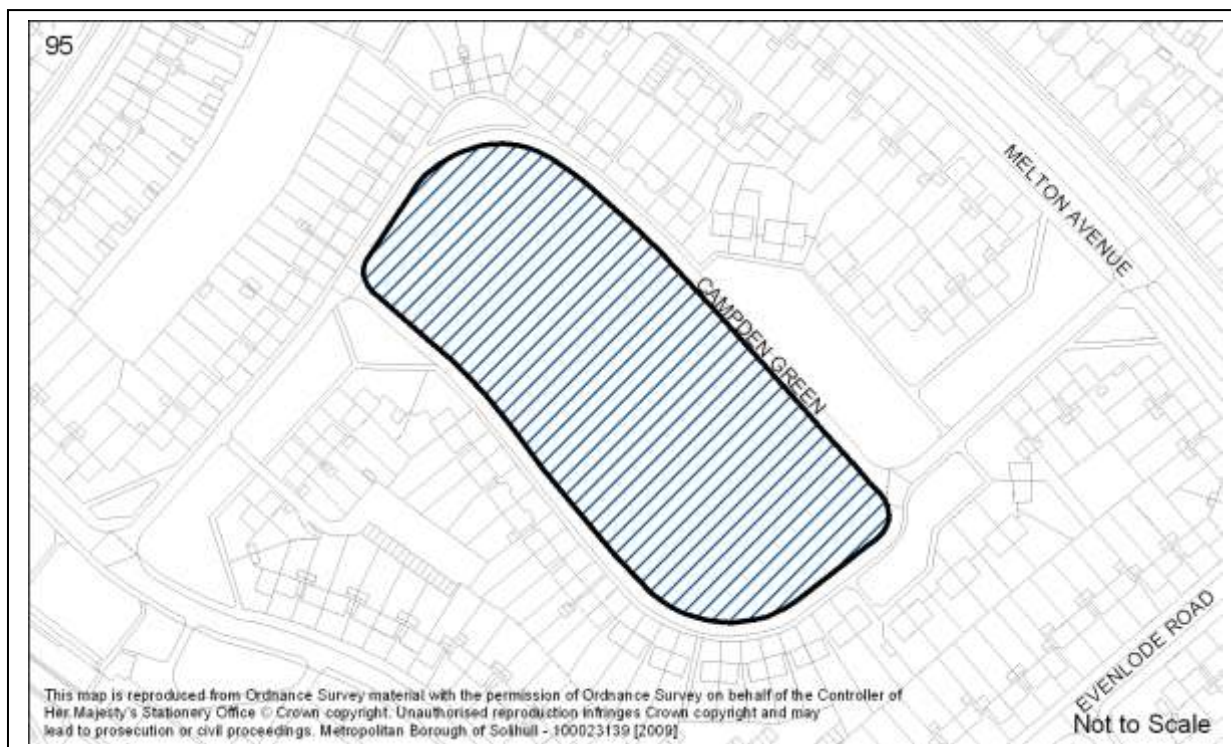


ELMDON / LYNDON

Site Ref	Address
95&161	Site 1 Campden Green
108	Site 3, Daylesford Road Garages
110	Redfern Close Area

Site 95 and Site 161 Campden Green



Proposal

Site Size	1.48ha (3.65ac)
Existing Use	Green field
	Public open space
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – open space
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Habitats of interest Increased provision of services Access Trees
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	Loss of open space. Impact on character of the area through loss of open space.

	Increased traffic flow.
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is residential. High level of demand expected. Proposal for site is viable.
Cost	Full intrusive ground survey required, ecological, topographical. Access improvements. Infrastructure works. Service provision or increased capacity. Tree survey.
Delivery	Projected build would take 24 – 40 months. Joint Venture Design and build solutions Would suit national house builder and large developers, RSL.

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. Mix of development of 2, 3, 4, bed semi detached, terraced housing. Site could accommodate a development of 44 - 74 units.</p>

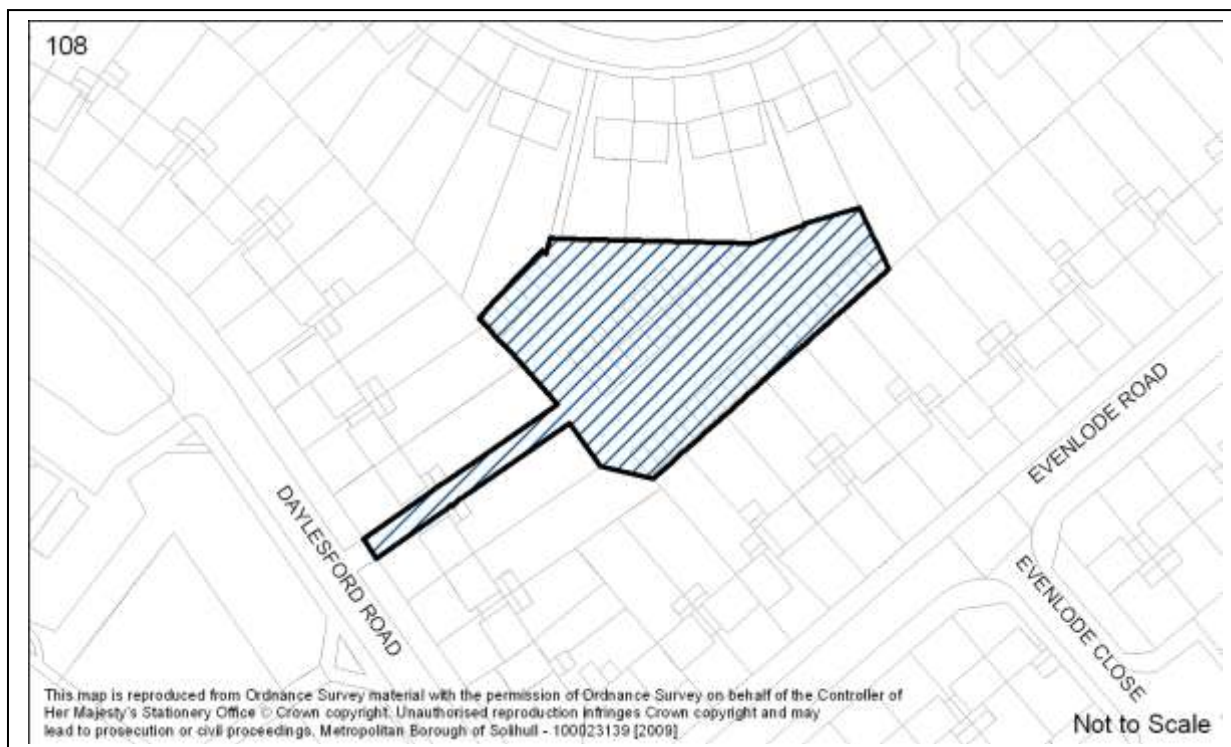
Include in SHLAA

No	Open space
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Consider Further for Allocation

No	Excellent access to local services and facilities, but loss of public open space would adversely impact on the character of the area.
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Site 108 Daylesford Road garages



Proposal

Site Size	0.2ha (0.49ac)
Existing Use	Brown field
	Garaging
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Size of land parcel Surrounding properties Garage blocks Need to ensure adequate parking facilities
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	Minimal
Environmental conditions	Noise exposure category – A (day and night)

Achievability for Housing

Market	Surrounding area is residential. High level of demand expected. Proposal for site is viable subject to appropriate design and layout.
Cost	Full intrusive ground survey required, ecological, topographical. Access improvements. Infrastructure works. Service provision or increased capacity. Demolition of concrete slab garage block.
Delivery	Projected build would take 12 months. Would suit RSL or small developer.

Housing Potential

In line with policy 30-50 dwellings per hectare. Recommendation of small development of 1 & 2 bed apartments and car parking. The site can accommodate a development of 6 -10 units

Include in SHLAA

Yes	Good accessibility to key local services and facilities. Previously developed land within the main urban area of the borough, with no policy restrictions. Design and build solutions, suitable layout required However, site is currently deemed as unsuitable / not currently viable by Solihull Community Housing.
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Site 110 Redfern Close Area



Proposal

Site Size	2.65ha (6.54ac)
Existing Use	Brown field
	3 storey apartment blocks, terraced, semi-detached and bungalows with garaging
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Existing buildings
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – high N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Increased traffic flow
Environmental conditions	Noise exposure category – A/B and C at parts of site boundary(day), A/B (night)

Achievability for Housing

Market	<p>Surrounding area is residential. High level of demand expected. Proposal for site is viable. Assortment of property types in the area. Viable if existing site density matched or increased.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical in undeveloped areas. Access improvements. Infrastructure works. Service provision or increased capacity. Demolition of existing residential units and garaging and cart off of rubble.</p>
Delivery	<p>Projected build would take 24 – 36 months. Joint Venture Would suit all house builders and RSL.</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. Mix of development of 2, 3-bed semi detached and terraced housing. Some 1 and 2 bed apartments up to 3 / 4 storey height. Site could accommodate a development of approx 79 - 132 units.</p>
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Include in SHLAA

Yes	<p>Excellent accessibility to key local services and facilities. Previously developed land within the main urban area of the borough, with no policy restrictions. Currently assessed as unviable to redevelop by Solihull Community Housing.</p>
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