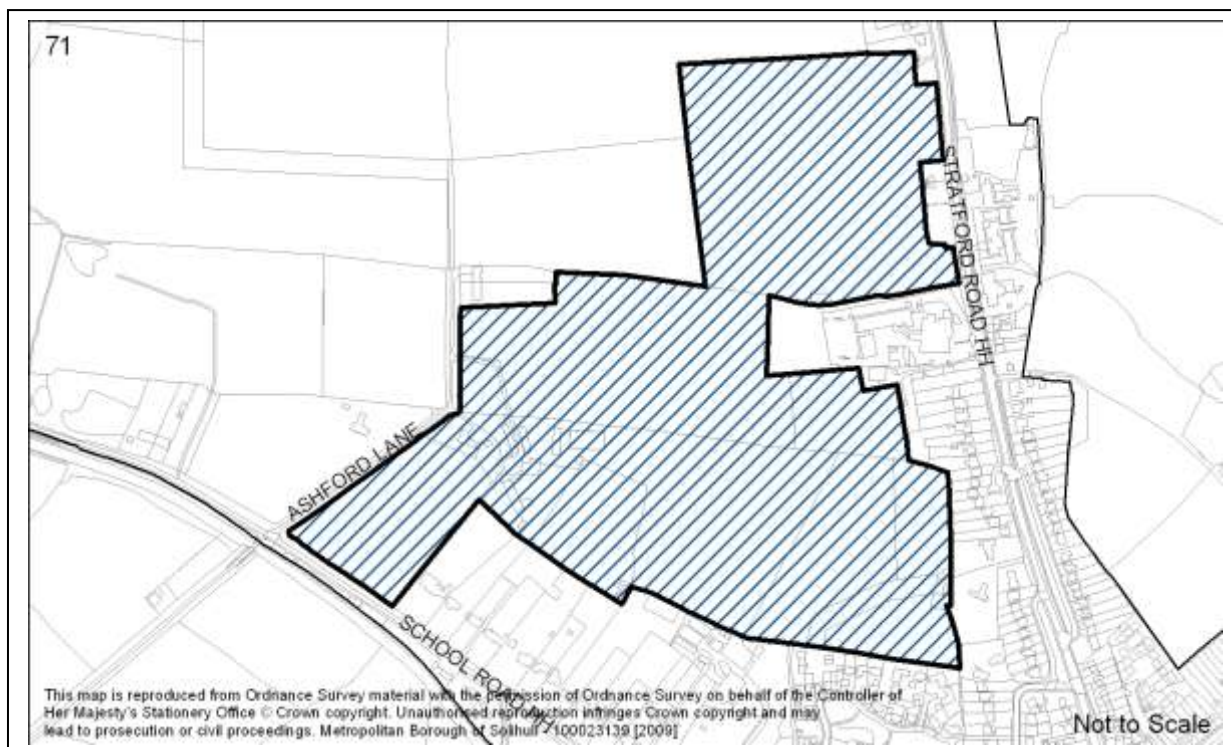


HOCKLEY HEATH

Site Ref	Address
71	Land at Ashford Manor Farm
120	Land west of Stratford Road
121&127	Land fronting School Road

Site 71 Land at Ashford Manor Farm



Proposal

Site Size	22.61ha (55.86ac)
Existing Use	Green field
	Farmhouse, farmland, agricultural
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt, safeguarded by-pass line
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Footpath Insufficient primary and secondary school capacity Hedgerows Agricultural land classification – 3, 3a Habitats of interest Arden pasture Trees Potential local wildlife site
Accessibility	Primary Schools – high - low Secondary Schools – medium Health – low/outside desirable parameters Fresh food – high/medium

	Overall – low – outside desirable parameters N°. jobs within 15 minutes – very low N° jobs within 30 minutes – high/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 erode the narrow gap between Hockley Heath, Dorridge and Shirley 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 – A/B (day and night)

Achievability for Housing

Market	Surrounding area is residential and agricultural. Large detached and semi detached housing. Alternative uses in part may be suitable. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Improving current access. Infrastructure works. Service provision or increased capacity. Extended Phase I local wildlife survey and tree survey.
Delivery	Projected build would take 40 - 72 months. Phased development. Would suit national house builders, large developers, and commercial 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 Mix of development of 2, 3, 4, 5, bed detached, semi detached, terraced housing and 1 & 2 bed apartments. Site could accommodate a development of between 678 - 1130 units.

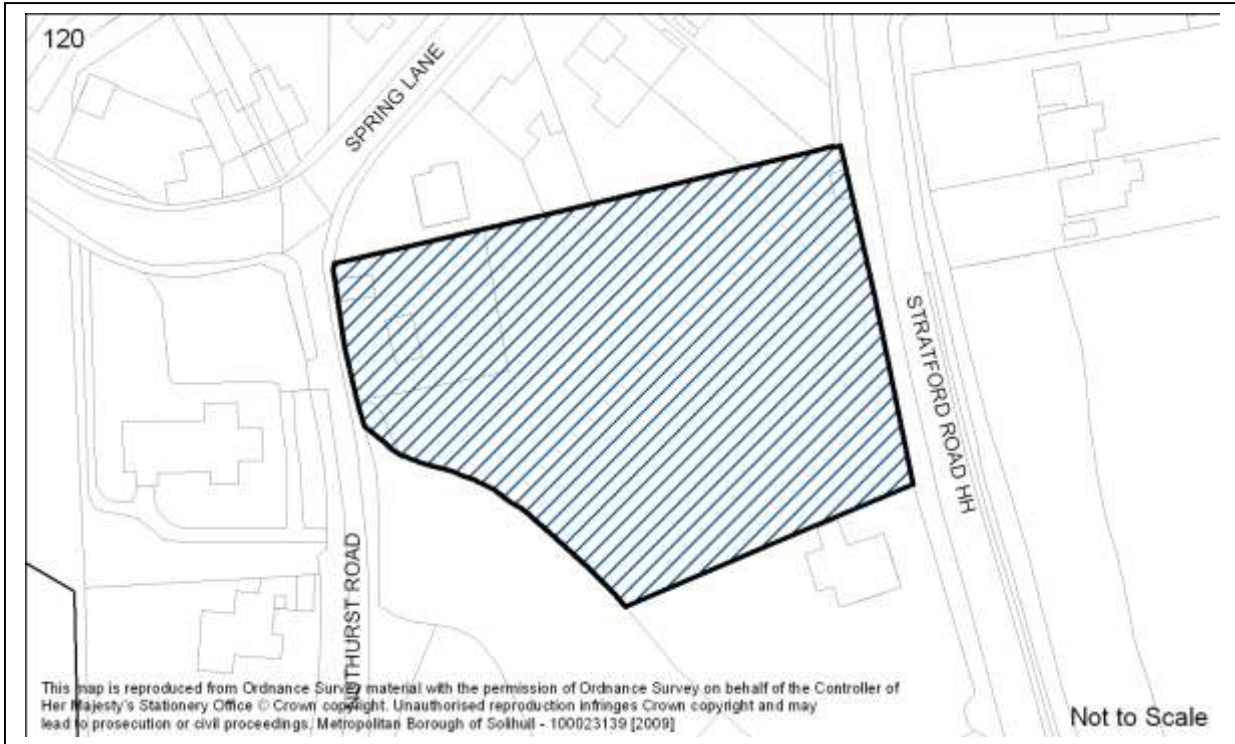
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Parts of the site are outside of the desirable parameters for access 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. Too large to meet local needs, however Small parts of the site close to the village centre may be suitable to meet local affordable housing needs.
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Site 120 Land west of Stratford Road



Proposal

Site Size	0.51ha (1.26ac)
Existing Use	Green field (part brown field)
	Grazing, farmland
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 Access Hedgerows (boundary) Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – medium Health – low 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

	<p>belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>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 – B (day) A/B(night)

Achievability for Housing

Market	<p>Surrounding area is residential and agricultural with farm shop and petrol station close by.</p> <p>Large detached and semi detached housing predominantly.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Improving current access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take 12 - 24 months.</p> <p>Phased development.</p> <p>Would suit most developers and bespoke 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</p> <p>Mix of development of 3, 4, 5, bed detached, semi detached housing.</p> <p>Site could accommodate a development of 15 - 25 units.</p>

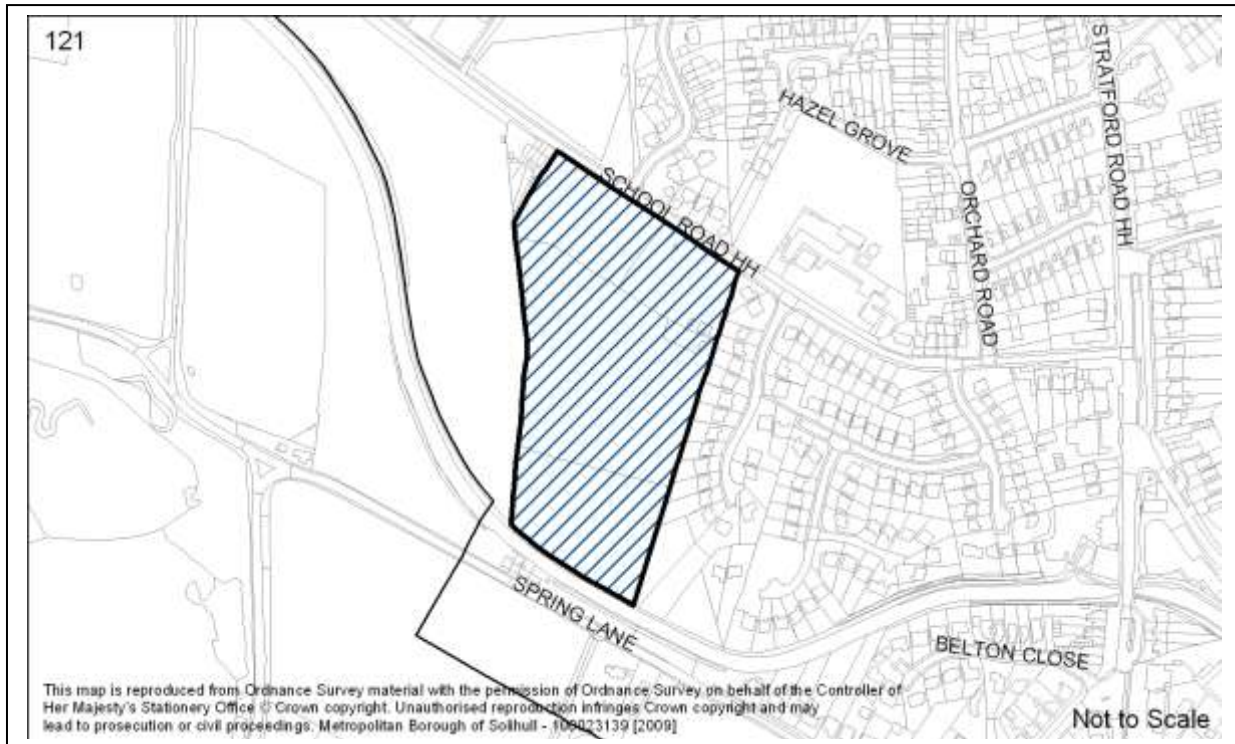
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Good access to local 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>Could be considered for local needs – 100% affordable housing if there is evidence of need in Hockley Heath.</p>
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Site 121 and 127 Land fronting School Road



Proposal

Site Size	3.14ha (7.75ac)
Existing Use	Green field
	Semi agricultural, grazing
Proposal	Housing / Other – housing with open space
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt, safeguarded by-pass line
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints: Local infrastructure Increased provision of services Access Hedgerows Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – medium Health – small part low, most of site is outside desirable parameters Fresh food – high Overall – Small part low, most of site is outside desirable parameters 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, 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 – B(day), A/B(night)

Achievability for Housing

Market	<p>Surrounding area is residential and agricultural.</p> <p>Large detached and semi detached housing.</p> <p>Evidence of small pocket of new build opposite.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Improving current access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take 24 - 48 months.</p> <p>Phased development.</p> <p>Would suit national house builders, large developers, 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.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, 5, bed detached, semi detached, terraced housing.</p> <p>Site could accommodate a development of 94 - 157 units.</p>

Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Poor accessibility to GPs.</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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