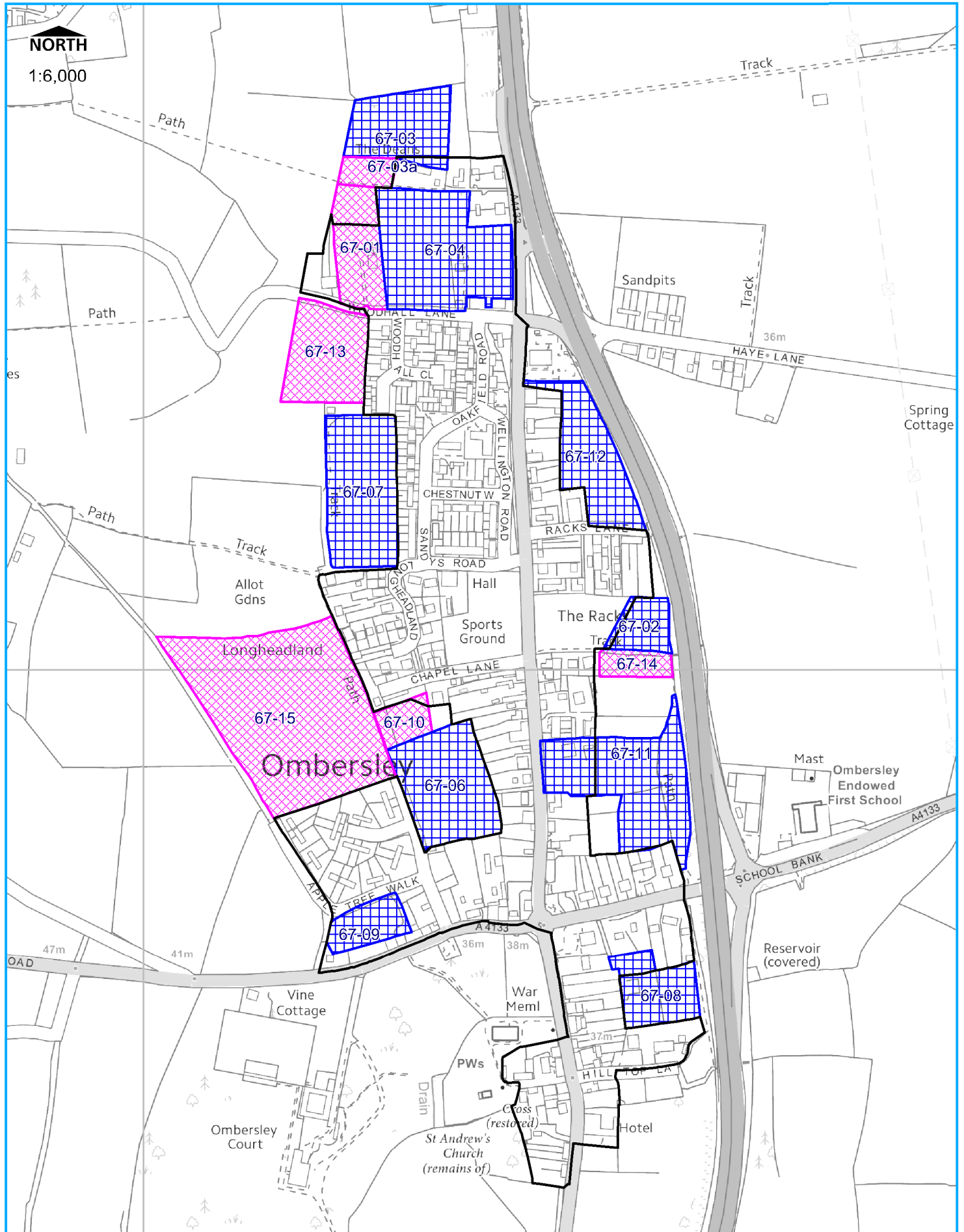


Ombersley



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**Summary of all SHLAA sites in Category 1 Villages: Ombersley**

| Site Ref | Submitted            | Location   | Town Village | Village Category | District | Site area ha | Reason              |
|----------|----------------------|--|--------------|------------------|----------|--------------|---------------------|
| 67-01    | HLAA                 | Land adjacent to Uttbridge Cottage                     | Ombersley    | 1                | Wychavon | 0.25         | AV UNKNOWN          |
| 67-02    | HLAA & 2010          | Land South of The Racks                                | Ombersley    | 1                | Wychavon | 0.47         |                     |
| 67-03    | HLAA & 2010          | Land adjacent to The Deans                             | Ombersley    | 1                | Wychavon | 1            |                     |
| 67-03a   | HLAA & 2010          | Land adjacent to The Deans                             | Ombersley    | 1                | Wychavon | 0.23         | PLANNING PERMISSION |
| 67-04    | HLAA & 2010          | Woodhall Lane  | Ombersley    | 1                | Wychavon | 2.02         |                     |
| 67-06    | HLAA & 2014          | Land off Cross Keys                                    | Ombersley    | 1                | Wychavon | 1.43         |                     |
| 67-07    | HLAA & 2014          | Land off Sandys Road                                   | Ombersley    | 1                | Wychavon | 1.57         |                     |
| 67-08    | HLAA & 2014          | Land to rear of Church Villas                          | Ombersley    | 1                | Wychavon | 0.73         |                     |
| 67-09    | 2008/9 & 2014        | Land south of Appletree Walk                           | Ombersley    | 1                | Wychavon | 0.45         |                     |
| 67-10    | 2008/9               | Land south of Chapel Lane                              | Ombersley    | 1                | Wychavon | 0.4          | AV UNKNOWN          |
| 67-11    | 2008/9 & 2014        | Land west of the A449                                  | Ombersley    | 1                | Wychavon | 1.86         |                     |
| 67-12    | 2008/9 & 2010 & 2014 | Land north of Racks Lane                               | Ombersley    | 1                | Wychavon | 1.1          |                     |
| 67-13    | 2008/9               | Land south of Woodhall Lane                            | Ombersley    | 1                | Wychavon | 1.1          | AV UNKNOWN          |
| 67-14    | 2011                 | Land to the East of Damson Dell                        | Ombersley    | 1                | Wychavon | 0.28         | PLANNING PERMISSION |
| 67-15    | 2014                 | Land to the rear of Long Headlands, off Appletree Walk | Ombersley    | 1                | Wychavon | 4.03         | PLANNING PERMISSION |

### Viability Assessment - Category 1 Villages: Ombersley

|                                 |  |                                       |                                    |
|---------------------------------|--|---------------------------------------|------------------------------------|
| Site Ref                        | 67-01  | Location                              | Land adjacent to Uttbridge Cottage |
| Town / Village                  | Ombersley  |                                       |                                    |
| Village Category                | 1  |                                       |                                    |
| District                        | WY   |                                       |                                    |
| Assessment Date                 | 08/10/2007   | Panel Name / Valuation Office         | Droitwich                          |
| Ownership                       | Single   | Land Owners Attitude                  |                                    |
| Economic Viability              | Good   | Brownfield (Y/N)                      | N                                  |
| Market Demand                   | High   | Greenfield (Y/N)                      | Y                                  |
| Assumed Dwelling                | Houses   | Dwelling info                         |                                    |
| Contamination Mitigation Costs  | None   | Exceptional Planning Obligations Cost | Medium                             |
| Type of contamination           |  | Type of Obligation cost               |                                    |
| Physical Constraints Costs      | Low  | Infrastructure Constraints            | None                               |
| Type of constraint              |  | Type of Infrastructure                | sewer capacity tbc                 |
| Potential Developer             | Yes  |                                       |                                    |
| Appropriate Density (dws/ha)    | 30   | Size of site                          | 0.25                               |
|                                 |  | Total potential Dwellings             | 7                                  |
| Financial Viability for housing | High   | Availability                          | Within 5 years                     |
| Further Detail                  | Too small to develop as an allocation without site 67-04 |                                       |                                    |
| Reason                          |  |                                       |                                    |

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

|                                 |  |                                       |                         |
|---------------------------------|--|---------------------------------------|-------------------------|
| Site Ref                        | 67-02  | Location                              | Land South of The Racks |
| Town / Village                  | Ombersley  |                                       |                         |
| Village Category                | 1  |                                       |                         |
| District                        | WY   |                                       |                         |
| Assessment Date                 | 08/10/2007   | Panel Name / Valuation Office         | Droitwich               |
| 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      | None   | Infrastructure Constraints            | None                    |
| Type of constraint              |  | Type of Infrastructure                | sewer capacity tbc      |
| Potential Developer             | Yes  |                                       |                         |
| Appropriate Density (dws/ha)    | 30   | Size of site                          | 0.48                    |
|                                 |  | Total potential Dwellings             | 14                      |
| Financial Viability for housing | High   | Availability                          | Within 5 years          |
| Further Detail                  | Can only be delivered with The Rack Allocation which has been granted planning permission. |                                       |                         |
| Reason                          |  |                                       |                         |

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

### Viability Assessment - Category 1 Villages: Ombersley

|                                 |  |                                       |                            |
|---------------------------------|--|---------------------------------------|----------------------------|
| Site Ref                        | 67-03                                    | Location                              | Land adjacent to The Deans |
| Town / Village                  | Ombersley                                |                                       |                            |
| Village Category                | 1  |                                       |                            |
| District                        | WY                                       |                                       |                            |
| Assessment Date                 | 08/10/2007                               | Panel Name / Valuation Office         | Droitwich                  |
| 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                  | Too remote - poor in urban design terms. |                                       |                            |
| Reason                          | LOCATION                                 |                                       |                            |

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

|                                 |   |                                       |                    |
|---------------------------------|---|---------------------------------------|--------------------|
| Site Ref                        | 67-04   | Location                              | Woodhall Lane      |
| Town / Village                  | Ombersley   |                                       |                    |
| Village Category                | 1   |                                       |                    |
| District                        | WY  |                                       |                    |
| Assessment Date                 | 08/10/2007  | Panel Name / Valuation Office         | Droitwich          |
| 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  | None  | Exceptional Planning Obligations Cost | Medium             |
| Type of contamination           |   | Type of Obligation cost               |                    |
| Physical Constraints Costs      | Low   | Infrastructure Constraints            | None               |
| Type of constraint              |   | Type of Infrastructure                | sewer capacity tbc |
| Potential Developer             | Yes   |                                       |                    |
| Appropriate Density (dws/ha)    | 30  | Size of site                          | 2.02               |
| Total potential Dwellings       | 54  |                                       |                    |
| Financial Viability for housing | High  | Availability                          | Within 5 years     |
| Further Detail                  | Would need to be developed in conjunction with site 67-01 |                                       |                    |
| Reason                          |   |                                       |                    |

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

### Viability Assessment - Category 1 Villages: Ombersley

|                                 |  |                                       |                     |
|---------------------------------|--|---------------------------------------|---------------------|
| Site Ref                        | 67-06  | Location                              | Land off Cross Keys |
| Town / Village                  | Ombersley  |                                       |                     |
| Village Category                | 1  |                                       |                     |
| District                        | WY   |                                       |                     |
| Assessment Date                 | 08/10/2007   | Panel Name / Valuation Office         | Droitwich           |
| 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  | None   | Exceptional Planning Obligations Cost | Medium              |
| Type of contamination           |  | Type of Obligation cost               |                     |
| Physical Constraints Costs      | None   | Infrastructure Constraints            | None                |
| Type of constraint              |  | Type of Infrastructure                | sewer capacity tbc  |
| Potential Developer             | Yes  |                                       |                     |
| Appropriate Density (dws/ha)    | 30   | Size of site                          | 1.43                |
|                                 |  | Total potential Dwellings             | 30                  |
| Financial Viability for housing | High   | Availability                          | Unknown             |
| Further Detail                  | No owner support for site. 30 dph less 30% due to conservation area. Former allocation |                                       |                     |
| Reason                          |  |                                       |                     |

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

|                                 |                                 |                                       |                         |
|---------------------------------|---------------------------------|---------------------------------------|-------------------------|
| Site Ref                        | 67-07                           | Location                              | Land off Sandys Road    |
| Town / Village                  | Ombersley                       |                                       |                         |
| Village Category                | 1                               |                                       |                         |
| District                        | WY                              |                                       |                         |
| Assessment Date                 | 08/10/2007                      | Panel Name / Valuation Office         | Droitwich               |
| 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  | None                            | Exceptional Planning Obligations Cost | Medium                  |
| Type of contamination           |                                 | Type of Obligation cost               | Access off Sandy's Road |
| Physical Constraints Costs      | Low                             | Infrastructure Constraints            | None                    |
| Type of constraint              |                                 | Type of Infrastructure                | Tbc Sewer capacity      |
| Potential Developer             | Yes                             |                                       |                         |
| Appropriate Density (dws/ha)    | 30                              | Size of site                          | 1.61                    |
|                                 |                                 | Total potential Dwellings             | 46                      |
| Financial Viability for housing | High                            | Availability                          | Within 5 years          |
| Further Detail                  | 30 dph less 20% for landscaping |                                       |                         |
| Reason                          |                                 |                                       |                         |

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

### Viability Assessment - Category 1 Villages: Ombersley

|                                 |                                     |                                       |                                    |
|---------------------------------|-------------------------------------|---------------------------------------|------------------------------------|
| Site Ref                        | 67-08                               | Location                              | Land to rear of Church Villas      |
| Town / Village                  | Ombersley                           |                                       |                                    |
| Village Category                | 1                                   |                                       |                                    |
| District                        | WY                                  |                                       |                                    |
| Assessment Date                 | 08/10/2007                          | Panel Name / Valuation Office         | Droitwich                          |
| 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 | Medium                             |
| Type of contamination           |                                     | Type of Obligation cost               | Conservation area, access of A4133 |
| Physical Constraints Costs      | Low                                 | Infrastructure Constraints            | Low                                |
| Type of constraint              | Conservation area                   | Type of Infrastructure                | sewer capacity tbc                 |
| Potential Developer             | Don't know                          |                                       |                                    |
| Appropriate Density (dws/ha)    | 30                                  | Size of site                          | 0.61                               |
|                                 |                                     | Total potential Dwellings             | 14                                 |
| Financial Viability for housing | High                                | Availability                          | Within 5 years                     |
| Further Detail                  | 30 dph less 25% for landscape in CA |                                       |                                    |
| Reason                          |                                     |                                       |                                    |

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

|                                 |  |                                       |                              |
|---------------------------------|--|---------------------------------------|------------------------------|
| Site Ref                        | 67-09  | Location                              | Land south of Appletree Walk |
| Town / Village                  | Ombersley  |                                       |                              |
| Village Category                | 1  |                                       |                              |
| District                        | WY   |                                       |                              |
| Assessment Date                 | 2014 VO Report   | Panel Name / Valuation Office         | Valuation Office             |
| Ownership                       | Unknown  | 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             | No   |                                       |                              |
| Appropriate Density (dws/ha)    | 30   | Size of site                          | 2.4                          |
|                                 |  | Total potential Dwellings             | 72                           |
| Financial Viability for housing | High   | Availability                          | Unknown                      |
| Further Detail                  | Access off Back Road. Grade 1 agricultural land, Opposite Ombersley Court. Site density and infrastructure costs to be considered. |                                       |                              |
| Reason                          |  |                                       |                              |

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

### Viability Assessment - Category 1 Villages: Ombersley

|                                 |   |                                       |                           |
|---------------------------------|---|---------------------------------------|---------------------------|
| Site Ref                        | 67-10   | Location                              | Land south of Chapel Lane |
| Town / Village                  | Ombersley   |                                       |                           |
| Village Category                | 1   |                                       |                           |
| District                        | WY  |                                       |                           |
| Assessment Date                 | 20/10/2009  | Panel Name / Valuation Office         | Wychavon                  |
| Ownership                       | Multiple  | 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            | High                      |
| Type of constraint              |   | Type of Infrastructure                |                           |
| Potential Developer             | No  |                                       |                           |
| Appropriate Density (dws/ha)    | 20  | Size of site                          | 0.4                       |
|                                 |   | Total potential Dwellings             | 8                         |
| Financial Viability for housing | Medium  | Availability                          | Unknown                   |
| Further Detail                  | Site has access issues. Would have to be considered with 67-06 to provide access. |                                       |                           |
| Reason                          |   |                                       |                           |

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

|                                 |   |                                       |                       |
|---------------------------------|---|---------------------------------------|-----------------------|
| Site Ref                        | 67-11   | Location                              | Land west of the A449 |
| Town / Village                  | Ombersley   |                                       |                       |
| Village Category                | 1   |                                       |                       |
| District                        | WY  |                                       |                       |
| Assessment Date                 | 20/10/2009  | Panel Name / Valuation Office         | Wychavon              |
| Ownership                       | Unknown   | 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 | 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)    | 30  | Size of site                          | 2.2                   |
|                                 |   | Total potential Dwellings             | 66                    |
| Financial Viability for housing | High  | Availability                          | Unknown               |
| Further Detail                  | Site is situated adjacent the local plan allocated site. Path connecting the two. |                                       |                       |
| Reason                          |   |                                       |                       |

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

### Viability Assessment - Category 1 Villages: Ombersley

|                                 |  |                                       |                          |
|---------------------------------|--|---------------------------------------|--------------------------|
| Site Ref                        | 67-12  | Location                              | Land north of Racks Lane |
| Town / Village                  | Ombersley  |                                       |                          |
| Village Category                | 1  |                                       |                          |
| District                        | WY   |                                       |                          |
| Assessment Date                 | 20/10/2009   | Panel Name / Valuation Office         | Wychavon                 |
| Ownership                       | Unknown  | 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 | 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)    | 30   | Size of site                          | 1.1                      |
|                                 |  | Total potential Dwellings             | 33                       |
| Financial Viability for housing | High   | Availability                          | Unknown                  |
| Further Detail                  | Site is centrally situated within the village, with good access. |                                       |                          |
| Reason                          |  |                                       |                          |

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

|                                 |                              |                                       |                                 |
|---------------------------------|------------------------------|---------------------------------------|---------------------------------|
| Site Ref                        | 67-14                        | Location                              | Land to the East of Damson Dell |
| Town / Village                  | Ombersley                    |                                       |                                 |
| 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 | High                            |
| Type of contamination           |                              | Type of Obligation cost               |                                 |
| Physical Constraints Costs      | High                         | Infrastructure Constraints            | High                            |
| Type of constraint              | Access                       | Type of Infrastructure                |                                 |
| Potential Developer             | No                           |                                       |                                 |
| Appropriate Density (dws/ha)    | 30                           | Size of site                          | 0.28                            |
|                                 |                              | Total potential Dwellings             | 8                               |
| Financial Viability for housing | High                         | Availability                          | Available Now                   |
| Further Detail                  | Access needs to be resolved. |                                       |                                 |
| Reason                          | ACCESS                       |                                       |                                 |

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