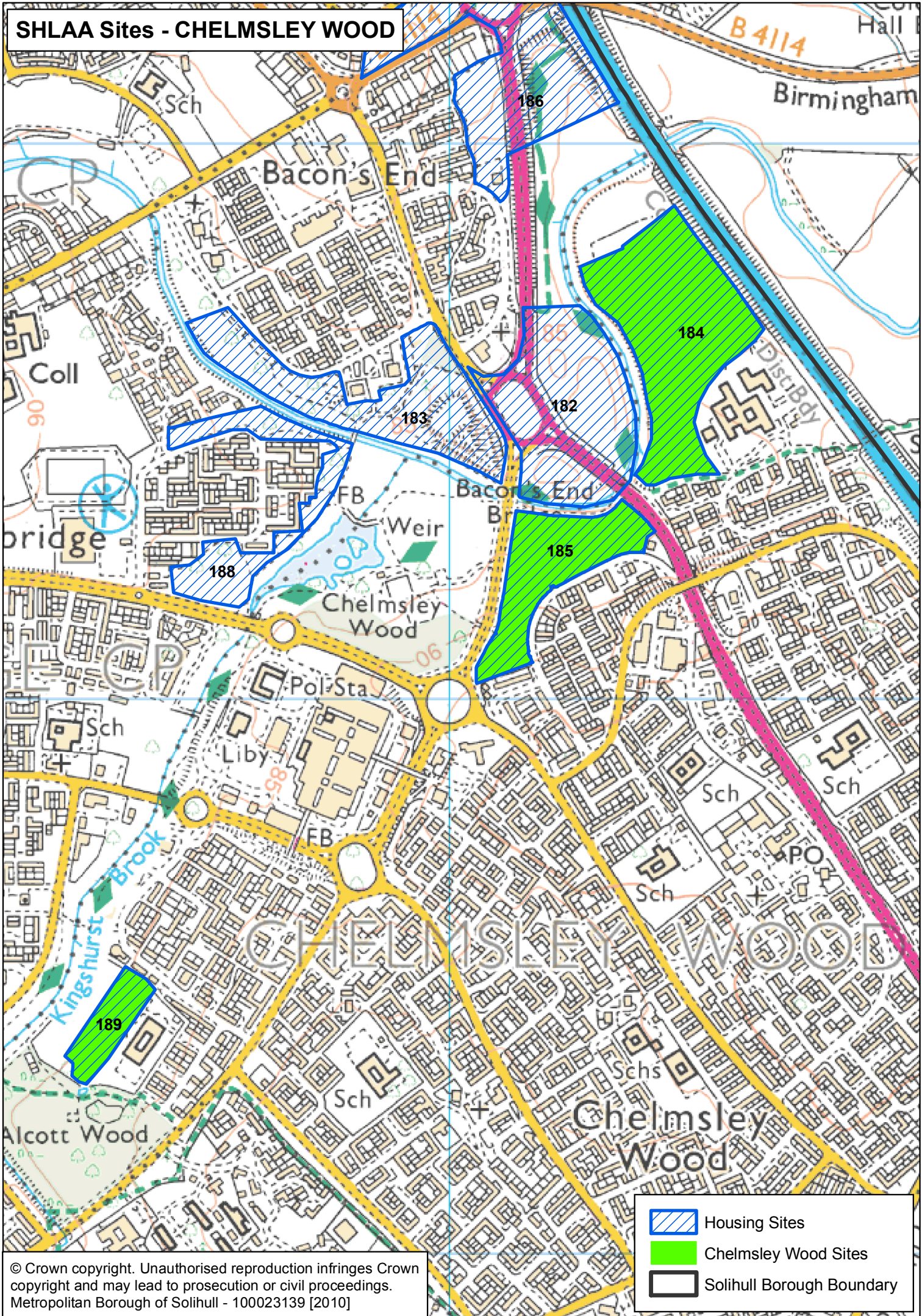





CHELMSLEY WOOD

| Site Ref | Address |
|-----------------|----------------|
| 184 | Gateway 6 |
| 185 | Gateway 7, 8 |
| 189 | Lowbrook |

SHLAA Sites - CHELMSLEY WOOD



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Metropolitan Borough of Solihull - 100023139 [2010]

-  Housing Sites
-  Chelmsley Wood Sites
-  Solihull Borough Boundary

Site 184 - Gateway 6



Proposal

| | |
|--------------------------|--|
| Site Size | 7.76ha (19.18 ac) |
| Existing Use | Green field |
| | Vacant, former college |
| Proposal | Housing |
| Availability for housing | Start within 5 years, completion within 10 |

Suitability for Housing

| | |
|-----------------------------------|---|
| Policy restrictions | Unitary Development Plan - green belt, green space, North Solihull Regeneration Zone |
| Physical problems and limitations | Hard constraints: Woodland (small part) Public open space (west of site) Part of Cole Bank local nature reserve Part of Kingfisher Country Park |

| | |
|--------------------------|--|
| | <p>Soft constraints:</p> <p>Local infrastructure</p> <p>Increased provision of services</p> <p>Access</p> <p>1/100 and 1/1000 year floodplain</p> <p>Proximity to motorway</p> <p>Hedgerow</p> <p>Local wildlife site</p> <p>Green space</p> <p>Habitats of interest</p> |
| Accessibility | <p>Primary Schools – high - medium</p> <p>Secondary Schools – high</p> <p>Health – medium</p> <p>Fresh food – high – medium</p> <p>Overall - medium</p> <p>N°. jobs within 15 minutes – medium - low</p> <p>N°. jobs within 30 minutes – high</p> <p>N°. jobs within 45 minutes – high</p> |
| Potential impacts | <p>Prominent site, Increased traffic flow</p> <p>The release of green belt land is required to support the regeneration programme. Sites will be assessed by the north Solihull green belt review.</p> |
| Environmental conditions | Noise exposure category B-D (day), B-D (night) |

Achievability for housing

Assessed as viable by the North Solihull Strategic Partnership

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.
Site capacity has been assessed as 195 by the North Solihull Partnership.

Include in SHLAA

| | |
|----|--------------------------------------|
| No | <p>Green belt</p> <p>Green space</p> |
|----|--------------------------------------|

Consider Further for Allocation

| | |
|-----|---|
| Yes | <p>Good access to local services and facilities.</p> <p>Sites within noise exposure category C should not be considered unless there are no suitable alternatives. Site within noise exposure category D should not be granted planning permission for housing.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p> <p>The release of the site will be considered further through the north Solihull green belt review.</p> |
|-----|---|

Site 185 - Gateway 7 and 8



Proposal

| | |
|--------------------------|--|
| Site Size | 3.77ha (9.31ac) |
| Existing Use | Green field |
| | School |
| Proposal | Housing |
| Availability for housing | Start within 5 years, completion within 10 |

Suitability for Housing

| | |
|-----------------------------------|---|
| Policy restrictions | Unitary Development Plan - green belt, green space, Project Kingfisher, North Solihull Regeneration Zone |
| Physical problems and limitations | Hard constraints: Small part woodland Public open space (north part of the site) Part of the Cole Bank Local Nature Reserve Kingfisher Country Park |
| | Soft constraints: Local infrastructure Increased provision of services Access 1/100 and 1/1000 year Floodplain Pipeline Proximity to motorway Habitats of interest |
| Accessibility | Primary Schools – high Secondary Schools – high Health – high/medium Fresh food – high |

| | |
|--------------------------|--|
| | Overall – high/medium N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high N°. jobs within 45 minutes – high |
| Potential impacts | Prominent site, Increased traffic flow, fingers into green belt The release of green belt land is required to support the regeneration programme. Sites will be assessed by the north Solihull green belt review. |
| Environmental conditions | Noise exposure category B / C (day and night) |

Achievability for Housing

| |
|--|
| Assessed as viable by the North Solihull Strategic Partnership |
|--|

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. Site capacity has been assessed as 129 by the North Solihull Partnership. |
|---|

Include in SHLAA

| | |
|----|---------------------------|
| No | Green belt Green space |
|----|---------------------------|

Consider Further for Allocation

| | |
|-----|---|
| Yes | Good access to local services and facilities. Sites within noise exposure category C should not be considered unless there are no suitable alternatives. The release of the site will be considered further through the north Solihull green belt review. |
|-----|---|

Site 189 – Lowbrook



Proposal

| | |
|--------------------------|-------------------|
| Site Size | 1.40ha (3.45ac) |
| Existing Use | Green field |
| | Public open space |
| Proposal | Housing |
| Availability for housing | Within 5 years |

Suitability for Housing

| | |
|-----------------------------------|--|
| Policy restrictions | Unitary Development Plan - green belt, green space, North Solihull Regeneration Zone |
| Physical problems and limitations | Hard constraints: None |
| | Soft constraints: Local infrastructure Increased provision of services Access Habitats of interest 1/100 year floodplain Adjacent Alcott Wood local wildlife site and local nature reserve |
| Accessibility | Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high |

| | |
|--------------------------|---|
| | N°. jobs within 45 minutes – high |
| Potential impacts | Prominent site, Increased traffic flow, fingers into green belt Habitats of interest |
| Environmental conditions | Noise exposure category A (day and night) |

Achievability for Housing

| |
|--|
| Assessed as viable by the North Solihull Strategic Partnership |
|--|

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. Site capacity has been assessed as 54 by the North Solihull Partnership. |
|--|

Include in SHLAA

| | |
|----|---------------------------|
| No | Green belt Green space |
|----|---------------------------|

Consider Further for Allocation

| | |
|-----|--|
| Yes | Excellent access to local services and facilities. The release of the site will be considered further through the north Solihull green belt review. |
|-----|--|