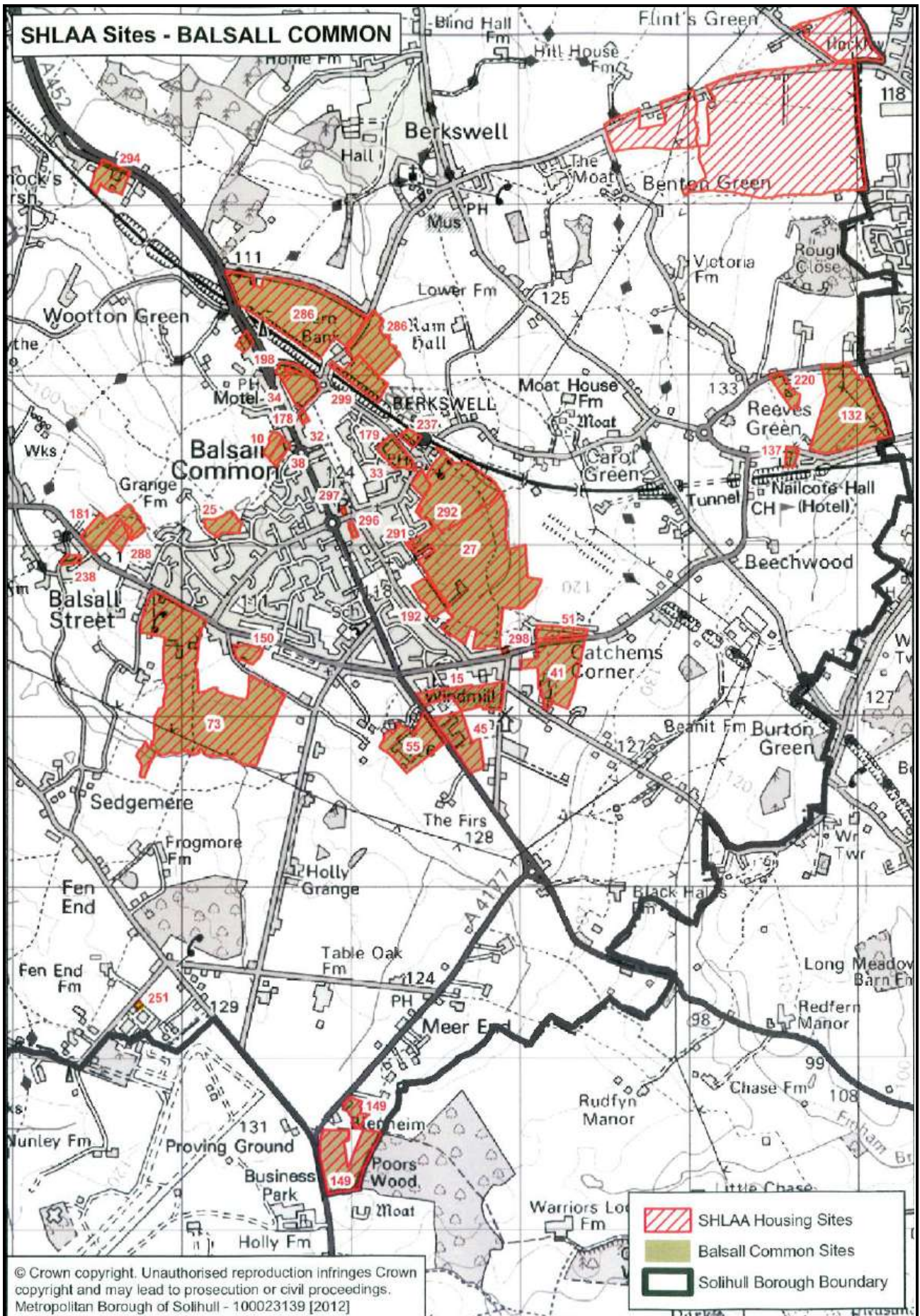


Balsall Common Sites

BALSALL COMMON

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
10	152 Kenilworth Road	No
15	Land between Kenilworth Road / Windmill Lane	Yes (part) DLP Site 23
25	Needlers End Lane	No
27	Barretts Lane Farm	No
32	Land at Lavender Hall Lane	No
33&179	Riddings Hill	Yes (part) DLP Site 19
34&178	Land at Lavender Hall Lane	No
38	Grapes Villa Farm, Kenilworth Road	No
41	Land at Pheasant Oak Farm	No
45	Land fronting Kenilworth Road	Yes (part) DLP Site 22
51	Land at Waste Lane	No
55	Former Equestrian Centre, Kenilworth Road	No
73	Oaks Farm, south of Balsall Street	No
132	Land at Duggins Lane	No
137	205 Duggins Lane	No
149	Pear Tree Farm, Meer End Road	No
150	Field adjacent to Silver Birches, Frog Lane	No
181	Land at Balsall Street	No
192	Land off Barretts Lane	No
198	Berkswell Service Station, 52-54 Kenilworth Road	No
220	Tanners House, Tanners Lane	No
237	443 Station Road	No
238	Ye Olde Saracens Head	No
251	Oakley Estate	Yes - SHLAA
286	Land at Lavender Hall Lane	No
288	Land adjacent to Elm Farm Barns, Balsall Street	No
291	Land adjacent to Sunnyside Farm House, Barretts Lane	No
292	Part of Barretts Lane Farm, Station Road	No
294	Blooms Solihull Garden Centre, Kenilworth Road	
296	Lea Francis House, off Station Road	
297	Chattaways, 213 Station Road	Yes - SHLAA
298	Kelsey Lane, opposite Windmill Lane	Yes - SHLAA
299	The Fisheries, Land off Lavender Hall Lane	No



	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>The Site buffers current settlement boundary, but is not well related to the existing pattern of development, unless developed comprehensively with land to south-east (site 38 and public open space).</p> <p>Would impact on the functions and openness of the green belt and create an indefensible green belt boundary and set a precedent for the development of surrounding land.</p>
Environmental conditions	<p>Decent habitable surroundings</p> <p>Noise exposure category A (day), B (night)</p>

Achievability for Housing

Market	<p>Alternative land uses would not be suitable as market not sufficient to sustain them. Residential development would generate high values due to postcode area.</p> <p>Assume demand and sales of residential development to be high.</p>
Cost	<p>Full intrusive ground survey required. Monitoring of pond area which would take up to 18 months to assess ground stability and movement.</p> <p>Access would need to be improved either by acquisition of further land or finding alternative means of access. Refer to Site 38.</p> <p>Footpath runs to north-west boundary potential costs for diversion.</p> <p>Risk of flooding not anticipated but Ecological Survey required.</p>
Delivery	<p>Dependant on ground conditions and monitoring – time delay. 18 months – 2 years build time.</p> <p>Difficult to access unless developed with Site 38.</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>A development of family housing 3, 4, 5 bed both detached and semi. Approx 25-41 units accounting for infrastructure and plot size.</p> <p>40% of units would be affordable housing, tenure split to be negotiated.</p>
--

Include in the SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Poorly related to existing development, would protrude into the green belt, impacting on the openness of the green belt and creating an indefensible green belt boundary.</p> <p>Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing.</p>
----	---

Site 15: Land between Kenilworth Road / Windmill Lane (Draft Local Plan Site Ref. 23)



Proposal

Site size	5.30ha (13.1ac)
Existing use	Green field
	Grazing
Proposal	Housing / Recreation and Open Space
Availability for housing	5-15 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints: Access Hedgerows Agricultural land category 3 Habitats of interest identified Site within 1000m of proposed HS2 route
Accessibility	Primary Schools – high/medium, low at east side Secondary Schools – high Health – medium Fresh food – medium Overall – majority medium, low at east side 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 prevent coalescence between settlements. Development would impact on surrounding environment, the

	functions and openness of the green belt and set a precedent for the release of green belt land to the north.
Environmental conditions	Noise exposure category A, B and C (day), B night

Achievability for Housing

Market	Surrounding area is mix of residential and agriculture. Local amenities nearby. Alternative land uses not suitable or sustainable. Insufficient local demand for a development of this size.
Cost	Full intrusive ground survey required. Access and infrastructure works and improvements required. Ecological Survey to assess wildlife and habitats.
Delivery	Project would need to be phased. Projected build would take a few years and only a development to be taken by national house builder or large developer.

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>A development of 2,3,4,5 beds detached, semi detached and terraced dwellings with a percentage of 1 & 2 beds apartments.</p> <p>A development of approx 159-265 dwellings could be accommodated on site.</p> <p>40% of units are to be affordable housing, tenure split to be negotiated.</p>
--

Include in SHLAA

No	Green belt
----	------------

Consider for Further Allocation

Yes	<p>The site is too large to meet local needs. Development would extend into the green belt, impacting on openness and setting a precedent for the release of land to the north.</p> <p>Accessibility of this parcel is good, but part of the site falls within noise exposure category C which should not be considered for development unless there are no suitable alternative sites.</p> <p><u>January 2012 Update</u></p> <p>There is a need to identify further sites to meet the Draft Local Plan housing land provision target.</p> <p>Part of the site fronting Kenilworth Road has good access to local services and facilities. The infill nature of the site would have minimal impact on the green belt and could form a defensible green belt boundary.</p>
-----	---

Site 25: Needlers End Lane



Proposal

Site Size	2.06ha (5.09ac)
Existing Use	Green field
	Paddock and stabling
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: Access Pond located north east corner Local wildlife site Footpath (boundary) Hedgerows Agricultural land category 3 Habitats of interest identified Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – low Secondary Schools – high Health – medium 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 belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Poorly 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 further green belt release. Development would impact on area characteristics.
Environmental conditions	Noise exposure category A (day and night)

Achievability for Housing

Market	Surrounding area is mix of residential and agriculture. Local amenities nearby. Alternative land uses not suitable or sustainable. Insufficient local demand for a development of this size.
Cost	Full intrusive ground survey required. Access and infrastructure works and improvements required. Access may require acquiring further properties. Ecological Survey to assess wildlife and habitats.
Delivery	Project would need to be phased. Projected build would take 2-3 years and only a development to be taken by national house builder or large developer.

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. A development of circa 61 – 103 dwellings could be accommodated on site. 40% affordable, tenure split to be negotiated.
--

Include in the SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	Within the desirable accessibility parameters, but poorly related to existing development, protrudes into the green belt and would create an indefensible boundary. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.
----	---

	<p>Health – high and medium Fresh food – high and medium Overall – low, majority of site, medium at southern tip N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium N°. jobs within 45 minutes – high/medium</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. Significant incursion into green belt, impacting on functions and openness. Development would significantly impact on existing residents and conservation of area characteristics.</p>
Environmental conditions	<p>If mixed use scheme more consideration to be given to impact of different use classes on environment. Noise exposure category A/B (day), A/B, small part C (night).</p>

Achievability for Housing

Market	<p>Surrounding area is of residential and predominantly agriculture. Alternative land uses not suitable or sustainable. Infrastructure not suitable, demand not present in market. Insufficient local demand for a development of this size.</p>
Cost	<p>Full intrusive ground survey required. Access and infrastructure works and improvements required. Access may require finding alternative access points. Ecological Survey to assess wildlife and habitats.</p>
Delivery	<p>Project would need to be phased. Projected build would take several years and only a development to be taken by national house builder or large developer. If mixed use scheme more consideration to be given construction projection times and viability of site planning.</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. Development to be of 1 & 2 bed apartments and 2, 3,4,5,6 bed family housing of detached, semi and terraced form. The site could accommodate a development of between 1482 - 2463 residential units and on mixed use basis this would be less.</p>

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	Too large to meet local needs, would be a significant incursion into the green belt. The southern tip of the proposal has good accessibility, but no means of access, so can't be considered in isolation.
----	--

Site 32: Land at Lavender Hall Lane



Proposal

Site Size	0.29ha (0.72ac)
Existing Use	Green field
	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: None
	Soft constraints: Bus stop impedes on existing access. Agricultural land classification 3 Habitats of interest identified Site within 500m of proposed HS2 route
Accessibility	Primary Schools – outside defined parameters Secondary Schools – high Health – medium Fresh food – high Overall – very 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 belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.

	Impact of development would be minimal. However, the green belt boundary runs along the rear of the houses along Kenilworth Road and gardens are included within the green belt. Proposal would set a precedent for an amendment to the green belt boundary to exclude gardens. Land abuts Lavender Hall Park.
Environmental conditions	Noise exposure category B (day), A (night)

Achievability for Housing

Market	Surrounding area is of residential and predominantly agriculture. Alternative land uses not suitable or sustainable. Infrastructure already present but market demand may not be sufficient for development.
Cost	Full intrusive ground survey required. Creating suitable access.
Delivery	Projected build would take 9-12 months and such an opportunity would appeal to various mix of developers.

Housing Potential

Site can accommodate a development of 8 – 14 dwellings, detached and semi detached 3, 4 bed housing with some 1 & 2 bed apartments with associated car parking.

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	Would impact on the openness of the green belt and set a precedent for garden land along Kenilworth Road to be released from the green belt. Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing.
----	---

Site 33 and 179: Land at Riddings Hill



Proposal

Site Size	2.45ha (6.05ac)
Existing Use	Green field
	Vacant, used for sports
Proposal	Housing / Offices
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt, public open space
Physical problems and limitations	Hard constraints: None
	Soft constraints: Gradient on site from northwest to southwest. Added build costs. Agricultural land classification 3 Habitats of interest identified
Accessibility	Primary Schools – outside defined parameters Secondary Schools – high Health – high/medium Fresh food – high/medium Overall – very 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 belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. However, impact of removal from the green belt would be minimal,

	<p>site is surrounded by development and roads form a defensible green belt boundary.</p> <p>Land abuts new residential development.</p> <p>Potential increased traffic flow.</p>
Environmental conditions	<p>If mixed use scheme more consideration to be given to impact of different use classes on environment.</p> <p>Noise exposure category A/B (day), A (night)</p>

Achievability for Housing

Market	<p>Surrounding area is of residential and predominantly agriculture.</p> <p>Alternative land uses not suitable or sustainable. Infrastructure already present but market demand may not be sufficient for development.</p>
Cost	<p>Full intrusive ground survey required.</p> <p>Some under build may be required due to land gradient.</p>
Delivery	<p>Project would need to be phased.</p> <p>Projected build would take 2-3 years and only a development to be taken by national house builder or large developer.</p> <p>If mixed use scheme more consideration to be given construction projection times.</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>The site could accommodate a development of circa 73 – 122 dwellings and on mixed-use basis this would be less.</p> <p>Requirement for other uses would need to be researched to assess demand.</p> <p>Recent planning consent on part of site for Doctors Surgery.</p>
--

Include in SHLAA

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

Consider Further for Allocation

Yes	<p>Site is within the green belt, but its development would have a minimal impact on the openness of the green belt because it is surrounded by development. Surrounding roads would form a defensible green belt boundary.</p> <p>Compensation for loss of public open space required.</p> <p>Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing.</p> <p>About 1/3rd of site has planning permission for a doctor's surgery.</p> <p>In line with emerging policy, a density of 30-45dph is likely to be encouraged in this location, so this site would have a capacity of around 48-72 dwellings.</p>
-----	--

Site 34 & 178: Land at Lavender Hall Lane



Proposal

Site Size	3.99ha (9.87ac)
Existing Use	Green field
	Agriculture
Proposal	Housing / Employment
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Woodland on small part of the site
	Soft constraints: Existing infrastructure. Lavender Hall Lane improvements as only access point Provision of services. Footpath Agricultural land classification 3 Hedgerow Habitats of interest identified Site within 500m of proposed HS2 route
Accessibility	Primary Schools – outside defined parameters Secondary Schools – high Health – medium Fresh food – high Overall – low/very 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 belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. However, impact of removal from the green belt would be minimal, site is surrounded by development and roads form a defensible green belt boundary. But, would set a precedent for the release of green belt land to the south-east where the green Belt boundary runs along the rear of the houses along Kenilworth Road and gardens are included within the green belt, leading to intensification of development and change in the character of the area. Local amenities, increased capacity.
Environmental conditions	Noise exposure category A/B (day and night)

Achievability for Housing

Market	Site abuts existing back garden land with roads to all other boundaries. Demand for employment use is not as high as other areas within borough. Housing development would be sustainable but not of this size and assume low demand for produce.
Cost	Full intrusive ground survey required Creating suitable access Highway improvement Increased capacity or new provision of, services
Delivery	Project would need to be phased Projected build dependant on eventual scheme to be consented, mixed use or residential Any project would take a few years to construct

Housing Potential

<p>Housing Potential:</p> <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>Site suitable for mix of units mix detached and semi detached 3, 4, 5 bed housing, 2, 3 bed terraced housing with some 1 & 2 bed apartments with associated car parking. Assume density of 119 – 199 units can be achieved.</p>
--

Include in SHLAA

No	Green belt
----	------------

Consider for Further Allocation

No	Well contained site and could provide a defensible green belt boundary, but would set a precedent for garden land along Kenilworth Road to be released from the green belt. Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing.
----	--

Site 38: Grapes Villa Farm, 170 Kenilworth Road



Proposal

Site Size	0.9ha (2.22)
Existing Use	Green field
	House & garden, outbuildings, office conversions
Proposal	Housing
Availability for housing	Within 5 years

Suitable for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Access Ground conditions in part, pond area on southern boundary Agricultural land classification 3 Hedgerow Habitats of interest identified Site within 1000m of proposed HS2 route
Accessibility	Primary Schools – low Secondary Schools – high Health – medium 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	<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>The site buffers current settlement boundary, but is not well related to the existing pattern of development, unless developed comprehensively with public open space land to the south-east.</p> <p>Would impact on the functions and openness of the green belt and create an indefensible green belt boundary.</p> <p>Habitats of interest identified.</p>
Environmental conditions	Noise exposure category A/B (day), A (night)

Achievability for Housing

Market	<p>Surrounding area is residential with local amenities within walking distance.</p> <p>Alternative land uses would not be suitable as market not sufficient to sustain them. Current office space on site 'To Let'. Residential development would generate high values due to postcode area.</p> <p>Assume demand and sales of residential development to be high.</p>
Cost	<p>Full intrusive ground survey required. Monitoring of pond area which would take up to 18 months to assess ground stability and movement.</p> <p>Current buildings on site. Decision whether to demolish or not would incur costs.</p> <p>Access would need to be improved either buy acquisition of further land or finding alternative means of access. Potential to widen existing access but may not be sufficient land. Refer to Site 10.</p> <p>Risk of flooding not anticipated but Ecological Survey required.</p>
Delivery	Dependant on ground conditions and monitoring – time delay. 18 months – 2 years build time line.

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>A development of family housing 3, 4, 5 bed both detached and semi. Density of approx 27-45 units accounting for infrastructure and plot size.</p> <p>40% of units would be affordable housing, tenure split to be negotiated.</p>

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Poorly related to existing development. Would protrude into the green belt, impacting on the openness of the green belt and creating an indefensible green belt boundary.</p> <p>Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing.</p>
----	---

Site 41: Pheasant Oak Farm, Hob Lane



Proposal

Site Size	9.5ha (23.47ac)
Existing Use	Green field
	Turkey Farm, outbuildings and Offices
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: Existing buildings on site and mix of materials. Ground conditions – causes of contamination Footpath Agricultural land classification 3 Hedgerows Habitats of interest identified Site within 500m of proposed HS2 route
Accessibility	Primary Schools – low/outside desirable parameters Secondary Schools – high Health – medium/Low Fresh food – low Overall – low/very low N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium

	N°. jobs within 45 minutes – medium
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 land to the west.</p> <p>Impact on landscape.</p>
Environmental conditions	<p>Open agricultural surroundings with pockets of residential.</p> <p>Substantial development to impact aesthetically on characteristic of area.</p> <p>Noise exposure category A (day and night)</p>

Achievability for Housing

Market	<p>Surrounding area is predominantly agricultural.</p> <p>Demand may not be sufficient.</p>
Cost	<p>Full intrusive ground survey required.</p> <p>Current buildings on site. Decision whether to demolish or not would incur costs. Asbestos survey.</p> <p>Surrounding infrastructure would need to be improved to deal with increased capacity.</p> <p>Increased service provision</p>
Delivery	<p>Development to be phased over several years.</p> <p>Development suited to national house builder or 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>A development of family housing 2, 3 & 4 bed both detached, semi detached, terraced and 1 & 2 bed apartments. Density of approx 285 - 475 units accounting for infrastructure and plot size.</p> <p>40% of units would be affordable housing, tenure split to be negotiated.</p>

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Accessibility is low and parts of the site are outside of the desirable parameters for primary schools.</p> <p>Poorly related to the existing pattern of development, would protrude into the green belt, impacting on openness of the green belt and creating an indefensible green belt boundary.</p>
----	--

Site 45: Land fronting Kenilworth Road (Draft Local Plan Site Ref. 22)



Proposal

Site Size	4.84ha (11.97ac)
Existing Use	Green field Poultry Farm, Garden Nursery and Storage
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: Existing buildings on site and mix of materials. Ground conditions – causes of contamination Footpath (boundary) Hedgerows Agricultural land classification 3 Habitats of interest identified Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – medium/low Secondary Schools – high Health – medium, low Fresh food – medium, low

	Overall – medium 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 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.
Environmental conditions	Noise exposure category A/C (day), A/B (night)

Achievability for Housing

Market	Surrounding area is mix of residential and agricultural. New build development adjacent (Banner Homes). Demand for large exclusive detached homes. Expect to achieve solid sales values.
Cost	Full intrusive ground survey required. Demolition of existing poultry sheds, storage units and brick built house and nursery. Surrounding infrastructure would need to be improved to deal with increased capacity. Increased service provision
Delivery	Development to be phased over several years. Development suited to national house builder or large developer, or private developer.

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. A development of family houses 3, 4, 5 beds both detached, semi detached. Approx 145 - 242 units accounting for infrastructure and plot size. 40% of units would be affordable housing, tenure split to be negotiated.

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

Yes	Good access to local services and facilities and part of the site is previously developed land. 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. Sites within noise exposure category C should not be considered unless there are no suitable alternatives. <u>January 2012 Update</u> There is a need to identify further sites to meet the Draft Local Plan housing land provision target. The previously developed part of the site fronting Kenilworth Road has good access to local services and facilities. Development would have a limited impact on the green belt and form a defensible boundary.
-----	---

Site 51: Land at Waste Lane



Proposal

Site Size	1.64ha (4.06ac)
Existing Use	Green field
	Grazing
Proposal	Housing - onto Old Waste Lane with affordable flats at the eastern end of site next to proposed By-Pass. Retail - Petrol station at eastern end next to proposed island
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: Access, Old Waste Lane in narrow Public footpath Agricultural land classification 3 Hedgerows Habitats of interest identified Site within 500m of proposed HS2 route
Accessibility	Primary Schools – low/outside desirable parameters at west side of site Secondary Schools – high Health – medium/low Fresh food – low

	Overall – low/very low N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium N°. jobs within 45 minutes – Medium
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. Detached from the main settlement. 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. Impact on character of the area.
Environmental conditions	Noise exposure category A (day and night)

Achievability for Housing

Market	Adjacent land uses are mostly agricultural. Non-viable site due to market, location and preparation of site and highway network for development. Could only support affordable housing.
Cost	Full intrusive ground survey required. Diversion of footpath. Surrounding infrastructure would need to be improved to deal with increased capacity. Increased service provision. Create suitable access. Eco-homes proposal is expensive
Delivery	Development to be phased over several years. Development suited to national house builder or large developer, or private developer.

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. A development of family houses 3, 4, 5 beds both detached, semi detached with some 1& 2 bed apartments. Approx 49 - 82 units accounting for infrastructure and plot size. 40% of units would be affordable housing, tenure split to be negotiated.

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	The majority of the site is within the desirable parameters for access to key local services and facilities. But the site is isolated from the main settlement and would impact on green belt functions and openness and create an indefensible green belt boundary.
----	--

Site 55: Former Warwickshire Equestrian Centre, Kenilworth Road



Proposal

Site Size	6.87ha (16.98ac)
Existing Use	Green field
	Former Equestrian Centre, now as private members club and car parking
Proposal	Housing / Other – C2 Care Home & Close Care Retirement Dwellings
Availability for housing:	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Small area of woodland
	Soft constraints: Large hangar building and various other structures on site. Mixed ground covering. Part hard standing part dirt Agricultural land classification 3 Habitats of interest Hedgerows Footpath (boundary) Access issues and highway constraints could be dealt with jointly if site developed in conjunction with Site 45 opposite. Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – medium Secondary Schools – high Health – medium Fresh food – medium Overall - medium

	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 prevent coalescence between settlements. Poorly related to existing development and separated from Balsall Common by green belt land. 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.
Environmental conditions	Noise exposure category A/B, part c (day), A/B (night)

Achievability for Housing

Market	Surrounding area is mix of residential and agricultural. New build development opposite (Banner Homes). Demand for large exclusive detached homes. Expect to achieve solid sales values.
Cost	Full intrusive ground survey required. Surrounding infrastructure would need to be improved to deal with increased capacity. Increased service provision. Demolition and cart away of existing buildings. Asbestos survey.
Delivery	Development to be phased over several years. Development suited to national house builder or large developer, or private developer.

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>A development of family houses 3, 4, 5 beds both detached, semi detached with some 1& 2 bed apartments</p> <p>The site could accommodate a development of approx 206 – 343 dwellings.</p> <p>Site could be split to house both care home facilities as well as residential units.</p> <p>40% of units would be affordable housing, tenure split to be negotiated.</p> <p>Part of the site has been granted planning permission for a care home.</p>
--

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Within the desirable parameters for access to key 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> <p>Sites within noise exposure category C should not be considered unless there are no suitable alternatives.</p> <p>Part of the site has been granted planning permission for a care home.</p>
----	--

Site 73: Land being part of Oaks Farm and south of Balsall Street



Proposal

Site Size	40.92ha (101.12ac)
Existing Use	Green field
	Farmland, grazing
Proposal	Housing / Retail / Employment / Offices
Availability for housing	Within 5 years
	5-10 years – expected to deliver
	10-15 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Size of proposed site. Uneven land levels Existing infrastructure Overhead cables Suitable access points 1/100 year floodplain Local wildlife site Footpath Agricultural land classification 3 Insufficient capacity within existing primary and secondary schools. Hedgerows Habitats of interest

	Site within 2000m of proposed HS2 route
Accessibility	<p>Parameters</p> <p>Primary Schools – medium – outside desirable parameters</p> <p>Secondary Schools –high, but part of the sites is outside the desirable parameters</p> <p>Health – Medium - outside desirable parameters</p> <p>Fresh food – Medium - outside of desirable parameters</p> <p>Overall – medium/Low/very low/outside the desirable</p> <p>N°. jobs within 15 minutes – very low/outside of desirable parameters</p> <p>N° jobs within 30 minutes – medium/outside of desirable parameters</p> <p>N°. jobs within 45 minutes – medium/outside of desirable parameters</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>Poorly related to existing development. Would consolidate development south of Balsall Street East and 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>Impact on landscape, conservation and all local amenities.</p>
Environmental conditions	Noise exposure category A/B, C at north boundary (day), A (night).

Achievability for housing

Market	<p>Surrounding area is agricultural.</p> <p>No apparent requirement for large scale residential or mix used development.</p>
Cost	<p>Full intrusive ground survey required.</p> <p>Surrounding infrastructure would need to be improved to deal with increased capacity.</p> <p>Increased service provision.</p> <p>Provision of access</p>
Delivery	<p>Development to be phased over several years.</p> <p>Development suited to national house builder or large developer, or private developer.</p> <p>Any access issues and highway constraints would be subject to careful planning and consideration of master plan.</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>A development of family houses 3, 4, 5 beds both detached, semi detached with some 1& 2 bed apartments.</p> <p>The site could accommodate a development of circa 1227 – 2046 dwellings.</p> <p>Site could be split to house both care home facilities as well as residential units.</p> <p>40% of units would be affordable housing, tenure split to be negotiated.</p>
--

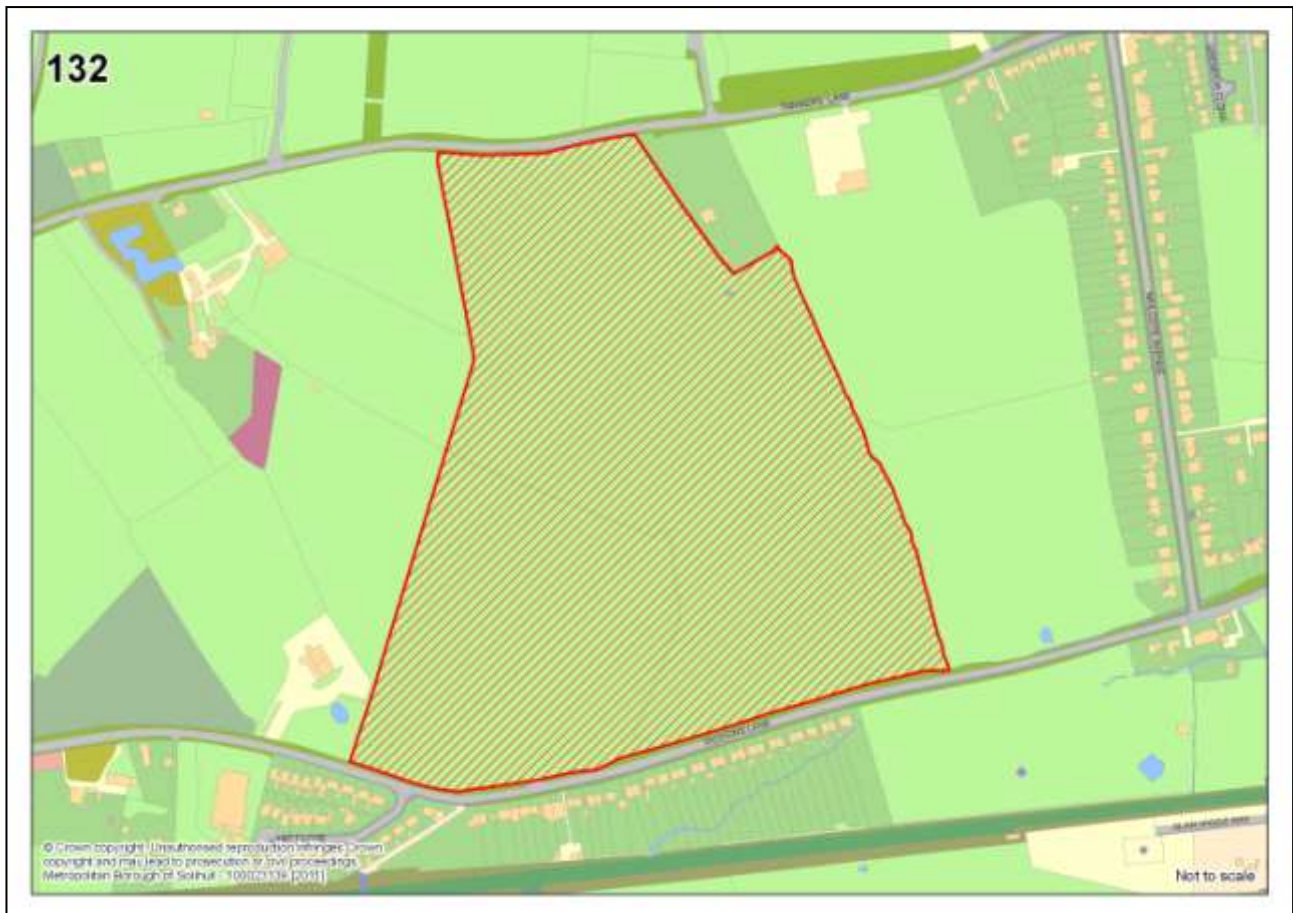
Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>The site is too large for local needs.</p> <p>Parts of the site fall within the desirable parameters for access to key local services and facilities. But release of the site would extend development south of Balsall Street East and 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> <p>Sites within noise exposure category C should not be considered unless there are no suitable alternatives.</p>
----	---

Site 132: Land between Tanners Lane / Duggins Lane



Proposal

Site Size	16.2ha (40.03ac)
Existing Use	Green field
	Grazing, Agriculture
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: Existing infrastructure not sufficient for increased capacity. Provision of services. Agricultural land classification 3a Habitats of interest Footpath Insufficient capacity within existing primary school Identifying new suitable access Highway improvements Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – outside desirable parameters

	<p>Secondary Schools – high, but through cycling on unsuitable routes</p> <p>Health – likely to be within desirable parameters to services in Coventry</p> <p>Fresh food – likely to be within desirable parameters to services in Coventry</p> <p>Overall – outside desirable parameters</p> <p>N°. jobs within 15 minutes – low</p> <p>N°. jobs within 30 minutes – medium</p> <p>N°. jobs within 45 minutes – medium</p>
Potential impacts	<p>Would be an extension of Coventry into Solihull, contrary to RSS principles.</p> <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>Impact on wildlife environment</p> <p>Impact on landscape.</p> <p>Local amenities and infrastructure, increased capacity.</p>
Environmental conditions	Noise exposure category A/B (day), A (night)

Achievability for Housing

Market	<p>Site abuts Borough boundary</p> <p>No evidence of demand for housing.</p> <p>Housing development of this size and this location would not be sustainable and unviable opportunity.</p> <p>Assume low demand for produce.</p>
Cost	<p>Full intrusive ground survey required and ecology survey.</p> <p>Creating several suitable access points.</p> <p>Highway and pedestrian improvements</p> <p>Increased capacity or new provision of, services</p> <p>Public transport facilities</p>
Delivery	<p>Project would need to be phased</p> <p>Projected build dependant on eventual scheme to be consented, mixed use or residential.</p> <p>Any project would take a few years to construct.</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>Site suitable for mix of units mix detached and semi detached 3, 4, 5 bed housing, 2, 3 bed terraced housing with some 1&2 bed apartments with associated car parking.</p> <p>Site could accommodate a density of approx 486 – 810 dwellings</p>

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Accessibility to primary schools is beyond the desirable parameters and secondary schools cannot be accessed via suitable routes, so not within a desirable location for family housing.</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>
----	---

Site 137: 205 Duggins Lane



Proposal

Site Size	0.75ha (1.86ac)
Existing Use	Previously developed land
	Redundant former light industrial unit
Proposal	Housing
Availability for housing	Within 5 years

Suitability for housing

Policy restrictions	Unitary Development plan – green belt, existing employment site
Physical problems and limitations	Hard constraints: None
	Soft constraints: Existing structure on site Ground contamination Land levels Rail line to rear of site Differing ground coverings Possible presence of legally protected species Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high, but through cycling on unsuitable routes Health – likely to be within desirable parameters to services in Coventry Fresh food – likely to be within desirable parameters to services in Coventry Overall – very low N°. jobs within 15 minutes – low

	N° jobs within 30 minutes – medium N°. jobs within 45 minutes – medium
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>However, there are existing substantial structures on site, so the site could be redeveloped without any increased impact on the green belt as an (NPPF).</p> <p>The site is isolated from existing development and its removal from the green belt would create an indefensible green belt boundary and set a precedent for the release of surrounding land.</p> <p>Local amenities and infrastructure, increased capacity.</p> <p>Would be an improvement for site to be redeveloped.</p>
Environmental conditions	Noise exposure category B (day and night)

Achievability for housing

Market	<p>Demand for small housing development achievable.</p> <p>Existing use could be investigated further to assess potential/future demand.</p> <p>Land values and land area maximised by proposal from Concept Development Solution. Indicative layout of 33 units</p>
Cost	<p>Full intrusive ground survey required and ecology survey.</p> <p>Improving existing dual access points.</p> <p>Highway and pedestrian improvements</p> <p>Increased capacity or new provision of, services</p> <p>Extended Phase 1 survey required</p> <p>Public transport facilities</p> <p>Potential foundation solutions / vibro remedies due to rail proximity</p>
Delivery	<p>Project would need to be phased dependant on developer.</p> <p>Project should be deliverable within 2-year time frame.</p> <p>Identify new suitable access.</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>Site could accommodate a development of approx 22 – 37 dwellings - 3, 4, 5 bed detached and semi-detached houses.</p> <p>An indicative scheme has been submitted for 33 units.</p>

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Accessibility to primary schools is beyond desirable parameters. Secondary schools cannot be accessed via suitable routes, so not a desirable location for family housing.</p> <p>Removal from the green belt would create an indefensible boundary and set a precedent for the release of surrounding sites, but the site could be developed in accordance with NPPF.</p>
----	---

Site 149: Pear Tree Farm, Meer End Road



Proposal

Site Size	9.94ha (24.56ac)
Existing Use	Green field
	Farmland, Agriculture
Proposal	Housing / Retail / Leisure / Social or Community Use / Other - business use
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: Uneven land levels Land tenancy on site until 2012 Suitable access points Footpath (boundary) Local wildlife site (boundary) Agricultural land classification 3 Hedgerows Habitats of interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high, but through cycling on unsuitable routes Health – outside desirable parameters Fresh food – outside desirable parameters

	Overall – outside desirable parameters N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – very low N°. jobs within 45 minutes – medium
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. Isolated from settlements and 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. Impact on landscape, conservation and all local amenities
Environmental conditions	Noise exposure category A/B (day), A (night)

Achievability for housing

Market	Surrounding area is agricultural. No apparent requirement for large scale residential or mix used development. Rugby ground opposite which may deter potential purchasers.
Cost	Full intrusive ground survey required. Surrounding infrastructure would need to be improved to deal with increased capacity. Increased service provision. Provision of access.
Delivery	Development to be phased over several years. Development suited to national house builder or large developer, or private developer. Any access issues and highway constraints would be subject to careful planning.

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% of units would be affordable housing, tenure split to be negotiated. Site could accommodate a development of 298 – 497 units.
--

Include in the SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	Poor access to key local services and facilities. Too large to meet 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 release from surrounding sites.
----	---

	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>The Site buffers current settlement boundary, but is not well related to the existing pattern of development and 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 to south.</p> <p>Impact on landscape, conservation and all local amenities.</p>
Environmental conditions	Noise exposure category A

Achievability for housing

Market	<p>Surrounding area is predominantly agricultural with pockets of residential.</p> <p>Large detached dwellings would best suit site and locality attracting a market.</p>
Cost	<p>Full intrusive ground survey required.</p> <p>Surrounding infrastructure would need to be improved to deal with increased capacity.</p> <p>Increased service provision.</p> <p>Provision of access or improvement of existing.</p>
Delivery	<p>Any access issues and highway constraints would be subject to careful planning.</p> <p>Most likely to be phased.</p> <p>Would suit both national house builders and private developers.</p> <p>Anticipate 18 months – 30 months build time.</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% of units would be affordable housing, tenure split to be negotiated.</p> <p>Site could accommodate between 41 – 69 units. 3, 4, 5 bed detached, semi detached houses.</p>
--

Include in SHLAA

No	Green belt.
----	-------------

Consider Further for Allocation

No	<p>Good access to local services and facilities, but release of the site would consolidate development south of Balsall Street East and 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>
----	--

Site 181: Land at Balsall Street



Proposal

Site Size	4.4ha (10.87ac)
Existing Use	Green field
	Farmland / 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: None
	Soft constraints: Local infrastructure Increased provision of services Hedgerows Footpath Habitats of interest Agricultural land classification - 3 Access Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – outside desirable parameters

	<p>Secondary Schools – high Health – medium Fresh food – medium Overall – very low N°. jobs within 15 minutes – very low N° jobs within 30 minutes – low 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. 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.</p>
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is mix of residential, agriculture. Market demand expected to be medium / high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Provision of suitable access. Infrastructure works. Service provision or increased capacity.</p>
Delivery	<p>Projected build would depend on eventual planning consent to be granted. Phased development. Would suit most residential 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. 40% affordable, tenure split to be negotiated. The site could accommodate a development of between 132 – 220 dwellings. A mix of 3, 4 and 5 bedroom dwellings would be suitable in this locality.</p>

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Outside desirable parameters for access to primary schools, so not suitable for family housing. Good accessibility to other 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.</p>
----	---

Site 192: Land of Barretts Lane



Proposal

Site Size	2.38ha (5.89ac)
Existing Use	Green field
	Vacant / Paddock
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: Listed buildings (adjacent) Tree preservation orders (boundary)
	Soft constraints: Local infrastructure Increased provision of services Access – Barretts Lane is a single track road Hedgerows Agricultural land classification - 3 Habitats of interest Site within 1000m of proposed HS2 route
Accessibility	Primary Schools – low

	<p>Secondary Schools – high Health – high Fresh food – high/medium Overall – low N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium 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. 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. No suitable access has been identified. Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is mix of residential, agriculture. Market demand expected to be medium / high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Provision of suitable access. Infrastructure works. Service provision or increased capacity.</p>
Delivery	<p>Projected build would depend on eventual planning consent to be granted. Phased development. Would suit most residential 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. 40% affordable, tenure split to be negotiated. The site could accommodate a development of between 71 – 119 dwellings. A mix of 3, 4 and 5 bedroom detached and semi detached dwellings would be suitable in this locality.</p>

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Good accessibility 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. No suitable access.</p>
----	--

Site 198: Berkswell Service Station, 52/54 Kenilworth Road



Proposal

Site Size	0.65ha (1.6ac)
Existing Use	Brown field/green field
	Garage Service Station & Workshop
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 Ground contamination Habitats of interest Hedgerows Agricultural land classification - 3 Ground stabilisation from removal of decommissioned tanks Site within 500m of proposed HS2 route

Accessibility	<p>Primary Schools – outside desirable parameters</p> <p>Secondary Schools – high</p> <p>Health – medium</p> <p>Fresh food – medium</p> <p>Overall – very low</p> <p>N°. jobs within 15 minutes – very low</p> <p>N° jobs within 30 minutes – 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>Impact of development would be minimal. However, the green belt boundary runs along the rear of the houses along Kenilworth Road and the garden of the adjoining dwellings is included within the green belt. Proposal would set a precedent for an amendment to the green belt boundary to exclude this garden.</p> <p>Landscape, Conservation, Increased traffic flow</p>
Environmental conditions	Noise exposure category – A/B (day and night)

Achievability for Housing

Market	<p>Surrounding area is mix of residential, agriculture.</p> <p>Market demand expected to be medium / 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>Demolition of existing structures</p>
Delivery	<p>Projected build would depend on eventual planning consent to be granted.</p> <p>Phased development.</p> <p>Would suit most residential 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>The site could accommodate a development of between 20 – 33 dwellings. A mix of 2, 3, 4 and 5 bedroom dwellings of semi detached, detached and terraced would be suitable in this locality.</p>
--

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Outside desirable parameters for access to primary schools, so not suitable for family housing. Good Accessibility to local services and facilities.</p> <p>Site is within the green belt. Development of the front part of the site would have a minimal impact on the openness of the green belt because the site is already developed. However, release would set a precedent for the release of neighbouring garden land which would impact on the openness of the green belt boundary.</p>
----	--

Site 220: Tanners House, Tanners Lane



Proposal

Site size	1.72ha (4.24 acres)
Existing use	Green field, part previously developed land
	House and grounds
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Woodland
	Soft constraints: Hedgerows Agricultural land classification 3a Habitats of interest identified Site within 2000m of proposed HS2 route
Accessibility to:	Primary Schools – outside desirable parameters Secondary Schools – high, but through cycling on unsuitable routes Health – likely to be within desirable parameters to services in Coventry Fresh food – likely to be within desirable parameters to services in Coventry Overall – very low N°. jobs within 15 minutes – low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – medium

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>Not well related to the existing pattern of development.</p> <p>Would impact on the functions and openness of the green belt and create an indefensible green belt boundary and set a precedent for the development of surrounding land.</p>
Environmental conditions	<p>Decent habitable surroundings</p> <p>Noise exposure category A/B (day), A/B (night)</p>

Achievability for Housing

Market	<p>No evidence of demand for housing.</p> <p>Housing development of this size and this location would not be sustainable and unviable opportunity.</p> <p>Assume low demand for produce.</p>
Cost	<p>Full intrusive ground survey required and ecology survey.</p> <p>Creating suitable access points.</p> <p>Highway and pedestrian improvements.</p> <p>Increased capacity or new provision of, services.</p> <p>Public transport facilities.</p>
Delivery	<p>Phased development; should be deliverable within 3 years.</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>Site suitable for mix of units mix detached and semi detached 3, 4, 5 bed housing.</p> <p>40% of units would be affordable housing, tenure split to be negotiated.</p> <p>This site could accommodate 52-86 units.</p>

Include in the SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Poorly related to existing development, would protrude into the green belt, impacting on the openness of the green belt and creating an indefensible green belt boundary.</p> <p>Accessibility to primary schools is beyond the desirable parameters, and accessibility to other services and facilities is along unsuitable routes by walking and cycling.</p>
----	--

Site 237: 443 Station Road



Proposal

Site size	0.72ha (1.78 acres)
Existing use	Green field and part previously developed land
	House and grounds
Proposal	Housing & employment
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Access to site is along a narrow track. Access could be gained to site from Hall Meadow Road, but there is a substation currently obstructing the entrance. Railway line runs along north eastern boundary of site.
	Soft constraints: Agricultural land classification grade 2 Habitats of interest identified – grassland Site within 500m of proposed HS2 route
Accessibility to:	Primary Schools – outside desirable parameters Secondary Schools – high Health – medium/high Fresh food – high

	<p>Overall – very low N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high</p>
--	--

Potential impacts	<p>The site contributes to the purposes of the green belt, safeguarding the countryside from encroachment. Not well related to the existing pattern of development. Would impact on the functions and openness of the green belt.</p>
Environmental conditions	<p>Decent habitable surroundings. The site is adjacent to a railway line. Noise exposure category B/C (day), B/C (night).</p>

Achievability for Housing

Market	<p>Surrounding area is mix of residential and agriculture. Railway line runs past north eastern boundary of site. Market demand expected to be medium / high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required and ecology survey. Creating suitable access points. Highway and pedestrian improvements. Increased capacity or new provision of services.</p>
Delivery	<p>Project should be deliverable within 12-24 months. Identify new suitable access.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per hectare with affordable housing being required on developments of 15 dwellings or more on sites of 0.5ha or greater. Site suitable for mix of detached and semi-detached housing; 40% of units would be affordable housing, tenure split to be negotiated. This site could accommodate 22-36 units.</p>
--

Include in the SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Poorly related to existing development. Removal from green belt would impact on the openness of the green belt and set a precedent for the release of surrounding green belt sites. Accessibility to primary schools is beyond the desirable parameters. The site would be more suitable for small workshop employment activities as opposed to housing, in view of railway line. Requires access improvement to site.</p>
----	--

	N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – low N°. jobs within 45 minutes – high
--	--

Potential impacts	The site contributes to the purposes of the green belt, safeguarding the countryside from encroachment. Not well related to the existing pattern of development. Would impact on the functions and openness of the green belt and set a precedent for the development of surrounding land.
Environmental conditions	Decent habitable surroundings. Noise exposure category B (day), B (night).

Achievability for Housing

Market	Surrounding area is mix of residential, agriculture. Pub car park to north of site. Market demand expected to be medium / high in this postcode area.
Cost	Full intrusive ground survey required and ecology survey. Creating suitable access points. Highway and pedestrian improvements. Increased capacity or new provision of services.
Delivery	Phased development; should be deliverable within 2 years.

Housing Potential

In line with policy 30-50 dwellings per hectare, with affordable housing being required on developments of 15 dwellings or more or sites of 0.5ha or greater. Site suitable for mix of detached and semi-detached housing; 40% of units would be affordable housing, tenure split to be negotiated. This site could accommodate 16-27 dwellings.
--

Include in the SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	Poorly related to existing development. Removal from green belt would impact on the openness of the green belt and set a precedent for the release of surrounding green belt sites. Accessibility to primary schools is beyond the desirable parameters. Access to site is along a very narrow country lane.
----	---

Site 251: Oakley Estate, Balsall Common



Proposal

Site size	0.24ha (0.60 acres)
Existing use	Green field – Amenity Open Space
	Green field
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: Agricultural land classification grade 3 Amenity Open Space Hedgerows and trees on boundary of site.
Accessibility to:	Primary Schools – outside desirable parameters Secondary Schools – high Health – low Fresh food – medium Overall – very low N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – very low N°. jobs within 45 minutes – high

Potential impacts	The site contributes to the purposes of the green belt, safeguarding the countryside from encroachment. Would impact on the functions and openness of the green belt and set a precedent for the development of surrounding land. The site is not close to local services required for sustainable development.
Environmental conditions	Decent habitable surroundings. Noise exposure category B (day), B (night).

Achievability for Housing

Market	Surrounding area is mix of residential, agriculture. Market demand expected to be medium / high in this postcode area.
Cost	Full intrusive ground survey required and ecology survey. Increased capacity or new provision of services.
Delivery	Development should be deliverable within 1-2 years.

Housing Potential

In line with policy 30-50 dwellings per hectare, with affordable housing being required on developments of 15 dwellings or more or sites of 0.5ha or greater. Site suitable for semi-detached housing. Site is likely to be affordable housing. This site could accommodate 6-12 units.

Include in the SHLAA

Yes	Green belt, but potential rural exceptions site.
-----	--

Site 286: Land at Lavender Hall Lane



Proposal

Site size	26.71ha (66.01 acres)
Existing use	Agriculture
	Green field
Proposal	Housing & employment
Availability for housing	Before end 2020

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green Belt
Physical problems and limitations	<p>Hard constraints:</p> <ul style="list-style-type: none"> Small pockets of woodland – oak trees on site Stream running along eastern boundary Ponds on site Railway line to southern boundary - steep drop down to line Busy Kenilworth Road dual-carriageway runs along west boundary Site split in two by Lavender Hall Road Heart of England Way running near north west edge of site Proposed HS2 route runs through site

	<p>Soft constraints:</p> <p>Flood Zone 2 & 3 – small area on eastern edge of site</p> <p>Agricultural land classification grade 2 & 3</p> <p>Hedgerows and trees on boundary of site</p> <p>Habitats of interest – grassland, woodland, and water bodies (ponds & stream)</p> <p>Telegraph poles</p>
Accessibility to:	<p>Primary Schools – low/medium</p> <p>Secondary Schools – high</p> <p>Health – medium/low</p> <p>Fresh food – high</p> <p>Overall – low</p> <p>N°. jobs within 15 minutes – very low</p> <p>N°. jobs within 30 minutes – medium</p> <p>N°. jobs within 45 minutes – high</p>
Potential impacts	<p>The site contributes to the purposes of the green belt, safeguarding the countryside from encroachment. Would impact on the functions and openness of the green belt and set a precedent for the development of surrounding land. The site is not close to local services required for sustainable development.</p>
Environmental conditions	<p>Decent habitable surroundings. Noise exposure category B (day), B/C (night).</p>

Achievability for Housing

Market	<p>Surrounding area is agriculture. To the south east of site are Lavender Hall Farm and a residential property. Railway line runs along southern boundary.</p> <p>Market demand expected to be medium in this postcode area.</p>
Cost	<p>Full intrusive ground survey required and ecology survey.</p> <p>Increased capacity or new provision of services.</p>
Delivery	<p>Development should be deliverable within 3-5 years.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per hectare, with affordable housing being required on developments of 15 dwellings or more or sites of 0.5ha or greater.</p> <p>This site could accommodate approx 801-1335 units. Site suitable for a mix of market and affordable housing consisting of detached, semi-detached, terraced and apartment blocks. Due to the large size of the site a development should also include retail, health and leisure facilities to make it sustainable.</p>

Include in the SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Removal from the green belt would create an indefensible boundary and set a precedent for the release of surrounding sites.</p> <p>Access to local services is poor as the railway line restricts accessibility to Balsall Common village centre. Site next to railway line with steep drop down to line - dangerous. New services and facilities would be required on site to make it sustainable, as the railway line segregates site from facilities in Balsall Common.</p>
----	---

Site 288: Land adjacent to Elm Farm Barns, Balsall Street



Proposal

Site size	1.48ha (3.65 acres)
Existing use	Horse paddock
	Green field
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Currently no road access to site. Site is surrounded by agricultural fields.
	Soft constraints: Agricultural land classification grade 3 Hedgerows and trees on boundary of site. Telegraph pole near to site. Habitats of interest identified – grassland Slight slope to site Site within 2000m of proposed HS2 route
Accessibility to:	Primary Schools – low/outside desirable parameters Secondary Schools – high Health – medium Fresh food – high

	<p>Overall – very low/outside desirable parameters</p> <p>N°. jobs within 15 minutes – very low</p> <p>N°. jobs within 30 minutes – low</p> <p>N°. jobs within 45 minutes – high</p>
--	--

Potential impacts	<p>The site contributes to the purposes of the green belt, safeguarding the countryside from encroachment.</p> <p>Would impact on the functions and openness of the green belt and set a precedent for the development of surrounding land.</p> <p>The site is not close to local services required for sustainable development.</p>
Environmental conditions	Noise exposure category A/B (day), B (night).

Achievability for Housing

Market	<p>Surrounding area is agriculture, but site located near to residential area of Balsall Common.</p> <p>Market demand expected to be medium in this postcode area.</p>
Cost	<p>Full intrusive ground survey required and ecology survey.</p> <p>Increased capacity or new provision of services.</p>
Delivery	Development should be deliverable within 1-2 years.

Housing Potential

<p>In line with policy 30-50 dwellings per hectare, with affordable housing being required on developments of 15 dwellings or more or sites of 0.5ha or greater. Site suitable for semi-detached housing. Site is likely to be affordable housing. This site could accommodate approx 44-74 units.</p>
--

Include in the SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Removal from the green belt would create an indefensible boundary and set a precedent for the release of surrounding sites.</p> <p>Unsustainable location – access to local services and facilities is very poor. Accessibility to primary schools is beyond the desirable parameters. There is currently no road access to site from Balsall Street. An access route would need to be built across neighbouring fields to link site to Balsall Street. Isolated location - development of this site would not form an extension to existing urban form of Balsall Common.</p>
----	---

Site 291: Land adjacent to Sunnyside Farm House, Barretts Lane



Proposal

Site size	0.15ha (0.38 acres)
Existing use	Farm buildings. Brick barns/stables.
	Brown field
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: Agricultural land classification grade 3 Habitats of interest identified – grassland Electricity pylons in field to rear of site Site within 1000m of proposed HS2 route
Accessibility to:	Primary Schools – low/outside desirable parameters Secondary Schools – high Health – high Fresh food – high Overall – very low/outside desirable parameters N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium

	N°. jobs within 45 minutes – high
--	-----------------------------------

Potential impacts	The site contributes to the purposes of the green belt, safeguarding the countryside from encroachment. Development of this site would impact on the functions and openness of the green belt and set a precedent for the development of surrounding land. The site is not close to a primary school.
Environmental conditions	Decent habitable surroundings. Noise exposure category A/B (day), A/B (night).

Achievability for Housing

Market	Surrounding area is mix of agriculture and residential. Located on edge of well established residential area in Balsall Common. Market demand expected to be medium/high in this postcode area.
Cost	Full intrusive ground survey required and ecology survey. Site clearance.
Delivery	Development should be deliverable within 1-2 years.

Housing Potential

In line with policy 30-50 dwellings per hectare, with affordable housing being required on developments of 15 dwellings or more or sites of 0.5ha or greater. Site suitable for semi-detached or terraced housing. This site could accommodate approx 4-7 units.
--

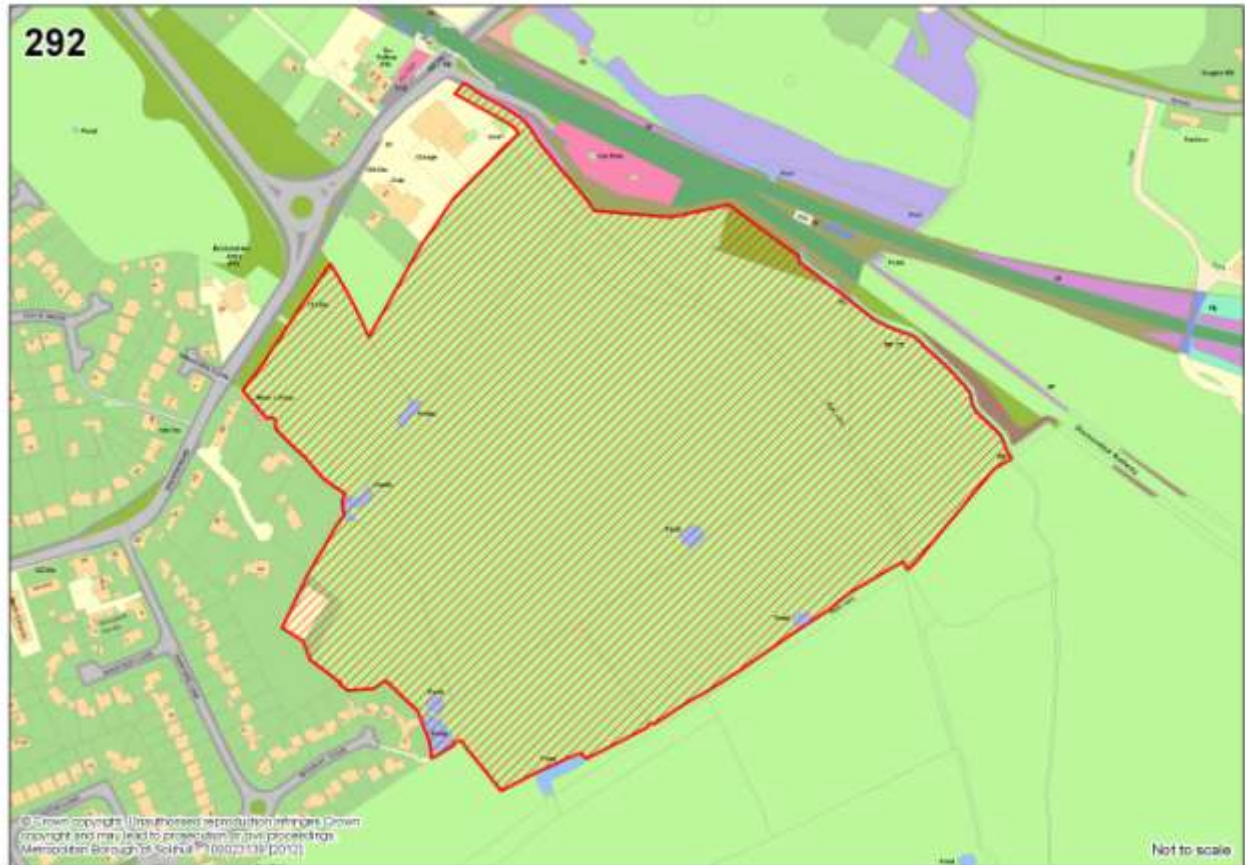
Include in the SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	Removal from the green belt would create an indefensible boundary and set a precedent for the release of surrounding sites. The site is not near to a primary school.
----	--

Site 292: Part of Barretts Lane Farm, Station Road



Proposal

Site size	14.13ha (34.91 acres)
Existing use	Grazing land
	Green field
Proposal	Housing, employment, offices
Availability for housing	Before end 2015

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Railway line runs along north eastern boundary Stream to north eastern boundary
	Soft constraints: Agricultural land classification grade 2 & 3 Hedgerows Site partially in flood zones 2 & 3 Habitats of interest identified – grassland and water bodies Two telephone masts near to site Public right of way Site slopes in parts Oak trees on site Ponds Site within 500m of proposed HS2 route

Accessibility to:	<p>Primary Schools – low/outside desirable parameters</p> <p>Secondary Schools – high</p> <p>Health – high/medium</p> <p>Fresh food – high</p> <p>Overall – low/outside desirable parameters</p> <p>Nº. jobs within 15 minutes – very low</p> <p>Nº jobs within 30 minutes – medium</p> <p>Nº. jobs within 45 minutes – high</p>
-------------------	--

Potential impacts	<p>The site contributes to the purposes of the green belt, safeguarding the countryside from encroachment.</p> <p>Would impact on the functions and openness of the green belt and set a precedent for the development of surrounding land.</p> <p>The site is not close to local services required for sustainable development.</p>
Environmental conditions	Decent habitable surroundings. Noise exposure category A/B (day), B/C (night).

Achievability for Housing

Market	<p>Surrounding area is mix of agriculture and residential. Located on edge of well established residential area in Balsall Common.</p> <p>Market demand expected to be medium/high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required and ecology survey.</p> <p>Increased capacity or new provision of services.</p>
Delivery	Development should be deliverable within 3-5 years, phased development.

Housing Potential

<p>In line with policy 30-50 dwellings per hectare, with affordable housing being required on developments of 15 dwellings or more or sites of 0.5ha or greater. This site could accommodate approx 423-706 units. Site suitable for a mix of market and affordable housing consisting of detached, semi-detached, terraced, and apartment blocks. Due to large size of the site a development should also include retail, health and leisure facilities to make it sustainable.</p>
--

Include in the SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>A very large Green belt site. Removal from the green belt would create an indefensible boundary and set a precedent for the release of surrounding sites.</p> <p>Railway line - noise issues. Two telephone masts near to site. Stream and ponds on site - wildlife issues. Developing the whole site would require a mixed use development scheme as the site is so big. Biodiversity and ecological survey required.</p>
----	---

Site 294: Blooms Solihull Garden Centre, Kenilworth Road



Proposal

Site size	2.93ha (7.23 acres)
Existing use	Garden centre buildings and car park
	Brown field and part green field
Proposal	Housing
Availability for housing	Within 5 to 10 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Agricultural land classification grade 3 Site located on Kenilworth Road dual-carriageway – access issues Railway line at rear of site Arden Wood Shavings at rear of site requiring access through site Wildlife likely to be present, especially in allotment area Site within 500m of proposed HS2 route
Accessibility to:	Primary Schools – outside desirable parameters Secondary Schools – high, but by unsuitable routes Health – outside desirable parameters Fresh food – medium/high, but by unsuitable routes

	<p>Overall – outside desirable parameters</p> <p>N°. jobs within 15 minutes – very low</p> <p>N°. jobs within 30 minutes – medium</p> <p>N°. jobs within 45 minutes – high</p>
--	--

Potential impacts	<p>The site contributes to the purposes of the green belt, safeguarding the countryside from encroachment.</p> <p>Development of this site would impact on the functions and openness of the green belt and set a precedent for the development of surrounding land.</p> <p>The site is not close to local services required for sustainable development.</p>
Environmental conditions	Noise exposure category A/B/C/D (day), A/B/C (night).

Achievability for Housing

Market	<p>Surrounding area is agriculture with Bradnocks Marsh Business Centre and a few residential properties nearby.</p> <p>Market demand expected to be medium/high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required and ecology survey.</p> <p>Increased capacity or new provision of services.</p>
Delivery	Development should be deliverable within 2-5 years, phased development.

Housing Potential

<p>In line with policy 30-50 dwellings per hectare, with affordable housing being required on developments of 15 dwellings or more or sites of 0.5ha or greater. Site suitable for detached and semi-detached housing. Site is likely to include affordable housing. This site could accommodate approx 87-146 units.</p>

Include in the SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Removal from the green belt would create an indefensible boundary and set a precedent for the release of surrounding sites.</p> <p>Entry/exit onto Kenilworth Road is dangerous as fast flowing traffic on dual-carriageway.</p> <p>Railway line to rear of site is noisy and dangerous. Isolated and unsustainable location.</p> <p>Need car to get to local services and facilities. Better kept as a garden centre or employment/retail/leisure use - not suitable for residential use.</p>
----	---

Site 296: Lea Francis House, off Station Road



Proposal

Site size	0.29ha (0.72 acres)
Existing use	Office building and surface car park
	Brown field
Proposal	Housing
Availability for housing	Before end 2015

Suitability for Housing

Policy restrictions	Unitary Development Plan – Loss of employment land.
Physical problems and limitations	Hard constraints: None
	Soft constraints: Agricultural land classification grade 3 Electricity sub-station next to site Part of site is used as car park for Co-op supermarket Site only has one access point (the other access point is entrance to Co-op supermarket car park). Site within 1000m of proposed HS2 route
Accessibility to:	Primary Schools – medium Secondary Schools – high Health – high Fresh food – high Overall – medium

	N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high
--	---

Potential impacts	Development of this site would reduce car parking spaces in Balsall Common retail centre.
Environmental conditions	Decent habitable surroundings. Noise exposure category A (day), A/B (night). Difficult to achieve a satisfactory layout and residential environment.

Achievability for Housing

Market	Surrounding area is mix of commercial and residential. Site located just off Station Road. To rear of shops on Station Road, and rear of Co-op supermarket on Kenilworth Road. Residential gardens and properties to east and south of site. Market demand expected to be medium/high in this postcode area.
Cost	Full intrusive ground survey required. Increased capacity or new provision of services.
Delivery	Development should be deliverable within 2-3 years

Housing Potential

In line with policy 30-50 dwellings per hectare, with affordable housing being required on developments of 15 dwellings or more or sites of 0.5ha or greater. Site suitable for terraced housing or apartment block. This site could accommodate approx 8-14 units.

Include in the SHLAA

No	Previously developed site, but does not lend itself to residential development.
----	---

Consider Further for Allocation

No	Site could be suitable for mixed use development, i.e. mix of retail, leisure, and offices with car parking available for shoppers. Possible site for indoor/outdoor market area. Planning permission previously refused for residential development due to loss of employment land, design and lack of natural surveillance (See planning apps 2010/727 and 2012/889). The emerging Draft Local Plan Policy P3 would now support the proposed change of use in this location but it is unlikely that a satisfactory residential development could be achieved on this site within existing constraints.
----	---

Site 297: Chattaways, 213 Station Road, Balsall Common



Proposal

Site size	0.08ha (0.21 acres)
Existing use	Vacant site. Former buildings demolished.
	Brown field
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Agricultural land classification grade 3 Development would require retail frontage Site within 1000m of proposed HS2 route
Accessibility to:	Primary Schools – medium Secondary Schools – high Health – high Fresh food – high Overall – medium N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high

Potential impacts	None – previously developed site
Environmental conditions	Decent habitable surroundings. Noise exposure category A/B (day), A/B (night).

Achievability for Housing

Market	Surrounding area is mix of commercial and residential. Located on main shopping street in Balsall Common village centre. Shops on ground floor, flats above shops. Track to east of site leads to car park at rear of site. Development would require retail frontage. Market demand expected to be medium/high in this postcode area.
Cost	Full intrusive ground survey required. Increased capacity or new provision of services.
Delivery	Development should be deliverable within 1-3 years

Housing Potential

In line with policy 30-50 dwellings per hectare, with affordable housing being required on developments of 15 dwellings or more or sites of 0.5ha or greater. Site suitable for terraced housing or apartment block with retail frontage, as located on main shopping area. Planning application under consideration for retail with 14 apartments above (see planning app 2012/922).

Include in the SHLAA

Yes	Previously developed land in a suitable location.
-----	---

Site 298: Kelsey Lane, opposite Windmill Lane, Balsall Common



Proposal

Site size	0.13ha (0.32 acres)
Existing use	Residential property and garden
	Brown field
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Agricultural land classification grade 3 Demolition of existing residential property and site clearance Large trees on site Track on western boundary leading to Meadow Farm at rear of site Site within 1000m of proposed HS2 route
Accessibility to:	Primary Schools – medium Secondary Schools – high Health – medium Fresh food – high Overall – medium N°. jobs within 15 minutes – very low

	N° jobs within 30 minutes – medium N°. jobs within 45 minutes – medium
--	---

Potential impacts	None – previously developed site
Environmental conditions	Decent habitable surroundings. Noise exposure category A/B (day), A/B (night).

Achievability for Housing

Market	Surrounding area is mix of residential and agriculture. Residential properties adjacent and opposite site. Track on western boundary leading to fields and Meadow Farm at rear of site. Green belt land to rear of site. Market demand expected to be medium/high in this postcode area.
Cost	Full intrusive ground and ecological survey required. Demolition of existing property and site clearance.
Delivery	Development should be deliverable within 1-2 years

Housing Potential

In line with policy 30-50 dwellings per hectare, with affordable housing being required on developments of 15 dwellings or more or sites of 0.5ha or greater. Site suitable for detached or semi-detached housing. This site could accommodate approx 3-6 units.
--

Include in the SHLAA

Yes	Previously developed site in a suitable location, close to the village centre.
-----	--

Site 299: The Fisheries, Land off Lavender Hall Lane



Proposal

Site size	3.81ha (9.40 acres)
Existing use	Car park for Lavender Hall Fisheries
	Green field
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green Belt
Physical problems and limitations	Hard constraints: Only one entrance/exit to site from Lavender Hall Lane Sharp, narrow bend prior to site entrance on Lavender Hall Lane Railway line to southern boundary - steep drop down to line
	Soft constraints: Hedgerows Agricultural land classification grade 2 & 3 Access to Lavender Hall Fishery runs through site Wildlife will be located in vegetation to rear of site and near by ponds belonging to fishery Telegraph poles on northern site boundary Proposed HS2 route runs across north eastern boundary of site Electricity pylons are in neighbouring fields (but not on site).
Accessibility to:	Primary Schools – low

	<p>Secondary Schools – high, but via unsuitable routes</p> <p>Health – medium, but via unsuitable routes</p> <p>Fresh food – high, but via unsuitable routes</p> <p>Overall – low</p> <p>Nº. jobs within 15 minutes – very low</p> <p>Nº jobs within 30 minutes – medium</p> <p>Nº. jobs within 45 minutes – high</p>
--	---

Potential impacts	<p>The site 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	Decent habitable surroundings. Noise exposure category B (day), B/C (night).

Achievability for Housing

Market	<p>Surrounding area is agricultural land with Lavender Hall Farm to north of site. Lavender Hall Fisheries is located to rear of site.</p> <p>Railway line on southern border.</p> <p>Market demand expected to be medium in this postcode area.</p>
Cost	Full intrusive ground and ecological survey required.
Delivery	Development should be deliverable within 2-3 years

Housing Potential

In line with policy 30-50 dwellings per hectare, with affordable housing being required on developments of 15 dwellings or more or sites of 0.5ha or greater. This site could accommodate 114-190 units. Site suitable for a mix of market and affordable housing consisting of detached, semi-detached, and terraced properties. Due to size of site a development should include retail, health and leisure facilities. This site could accommodate approx 114-190 units.

Include in the SHLAA

No	Green Belt
----	------------

Consider Further for Allocation

No	<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>Isolated location severed off by railway line. Not suitable for family houses as site is located next to a railway line with a steep drop down to line – dangerous.</p>
----	--

