

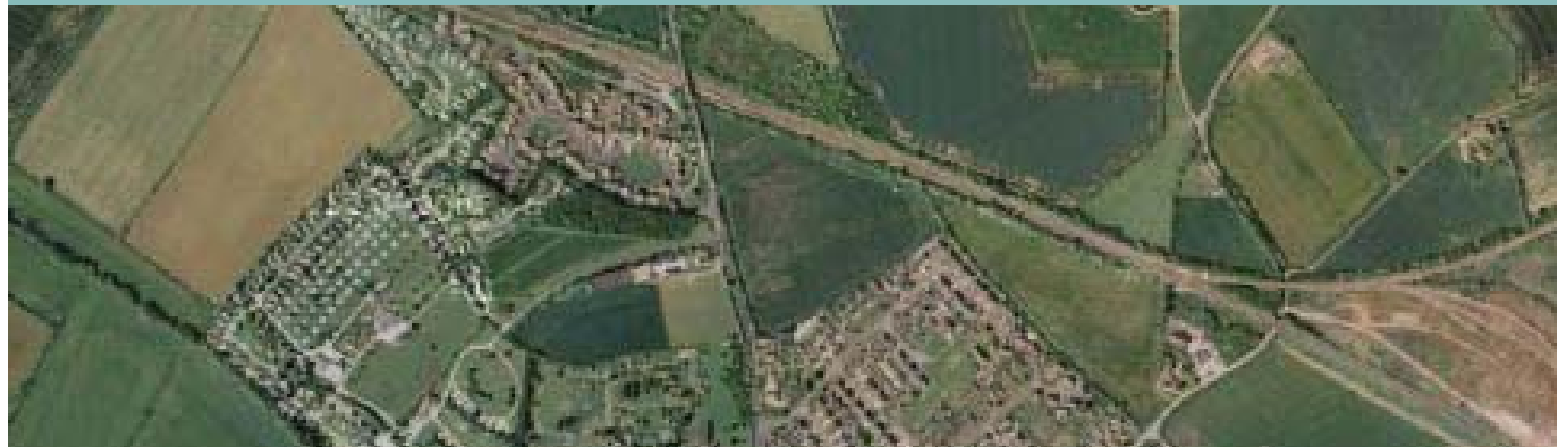
APP/H1840/A/12/217339/NWF

**Appeal by Lioncourt Homes (Honeybourne) LLP
E, J, M and H Westoby**

**Land at Dudley Road and Station Road
Honeybourne, Worcestershire**

**Housing Issues
Proof of Evidence**
A C Bateman - Pegasus Planning Group

APP/H1840/A/12/217339/NWF
Land at Dudley Road and Station Road, Honeybourne
Proof of Evidence - A C Bateman
June 2012



valuation exercise with no intention of being built, particularly small sites. In addition, in an adverse market there can be redesigns on sites to improve their viability. This is particularly the case at present, where there is, for example, little market for apartments and redesigns are taking place to provide different forms of housing in response to the market. Such redesigns with larger housing types with gardens will reduce density. In particular the figure for permissions includes a number of dwellings on large sites and it is considered to be quite ambitious for these to be provided in the five year period, even at a level of 50 dwellings per annum. The appellants consider therefore it is reasonable to allow for a 10% discount on sites with permission. (This approach is supported by "Housing Land Availability" DOE, Planning and Research Programme Paper, Roger Tym and Partners, 1995). This is an aspect that was accepted by the Inspector at the Moreton in Marsh appeal, paragraph 178 (**Appendix 15**), and also in the Moat House Farm appeal, paragraph 8 (**Appendix 13**).

7.57 Turning to consider large sites with existing planning permission on more detail, there were 10 sites in April 2012 where significant concerns are raised about their inclusion/ developability:

- | | |
|---|--|
| • Hanbury Road, Droitwich – 84 dwellings | Bellway/ Mccarthy and Stone -
Ground investigation may make site unviable |
| • Hanbury Street Droitwich – 10 dwellings | S106 not yet signed, understood no interest in the site |
| • Worcester Road, Droitwich – 55 dwellings | Appeal outstanding, not currently available for development - actually 46 with permission – Commitments therefore reduced accordingly. At Redrow appeal Local Authority reduced figure to 55 |
| • Waterside, Evesham – 13 dwellings | Apartments started but work stopped – understood not viable |
| • Badsey Road, Evesham – 220 dwellings | Persimmon - May struggle to complete in five years – not yet reserved matters |
| • High Street, Evesham – 11 dwellings | Site being used for Car Wash – Understood not being progressed at present |
| • Cheltenham Road, Evesham – 157 dwellings | Reserved matters required |
| • Offenham Road, Evesham – 225 dwellings | Miller Homes reserved matters not yet agreed. Will not be built out in 5 years. Total 508 Max considered to be 225 –see below. |
| • Cherry Orchard House, Pershore – 13 dwellings | Understood Rooftops HA is not |