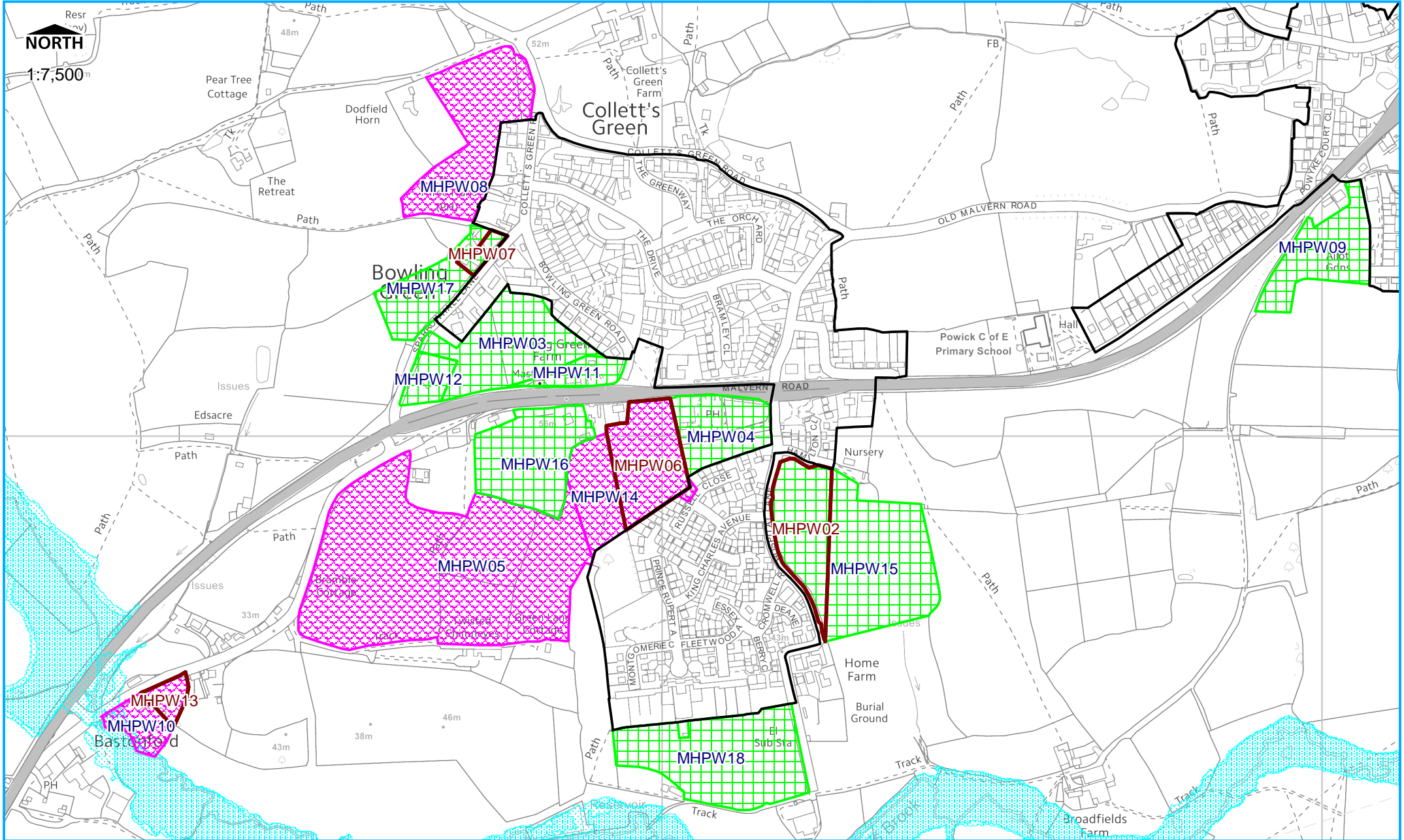


Powick & Collett's Green



Category 2 Villages : MAP 44

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**Summary of all SHLAA sites in Category 2 Villages: Powick (Including Colletts Green)**

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
MHPW02	HCAA	Land east of Hospital Lane, Colletts Green (Part Duplicate of MHPW15)	Powick	2	Malvern Hills	1.58	DUPLICATE
MHPW03	HCAA/SHLAA Update/2011	Land off Sparrow Hall Lane (amended), Colletts Green	Powick	2	Malvern Hills	2.23	
MHPW04	HCAA/2010	Land at Crown Public House, Colletts Green	Powick	2	Malvern Hills	1.35	
MHPW05	SHLAA Update	Land adjacent to the Crown, Colletts Green	Powick	2	Malvern Hills	8.91	SCALE
MHPW06	2010	Land adj to the Crown Inn (part of PW05), Colletts Green	Powick	2	Malvern Hills	1.64	DUPLICATE
MHPW07	2010	Land off Sparrowhall Lane, Colletts Green (Part Duplicate of MHPW17)	Powick	2	Malvern Hills	0.2	DUPLICATE/SIZE/VIABILITY
MHPW08	2010	Land off Colletts Green Road, Colletts Green	Powick	2	Malvern Hills	2.63	SCALE/ACCESS/LOCATION
MHPW09	2010/2014	Former allotments, Winsmore, Powick Village	Powick	2	Malvern Hills	1.57	
MHPW10	2010	Bastonford House, Bastonford	Powick	2	Malvern Hills	0.84	LOCATION
MHPW11	2011	Bowling Green Farm, Colletts Green	Powick	2	Malvern Hills	0.49	
MHPW12	2011	Land at Doltonia, 1 Sparrowhall Lane, Colletts Green	Powick	2	Malvern Hills	0.45	
MHPW13	2011	Land adjacent Bastonford House, Bastonford (part Duplicate of MHPW10)	Powick	2	Malvern Hills	0.3	DUP/LOCATION
MHPW14	2011	Land between Russell Close & Malvern Rd, Colletts Green (part MHPW06)	Powick	2	Malvern Hills	2.72	PLANNING PERMISSION
MHPW15	2011/2014	Land to east of Hospital Lane, Colletts Green	Powick	2	Malvern Hills	4.74	
MHPW16	2012	Acreage View Farm	Powick	2	Malvern Hills	2.09	
MHPW17	2014	Land adj 6 Sparrow Hall Lane (Duplicate of MHPW07)	Powick	2	Malvern Hills	1.35	
MHPW18	2014	Land to south of Hospital Lane	Powick	2	Malvern Hills	3.15	

## Viability Assessment - Category 2 Villages: Powick (inc Colletts Green)

Site Ref	MHPW02	Location	Land east of Hospital Lane, Colletts Green (Part Duplicate of MHPW15)
Town / Village	Powick		
Village Category	2		
District	MH		
Assessment Date	23/01/2008	Panel Name / Valuation Office	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	Medium
Type of constraint		Type of Infrastructure	Lane access is too narrow, needs widening.
Potential Developer	Don't know		
Appropriate Density (dws/ha)	25	Size of site	1.57
		Total potential Dwellings	47
Financial Viability for housing	High	Availability	Available Now
Further Detail	Note size of site amended - 1.57ha. Lane may need to be widened.		
Reason			

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

Site Ref	MHPW03	Location	Land off Sparrow Hall Lane (amended), Colletts Green
Town / Village	Powick		
Village Category	2		
District	MH		
Assessment Date	23/01/2008	Panel Name / Valuation Office	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	High	Infrastructure Constraints	Medium
Type of constraint	No access.	Type of Infrastructure	No access.
Potential Developer	Don't know		
Appropriate Density (dws/ha)	0	Size of site	1.38
		Total potential Dwellings	0
Financial Viability for housing	High	Availability	Unknown
Further Detail	Site has no access - unachievable.		
Reason	ACCESS		

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

## Viability Assessment - Category 2 Villages: Powick (inc Colletts Green)

Site Ref	MHPW03	Location	Land off Sparrow Hall Lane (amended), Colletts Green		
Town / Village	Powick				
Village Category	2				
District	MH				
Assessment Date	12/11/2009	Panel Name / Valuation Office	Malvern		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Unknown	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	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	1.46	Total potential Dwellings	40
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Assurance will be required that a suitable/deliverable access can be achieved to the site.				
Reason					

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

Site Ref	MHPW04	Location	Land at Crown Public House, Colletts Green		
Town / Village	Powick				
Village Category	2				
District	MH				
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages		
Ownership	Single	Land Owners Attitude	1		
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	Medium		
Type of contamination		Type of Obligation cost	Access issues, off main road.		
Physical Constraints Costs	Low	Infrastructure Constraints	Medium		
Type of constraint		Type of Infrastructure	Access.		
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	1.35	Total potential Dwellings	40
Financial Viability for housing	High	Availability	Unknown		
Further Detail	Likely to be no direct access from A449-, existing joint access to pub - in off main road and out via Hospital lane unsatisfactory for new development.				
Reason					

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

## Viability Assessment - Category 2 Villages: Powick (inc Colletts Green)

Site Ref	MHPW04	Location	Land at Crown Public House, Colletts Green	
Town / Village	Powick			
Village Category	2			
District	MH			
Assessment Date		Panel Name / Valuation Office		
Ownership		Land Owners Attitude	1	
Economic Viability		Brownfield (Y/N)	Y	
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				
Reason				

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

Site Ref	MHPW05	Location	Land adjacent to the Crown, Colletts Green	
Town / Village	Powick			
Village Category	2			
District	MH			
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages	
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	Medium	
Type of contamination		Type of Obligation cost	Access issues off main road	
Physical Constraints Costs	Low	Infrastructure Constraints	Medium	
Type of constraint		Type of Infrastructure	Access	
Potential Developer	Don't know			
Appropriate Density (dws/ha)	30	Size of site	1.35	Total potential Dwellings 40
Financial Viability for housing	High	Availability	Unknown	
Further Detail	Unlikely to obtain access direct form A449 dual carriageway. Not achievable without other land takeout.			
Reason	ACCESS			

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

## Viability Assessment - Category 2 Villages: Powick (inc Colletts Green)

Site Ref	MHPW05	Location	Land adjacent to the Crown, Colletts Green	
Town / Village	Powick			
Village Category	2			
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 out of scale & context of village, however maybe scope for limited road frontage development.			
Reason	SCALE			

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

Site Ref	MHPW06	Location	Land adj to the Crown Inn (part of PW05), Colletts Green	
Town / Village	Powick			
Village Category	2			
District	MH			
Assessment Date	20/10/2010	Panel Name / Valuation Office	Malvern	
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	Mixed	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low	
Type of contamination		Type of Obligation cost		
Physical Constraints Costs	Low	Infrastructure Constraints	Medium	
Type of constraint		Type of Infrastructure	Access needed through Crown Car Park	
Potential Developer	Don't know			
Appropriate Density (dws/ha)	25	Size of site	1.63	Total potential Dwellings 41
Financial Viability for housing	High	Availability	Within 5 years	
Further Detail	Access must be provided in connection with MHPW04.			
Reason				

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

## Viability Assessment - Category 2 Villages: Powick (inc Colletts Green)

Site Ref	MHPW07	Location	Land off Sparrowhall Lane, Colletts Green (Part Duplicate of MHPW17)	
Town / Village	Powick			
Village Category	2			
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				
Reason	SIZE/VIABILITY			

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

Site Ref	MHPW08	Location	Land off Colletts Green Road, Colletts Green	
Town / Village	Powick			
Village Category	2			
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

## Viability Assessment - Category 2 Villages: Powick (inc Colletts Green)

Site Ref	MHPW09	Location	Former allotments, Winsmore, Powick Village		
Town / Village	Powick				
Village Category	2				
District	MH				
Assessment Date	20/10/2010	Panel Name / Valuation Office	Malvern		
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	Mixed		
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	1.6	Total potential Dwellings	40
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Access would need to be gained primarily from Winsmore.				
Reason					

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

Site Ref	MHPW11	Location	Bowling Green Farm, Colletts Green		
Town / Village	Powick				
Village Category	2				
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	Medium	Greenfield (Y/N)	N		
Assumed Dwelling	Houses	Dwelling info	Mixed		
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	Medium		
Type of contamination	Vehicle storage etc	Type of Obligation cost	Highway junction improvements required.		
Physical Constraints Costs	Medium	Infrastructure Constraints	Low		
Type of constraint	Satellite tower on site, surface water drainage	Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	15	Size of site	0.49	Total potential Dwellings	7
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Could be linked to MHPW03 & MHPW12 providing suitable access improvements can be made and other remediation work carried out. Housing density reduced according to site constraints.				
Reason					

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



## Viability Assessment - Category 2 Villages: Powick (inc Colletts Green)

Site Ref	MHPW12	Location	Land at Doltonia, 1 Sparrowhall Lane, Colletts Green
Town / Village	Powick		
Village Category	2		
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	Low	Infrastructure Constraints	Low
Type of constraint	Sloping site	Type of Infrastructure	Highway junction improvements
Potential Developer	Don't know		
Appropriate Density (dws/ha)	15	Size of site	0.45
		Total potential Dwellings	7
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Could be linked to MHPW03 and MHPW11 providing assurance that suitable highway improvements can be achieved. Housing density reduced according to site constraints.		
Reason			

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

Site Ref	MHPW14	Location	Land between Russell Close & Malvern Rd, Colletts Green (part MHPW06)
Town / Village	Powick		
Village Category	2		
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	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium
Type of contamination		Type of Obligation cost	Appropriate access requirements need to be made
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	2.7
		Total potential Dwellings	68
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Suitable means of access will need to be delivered. Facilities including adequate public open space provision needs to be made in conjunction with the development of this site.		
Reason			

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

## Viability Assessment - Category 2 Villages: Powick (inc Colletts Green)

Site Ref	MHPW15	Location	Land to east of Hospital Lane, Colletts Green
Town / Village	Powick		
Village Category	2		
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	High	Exceptional Planning Obligations Cost	Low
Type of contamination	Previous land fill	Type of Obligation cost	
Physical Constraints Costs	Medium	Infrastructure Constraints	Low
Type of constraint	Sloping site, surface water drainage	Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	20	Size of site	4.7
		Total potential Dwellings	94
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Large sloping site, of which part maybe suitable. Facilities including adequate public open space provision needs to be made in conjunction with suitable mediation of surface water drainage and any land contamination issues .		
Reason			

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

Site Ref	MHPW16	Location	Acreage View Farm
Town / Village	Powick		
Village Category	2		
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	Houses	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	Don't know		
Appropriate Density (dws/ha)	0	Size of site	2.08
		Total potential Dwellings	0
Financial Viability for housing	Medium	Availability	Unknown
Further Detail	Infrastructure costs to be considered. Site would appear to be developed in conjunction with adjoining land. Access to be confirmed.		
Reason			

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

## Viability Assessment - Category 2 Villages: Powick (inc Colletts Green)

Site Ref	MHPW18	Location	Land to south of Hospital Lane
Town / Village	Powick		
Village Category	2		
District	MH		
Assessment Date	2014 VO report	Panel Name / Valuation Office	Valuation Office
Ownership		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	Medium	Availability	
Further Detail	Agricultural land, strong demand refelcting location to the rear of existing housing, adjoining services and proximity to A449 Malvern/Worcester Road, and infrastructure costs to be considered, access from Hospital lane to be confirmed.		
Reason			

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