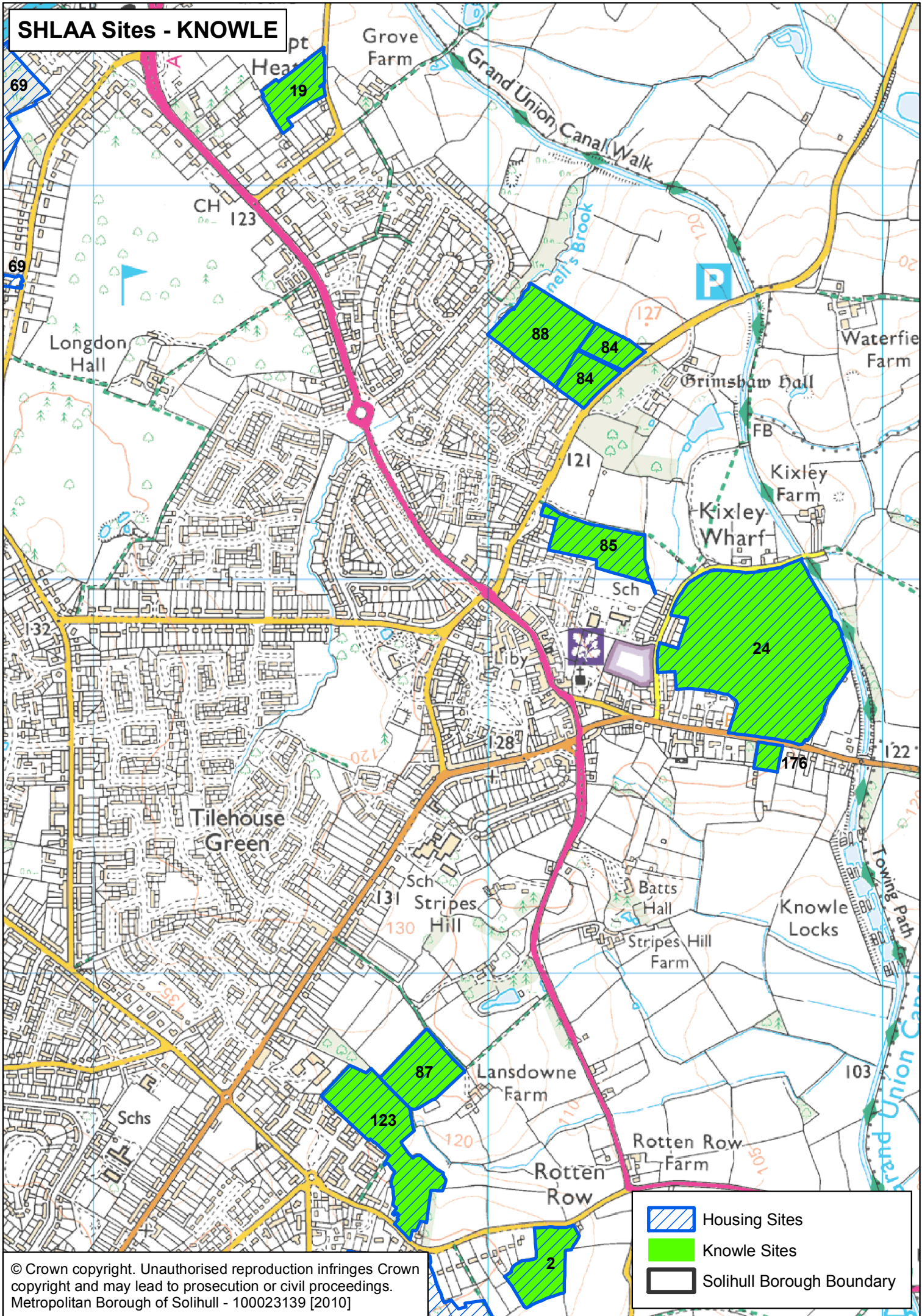


KNOWLE

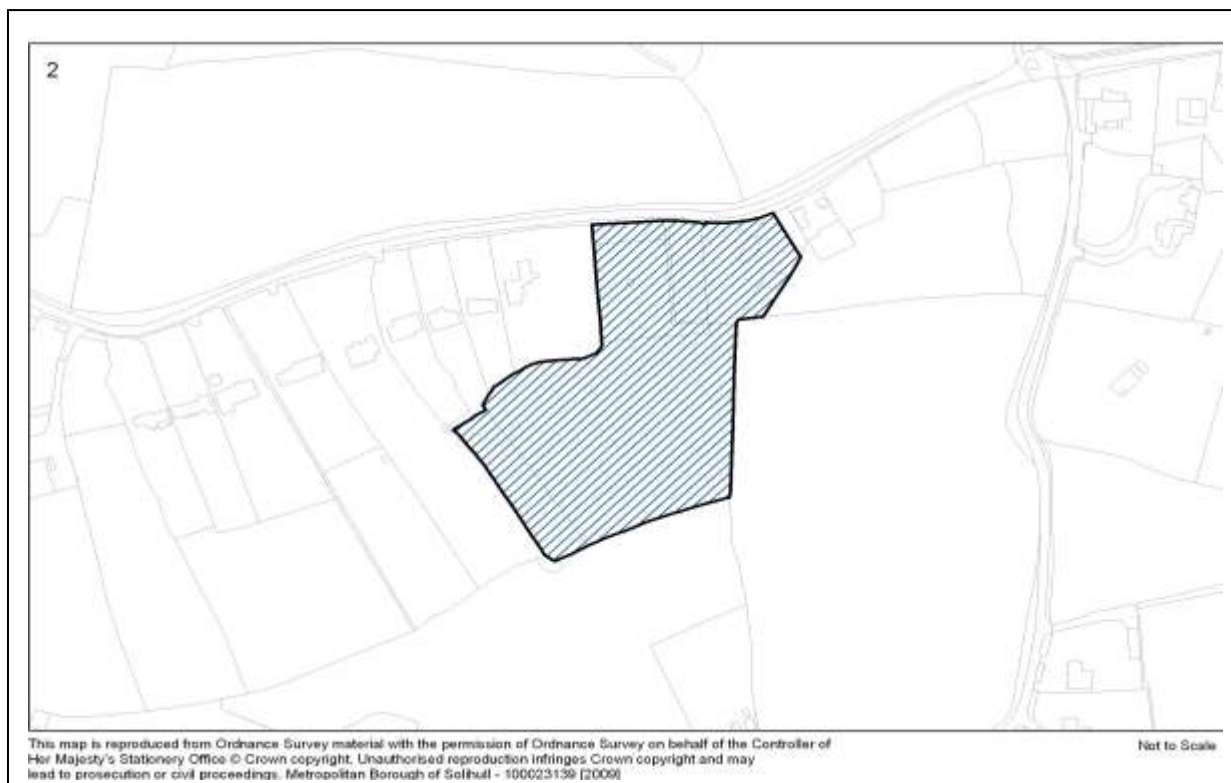
Site Ref	Address
2	Land at Grove Road
19	61 Jacobean Lane
24	Land at Golden End, Kenilworth Road / Kixley Lane
84	Land at Hampton Road
85	Land at Hampton Road
87	Land to north east of Grove Road
88	Knowle Nurseries, Hampton Road
123	Middlefield
176	Land between 114-116 Kenilworth Road

SHLAA Sites - KNOWLE



	Housing Sites
	Knowle Sites
	Solihull Borough Boundary

Site 2 Land at Grove Road



Proposal

Site Size	2.12ha (5.23ac)
Existing Use	Green field
	Paddock and former garden land
Proposal	Housing
Availability for housing	5 – 10 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Woodland pockets
	Soft constraints: Local infrastructure Increased provision of services Access Pond Hedgerows Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – low Secondary Schools – high Health – medium Fresh food – medium Overall - low N°. jobs within 15 minutes – very low N° jobs within 30 minutes – high

	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 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 a mix of residential and agriculture.</p> <p>Large detached housing.</p> <p>Good access to local amenities.</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>Ground monitoring.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Ground monitoring for period of up to 18 months</p> <p>Projected build would take 24 – 50 months.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large developers, private 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 and semi detached houses.</p> <p>Site could accommodate a development of 63 - 106 units.</p>

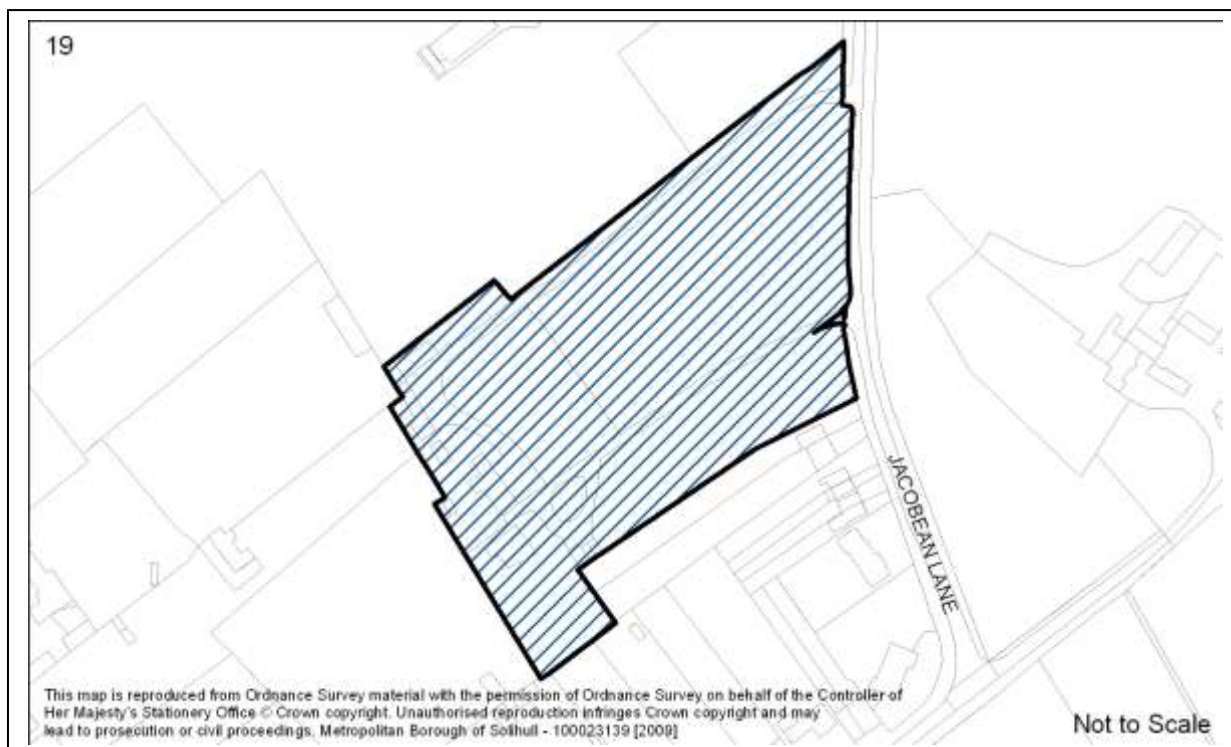
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Good access to 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.
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Site 19 61 Jacobean Lane



Proposal

Site Size	1.7ha (4.2ac)
Existing Use	Green field (part previously developed land)
	Dwelling and 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:
	Soft constraints: Local infrastructure Increased provision of services Hedgerows Habitats of interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high Health – high Fresh food – medium 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 prevent coalescence between settlements. Development would erode the narrow gap between Knowle and

	<p>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 – B/C(day), B(night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Large detached housing.</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>Ground monitoring.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take 24 – 50 months.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large developers, private 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 and semi detached houses.</p> <p>Site could accommodate a development of 51 - 85 units.</p>
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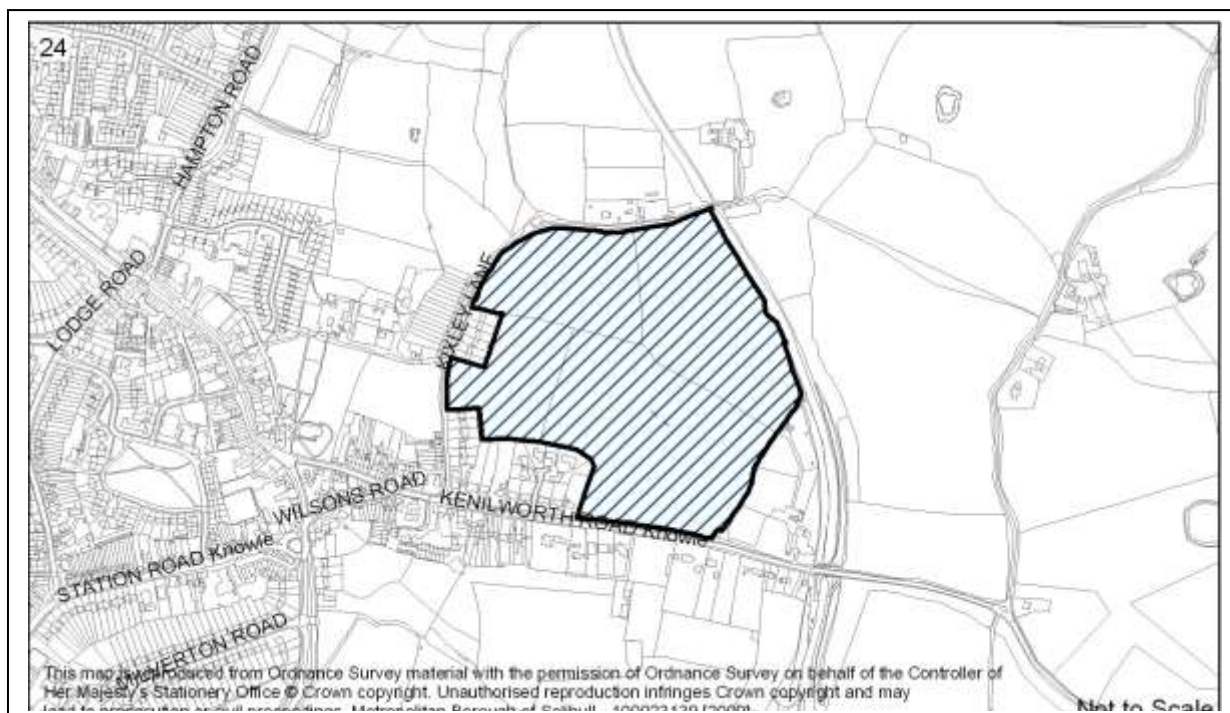
Include in SHLAA

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. Within the desirable parameters for access to other 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>Sites within noise exposure category C should not be considered unless there are no suitable alternatives.</p>
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Site 24 Land at Golden End, Kenilworth Road / Kixley Lane



Proposal

Site Size	15.04ha (37.16ac)
Existing Use	Green field
	Arable land
Proposal	Housing / Employment / Leisure / Social or Community / marina
Availability for housing	10 - 15 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Tree preservation orders on boundary
	Soft constraints: Local infrastructure Increased provision of services Access Severn Trent works Primary and Secondary school capacity insufficient Hedgerows Local wildlife site (boundary) Adjacent conservation area Habitats of interest Agricultural land classification - 3
Accessibility	Primary Schools – high Secondary Schools – high Health – high/medium Fresh food – high-medium Overall – high/medium Nº. jobs within 15 minutes – very low

	N° jobs within 30 minutes – high 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>Development would impact on the functions and openness of the green belt and create an indefensible green belt boundary, however, the site is surrounded by development and roads form a defensible green belt boundary.</p> <p>The site is too large for local needs and release of part of the site would set a precedent for the release of the whole site.</p> <p>Landscape, Conservation, Increased traffic flow, visible from open countryside as land parcel is raised, impact on the character of the conservation area.</p>
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Mix of housing types in locality.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take 36 – 84 months.</p> <p>Mixed use development would be most suitable.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large developers, and commercial 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 3, 4, 5 bed detached, semi detached and terraced housing. An element of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 451 - 752 units.</p>

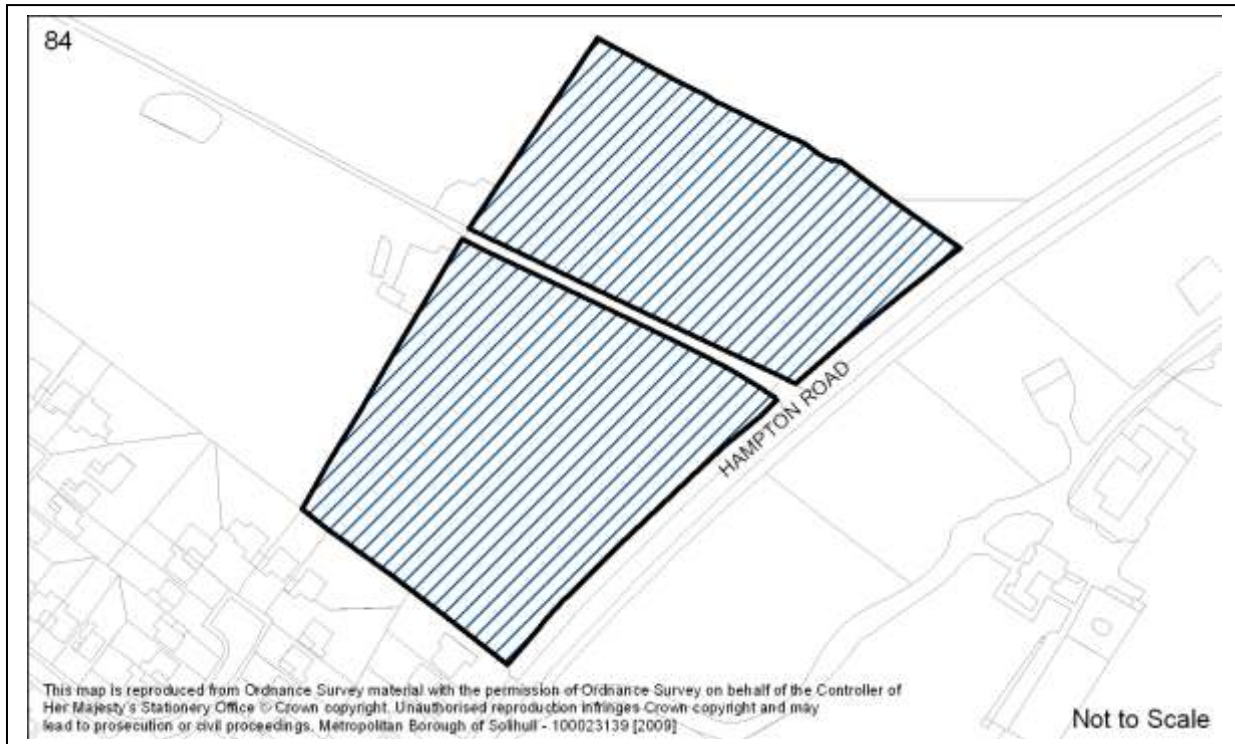
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Good access to local services and facilities. But release of the site would have a significant impact of green belt functions and openness and impact on the character of the conservation area.
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Site 84 Land at Hampton Road



Proposal

Site Size	2.24ha (5.53ac)
Existing Use	Green field
	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: Tree preservation orders
	Soft constraints: Local infrastructure Increased provision of services Access Land gradient Footpath Local wildlife site Hedgerows Habitats of interest Agricultural land classification - 3
Accessibility	Primary Schools – medium Secondary Schools – high Health– high/medium Fresh food – medium Overall - medium N°. jobs within 15 minutes – very 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. 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. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Mix of housing types in locality. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Design and build solutions.
Delivery	Projected build would take 24 – 48 months. Phased development. Joint Venture Would suit national house builders, large developers and private 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 3, 4, 5 bed detached, semi detached and terraced housing. Site could accommodate a development of approx 67 - 112 units.
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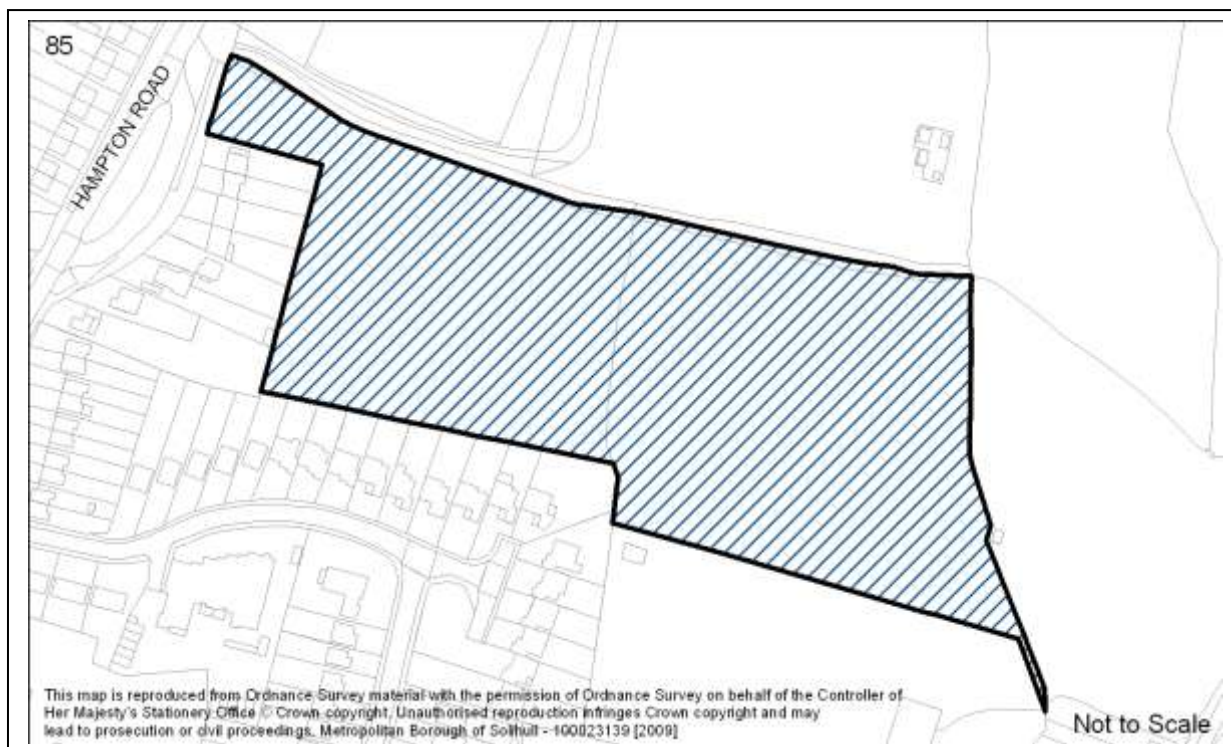
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Good access to 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. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.
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Site 85 Land at Hampton Road



Proposal

Site Size	2.55ha (6.3ac)
Existing Use	Green field
	Agriculture, grazing
Proposal	Housing / Other – nature conservation area
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – safeguarded land
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Footpath Local wildlife site (boundary) Hedgerows Habitats of interest Agricultural land classification – 3 Trees Arden pasture
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high

	N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Removed from the green belt to meet long-term housing needs, but site is 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 the functions and openness of the green belt, but is well related to existing development and would provide a defensible green belt boundary. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – A (day and night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Mix of housing types in locality. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Tree survey
Delivery	Projected build would take 24 – 48 months. Phased development. Joint Venture Would suit national house builders, large developers and private 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 3, 4, 5 bed detached, semi detached and terraced housing. A percentage of 1 & 2 bed apartments. Site could accommodate a development of approx 128 - 213 units.

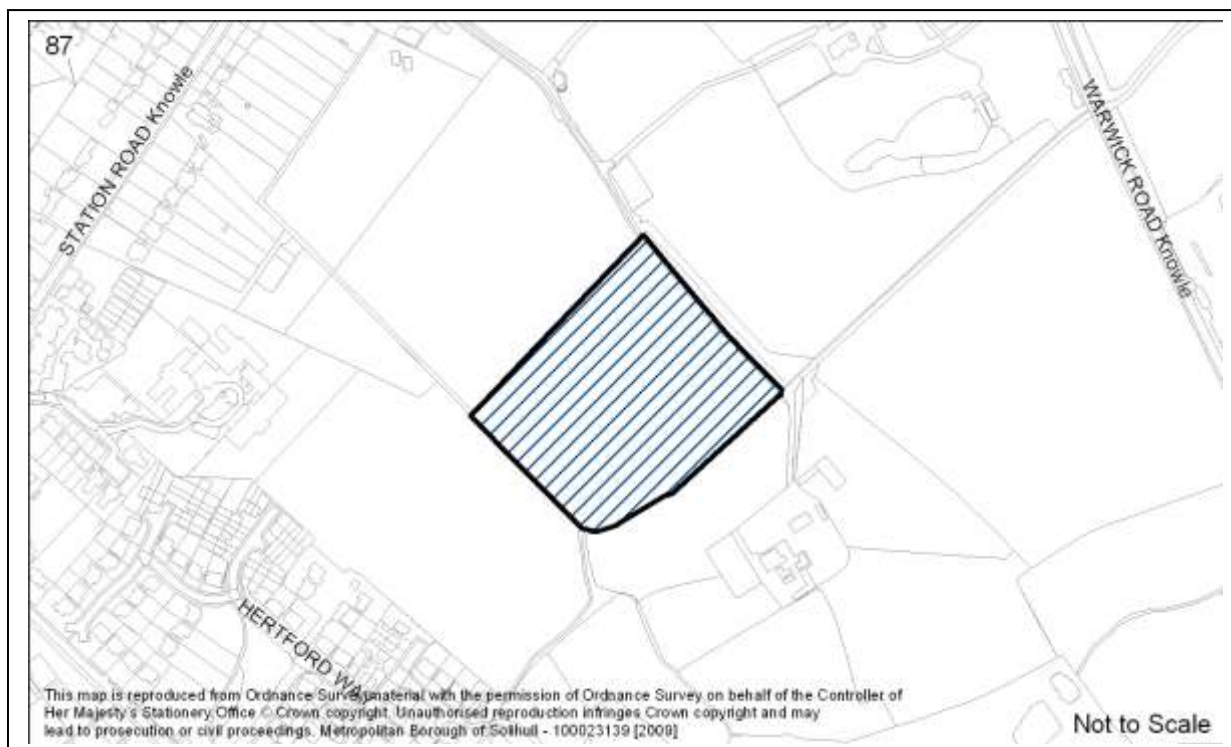
Include in SHLAA

No	Safeguarded land
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Consider Further for Allocation

Yes	Excellent access to 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, but is well contained and could provide a defensible green belt boundary. In line with emerging policy, a density of 46-60dph is likely to be encouraged in this location, so this site would have a capacity for around 117-154 dwellings.
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Site 87 Land to north east of Grove Road



Proposal

Site Size	2.28ha (5.63ac)
Existing Use	Green field
	Agriculture, paddock, grazing
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: Tree preservation orders (boundary)
	Soft constraints: Local infrastructure Increased provision of services Footpath (boundary) Access Hedgerows Habitats of interest Agricultural land classification – 3
Accessibility	Primary Schools – medium Secondary Schools – high Health – high Fresh food – medium Overall - medium N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – high 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>Isolated from 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.</p>
Environmental conditions	Noise exposure category – A (day and night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Mix of housing types in locality.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Design and build solutions.</p>
Delivery	<p>Projected build would take 24 – 48 months.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large developers 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</p> <p>Mix of development of 3, 4, 5 bed detached, semi detached and terraced housing.</p> <p>Site could accommodate a development of 68 - 114 units.</p>
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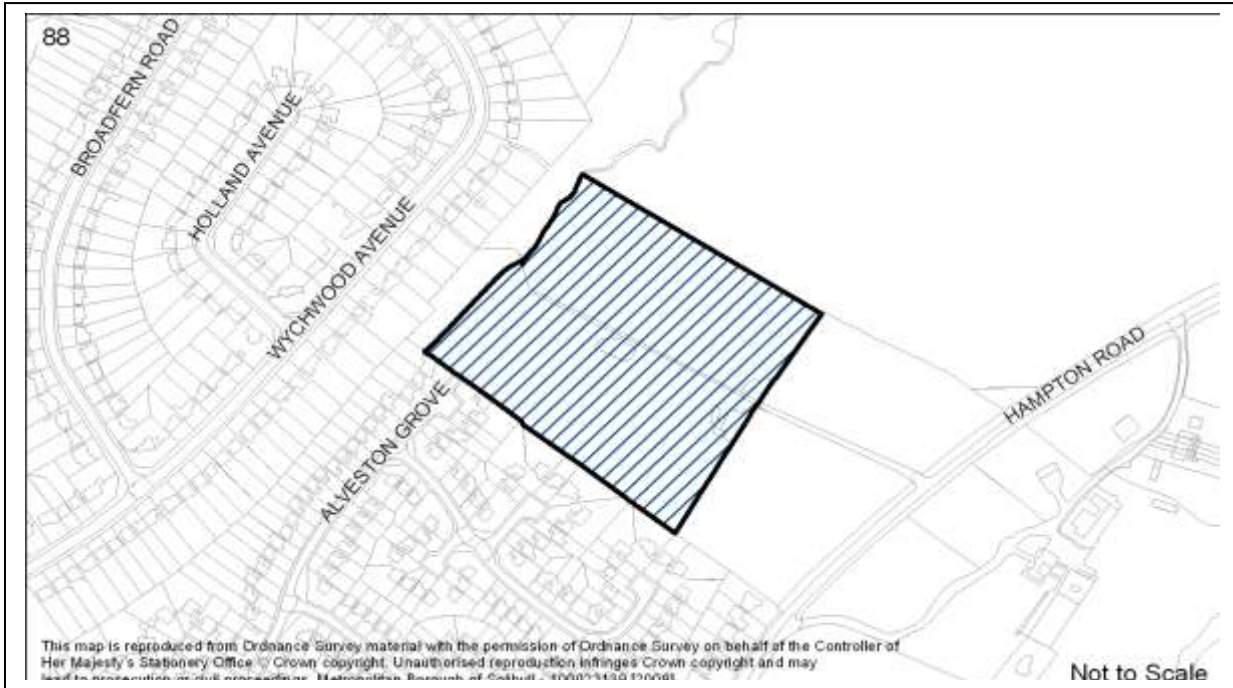
Include in SHLAA

No	Green belt
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Consider Further for Housing

No	<p>Good access to 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>
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Site 88 Knowle Nurseries, Hampton Road



Proposal

Site Size	3.61ha (8.92ac)
Existing Use	Green field
	Redundant / Vacant former garden nursery
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: Tree preservation orders
	Soft constraints: Local wildlife site Local infrastructure Increased provision of services Access Undulating ground Structures on site Overhead cables Agricultural land classification - 3 Footpath Hedgerows Habitats of interest Insufficient secondary school capacity if built to higher density
Accessibility	Primary Schools – medium/small part low Secondary Schools – high Gps – medium Fresh food – medium

	Overall – medium/low N°. jobs within 15 minutes – very 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. 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. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Mix of housing types in locality. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Design and build solutions. Demolition and removal of structures.
Delivery	Development of this site is only viable if developed with Site 84. Suitable design and build. Under build to cope with land levels. Retaining walls. Projected build would take 36 – 60 months. Phased development. Joint Venture Would suit national house builders, large 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 3, 4, 5 bed detached, semi detached and terraced housing. Site could accommodate a development of approx 108 - 180 units.

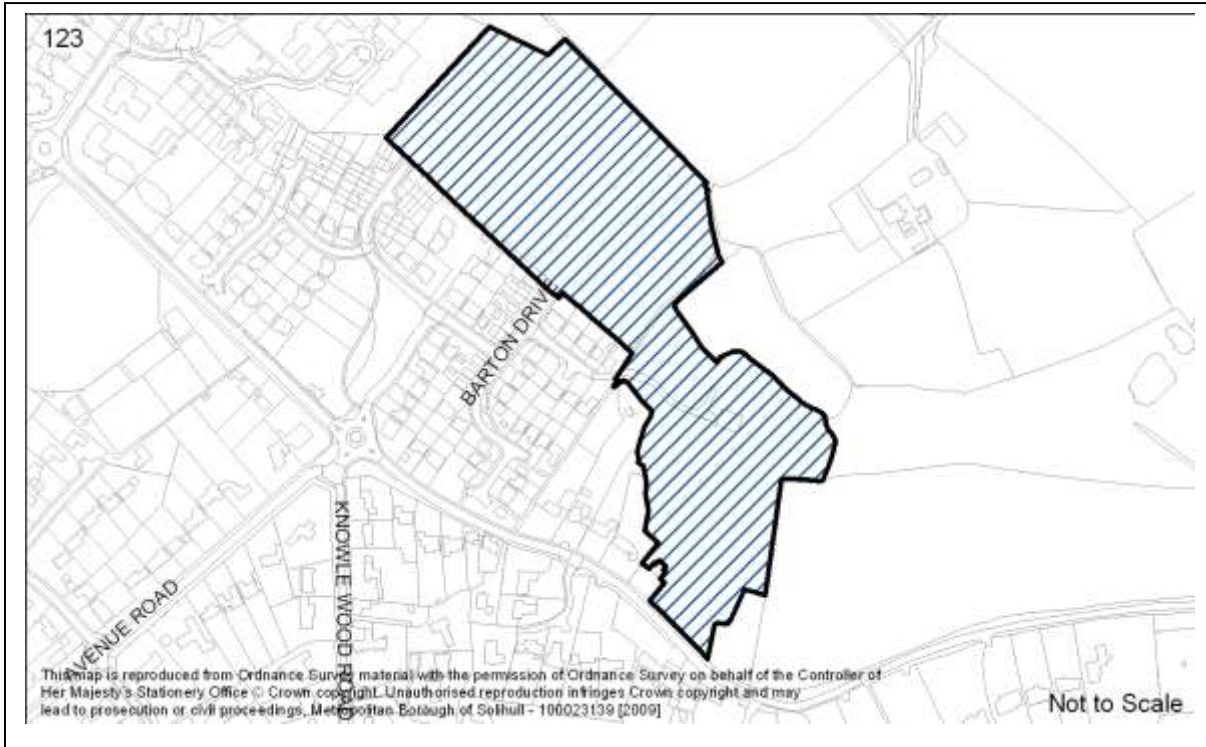
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Good access to 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. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives. Majority of site is covered by tree preservation order.
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Site 123 Middlefield



Proposal

Site Size	4.84ha (11.95ac)
Existing Use	Green field
	Grazing, pasture
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development plan - part green belt, part safeguarded land
Physical problems and limitations	Hard constraints: Tree preservation orders (boundary)
	Soft constraints: Local infrastructure Increased provision of services Access Undulating ground Structures on site Footpath Insufficient secondary school capacity Hedgerows Airport Consultation Zone Habitats of interest Trees Arden pasture Drainage facility for neighbouring development, maintained as open space by residents
Accessibility	Primary Schools – high/medium Secondary Schools – high

	<p>Health – high, small part medium</p> <p>Fresh food – medium</p> <p>Overall - medium</p> <p>N°. jobs within 15 minutes – very low</p> <p>N° jobs within 30 minutes – high, small part 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>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 (day and night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Mix of housing types in locality.</p> <p>New housing development abuts site.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Design and build solutions.</p> <p>Demolition and removal of structures.</p> <p>Tree survey</p>
Delivery	<p>Suitable design and build. Under build to cope with land levels.</p> <p>Retaining walls.</p> <p>Projected build would take 36 – 60 months.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large 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, potential to deliver a significant amount of affordable housing due to ownership.</p> <p>Mix of development of 3, 4, 5 bed detached, semi detached and terraced housing.</p> <p>Site could accommodate a development of 145 - 242 units.</p>
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Include in SHLAA

No	Green belt / safeguarded land.
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Consider Further for Allocation

Yes (in part)	<p>Good access to local services and facilities,.</p> <p>Too large for 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</p>
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release from surrounding sites.

Part of the site is already reserved to meet long-term housing needs, impact would be minimised by only releasing this part of the site.

In line with emerging policy, a density of 46-60dph is likely to be encouraged in this location, so the safeguarded part of the site (2.4ha) would have a capacity for 110 - 144 dwellings.

Site 176 Land between 114 – 166 Kenilworth Road



Proposal

Site Size	0.42ha (1.04ac)
Existing Use	Green field
	Garden
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 Habitats of interest Agricultural land classification - 3
Accessibility	Primary Schools – high Secondary Schools – high Health – medium Fresh food – medium Overall - medium N°. jobs within 15 minutes – very 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

	<p>belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Impact of removal from the green belt would be minimal, site is surrounded by development and roads form a defensible green belt boundary.</p> <p>However, allocation of this site would set a precedent for the release of dwellings to the east from the green belt, leading to intensification and change in character with an impact on green belt functions and openness.</p> <p>Landscape, Conservation.</p>
Environmental conditions	Noise exposure category – B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Mix of housing types in locality.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take 9 - 18 months.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large developers idle to small, local developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare.</p> <p>Mix of development of 3, 4, 5 bed detached, semi detached and terraced housing.</p> <p>40% affordable, tenure split to be negotiated if 15 or more dwellings are proposed.</p> <p>Site could accommodate a development of 13 - 21 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>Well contained site, but would set a precedent for development and redevelopment of garden land to the east which would impact on green belt functions, openness and the character of the area.</p>
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