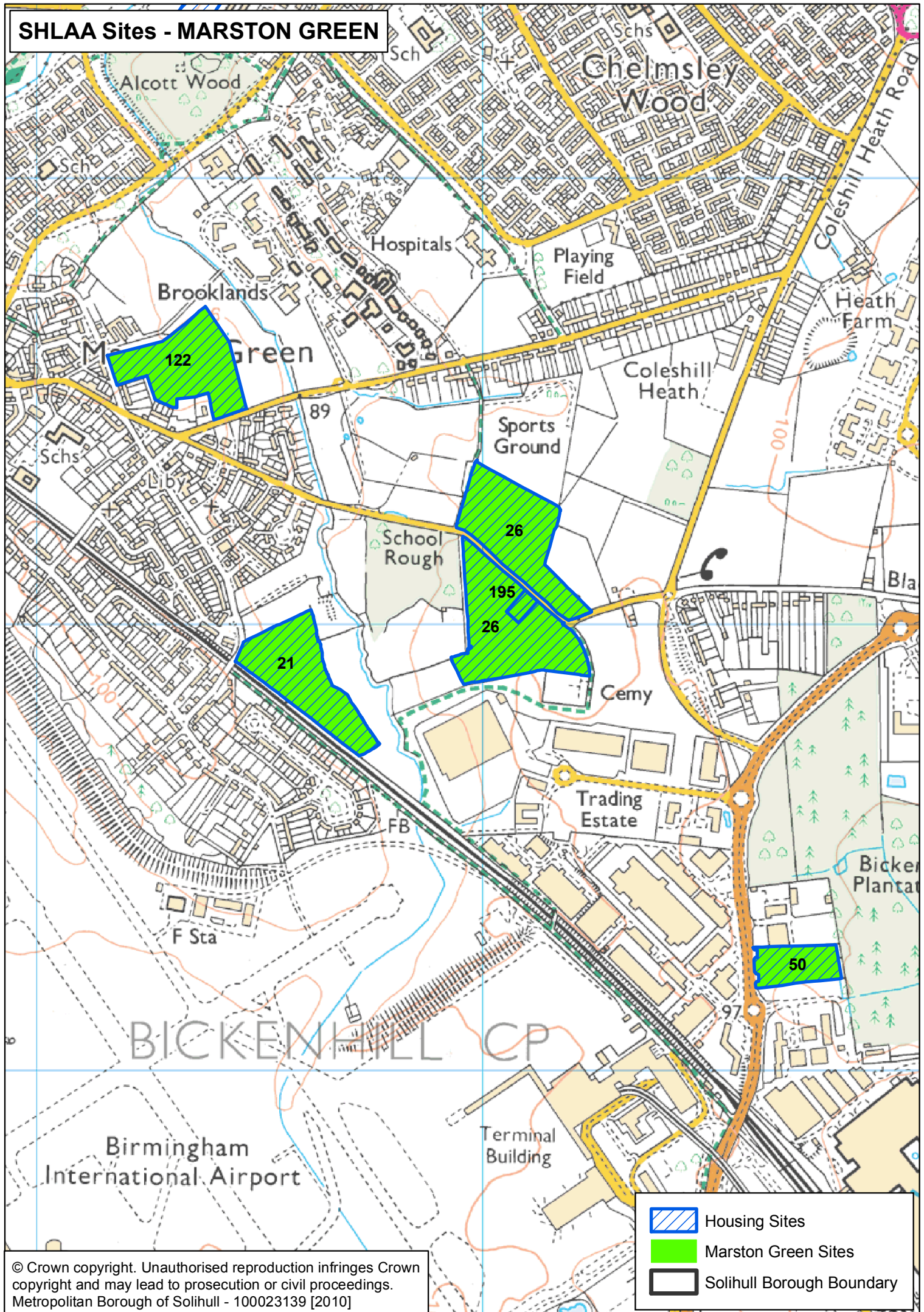





MARSTON GREEN

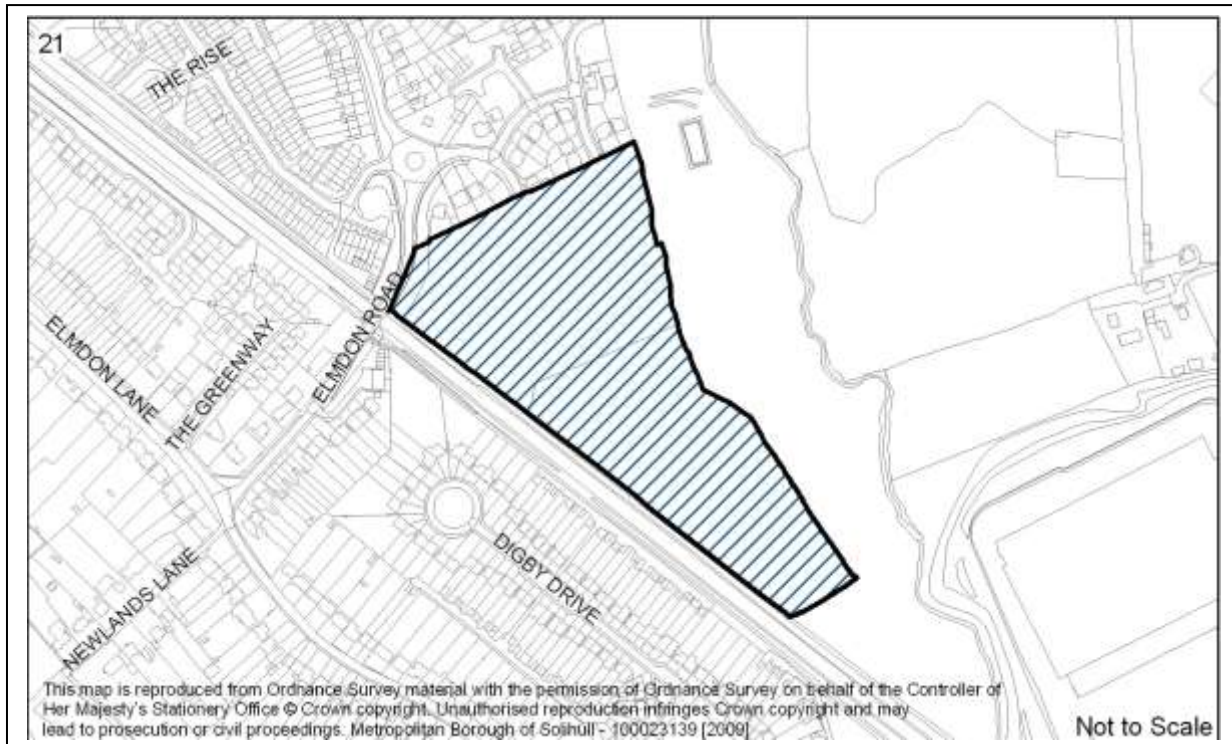
Site Ref	Address
21	Moat House Farm, Elmdon Road
26	Land at Bickenhill Road
50	George Higginson & Son, Bickenhill Lane
122	Land adjacent Chelmsley Lane / Coleshill Road
195	Land between East Woodhay Guest House and Sherington, Bickenhill Road

SHLAA Sites - MARSTON GREEN



-  Housing Sites
-  Marston Green Sites
-  Solihull Borough Boundary

Site 21 Moat House Farm, Elmdon Road



Proposal

Site Size	4.02ha (9.93ac)
Existing Use	Green field
	Paddock and agriculture
Proposal	Housing
Availability for housing	5 - 10 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 Proximity to rail line 1/100, 1/1000 year flood zone Insufficient secondary school capacity Hedgerows Agricultural land classification – 3 Habitats of interest Trees Arden parkland
Accessibility	Primary Schools – Medium, high at north-west end, low at south-east end Secondary Schools – high Health – medium

	<p>Fresh food – medium</p> <p>Overall - medium, low at south-east end</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>Excluded from the green belt to meet long-term housing needs, but contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Impact of development would be minimal and the green belt boundary is defensible</p> <p>Sites will be assessed by the North Solihull green belt review.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – B (day and night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Mix of housing types.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Provision of suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Extended Phase I Survey required.</p>
Delivery	<p>Projected build would take 24 – 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</p> <p>Mix of development of 2, 3, 4, 5 bed detached, semi detached and terraced houses. A percentage of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 120 – 201 units.</p>

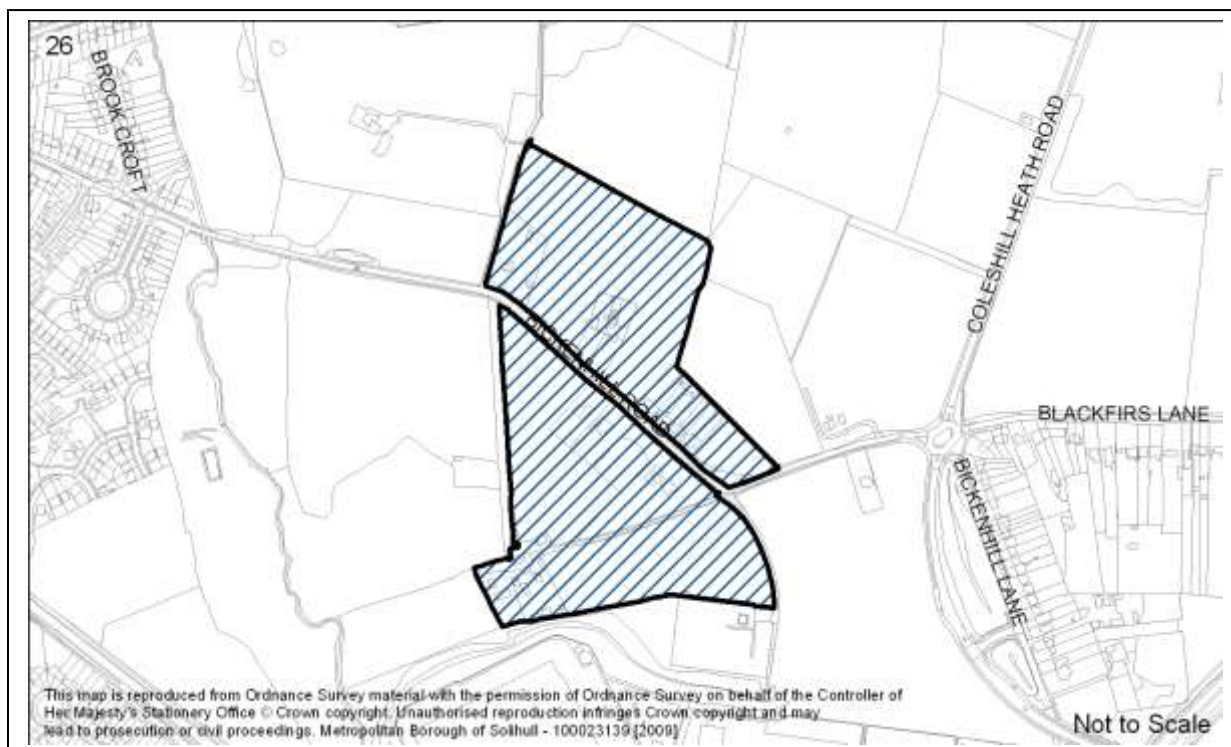
Include in SHLAA

No	Safeguarded land
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Consider Further for Allocation

Yes	<p>Good access to local services and facilities.</p> <p>Well contained site and could provide a defensible green belt boundary,</p> <p>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 180-241 dwellings.</p> <p>The release of the site will be considered further through the green belt review.</p>
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Site 26 Bickenhill Road



Proposal

Site Size	9.64ha (23.82ac)
Existing Use	Green field
	Paddock and grazing
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: Tree preservation orders (boundary)
	Soft constraints: Local infrastructure Increased provision of services Footpath (boundary) Existing dwellings Local wildlife site Insufficient secondary school capacity Pipeline buffer, south-east corner Hedgerows Habitats of interest
Accessibility	Primary Schools – medium, low Secondary Schools – high Health – medium/low Fresh food – high/medium Overall – medium/low N°. jobs within 15 minutes – medium

	N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	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, visible from countryside.
Environmental conditions	Noise exposure category – A/B(day and night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Large detached housing. 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. Demolition and cart away.
Delivery	Projected build would take 24 – 50 months. Phased development. Joint Venture Would suit national house builders, large developers.

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. A percentage of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of between 289 – 482 units.</p>
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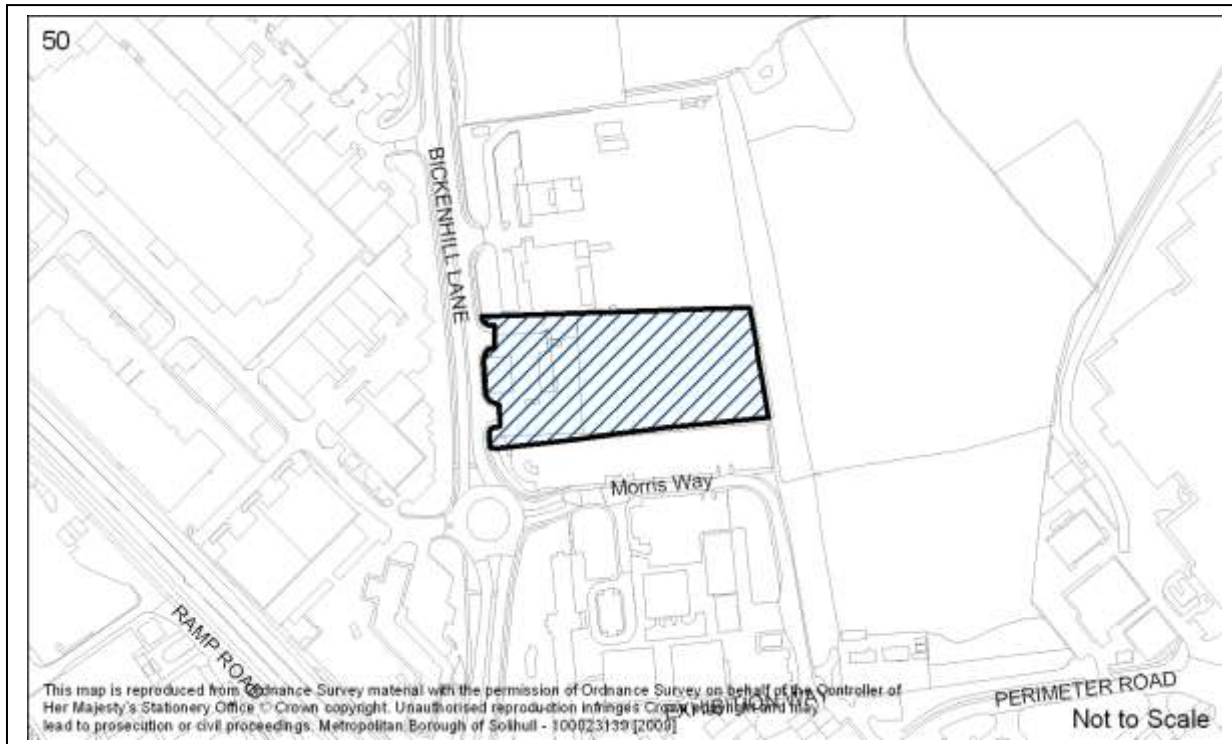
Include in SHLAA

No	Green belt.
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Consider Further for Allocation

No	<p>Good access to local services and facilities.</p> <p>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> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
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Site 50 George Higginson & Son, Bickenhill Lane



Proposal

Site Size	1.56Ha (3.85ac)
Existing Use	Brown field
	Light industry, Office, Storage
Proposal	Housing / Retail / Employment / Leisure
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – allocated for general business purposes
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Industrial Estate Existing structures / Portakabin Local wildlife site (boundary)
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high Health – medium Fresh food – medium Overall – very low N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	None
Environmental conditions	Unsuitable for housing

	Noise exposure category – A/B(day and night)
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Achievability for Housing

Market	Surrounding area is Marston Green / Elmdon Industrial Estate Market demand expected to be high for relevant use B1 / B2 / B8. Housing not suitable or viable. Low demand expected.
Cost	Full intrusive ground survey required, ecological, topographical. Service provision or increased capacity. Demolition and cart away.
Delivery	Projected build would depend on eventual scheme. Phased development. Joint Venture Would suit industrial or commercial developers.

Housing Potential

None

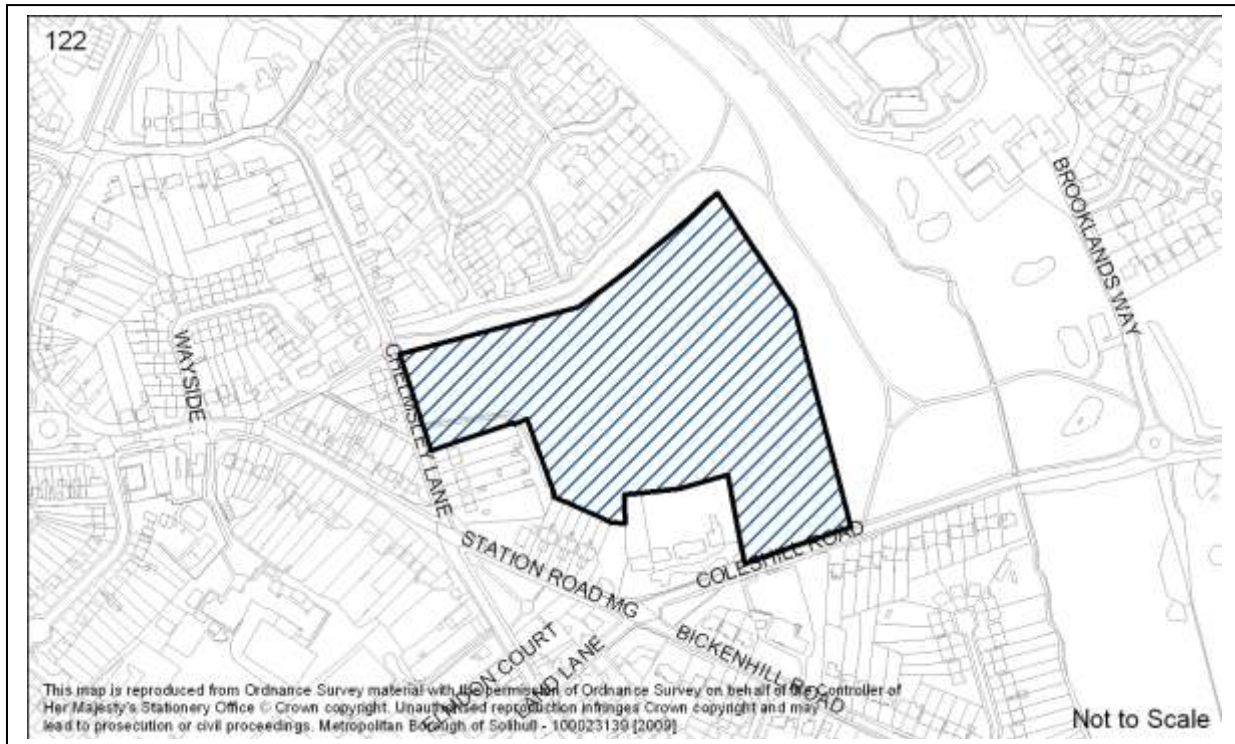
Include in SHLAA

No	Unsuitable for housing
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Consider Further for Allocation

No	Unsuitable for housing
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Site 122 Land adjacent Chelmsley Lane / Coleshill Road



Proposal

Site Size	3.93ha (9.71ac)
Existing Use	Green field
	Open land, Recreation
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan - part green belt, part safeguarded, public open space
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints: Local infrastructure Increased provision of services Public footpath Access Insufficient secondary school capacity Habitats of interest Adjacent Marston Green park 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	<p>Most of the site is excluded from the green belt for long-term housing needs, but the site contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>However, impact of removal from the green belt would be minimal, site is surrounded by development and roads and public open space form a defensible green belt boundary.</p> <p>Sites will be assessed by the North Solihull green belt review.</p> <p>Landscape, Conservation, Increased traffic flow. Loss of open space</p>
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is a mix of residential, employment and agriculture.
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Improving access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition and cart away.</p>
Delivery	<p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builder, large developer</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, given ownership.</p> <p>A development of 2, 3, 4, 5, bed detached, semi detached and terraced housing with some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of approx 118 - 196</p>
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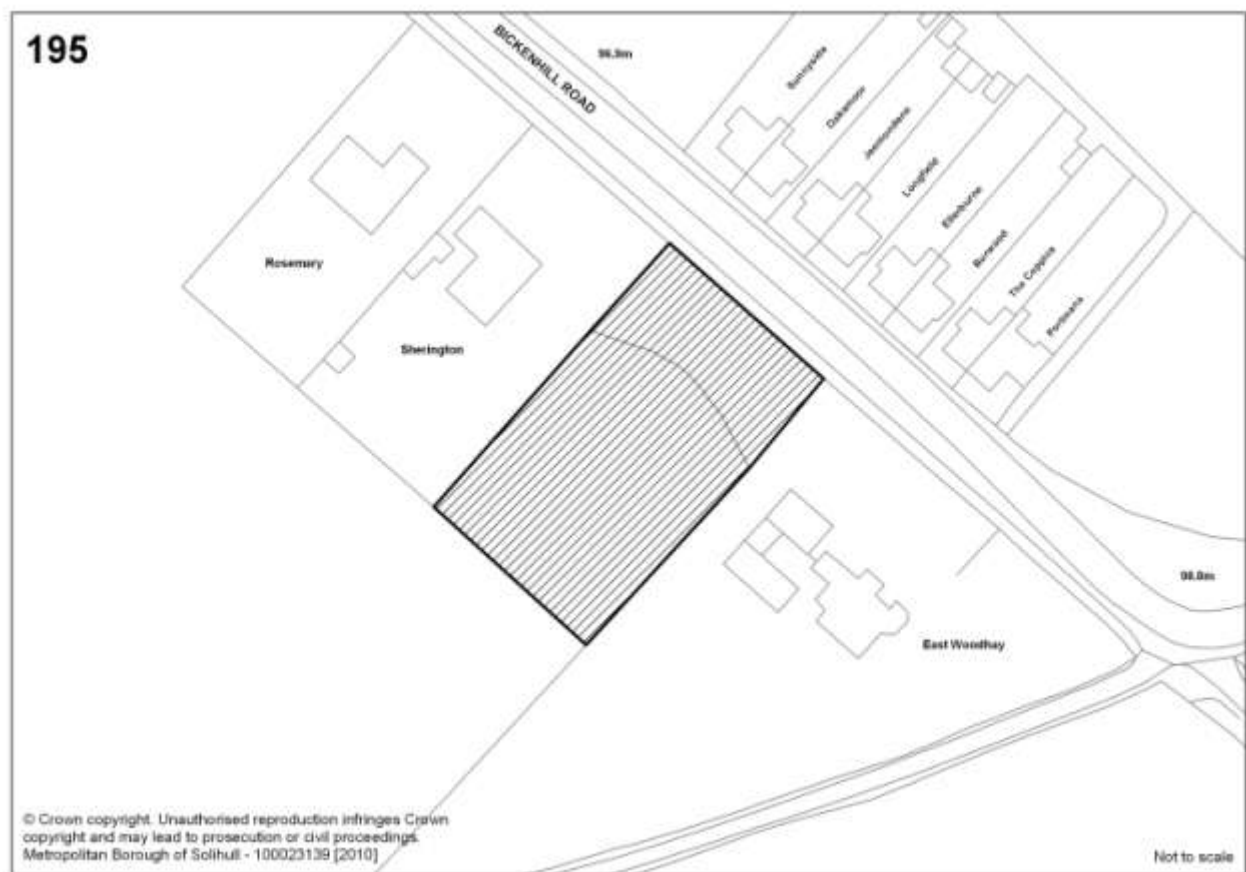
Include in SHLAA

No	Green belt/safeguarded land
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Consider Further for Allocation

Yes	<p>Excellent access to local services and facilities.</p> <p>Well contained site and could provide a defensible green belt boundary.</p> <p>If only the safeguarded land was released for development, the site would have an area of 1.9ha. 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 87-114 dwellings.</p>
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Site 195 Land between East Woodhay Guest House and Sherington Bickenhill Road



Proposal

Site Size	0.24ha (0.59ac)
Existing Use	Green field
	Vacant land
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 Insufficient secondary school capacity Hedgerows Habitats of interest Agricultural land classification – 3
Accessibility	Primary Schools – low Secondary Schools – high Health – medium Fresh food – high

	Overall - low N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	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, visible from countryside.
Environmental conditions	Noise exposure category – B(day), A/B(night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Large detached housing. 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.
Delivery	Projected build would take 6 -12 months. Would suit small, medium or private developer

Housing Potential

In line with policy 30-50 dwellings per Hectare. Mix of development of 3, 4, 5 bed detached and semi detached houses. Site could accommodate a development of between 7 – 12 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.
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