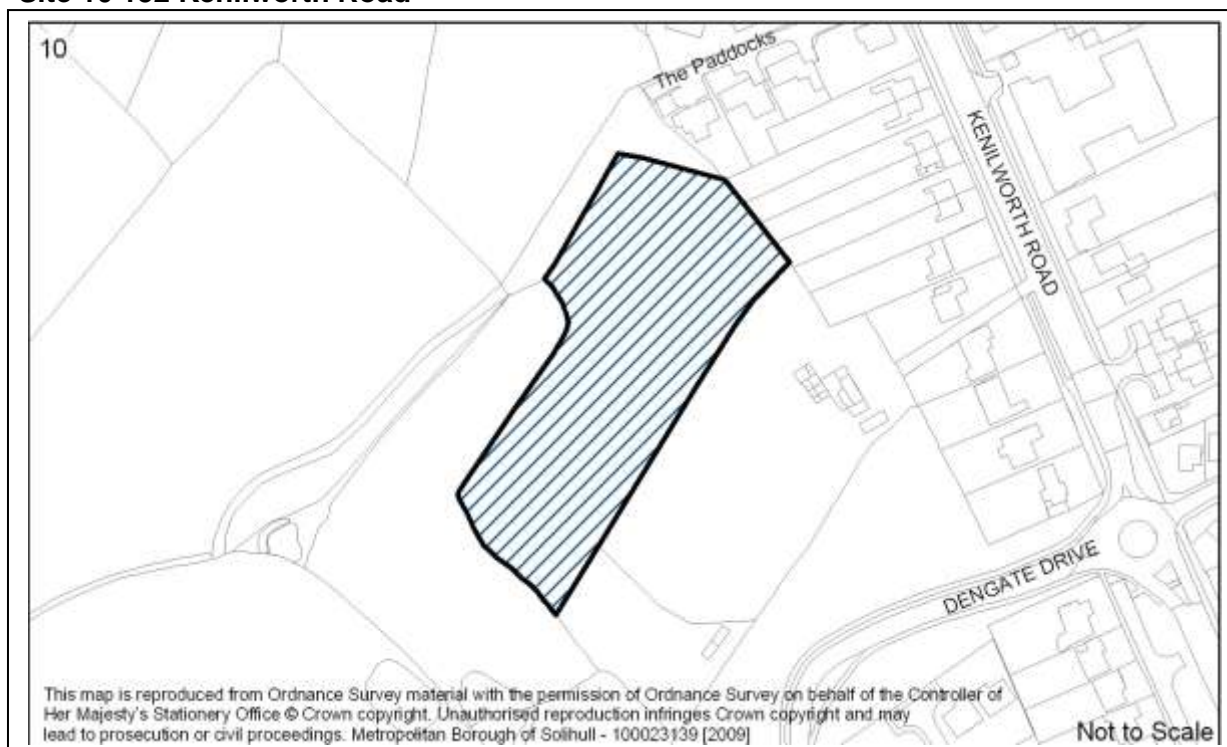


BALSALL COMMON

Site Ref	Address
10	152 Kenilworth Road
15	Land between Kenilworth Road / Windmill Lane
25	Needlers End Lane
27	Barratts Lane Farm
32	Land at Lavender Hall Lane
33&179	Land at Riddings Hill
34&178	Land at Lavender Hall Lane
38	Grapes Villa Farm, Kenilworth Road
41	Land at Pheasant Oak Farm
45	Land fronting Kenilworth Road
51	Land at Waste Lane
55	Former Equestrian Centre, Kenilworth Road
73	Oaks Farm, south of Balsall Street
132	Land at Duggins Lane
137	205 Duggins Lane
149	Pear Tree Farm, Meer End Road
150	Field adjacent to Silver Birches, Frog Lane
181	Land at Balsall Street
192	Land off Barratts Lane
198	Berkswell Service Station, 52-54 Kenilworth Road
220	Site 220 Tanners House Tanners Lane

Site 10 152 Kenilworth Road



Proposal

Site size	0.82ha (2.02ac)
Existing use	Green field
	Paddock and stabling
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Tree preservation order (existing access)
	Soft constraints: Access, unlikely to be adequate unless developed with Site 38 Ground conditions in part Footpath along existing access Pond Agricultural land classification 3 Habitats of interest identified.
Accessibility to:	Primary Schools - outside desirable parameters Secondary Schools – high Health – medium Fresh food – high Overall – very low N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium N° jobs within 45 minutes – high

Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>The Site buffers current settlement boundary, but is not well related to the existing pattern of development, unless developed comprehensively with land to south-east (site 38 and public open space).</p> <p>Would impact on the functions and openness of the green belt and create an indefensible green belt boundary and set a precedent for the development of surrounding land.</p>
Environmental conditions	<p>Decent habitable surroundings</p> <p>Noise exposure category A (day), B (night)</p>

Achievability for Housing

Market	<p>Alternative land uses would not be suitable as market not sufficient to sustain them. Residential development would generate high values due to postcode area.</p> <p>Assume demand and sales of residential development to be high.</p>
Cost	<p>Full intrusive ground survey required. Monitoring of pond area which would take up to 18 months to assess ground stability and movement.</p> <p>Access would need to be improved either by acquisition of further land or finding alternative means of access. Refer to Site 38.</p> <p>Footpath runs to north-west boundary potential costs for diversion.</p> <p>Risk of flooding not anticipated but Ecological Survey required.</p>
Delivery	<p>Dependant on ground conditions and monitoring – time delay. 18 months – 2 years build time.</p> <p>Difficult to access unless developed with Site 38.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>A development of family housing 3, 4, 5 bed both detached and semi. Approx 25-41 units accounting for infrastructure and plot size.</p> <p>40% of units would be affordable housing, tenure split to be negotiated.</p>
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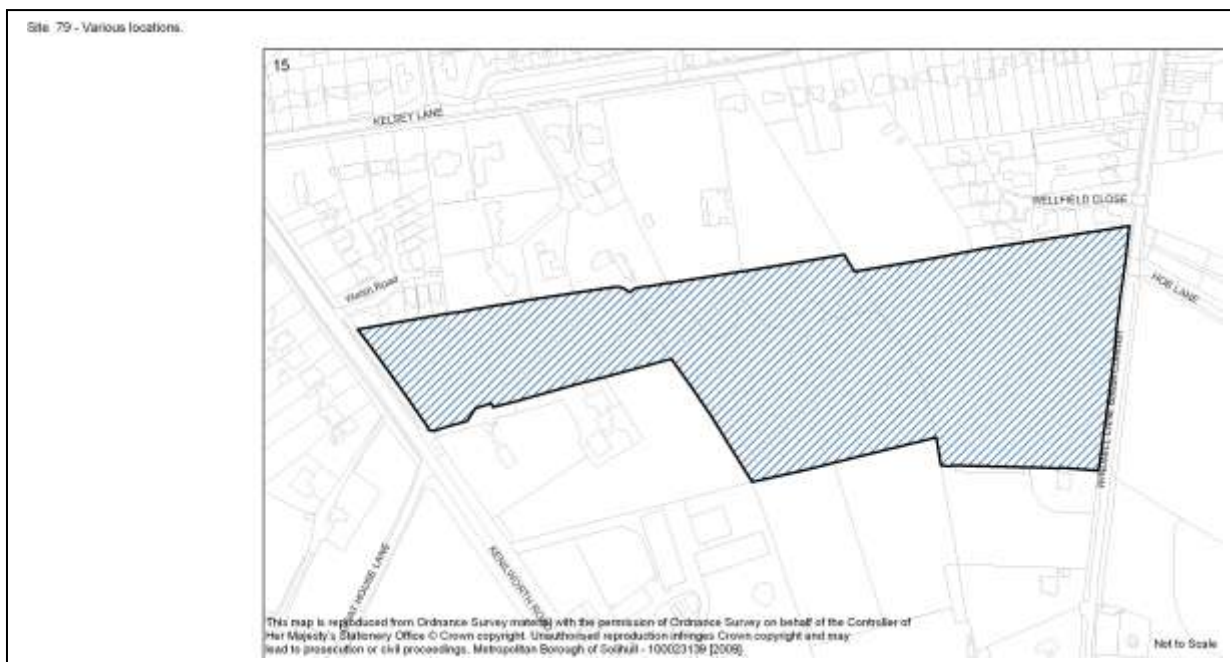
Include in the SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Poorly related to existing development, would protrude into the green belt, impacting on the openness of the green belt and creating an indefensible green belt boundary.</p> <p>Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing.</p>
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Site 15 Land between Kenilworth Road / Windmill Lane



Proposal

Site size	5.30ha (13.1ac)
Existing use	Green field
	Grazing
Proposal	Housing / Recreation and Open Space
Availability for housing	5-15 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints: Access Hedgerows Agricultural land category 3 Habitats of interest identified
Accessibility	Primary Schools – high/medium, low at east side Secondary Schools – high Health – medium Fresh food – medium Overall – majority medium, low at east side N°. jobs within 15 minutes – very Low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Development would impact on surrounding environment, the functions and openness of the green belt and set a precedent for the release of green belt land to the north.

Environmental conditions	Noise exposure category A, B and C (day), B night
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Achievability for Housing

Market	Surrounding area is mix of residential and agriculture. Local amenities nearby. Alternative land uses not suitable or sustainable. Insufficient local demand for a development of this size.
Cost	Full intrusive ground survey required. Access and infrastructure works and improvements required. Ecological Survey to assess wildlife and habitats.
Delivery	Project would need to be phased. Projected build would take a few years and only a development to be taken by national house builder or large developer.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>A development of 2,3,4,5 beds detached, semi detached and terraced dwellings with a percentage of 1 & 2 beds apartments.</p> <p>A development of approx 159-265 dwellings could be accommodated on site.</p> <p>40% of units are to be affordable housing, tenure split to be negotiated.</p>
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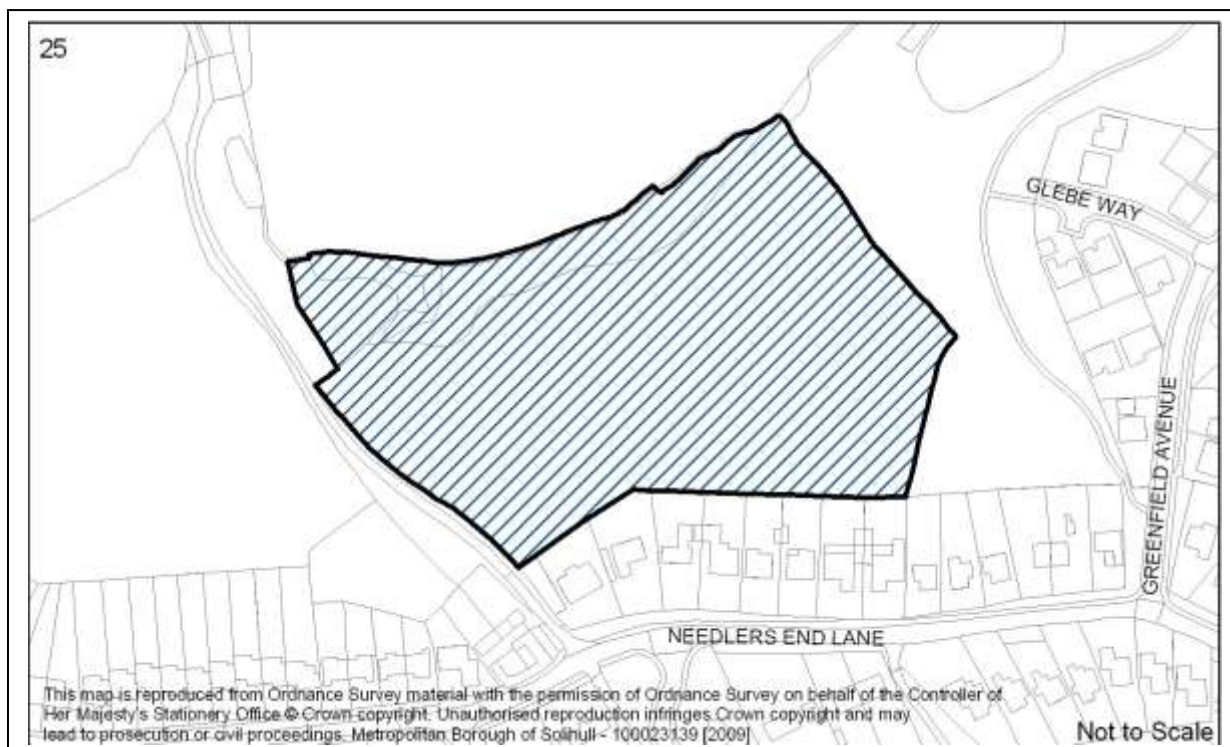
Include in SHLAA

No	Green belt
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Consider for Further Allocation

No	<p>The site is too large to meet local needs. Development would extend into the green belt, impacting on openness and setting a precedent for the release of land to the north.</p> <p>Accessibility of this parcel is good, but part of the site falls within noise exposure category C which should not be considered for development unless there are no suitable alternative sites.</p>
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Site 25 Needlers End Lane



Proposal

Site Size	2.06ha (5.09ac)
Existing Use	Green field
	Paddock and stabling
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Access Pond located north east corner Local wildlife site Footpath (boundary) Hedgerows Agricultural land category 3 Habitats of interest identified
Accessibility	Primary Schools – low Secondary Schools – high Health – medium Fresh food – high Overall – low N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high

Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to the existing pattern of development, would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for further green belt release.</p> <p>Development would impact on area characteristics.</p>
Environmental conditions	Noise exposure category A (day and night)

Achievability for Housing

Market	<p>Surrounding area is mix of residential and agriculture. Local amenities nearby.</p> <p>Alternative land uses not suitable or sustainable.</p> <p>Insufficient local demand for a development of this size.</p>
Cost	<p>Full intrusive ground survey required.</p> <p>Access and infrastructure works and improvements required. Access may require acquiring further properties.</p> <p>Ecological Survey to assess wildlife and habitats.</p>
Delivery	<p>Project would need to be phased.</p> <p>Projected build would take 2-3 years and only a development to be taken by national house builder or large developer.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>A development of circa 61 – 103 dwellings could be accommodated on site</p> <p>40% affordable, tenure split to be negotiated.</p>
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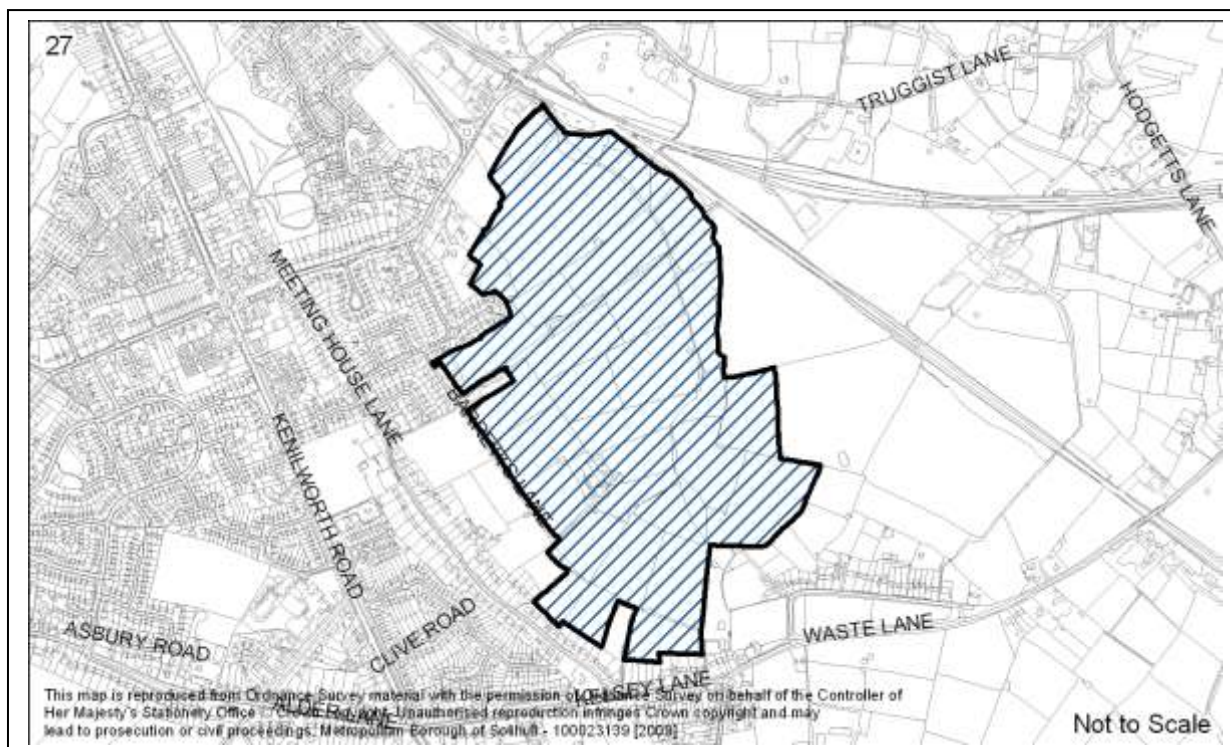
Include in the SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Within the desirable accessibility parameters, but poorly related to existing development, protrudes into the green belt and would create an indefensible boundary.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
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Site 27 Barretts Lane Farm



Proposal

Site Size	49.4ha (122.07ac)
Existing Use	Green field
	Farmhouse and associated farm land
Proposal	Housing / Employment / Other - park and ride site adjacent to Balsall common station
Availability for housing:	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Listed buildings Tree preservation orders Pylons
	Soft constraints: Access 1/100 Floodplain Footpath Hedgerows Agricultural land classification 3 Habitats of interest identified Proposed by-pass line Insufficient capacity within existing primary and secondary schools
Accessibility	Primary Schools – low, majority of site, medium at southern tip Secondary Schools – high Health – high and medium Fresh food – high and medium

	Overall – low, majority of site, medium at southern tip N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high/medium
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Significant incursion into green belt, impacting on functions and openness. Development would significantly impact on existing residents and conservation of area characteristics.
Environmental conditions	If mixed use scheme more consideration to be given to impact of different use classes on environment. Noise exposure category A/B (day), A/B, small part C (night).

Achievability for Housing

Market	Surrounding area is of residential and predominantly agriculture. Alternative land uses not suitable or sustainable. Infrastructure not suitable, demand not present in market. Insufficient local demand for a development of this size.
Cost	Full intrusive ground survey required. Access and infrastructure works and improvements required. Access may require finding alternative access points. Ecological Survey to assess wildlife and habitats.
Delivery	Project would need to be phased. Projected build would take several years and only a development to be taken by national house builder or large developer. If mixed use scheme more consideration to be given construction projection times and viability of site planning.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated. Development to be of 1 & 2 bed apartments and 2, 3,4,5,6 bed family housing of detached, semi and terraced form. The site could accommodate a development of between 1482 - 2463 residential units and on mixed use basis this would be less.
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Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Too large to meet local needs, would be a significant incursion into the green belt. The southern tip of the proposal has good accessibility, but no means of access, so can't be considered in isolation.
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Site 32 Land at Lavender Hall Lane



Proposal

Site Size	0.29ha (0.71 ac)
Existing Use	Green field
	Garden land
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Bus stop impedes on existing access. Agricultural land classification 3 Habitats of interest identified
Accessibility	Primary Schools – outside defined parameters Secondary Schools – high Health – medium Fresh food – high Overall – very low N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Impact of development would be minimal. However, the green belt

	boundary runs along the rear of the houses along Kenilworth Road and gardens are included within the green belt. Proposal would set a precedent for an amendment to the green belt boundary to exclude gardens. Land abuts Lavender Hall Park.
Environmental conditions	Noise exposure category B (day), A (night)

Achievability for Housing

Market	Surrounding area is of residential and predominantly agriculture. Alternative land uses not suitable or sustainable. Infrastructure already present but market demand may not be sufficient for development.
Cost	Full intrusive ground survey required. Creating suitable access.
Delivery	Projected build would take 9-12 months and such an opportunity would appeal to various mix of developers.

Housing Potential

Site can accommodate a development of 8 – 14 dwellings, detached and semi detached 3, 4 bed housing with some 1 & 2 bed apartments with associated car parking.

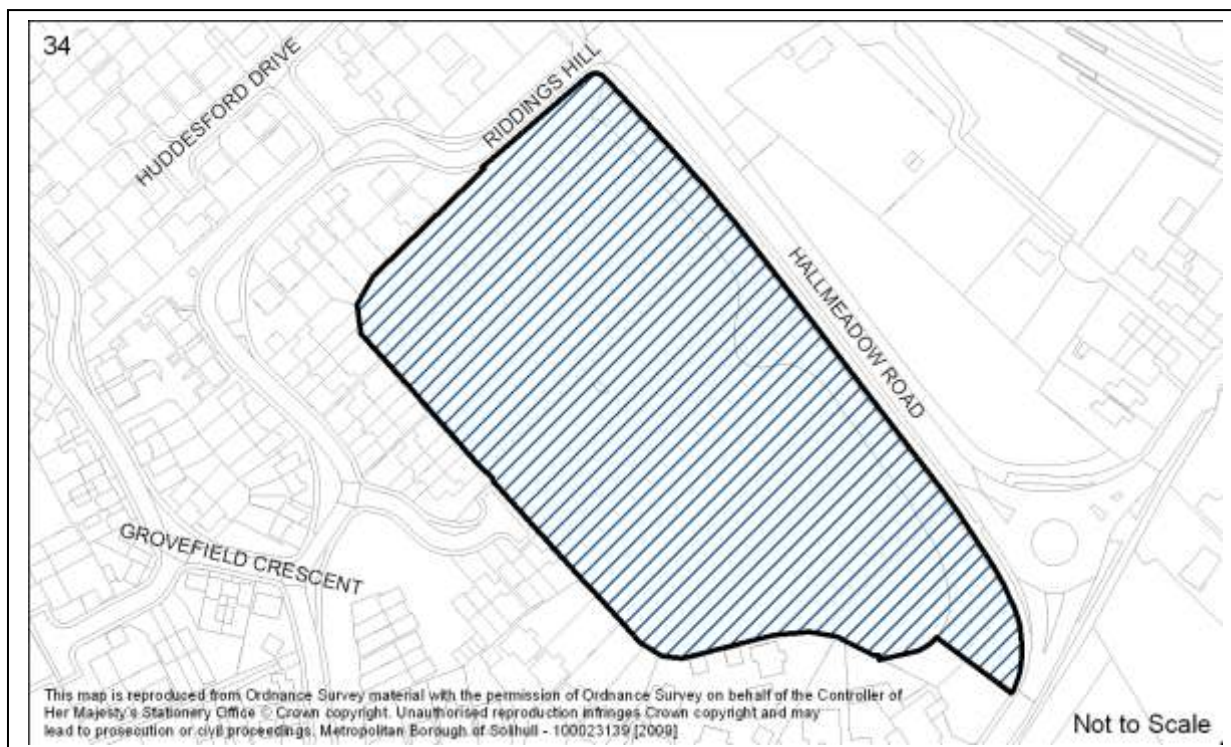
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Would impact on the openness of the green belt and set a precedent for garden land along Kenilworth Road to be released from the green belt. Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing.
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Site 33 and 179 Land at Riddings Hill



Proposal

Site Size	4ha (9.88ac)
Existing Use	Green field
	Vacant, used for sports
Proposal	Housing / Offices
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt, public open space
Physical problems and limitations	Hard constraints: None
	Soft constraints: Gradient on site from northwest to southwest. Added build costs. Agricultural land classification 3 Habitats of interest identified
Accessibility	Primary Schools – outside defined parameters Secondary Schools – high Health – high/medium Fresh food – high/medium Overall – very low N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. However, impact of removal from the green belt would be minimal,

	<p>site is surrounded by development and roads form a defensible green belt boundary.</p> <p>Land abuts new residential development.</p> <p>Potential increased traffic flow.</p>
Environmental conditions	<p>If mixed use scheme more consideration to be given to impact of different use classes on environment.</p> <p>Noise exposure category A/B (day), A (night)</p>

Achievability for Housing

Market	<p>Surrounding area is of residential and predominantly agriculture.</p> <p>Alternative land uses not suitable or sustainable. Infrastructure already present but market demand may not be sufficient for development.</p>
Cost	<p>Full intrusive ground survey required.</p> <p>Some under build may be required due to land gradient.</p>
Delivery	<p>Project would need to be phased.</p> <p>Projected build would take 2-3 years and only a development to be taken by national house builder or large developer.</p> <p>If mixed use scheme more consideration to be given construction projection times.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated.</p> <p>The site could accommodate a development of circa 120 – 200 dwellings and on mixed-use basis this would be less.</p> <p>Requirement for other uses would need to be researched to assess demand.</p> <p>Recent planning consent on part of site for Doctors Surgery.</p>

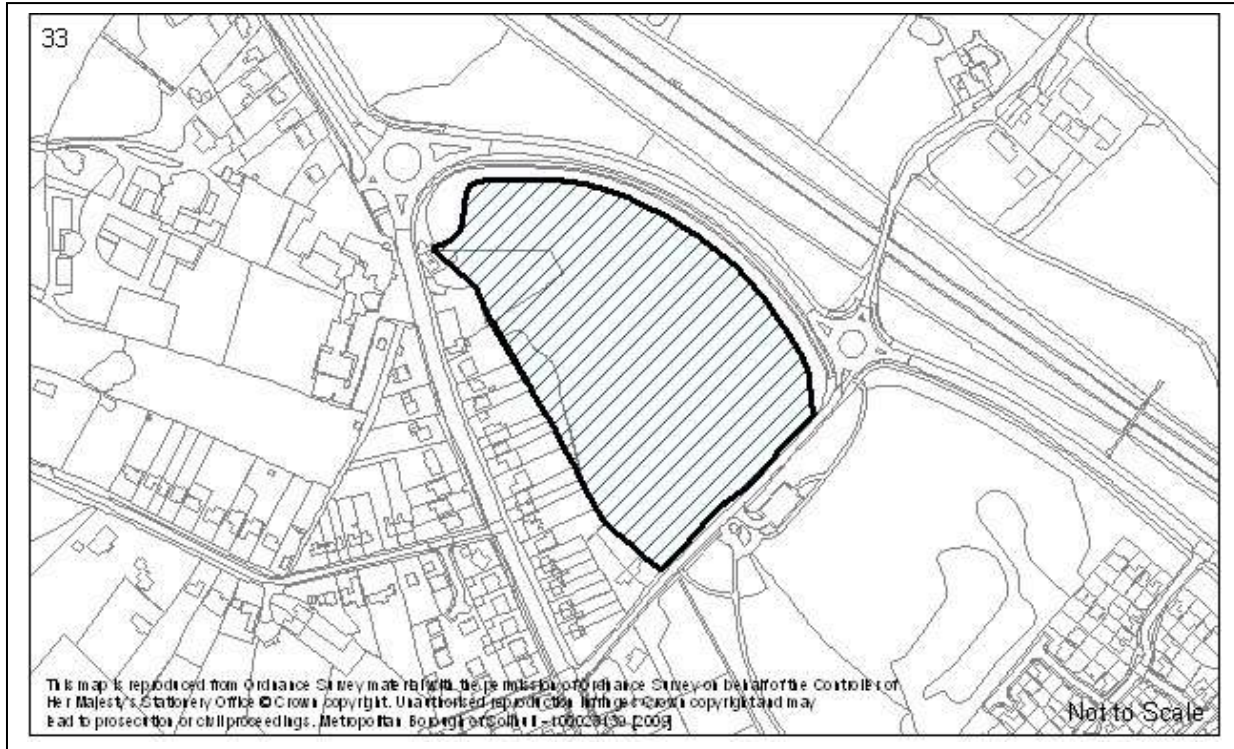
Include in SHLAA

No	<p>Green belt</p> <p>Open space</p>
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Consider Further for Allocation

Yes	<p>Site is within the green belt, but its development would have a minimal impact on the openness of the green belt because it is surrounded by development. Surrounding roads would form a defensible green belt boundary.</p> <p>Compensation for loss of public open space required.</p> <p>Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing.</p> <p>About 1/3rd of site has planning permission for a doctors surgery.</p> <p>In line with emerging policy, a density of 30-45dph is likely to be encouraged in this location, so this site would have a capacity of around 73-110 dwellings.</p>
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Site 34 & 178 Land at Lavender Hall Lane



Proposal

Site Size	2.45ha (6.05ac)
Existing Use	Green field
	Agriculture
Proposal	Housing / Employment
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Woodland on small part of the site
	Soft constraints: Existing infrastructure. Lavender Hall Lane improvements as only access point Provision of services. Footpath Agricultural land classification 3 Hedgerow Habitats of interest identified
Accessibility	Primary Schools – outside defined parameters Secondary Schools – high Health – medium Fresh food – high Overall – low/very low N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high

Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>However, impact of removal from the green belt would be minimal, site is surrounded by development and roads form a defensible green belt boundary. But, would set a precedent for the release of green belt land to the south-east where the green Belt boundary runs along the rear of the houses along Kenilworth Road and gardens are included within the green belt, leading to intensification of development and change in the character of the area.</p> <p>Local amenities, increased capacity.</p>
Environmental conditions	Noise exposure category A/B (day and night)

Achievability for Housing

Market	<p>Site abuts existing back garden land with roads to all other boundaries.</p> <p>Demand for employment use is not as high as other areas within borough. Housing development would be sustainable but not of this size and assume low demand for produce.</p>
Cost	<p>Full intrusive ground survey required</p> <p>Creating suitable access</p> <p>Highway improvement</p> <p>Increased capacity or new provision of, services</p>
Delivery	<p>Project would need to be phased</p> <p>Projected build dependant on eventual scheme to be consented, mixed use or residential</p> <p>Any project would take a few years to construct</p>

Housing Potential

<p>Housing Potential:</p> <p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated.</p> <p>Site suitable for mix of units mix detached and semi detached 3, 4, 5 bed housing, 2, 3 bed terraced housing with some 1 & 2 bed apartments with associated car parking. Assume density of 73 – 122 units can be achieved.</p>

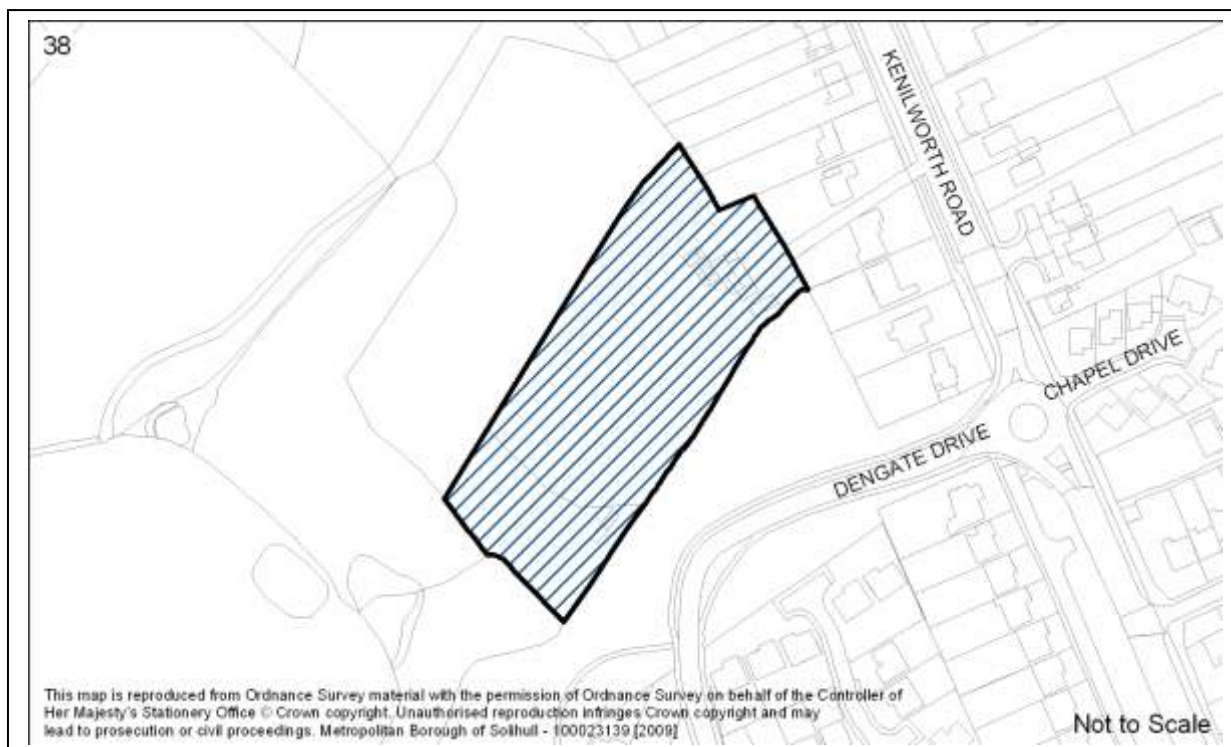
Include in SHLAA

No	Green belt
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Consider for Further Allocation

No	<p>Well contained site and could provide a defensible green belt boundary, but would set a precedent for garden land along Kenilworth Road to be released from the green belt.</p> <p>Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing.</p>
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Site 38 Grapes Villa Farm, 170 Kenilworth Road



Proposal

Site Size	0.9ha (2.22)
Existing Use	Green field
	House & garden, outbuildings, office conversions
Proposal	Housing
Availability for housing	Within 5 years

Suitable for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Access Ground conditions in part, pond area on southern boundary Agricultural land classification 3 Hedgerow Habitats of interest identified
Accessibility	Primary Schools – low Secondary Schools – high Health – medium Fresh food – high Overall - low N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt. Safeguarding the countryside from encroachment and helping

	<p>prevent coalescence between settlements.</p> <p>The site buffers current settlement boundary, but is not well related to the existing pattern of development, unless developed comprehensively with public open space land to the south-east.</p> <p>Would impact on the functions and openness of the green belt and create an indefensible green belt boundary.</p> <p>Habitats of interest identified.</p>
Environmental conditions	Noise exposure category A/B (day), A (night)

Achievability for Housing

Market	<p>Surrounding area is residential with local amenities within walking distance.</p> <p>Alternative land uses would not be suitable as market not sufficient to sustain them. Current office space on site 'To Let'. Residential development would generate high values due to postcode area.</p> <p>Assume demand and sales of residential development to be high.</p>
Cost	<p>Full intrusive ground survey required. Monitoring of pond area which would take up to 18 months to assess ground stability and movement.</p> <p>Current buildings on site. Decision whether to demolish or not would incur costs.</p> <p>Access would need to be improved either buy acquisition of further land or finding alternative means of access. Potential to widen existing access but may not be sufficient land. Refer to Site 10.</p> <p>Risk of flooding not anticipated but Ecological Survey required.</p>
Delivery	Dependant on ground conditions and monitoring – time delay. 18 months – 2 years build time line.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>A development of family housing 3, 4, 5 bed both detached and semi. Density of approx 27-45 units accounting for infrastructure and plot size.</p> <p>40% of units would be affordable housing, tenure split to be negotiated.</p>

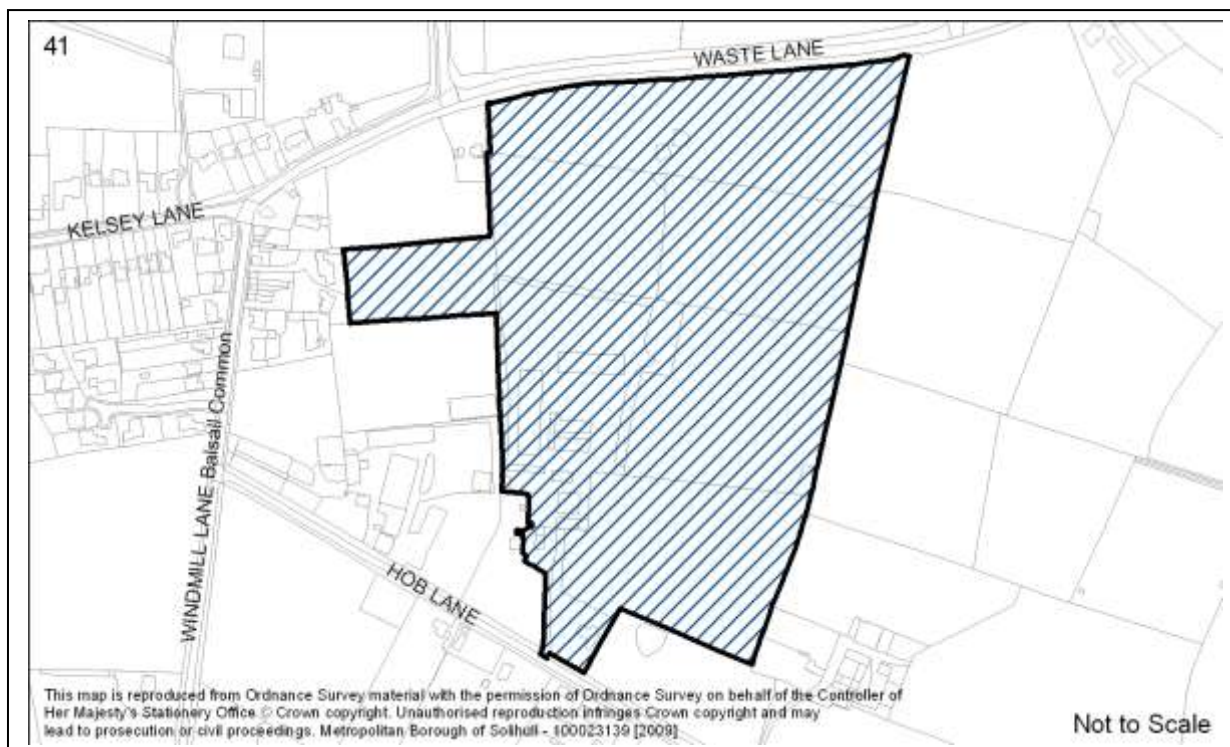
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Poorly related to existing development. Would protrude into the green belt, impacting on the openness of the green belt and creating an indefensible green belt boundary.</p> <p>Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing.</p>
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Site 41 Pheasant Oak Farm, Hob Lane



Proposal

Site Size	9.5ha (23.47ac)
Existing Use	Green field
	Turkey Farm, outbuildings and Offices
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Existing buildings on site and mix of materials. Ground conditions – causes of contamination Footpath Agricultural land classification 3 Hedgerows Habitats of interest identified
Accessibility	Primary Schools – low/outside desirable parameters Secondary Schools – high Health – medium/Low Fresh food – low Overall – low/very low N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – medium
Potential impacts	Within the Meriden gap and contributes to the purposes of the green

	<p>belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of land to the west.</p> <p>Impact on landscape.</p>
Environmental conditions	<p>Open agricultural surroundings with pockets of residential.</p> <p>Substantial development to impact aesthetically on characteristic of area.</p> <p>Noise exposure category A (day and night)</p>

Achievability for Housing

Market	<p>Surrounding area is predominantly agricultural.</p> <p>Demand may not be sufficient.</p>
Cost	<p>Full intrusive ground survey required.</p> <p>Current buildings on site. Decision whether to demolish or not would incur costs. Asbestos survey.</p> <p>Surrounding infrastructure would need to be improved to deal with increased capacity.</p> <p>Increased service provision</p>
Delivery	<p>Development to be phased over several years.</p> <p>Development suited to national house builder or large developer.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>A development of family housing 2, 3 & 4 bed both detached, semi detached, terraced and 1 & 2 bed apartments. Density of approx 285 - 475 units accounting for infrastructure and plot size.</p> <p>40% of units would be affordable housing, tenure split to be negotiated.</p>

Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Accessibility is low and parts of the site are outside of the desirable parameters for primary schools.</p> <p>Poorly related to the existing pattern of development, would protrude into the green belt, impacting on openness of the green belt and creating an indefensible green belt boundary.</p>
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Site 45 Land fronting Kenilworth Road



Proposal

Site Size	4.84ha (11.95ac)
Existing Use	Green field Poultry Farm, Garden Nursery and Storage
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None Soft constraints: Existing buildings on site and mix of materials. Ground conditions – causes of contamination Footpath (boundary) Hedgerows Agricultural land classification 3 Habitats of interest identified
Accessibility	Primary Schools – medium/low Secondary Schools – high Health – medium, low Fresh food – medium, low Overall – medium

	N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.
Environmental conditions	Noise exposure category A/C (day), A/B (night)

Achievability for Housing

Market	Surrounding area is mix of residential and agricultural. New build development adjacent (Banner Homes). Demand for large exclusive detached homes. Expect to achieve solid sales values.
Cost	Full intrusive ground survey required. Demolition of existing poultry sheds, storage units and brick built house and nursery. Surrounding infrastructure would need to be improved to deal with increased capacity. Increased service provision
Delivery	Development to be phased over several years. Development suited to national house builder or large developer, or private developer.

Housing Potential

Housing Potential: In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. A development of family houses 3, 4, 5 beds both detached, semi detached. Approx 145 - 242 units accounting for infrastructure and plot size. 40% of units would be affordable housing, tenure split to be negotiated.

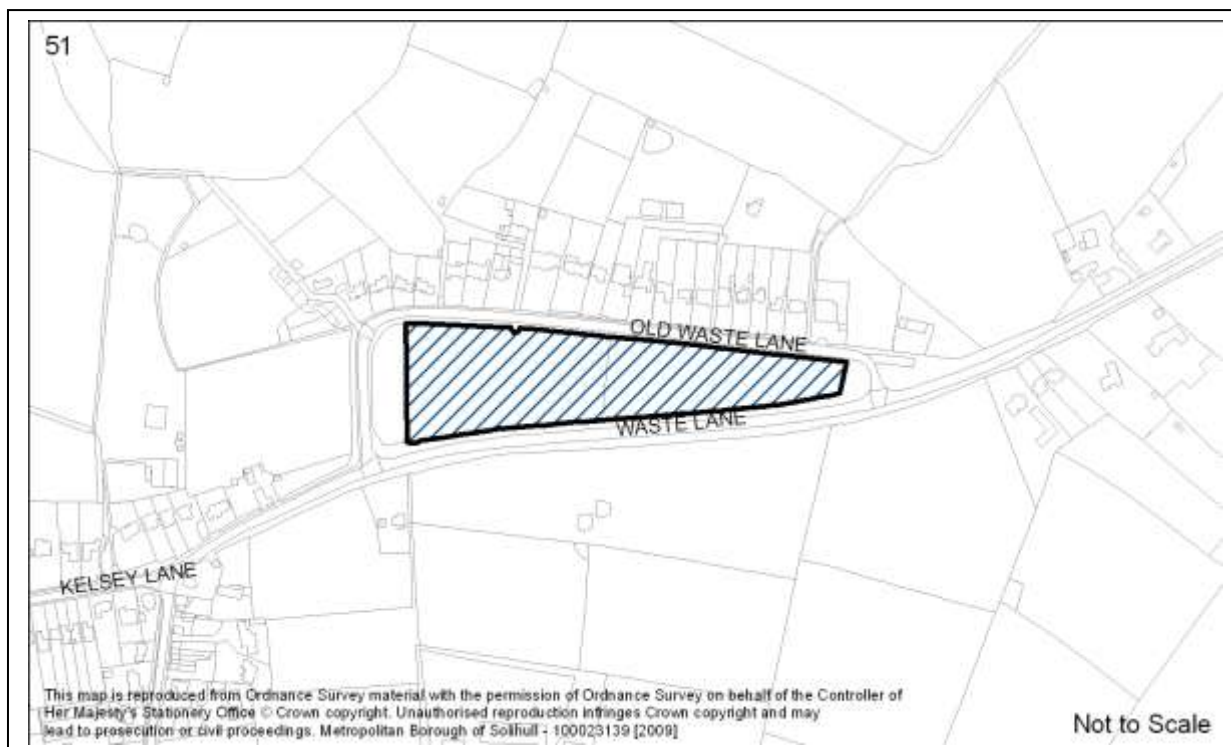
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Good access to local services and facilities and part of the site is previously developed land. But release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites. Sites within noise exposure category C should not be considered unless there are no suitable alternatives.
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Site 51 Land at Waste Lane



Proposal

Site Size	1.64ha (4.05ac)
Existing Use	Green field
	Grazing
Proposal	Housing - onto Old Waste Lane with affordable flats at the eastern end of site next to proposed By-Pass. Retail - Petrol station at eastern end next to proposed island
Availability for housing:	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Access, Old Waste Lane in narrow Public footpath Agricultural land classification 3 Hedgerows Habitats of interest identified
Accessibility	Primary Schools – low/outside desirable parameters at west side of site Secondary Schools – high Health – medium/low Fresh food – low Overall – low/very low N ^o . jobs within 15 minutes – very low N ^o . jobs within 30 minutes – medium

	N°. jobs within 45 minutes – Medium
Potential Impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Detached from the main settlement. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Impact on character of the area.</p>
Environmental conditions	Noise exposure category A (day and night)

Achievability for Housing

Market	<p>Adjacent land uses are mostly agricultural.</p> <p>Non-viable site due to market, location and preparation of site and highway network for development.</p> <p>Could only support affordable housing.</p>
Cost	<p>Full intrusive ground survey required.</p> <p>Diversion of footpath.</p> <p>Surrounding infrastructure would need to be improved to deal with increased capacity.</p> <p>Increased service provision.</p> <p>Create suitable access.</p> <p>Eco-homes proposal is expensive</p>
Delivery	<p>Development to be phased over several years.</p> <p>Development suited to national house builder or large developer, or private developer.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>A development of family houses 3, 4, 5 beds both detached, semi detached with some 1& 2 bed apartments. Approx 49 - 82 units accounting for infrastructure and plot size.</p> <p>40% of units would be affordable housing, tenure split to be negotiated.</p>
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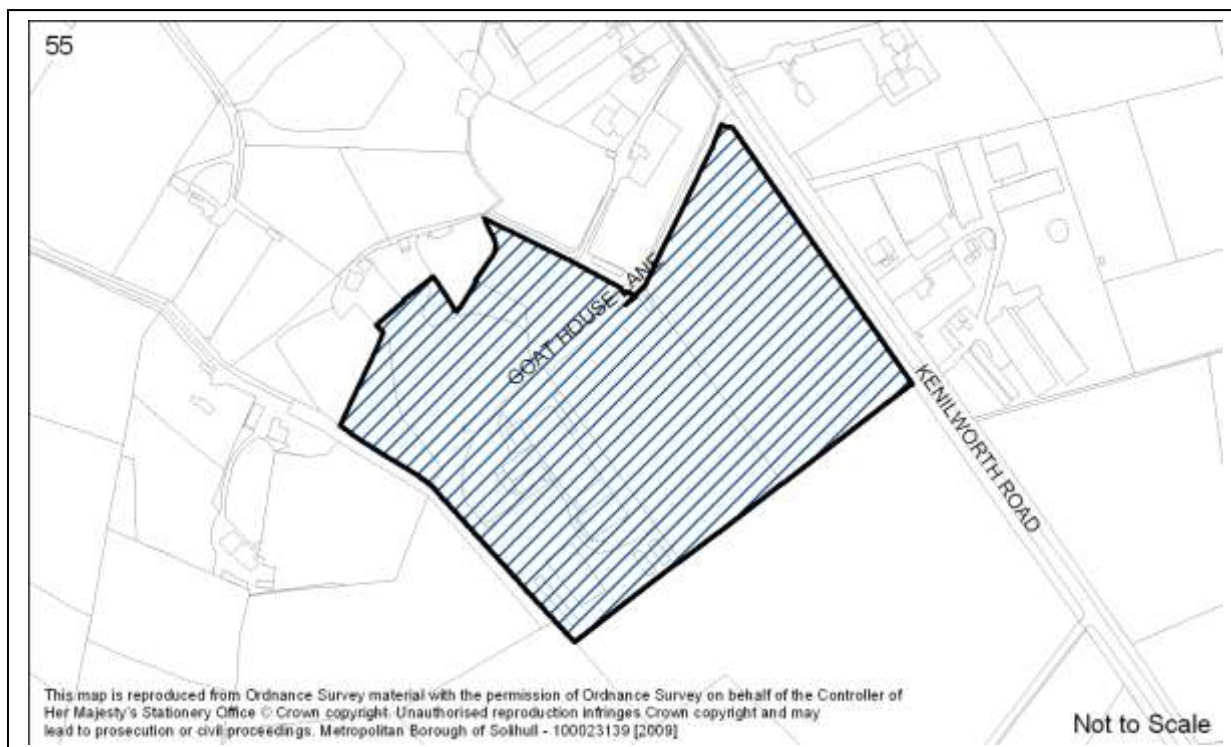
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	The majority of the site is within the desirable parameters for access to key local services and facilities. But the site is isolated from the main settlement and would impact on green belt functions and openness and create an indefensible green belt boundary.
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Site 55 Former Warwickshire Equestrian Centre, Kenilworth Road



Proposal

Site Size	6.87ha (16.97ac)
Existing Use	Green field
	Former Equestrian Centre, now as private members club and car parking
Proposal	Housing / Other – C2 Care Home & Close Care Retirement Dwellings
Availability for housing:	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Small area of woodland
	Soft constraints: Large hangar building and various other structures on site. Mixed ground covering. Part hard standing part dirt Agricultural land classification 3 Habitats of interest Hedgerows Footpath (boundary) Access issues and highway constraints could be dealt with jointly if site developed in conjunction with Site 45 opposite.
Accessibility	Primary Schools – medium Secondary Schools – high Health – medium Fresh food – medium Overall - medium N°. jobs within 15 minutes – very low

	N° jobs within 30 minutes – medium N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Poorly related to existing development and separated from Balsall Common by green belt land. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.
Environmental conditions	Noise exposure category A/B, part c (day), A/B (night)

Achievability for Housing

Market	Surrounding area is mix of residential and agricultural. New build development opposite (Banner Homes). Demand for large exclusive detached homes. Expect to achieve solid sales values.
Cost	Full intrusive ground survey required. Surrounding infrastructure would need to be improved to deal with increased capacity. Increased service provision. Demolition and cart away of existing buildings. Asbestos survey.
Delivery	Development to be phased over several years. Development suited to national house builder or large developer, or private developer.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>A development of family houses 3, 4, 5 beds both detached, semi detached with some 1& 2 bed apartments</p> <p>The site could accommodate a development of approx 206 – 343 dwellings.</p> <p>Site could be split to house both care home facilities as well as residential units.</p> <p>40% of units would be affordable housing, tenure split to be negotiated.</p> <p>Part of the site has been granted planning permission for a care home.</p>
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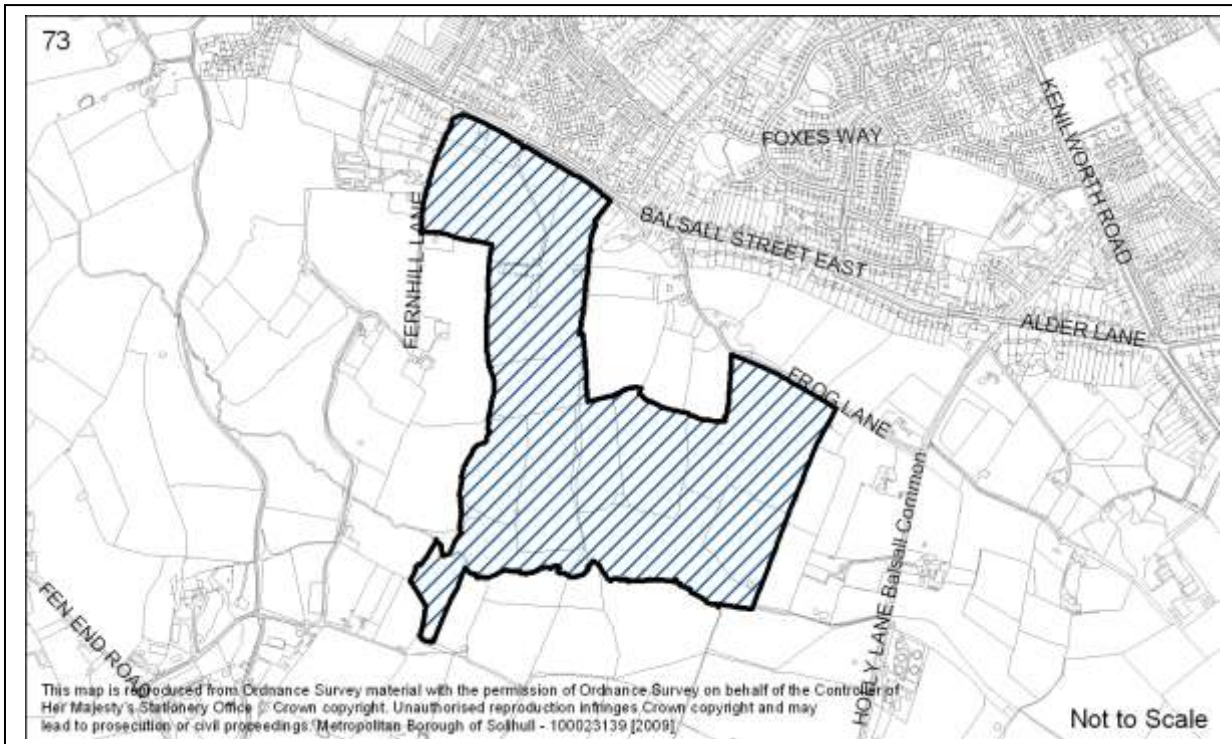
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Within the desirable parameters for access to key local services and facilities. But release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p> <p>Sites within noise exposure category C should not be considered unless there are no suitable alternatives.</p> <p>Part of the site has been granted planning permission for a care home.</p>
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Site 73 Land being part of Oaks Farm and south of Balsall Street



Proposal

Site Size	40.92ha (101.11ac)
Existing Use	Green field
	Farmland, grazing
Proposal	Housing / Retail / Employment / Offices
Availability for housing	Within 5 years
	5-10 years – expected to deliver
	10-15 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Size of proposed site. Uneven land levels Existing infrastructure Overhead cables Suitable access points 1/100 year floodplain Local wildlife site Footpath Agricultural land classification 3 Insufficient capacity within existing primary and secondary schools. Hedgerows Habitats of interest
Accessibility	parameters

	<p>Primary Schools – medium – outside desirable parameters</p> <p>Secondary Schools –high, but part of the sites is outside the desirable parameters</p> <p>Health – Medium - outside desirable parameters</p> <p>Fresh food – Medium - outside of desirable parameters</p> <p>Overall – medium/Low/very low/outside the desirable</p> <p>N°. jobs within 15 minutes – very low/outside of desirable parameters</p> <p>N° jobs within 30 minutes – medium/outside of desirable parameters</p> <p>N° jobs within 45 minutes – medium/outside of desirable parameters</p>
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would consolidate development south of Balsall Street East and impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Impact on landscape, conservation and all local amenities.</p>
Environmental conditions	Noise exposure category A/B, C at north boundary (day), A (night).

Achievability for housing

Market	<p>Surrounding area is agricultural.</p> <p>No apparent requirement for large scale residential or mix used development.</p>
Cost	<p>Full intrusive ground survey required.</p> <p>Surrounding infrastructure would need to be improved to deal with increased capacity.</p> <p>Increased service provision.</p> <p>Provision of access</p>
Delivery	<p>Development to be phased over several years.</p> <p>Development suited to national house builder or large developer, or private developer.</p> <p>Any access issues and highway constraints would be subject to careful planning and consideration of master plan.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>A development of family houses 3, 4, 5 beds both detached, semi detached with some 1& 2 bed apartments.</p> <p>The site could accommodate a development of circa 1227 – 2046 dwellings.</p> <p>Site could be split to house both care home facilities as well as residential units.</p> <p>40% of units would be affordable housing, tenure split to be negotiated.</p>
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Include in SHLAA

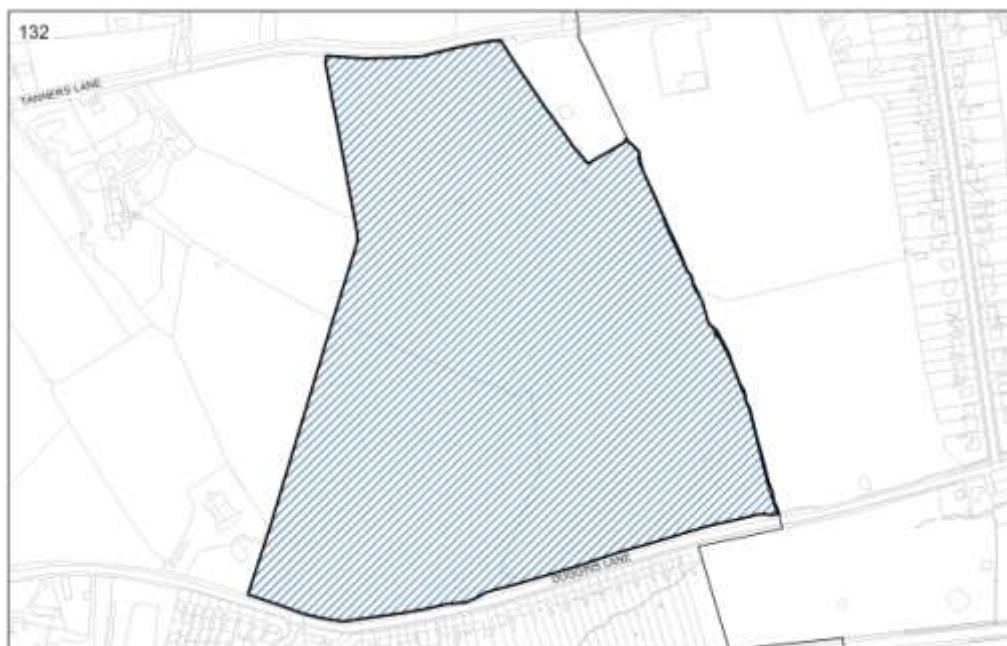
No	Green belt
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Consider Further for Allocation

No	<p>The site is too large for local needs.</p> <p>Parts of the site fall within the desirable parameters for access to key local services</p>
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	<p>and facilities. But release of the site would extend development south of Balsall Street East and have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p> <p>Sites within noise exposure category C should not be considered unless there are no suitable alternatives.</p>
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Site 132 Land between Tanners Lane / Duggins Lane



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Not to Scale

Proposal

Site Size	16.2ha (40.03ac)
Existing Use	Green field
	Grazing, Agriculture
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Existing infrastructure not sufficient for increased capacity. Provision of services. Agricultural land classification 3a Habitats of interest Footpath Insufficient capacity within existing primary school Identifying new suitable access. Highway improvements.
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high, but through cycling on unsuitable routes Health – likely to be within desirable parameters to services in Coventry Fresh food – likely to be within desirable parameters to services in Coventry Overall – outside desirable parameters N°. jobs within 15 minutes – low N°. jobs within 30 minutes – medium

	N°. jobs within 45 minutes – medium
Potential impacts	<p>Would be an extension of Coventry into Solihull, contrary to RSS principles.</p> <p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Impact on wildlife environment</p> <p>Impact on landscape.</p> <p>Local amenities and infrastructure, increased capacity.</p>
Environmental conditions	Noise exposure category A/B (day), A (night)

Achievability for Housing

Market	<p>Site abuts Borough boundary</p> <p>No evidence of demand for housing.</p> <p>Housing development of this size and this location would not be sustainable and unviable opportunity.</p> <p>Assume low demand for produce.</p>
Cost	<p>Full intrusive ground survey required and ecology survey.</p> <p>Creating several suitable access points.</p> <p>Highway and pedestrian improvements</p> <p>Increased capacity or new provision of, services</p> <p>Public transport facilities</p>
Delivery	<p>Project would need to be phased</p> <p>Projected build dependant on eventual scheme to be consented, mixed use or residential.</p> <p>Any project would take a few years to construct.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated.</p> <p>Site suitable for mix of units mix detached and semi detached 3, 4, 5 bed housing, 2, 3 bed terraced housing with some 1&2 bed apartments with associated car parking.</p> <p>Site could accommodate a density of approx 486 – 810 dwellings</p>

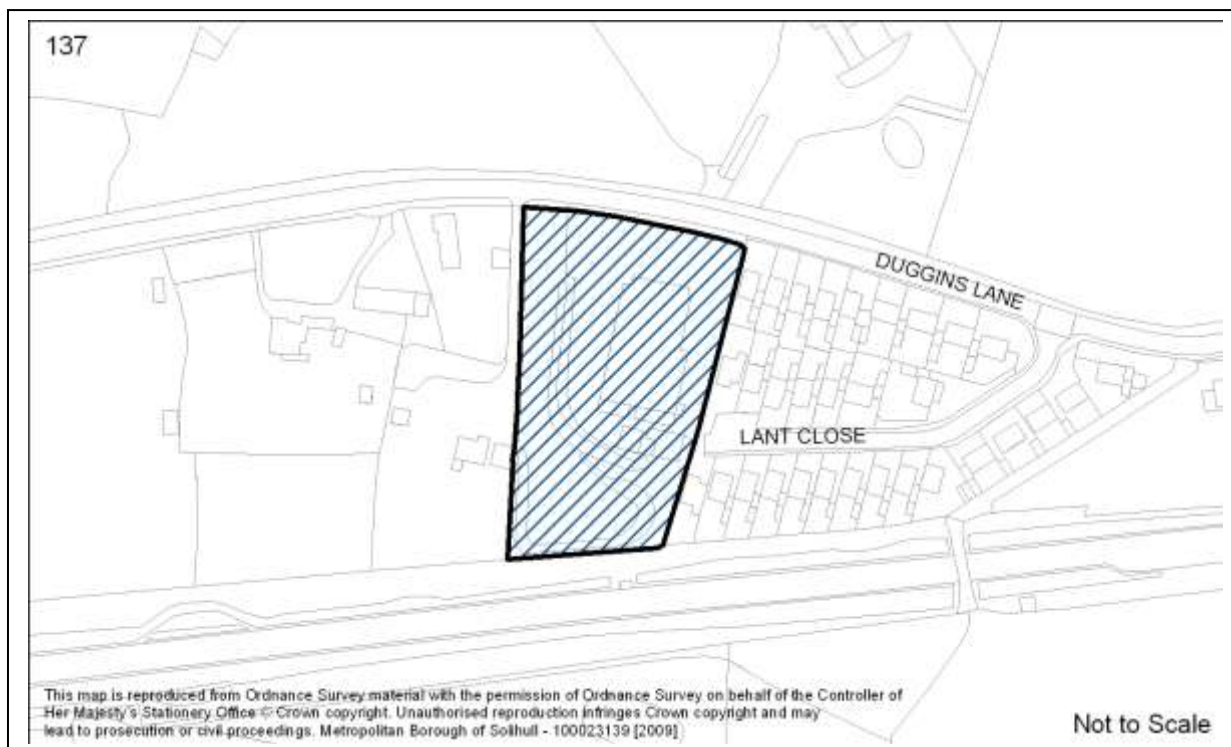
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Accessibility to primary schools is beyond the desirable parameters and secondary schools cannot be accessed via suitable routes, so not within a desirable location for family housing.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p>
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Site 137 205a Duggins Lane



Proposal

Site Size	0.75ha (1.85ac)
Existing Use	Previously developed land
	Redundant former light industrial unit
Proposal	Housing
Availability for housing	Within 5 years

Suitability for housing

Policy restrictions	Unitary Development plan – green belt, existing employment site
Physical problems and limitations	Hard constraints: None
	Soft constraints: Existing structure on site Ground contamination Land levels Rail line to rear of site Differing ground coverings Possible presence of legally protected species
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high, but through cycling on unsuitable routes Health – likely to be within desirable parameters to services in Coventry Fresh food – likely to be within desirable parameters to services in Coventry Overall – very low N°. jobs within 15 minutes – low N°. jobs within 30 minutes – medium

	N°. jobs within 45 minutes – medium
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>However, there are existing substantial structures on site, so the site could be redeveloped without any increased impact on the green belt as an Annex C site (PPG2).</p> <p>The site is isolated from existing development and its removal from the green belt would create an indefensible green belt boundary and set a precedent for the release of surrounding land.</p> <p>Local amenities and infrastructure, increased capacity.</p> <p>Would be an improvement for site to be redeveloped.</p>
Environmental conditions	Noise exposure category B (day and night)

Achievability for housing

Market	<p>Demand for small housing development achievable.</p> <p>Existing use could be investigated further to assess potential/future demand.</p> <p>Land values and land area maximised by proposal from Concept Development Solution. Indicative layout of 33 units</p>
Cost	<p>Full intrusive ground survey required and ecology survey.</p> <p>Improving existing dual access points.</p> <p>Highway and pedestrian improvements</p> <p>Increased capacity or new provision of, services</p> <p>Extended Phase 1 survey required</p> <p>Public transport facilities</p> <p>Potential foundation solutions / vibro remedies due to rail proximity</p>
Delivery	<p>Project would need to be phased dependant on developer.</p> <p>Project should be deliverable within 2-year time frame.</p> <p>Identify new suitable access.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated.</p> <p>Site could accommodate a development of approx 22 – 37 dwellings, 3,4,5 bed detached and semi-detached houses.</p> <p>An indicative scheme has been submitted for 33 units.</p>
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Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Accessibility to primary schools is beyond the desirable parameters and secondary schools cannot be accessed via suitable routes, so not within a desirable location for family housing.</p> <p>Removal from the green belt would create an indefensible boundary and set a precedent for the release of surrounding sites, but the site could be developed in accordance with PPG2, Annex C.</p>
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Site 149 Pear Tree Farm, Meer End Road



Proposal

Site Size	9.94ha (24.56ac)
Existing Use	Green field
	Farmland, Agriculture
Proposal	Housing / Retail / Leisure / Social or Community Use / Other - business use
Availability for housing	Within 5 years

Suitability for housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Uneven land levels Land tenancy on site until 2012 Suitable access points Footpath (boundary) Local wildlife site (boundary) Agricultural land classification 3 Hedgerows Habitats of interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high, but through cycling on unsuitable routes Health – outside desirable parameters Fresh food – outside desirable parameters Overall – outside desirable parameters

	N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – very low N°. jobs within 45 minutes – medium
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Isolated from settlements and poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Impact on landscape, conservation and all local amenities
Environmental conditions	Noise exposure category A/B (day), A (night)

Achievability for housing

Market	Surrounding area is agricultural. No apparent requirement for large scale residential or mix used development. Rugby ground opposite which may deter potential purchasers.
Cost	Full intrusive ground survey required. Surrounding infrastructure would need to be improved to deal with increased capacity. Increased service provision. Provision of access
Delivery	Development to be phased over several years. Development suited to national house builder or large developer, or private developer. Any access issues and highway constraints would be subject to careful planning.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% of units would be affordable housing, tenure split to be negotiated. Site could accommodate a development of 298 – 497 units.
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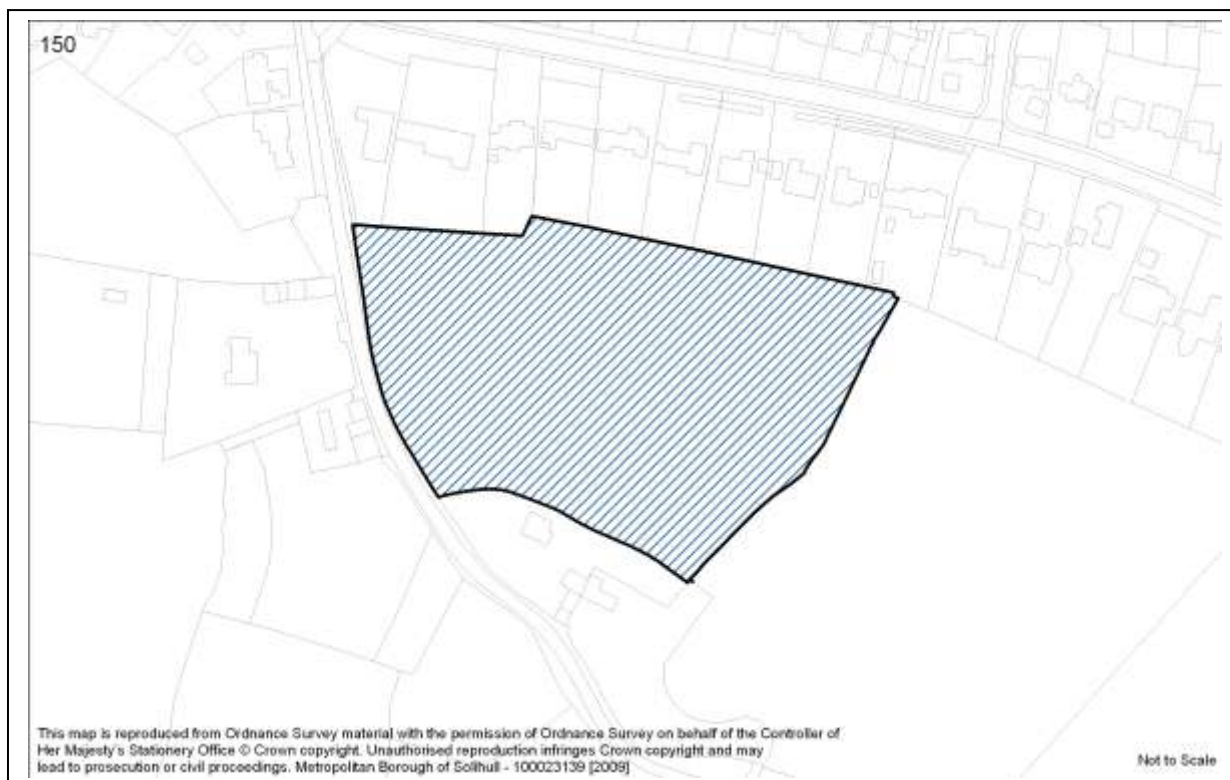
Include in the SHLAA

No	Green belt
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Consider Further for Allocation

No	Poor access to key local services and facilities. Too large to meet local needs. Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.
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Site 150 Land adjacent Silver Birches, Frog Lane



Proposal

Site Size	1.37ha (3.39ac)
Existing Use	Green field
	Farmland, Agriculture
Proposal	Housing / Retail / Other- retirement complex
Availability for housing	Within 5 years

Suitability for housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Suitable access points Existing infrastructure and service provision would need to be improved / increased Habitats of interest Agricultural land classification 3 Hedgerows
Accessibility	Primary Schools – high Secondary Schools – high Health – medium Fresh food – medium Aggregate – medium N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high

Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>The Site buffers current settlement boundary, but is not well related to the existing pattern of development and would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land to south.</p> <p>Impact on landscape, conservation and all local amenities.</p>
Environmental conditions	Noise exposure category A

Achievability for housing

Market	<p>Surrounding area is predominantly agricultural with pockets of residential.</p> <p>Large detached dwellings would best suit site and locality attracting a market.</p>
Cost	<p>Full intrusive ground survey required.</p> <p>Surrounding infrastructure would need to be improved to deal with increased capacity.</p> <p>Increased service provision.</p> <p>Provision of access or improvement of existing.</p>
Delivery	<p>Any access issues and highway constraints would be subject to careful planning.</p> <p>Most likely to be phased.</p> <p>Would suit both national house builders and private developers.</p> <p>Anticipate 18 months – 30 months build time.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% of units would be affordable housing, tenure split to be negotiated.</p> <p>Site could accommodate between 41 – 69 units. 3, 4, 5 bed detached, semi detached houses.</p>
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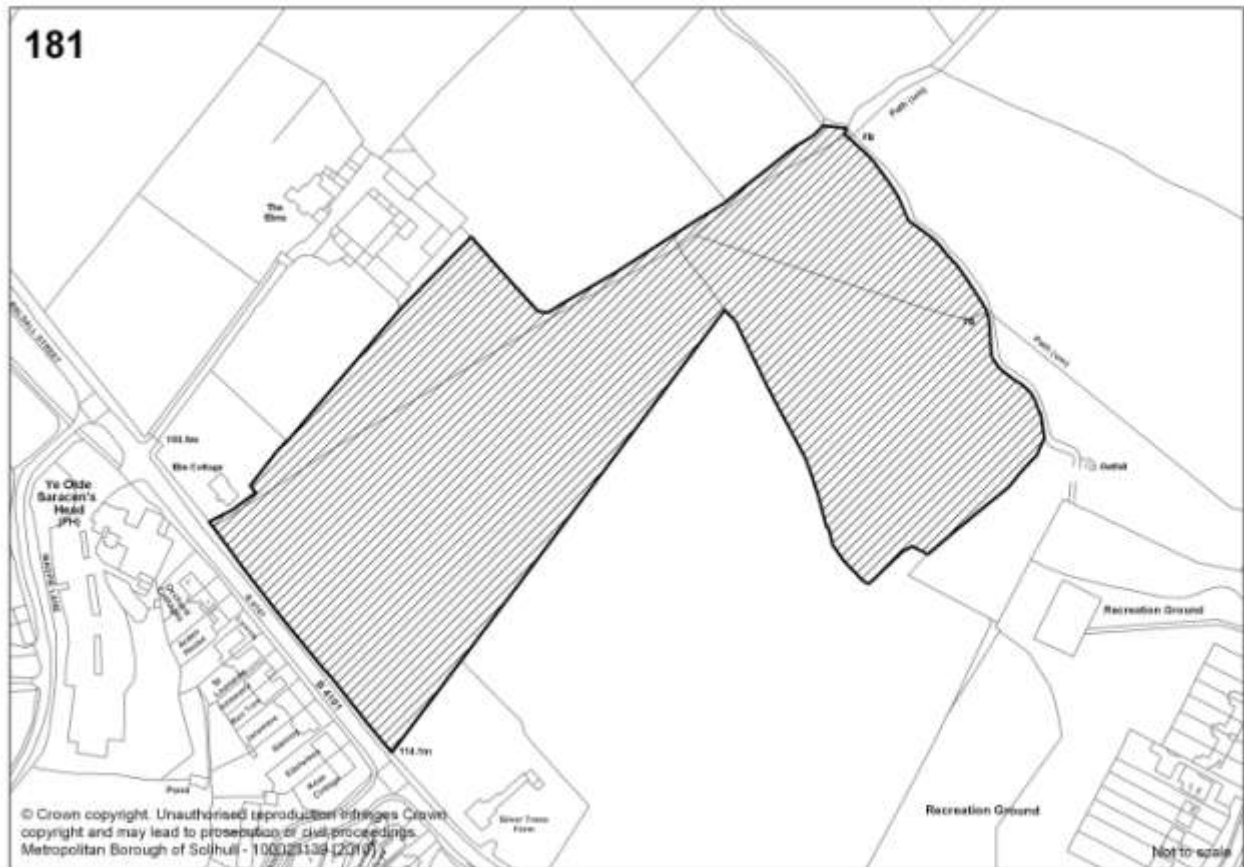
Include in SHLAA

No	Green belt.
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Consider Further for Allocation

No	<p>Good access to local services and facilities, but release of the site would consolidate development south of Balsall Street East and have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p>
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Site 181 Land at Balsall Street



Proposal

Site Size	4.4ha (10.87ac)
Existing Use	Green field
	Farmland / agriculture
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Hedgerows Footpath Habitats of interest Agricultural land classification - 3 Access
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high Gps – medium Fresh food – medium

	<p>Overall – very low N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – low N°. jobs within 45 minutes – high</p>
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is mix of residential, agriculture. Market demand expected to be medium / high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Provision of suitable access. Infrastructure works. Service provision or increased capacity.</p>
Delivery	<p>Projected build would depend on eventual planning consent to be granted. Phased development. Would suit most residential developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated. The site could accommodate a development of between 132 – 220 dwellings. A mix of 3, 4 and 5 bedroom dwellings would be suitable in this locality.</p>

Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Outside desirable parameters for access to primary schools, so not suitable for family housing. Good accessibility to other local services and facilities. Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p>
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Site 192 Land of Barretts Lane



Proposal

Site Size	2.38ha (5.88ac)
Existing Use	Green field
	Vacant / Paddock
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Listed buildings (adjacent) Tree preservation orders (boundary)
	Soft constraints: Local infrastructure Increased provision of services Access – Barretts Lane is a single track road Hedgerows Agricultural land classification - 3 Habitats of interest
Accessibility	Primary Schools – low Secondary Schools – high Health – high Fresh food – high/medium

	Overall – low N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. No suitable access has been identified. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is mix of residential, agriculture. Market demand expected to be medium / high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Provision of suitable access. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would depend on eventual planning consent to be granted. Phased development. Would suit most residential developers.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated. The site could accommodate a development of between 71 – 119 dwellings. A mix of 3, 4 and 5 bedroom detached and semi detached dwellings would be suitable in this locality.
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Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Good accessibility to local services and facilities. Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites. No suitable access.
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Site 198 Berkswell Service Station 52/54 Kenilworth Road



Proposal

Site Size	0.65ha (1.6ac)
Existing Use	Brown field/green field
	Garage Service Station & Workshop
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Ground contamination Habitats of interest Hedgerows Agricultural land classification - 3 Ground stabilisation from removal of decommissioned tanks
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high Gps – medium

	<p>Fresh food – medium</p> <p>Overall – very low</p> <p>N°. jobs within 15 minutes – very low</p> <p>N° jobs within 30 minutes – medium</p> <p>N°. jobs within 45 minutes – high</p>
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Impact of development would be minimal. However, the green belt boundary runs along the rear of the houses along Kenilworth Road and the garden of the adjoining dwellings is included within the green belt. Proposal would set a precedent for an amendment to the green belt boundary to exclude this garden.</p> <p>Landscape, Conservation, Increased traffic flow</p>
Environmental conditions	Noise exposure category – A/B (day and night)

Achievability for Housing

Market	<p>Surrounding area is mix of residential, agriculture.</p> <p>Market demand expected to be medium / high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Provision of suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition of existing structures</p>
Delivery	<p>Projected build would depend on eventual planning consent to be granted.</p> <p>Phased development.</p> <p>Would suit most residential developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated.</p> <p>The site could accommodate a development of between 20 – 33 dwellings. A mix of 2, 3, 4 and 5 bedroom dwellings of semi detached, detached and terraced would be suitable in this locality.</p>
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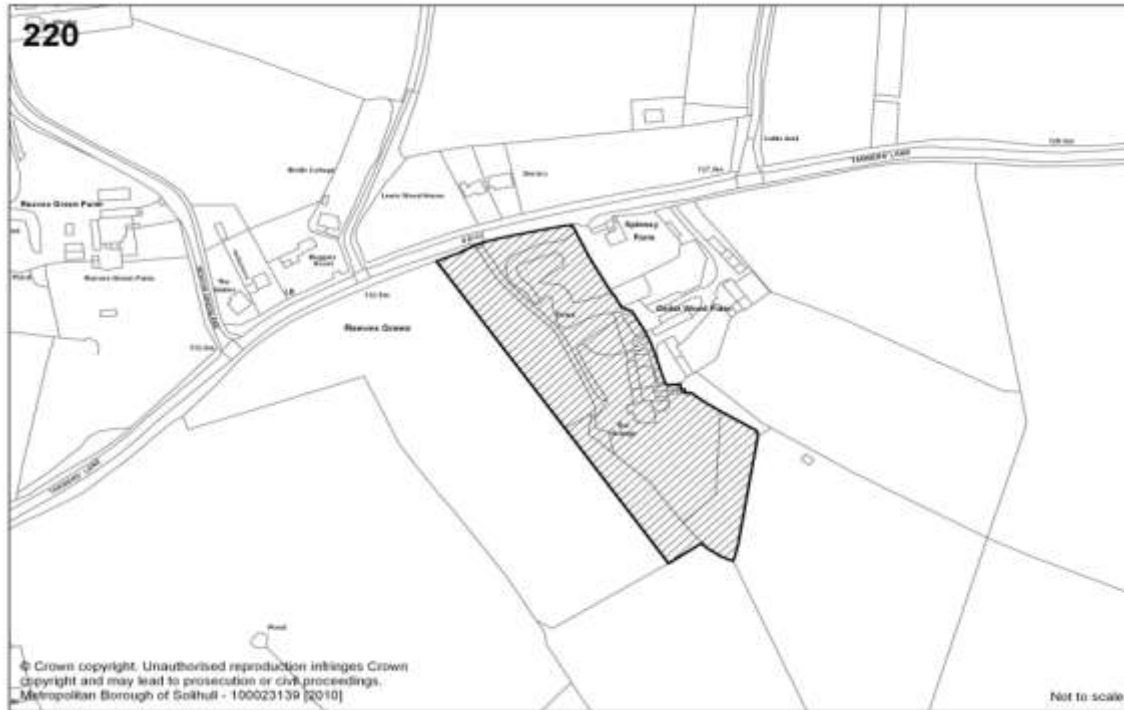
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Outside desirable parameters for access to primary schools, so not suitable for family housing. Good Accessibility to local services and facilities.</p> <p>Site is within the green belt. Development of the front part of the site would have a minimal impact on the openness of the green belt because the site is already developed. However, release of the site would set a precedent for the release of neighbouring garden land which would impact on the openness of the green belt boundary.</p>
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Site 220 Tanners House Tanners Lane



Proposal

Site size	1.72ha (4.25 acres)
Existing use	Green field, part previously developed land
	House and grounds
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Woodland
	Soft constraints: Hedgerows Agricultural land classification 3a Habitats of interest identified.
Accessibility to:	Primary Schools – outside desirable parameters Secondary Schools – high, but through cycling on unsuitable routes Health – likely to be within desirable parameters to services in Coventry Fresh food – likely to be within desirable parameters to services in Coventry Overall – very low N°. jobs within 15 minutes – low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – medium

Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Not well related to the existing pattern of development.</p> <p>Would impact on the functions and openness of the green belt and create an indefensible green belt boundary and set a precedent for the development of surrounding land.</p>
Environmental conditions	<p>Decent habitable surroundings</p> <p>Noise exposure category A/B (day), A/B (night)</p>

Achievability for Housing

Market	<p>No evidence of demand for housing.</p> <p>Housing development of this size and this location would not be sustainable and unviable opportunity.</p> <p>Assume low demand for produce.</p>
Cost	<p>Full intrusive ground survey required and ecology survey.</p> <p>Creating suitable access points.</p> <p>Highway and pedestrian improvements.</p> <p>Increased capacity or new provision of, services.</p> <p>Public transport facilities.</p>
Delivery	<p>Phased development, should be deliverable within 3 years.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>Site suitable for mix of units mix detached and semi detached 3, 4, 5 bed housing.</p> <p>40% of units would be affordable housing, tenure split to be negotiated.</p> <p>This site could accommodate 52-86 units.</p>

Include in the SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Poorly related to existing development, would protrude into the green belt, impacting on the openness of the green belt and creating an indefensible green belt boundary.</p> <p>Accessibility to primary schools is beyond the desirable parameters, and accessibility to other services and facilities is along unsuitable routes by walking and cycling.</p>
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