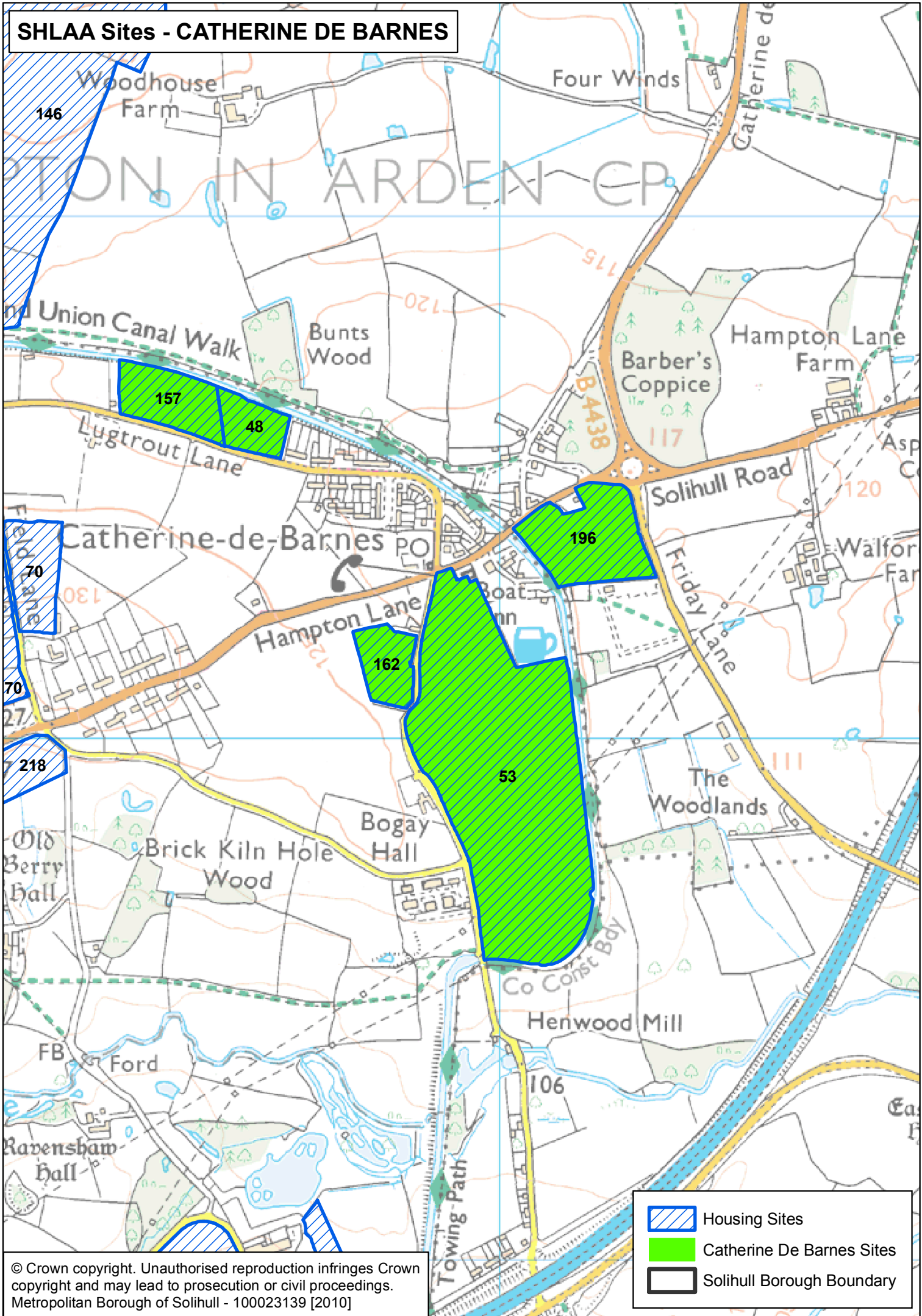


CATHERINE DE BARNES

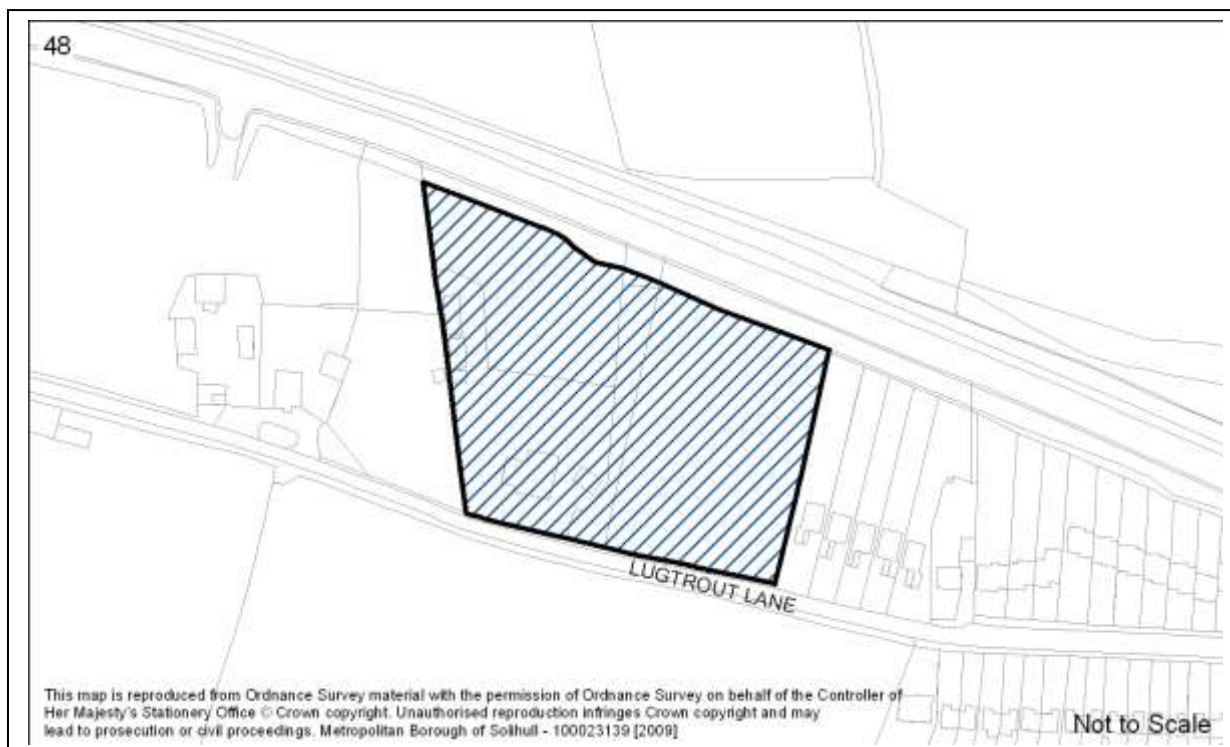
Site Ref	Address
48	351 Lugtrout Lane
53	Land at Heath Farm, Henwood Lane
157	339 Lugtrout Land and adjacent fields
162	Land at Henwood Lane
196	Oak Farm

SHLAA Sites - CATHERINE DE BARNES



	Housing Sites
	Catherine De Barnes Sites
	Solihull Borough Boundary

Site 48 351 Lugtrout Lane



Proposal

Site Size	1.21ha (2.98ac)
Existing Use	Green field (part previously developed land)
	House, garden, paddock
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: Local infrastructure Increased provision of services Existing dwelling and outbuildings Habitats of interest
Accessibility	Primary Schools – low, but by unsuitable routes Secondary Schools – high, but by unsuitable routes Health – low Fresh food – high Overall - low N°. jobs within 15 minutes – low N° jobs within 30 minutes – high 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 erode the narrow gap between Catherine-de-

	<p>Barnes and Solihull.</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>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category A/B (day), A (night)

Achievability for Housing

Market	<p>Surrounding area is of residential and predominantly agriculture.</p> <p>Desirable postcode area.</p> <p>High rate of sale values and sales expected.</p> <p>Alternative uses not suitable.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Creating suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition</p>
Delivery	<p>Projected build would take several years.</p> <p>Joint Venture development or split land parcel.</p> <p>National house builders, commercial developers and large house builders.</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 – not applicable to this site as site area is under 0.5 Ha.</p> <p>A mix of 3, 4, 5 bed houses detached, semi detached with some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of approx 36 - 60 dwellings.</p>
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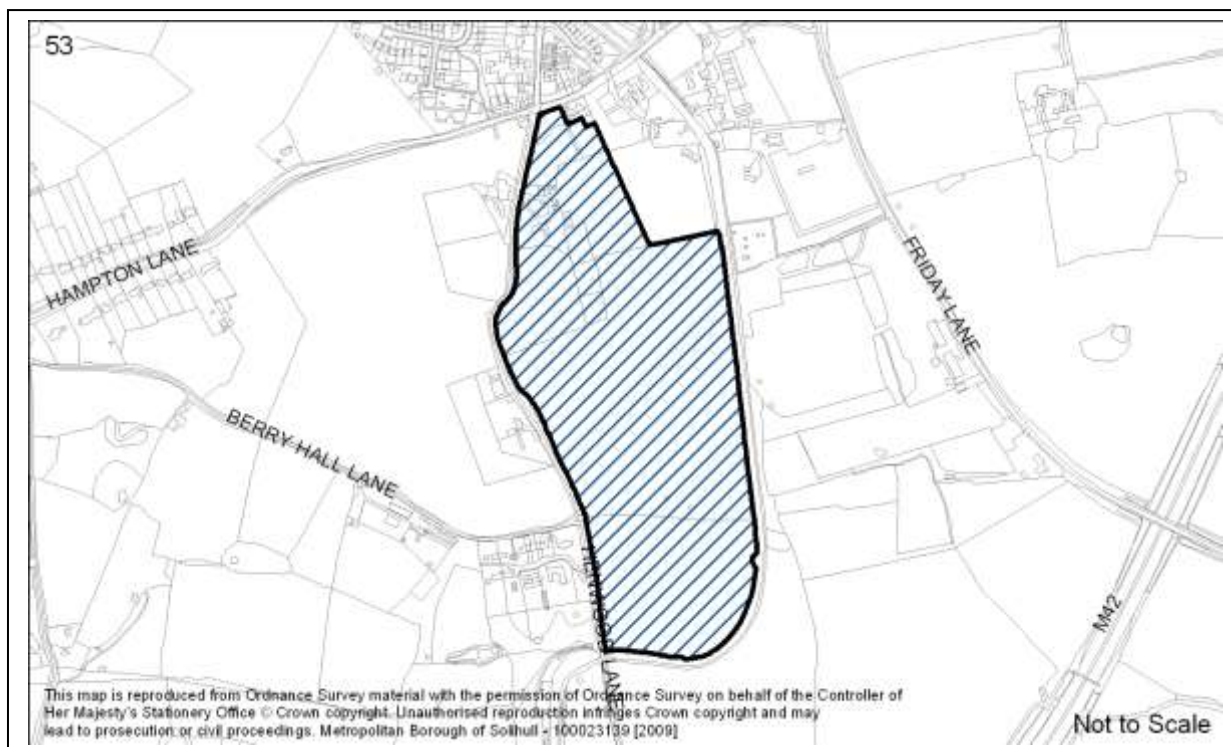
Include in the SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Good accessibility to key local services and facilities, but accessibility to schools is along unsuitable routes.</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 53 Land at Heath Farm, Henwood Lane



Proposal

Site Size	17.06 ha (42.2 ac)
Existing Use	Green field (small part previously developed land)
	Farmland, paddock
Proposal	Housing
Availability for housing	Within 5 years, completion by 2026

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Small area of woodland
	Soft constraints: Local infrastructure Increased provision of services Existing outbuildings Hedgerows Local wildlife site Locally listed building Habitats of interest Pipelines Agricultural land classification – 3, 3a Insufficient capacity within existing primary school
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high, but by cycling along unsuitable routes Health – high, part outside desirable parameters Overall – very low Fresh food – high - low

	N°. jobs within 15 minutes – low N°. jobs within 30 minutes – high 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 erode the narrow gap between Catherine-de-Barnes and Solihull. 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.
Environmental conditions	Noise exposure category B/C (day), A/B (night)

Achievability for Housing

Market	Surrounding area is predominantly agriculture. Alternative uses not suitable. High sales not anticipated. Not sufficient demand in this specific settlement.
Cost	Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Service provision or increased capacity. Demolition
Delivery	Projected build would take several years. Joint Venture development or split land parcel. National house builders and large house builders.

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 – not applicable to this site as site area is under 0.5 Ha.</p> <p>A mix of 2, 3, 4, 5 bed houses detached, semi detached and terraced with some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of approx 513 - 833 units.</p>
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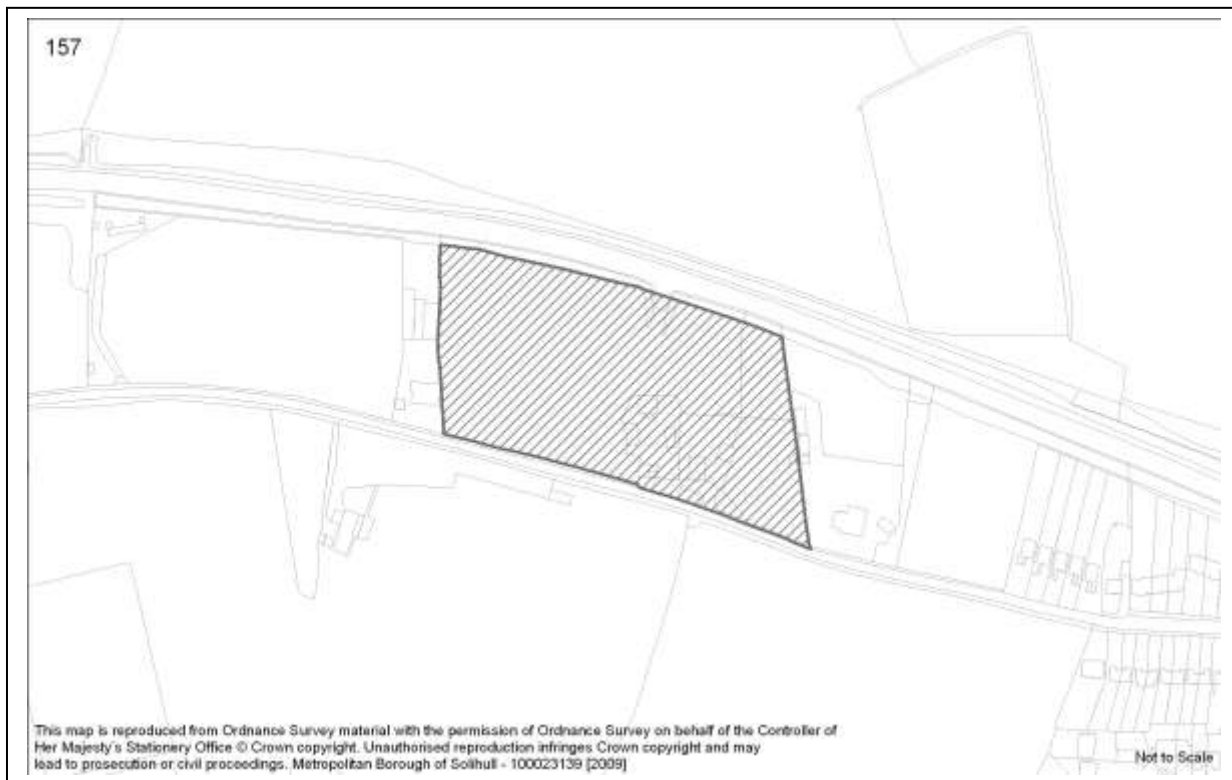
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing. Southern part of the site has poor access to other key services and facilities.</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> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
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Site 157 339 Lugtrout Lane



Proposal

Site Size	2.09ha (5.16ac)
Existing Use	Green field (part previously developed land)
	House, garden, paddock
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: Local infrastructure Increased provision of services Habitats of interest Existing dwelling and outbuildings
Accessibility	Primary Schools – low, but by unsuitable routes Secondary Schools – high, but by unsuitable routes Health – low Fresh food – high Overall - low N°. jobs within 15 minutes – Medium - low N°. jobs within 30 minutes – high 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>Development would erode the narrow gap between Catherine-de-Barnes and Solihull.</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>Landscape, Conservation, Increased traffic flow, Habitats of interest</p>
Environmental conditions	Noise exposure category A/B (day), A (night)

Achievability for Housing

Market	<p>Surrounding area is of residential and predominantly agriculture.</p> <p>Desirable postcode area.</p> <p>High rate of sale values and sales expected.</p> <p>Alternative uses not suitable.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Creating suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition</p>
Delivery	<p>Projected build would take 24 – 48 months.</p> <p>Could be developed in conjunction with adjacent site submission Site 48.</p> <p>National house builders, commercial developers and large house builders and private 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 – not applicable to this site as site area is under 0.5 Ha.</p> <p>A mix of 3, 4, 5 bed houses detached, semi detached with some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of approx 63 – 105 units.</p>

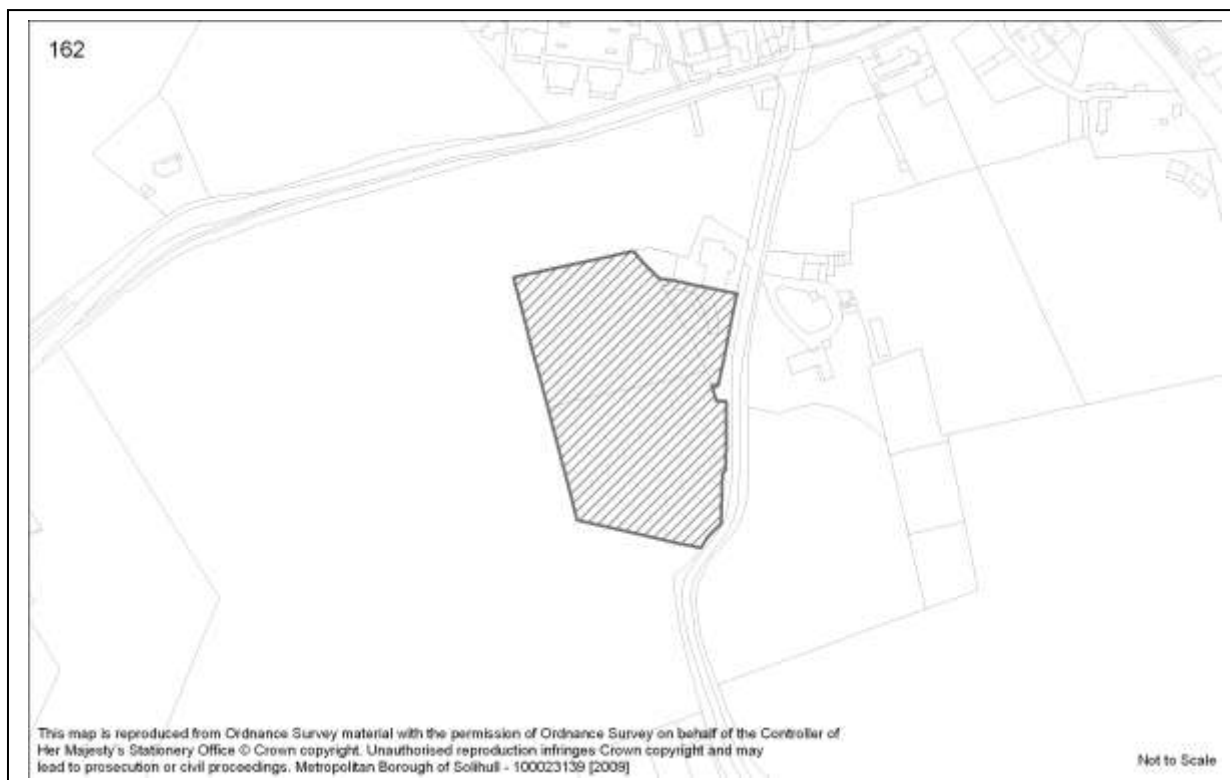
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Accessibility to primary and secondary schools requires walking or cycling along unsuitable routes, so not a desirable location for family housing. Accessibility to other key local services and facilities is good.</p> <p>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>
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Site 162 Land at Henwood Lane



Proposal

Site Size	1.40 ha (3.46 ac)
Existing Use	Green field
	Grazing
Proposal	Housing
Availability for housing	10-15 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints: Local infrastructure Increased provision of services Existing lightweight structure Agricultural land classification – 3, 3a Habitats of interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high Health – medium Fresh food – high Overall – very low N°. jobs within 15 minutes – low N° jobs within 30 minutes – high 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. Development would erode the narrow gap between Catherine-de-Barnes and Solihull. 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 north and west. Landscape, Conservation, Increased traffic flow, not well related to existing development Edges into green belt and development would be highly visible.</p>
Environmental conditions	Noise exposure category A/B (day), B(night)

Achievability for Housing

Market	<p>Surrounding area is predominantly agriculture. Alternative uses not suitable. High sales not anticipated. Not sufficient demand in this specific settlement.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Service provision or increased capacity. Demolition</p>
Delivery	<p>Projected build would take 18 - 36 months. Development to be phased (2/3 phase). National house builders and large house builders, some private 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 – not applicable to this site as site area is under 0.5 Ha. A mix of 3, 4, 5 bed houses detached, semi detached. Site could accommodate a development of approx 44 - 74 units.</p>
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Include in

No	<p>Green belt Tree preservation orders are likely to prevent development</p>
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Consider Further for Allocation

No	<p>Accessibility to primary schools is beyond the desirable parameters and access to secondary schools requires cycling along unsuitable routes, so not within a desirable location for family housing. The site is isolated and 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 196 Oak Farm



Proposal

Site Size	3.44ha (8.5ac)
Existing Use	Green field (small part previously developed land) C3 – 2 large detached residential dwellings / B1 – offices / B2 – industrial storage and manufacturing / Sui generis – Caravan Storage
Proposal	Housing / Care Home (C2) and Close Care Retirement Dwellings
Availability for housing	Within 5 years – expect to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Woodland pocket Soft constraints: Local infrastructure Increased provision of services Existing outbuildings Existing tenancies Potential ground contamination Hedgerows Habitats of interest Pipelines Footpath (boundary)
Accessibility	Primary Schools – outside desirable parameters

	<p>Secondary Schools – medium Health – high Fresh food – high Overall – very low N°. jobs within 15 minutes – low N° jobs within 30 minutes – high 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, development would be highly visible.</p>
Environmental conditions	Noise exposure category B/C(day), A/B(night)

Achievability for Housing

Market	<p>Surrounding area is mix of agriculture/farmland and residential. Alternative uses not suitable. High sales anticipated. Perhaps Not sufficient demand in this specific settlement.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Service provision or increased capacity. Demolition Termination of tenancies</p>
Delivery	<p>Projected build would take several years – dependant on proportion of residential units and care units. Joint Venture development or split land parcel. National house builders and large house builders and some private 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 – not applicable to this site as site area is under 0.5 Ha. A mix of 2, 3, 4, 5 bed houses detached, semi detached and terraced with some 1 & 2 bed apartments. Site could accommodate a development of approx 103 - 172 units.</p>
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Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Outside desirable parameters for access to primary schools, so not suitable for family housing. Good accessibility to other local services and facilities. However accessibility
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	<p>to secondary schools by cycle is along unsuitable routes. 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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