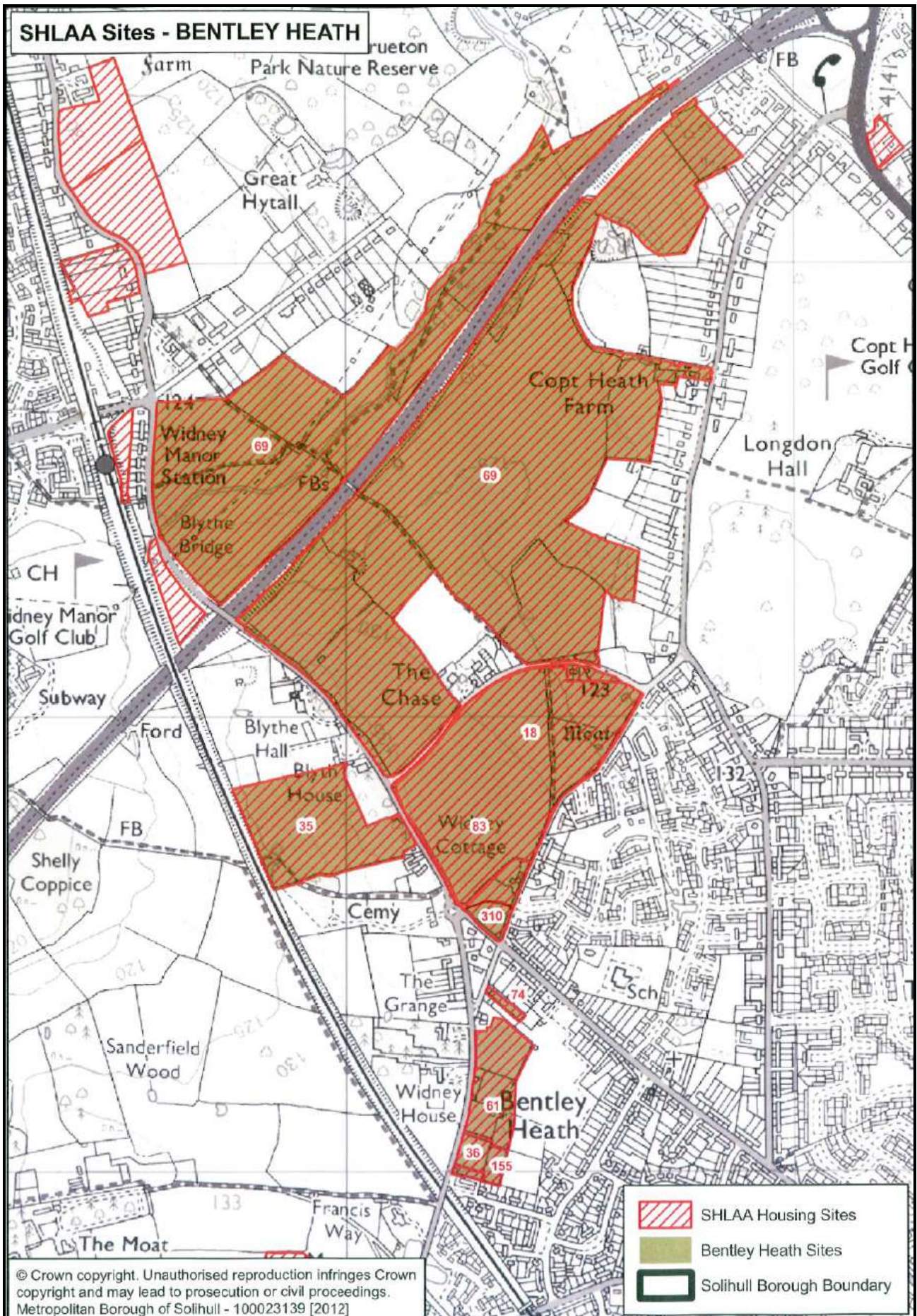


# **Bentley Heath Sites**

## BENTLEY HEATH

<b>Site Ref</b>	<b>Address</b>	<b>Proposed for allocation in the Local Plan or included in the SHLAA?</b>
18	Land at Widney Manor Road	No
35	Land at Widney Manor Road	No
36	The Paddock, Four Ashes Road	Yes DLP Site 12
61&155	Land to the east of Four Ashes Road	Yes DLP Site 12
69	Land at Copt Heath Farm	No
74	20 Browns Lane	No
83	Land at Widney Manor Road	No
310	Land at Widney Road/Browns Lane	No



**Site 18: Land at Widney Manor Road (see site 83)**



**Proposal**

Site Size	14.98ha (37.02ac)
Existing Use	Green field
	Farmland / Agriculture
Proposal	Housing / Employment / Retail / Offices
Availability for housing	Within 5 years

**Suitability for Housing**

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Small part of site is woodland Tree preservation orders
	Soft constraints: Access Local infrastructure Provision of services Footpath Insufficient capacity within existing secondary school Existing properties Agricultural land classification 3 Hedgerows Habitats of interest
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – medium/low Fresh food – high/medium

	Overall – medium/low N°. jobs within 15 minutes – medium/very Low N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Would erode the narrow green belt gap between Knowle/Dorridge/Bentley Heath and Solihull, impacting on the functions and openness of the green belt and create an indefensible green belt boundary, Landscape, Conservation, Increased traffic flow Poorly related to existing pattern of development.
Environmental conditions	Noise exposure category A / B (day and night)

### Achievability for Housing

Market	Surrounding area is of residential and predominantly agriculture. Close to local amenities and market demand may be high. High rate of sale vales and sales expected. Request for alternative uses also sustainable.
Cost	Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works Service provision or increased capacity.
Delivery	Projected build would take several years. Joint Venture development or split land parcel. National house builders, commercial developers and large house builders.

### Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated – not applicable to this site as site area is under 0.5 Ha. A development of 2, 3, 4, 5, 6 bed detached, semi detached, terraced housing with 1 & 2 bed apartments. Site could accommodate a development of approx 450 - 750 units. Density dependant on whether mixed use or fully residential.
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### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	Good access to local services and facilities 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 erode an already narrow green belt gap.
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## Site 35: Land at Widney Manor Road



### Proposal

Site Size	6.54ha (16.15ac)
Existing Use	Green field
	Paddock, grazing, stabling
Proposal	Housing / Employment / Offices / Leisure / Other – ecological, carbon neutral & sustainable 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: Access Local infrastructure Provision of services Lightweight structure on site Insufficient capacity within existing secondary school Agricultural land classification 3 Habitats of interest Hedgerows
Accessibility	Primary Schools – medium/outside desirable parameters Secondary Schools – high/medium Health – medium Fresh food – medium Overall – medium/very low

	N°. jobs within 15 minutes – low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Development would erode the narrow gap between Knowle/Dorridge/Bentley Heath and Solihull. Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Landscape, Conservation, Increased traffic flow
Environmental conditions	Noise exposure category B/C (day and night)

### Achievability for housing

Market	Surrounding area is of residential and predominantly agriculture. Close to local amenities and market demand may be high. High rate of sale vales and sales expected. Requirement for alternative uses also sustainable.
Cost	Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works Service provision or increased capacity.
Delivery	Projected build would take several years. Would require several phases of development. National house builders, large house builders only suitable for large project. Suitable access.

### Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated – not applicable to this site as site area is under 0.5 Ha. A mix of 2, 3, 4, 5, 6 bed housing, detached, semi detached, terraced and 1& 2 bed apartments suitable. Site could accommodate a development of approx 196 – 327 dwellings.
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### Include in SHLAA

No	Green belt.
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### Consider Further for Allocation

No	Accessibility to primary schools is beyond the desirable parameters from part of the site, so not within a desirable location for family housing. Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.
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**Site 36: The Paddock, Four Ashes Road (Draft Local Plan Site Ref. 12)**



**Proposal**

Site Size	0.81ha (2ac)
Existing Use	Green field
	Paddock, grazing
Proposal	Housing
Availability for housing	Within 5 years

**Suitability for housing**

Policy restrictions	Unitary Development Plan - Safeguarded land
Physical problems and limitations	Hard constraints: Several tree preservation orders to northern boundary
	Soft constraints: Access Local infrastructure Provision of services Lightweight structure on site Agricultural land classification 3 and land predominantly in urban use Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – high Health – medium Fresh food – high Overall - medium N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high



Potential impacts	The Site buffers current settlement boundary and is well related to the existing pattern of development. Landscape, Conservation, Increased traffic flow
Environmental conditions	Noise exposure category A/B (day and night)

### Achievability for Housing

Market	Surrounding area is of residential and predominantly agriculture. Close to local amenities and market demand may be high. High rate of sale vales and sales expected. Requirement for alternative uses also sustainable.
Cost	Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works Service provision or increased capacity.
Delivery	Projected build would take 24 – 30 months. Would require couple of phases of development. National house builders, large house builders, local and private developers suitable. Suitable access. Traffic Impact Assessment (TIA).

### 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 – not applicable to this site as site area is under 0.5 Ha.</p> <p>A mix of 3, 4, 5, 6 bed housing, large detached, semi detached suitable.</p> <p>Site could accommodate a development of 24 – 40 dwellings.</p>
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### Include in SHLAA

No	Safeguarded land
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### Consider Further for Allocation

Yes	<p>Good access to key local services and facilities.</p> <p>Safeguarded land reserved for future development and well related to exiting development.</p> <p>In line with emerging policy, densities of 46-60dph are likely to be encouraged, so the site could accommodate around 37-48 dwellings.</p>
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**Site 61 and 155: Land to the east of Four Ashes Road (Draft Local Plan Site Ref. 12)**



**Proposal**

Site Size	3.62ha (8.96ac)
Existing Use	Green field
	Dwellings, garden land, paddock, grazing
Proposal	Housing
Availability for housing	Within 5 years

**Suitability for housing**

Policy restrictions	Unitary Development Plan - Safeguarded land
Physical problems and limitations	Hard constraints: Several Tree preservation orders
	Soft constraints: Access Local infrastructure Provision of services Existing buildings Agricultural land classification 3 Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – high Health – medium Fresh food – high Overall - medium N°. jobs within 15 minutes – low/very low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high

Potential impacts	Landscape, Conservation, Increased traffic flow
Environmental conditions	Noise exposure category A/B (day and night)

### Achievability for housing

Market	Surrounding area is of residential and predominantly agriculture. Close to local amenities and market demand may be high. High rate of sale vales and sales expected. Requirement for alternative uses also sustainable.
Cost	Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Demolition and cart away. Service provision or increased capacity.
Delivery	Projected build would take several years. Would require several phases of development. National house builders, large house builders only suitable for large project. Joint venture. Improve access.

### 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 – not applicable to this site as site area is under 0.5 Ha.</p> <p>A mix of 2, 3, 4, 5, bed housing, detached, semi detached, terraced and 1&amp; 2 bed apartments suitable.</p> <p>Site could accommodate 107 – 181 dwellings.</p>
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### Include in SHLAA

No	Safeguarded land.
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### Consider Further for Allocation

Yes	<p>Good access to key local services and facilities.</p> <p>Safeguarded land reserved for future development and well related to exiting development.</p> <p>In line with emerging policy, densities of 46-60dph are likely to be encouraged, so the site could accommodate around 166 - 216 dwellings.</p>
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## Site 69: Land at Copt Heath Farm



### Proposal

Site Size	80.85ha (199.77ac)
Existing Use	Green field
	Farming, 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: Several Tree preservation orders and tree preservation order groups Site of special scientific interest Ancient woodland and veteran trees
	Soft constraints: Access Local infrastructure Provision of services Noise, proximity to M42 motorway Hedgerows Pipelines 1/100 and 1/1000 year Floodplain Local wildlife sites Agricultural land classification 3 Habitats of interest
Accessibility	Primary Schools – medium – outside desirable parameters Secondary Schools – high

	<p>Health – Medium – outside desirable parameters</p> <p>Fresh food – medium – outside desirable parameters</p> <p>Overall - Medium – outside desirable parameters</p> <p>N°. jobs within 15 minutes – medium – very low</p> <p>N° jobs within 30 minutes – high</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>Development would close the narrow gap between Knowle/Dorridge/Bentley Heath and Solihull.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category B-D (day and night)

### Achievability for Housing

Market	<p>Surrounding area is of residential and predominantly agriculture.</p> <p>Close to local amenities and market demand may be high but there are more suitable sites in Borough.</p> <p>Expected sales to be low.</p> <p>Requirement for alternative uses more sustainable.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Creating suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Design and build solutions.</p>
Delivery	<p>Projected build would take several years. Would require several phases of development.</p> <p>National house builders, large house builders only suitable for large project.</p> <p>Improve access.</p> <p>Joint venture.</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 – not applicable to this site as site area is under 0.5 Ha.</p> <p>A mix of 2, 3, 4, 5, bed housing, detached, semi detached, terraced and 1&amp; 2 bed apartments suitable.</p> <p>Site could accommodate a development of 2,425 – 4042 dwellings units.</p>
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### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	<p>Parts of the site have poor accessibility to key local services and facilities, but a site of this size could support the provision of new facilities.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p> <p>Sites within noise exposure category C should not be considered unless there are no suitable alternatives.</p> <p>Planning permission should normally be refused for sites with noise exposure category D.</p> <p>Impact on site of special scientific interest.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
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**Site 74: 20 Browns Lane**



**Proposal**

Site Size	0.18ha (0.43ac)
Existing Use	Brown field
	Dwelling and garden land
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

**Suitability for Housing**

Policy restrictions	None
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints: Local infrastructure Increased provision of services Access, demolition of existing dwelling would be required if developed in isolation. Site could be accessed if developed with land to the south. Existing properties Size of site Habitats of interest Site is unlikely to be large enough to form a cohesive group if developed in isolation, detrimental to the character of the area
Accessibility	Primary Schools – high Secondary Schools – high Health – medium Fresh food – high



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

### Achievability for Housing

Market	Surrounding area is made up of large detached and semi detached properties. Good access to local amenities. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Access works. Infrastructure works. Service provision or increased capacity. Demolition.
Delivery	Projected build would take 9 – 12 months. Would suit all developers.

### Housing Potential

A development of 4, 5 bed detached housing or a small development of apartments. The site should accommodate a development of between and 5 – 9 units.
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### Include in the SHLAA

No	No suitable access identified.
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### Consider Further for Allocation

No	Good access to key local services and facilities. Unlikely to achieve a satisfactory development of this site in isolation.
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**Site 83: Land at Widney Manor Road (see site 18)**



**Proposal**

Site Size	17.09ha (42.22ac)
Existing Use	Green field
	Agriculture / Grazing
Proposal	Housing
Availability for housing	With 5 years

**Suitability for Housing**

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Tree preservation orders Woodland (small part)
	Soft constraints: Access Local infrastructure Provision of services Existing properties Footpath Insufficient capacity within existing secondary school Agricultural land classification 3 Hedgerows Habitats of interest
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – medium/low Fresh food – high/medium

	Overall – medium/low N°. jobs within 15 minutes – medium/very low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Development would erode the narrow gap between Knowle/Dorridge/Bentley Heath and Solihull. Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Landscape, Conservation, Increased traffic flow
Environmental conditions	Noise exposure category A / B (day and night)

### Achievability for Housing

Market	Surrounding area is of residential and predominantly agriculture. Close to local amenities and market demand may be high. High rate of sale vales and sales expected. Request for alternative uses also sustainable.
Cost	Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Service provision or increased capacity. Demolition and removal.
Delivery	Projected build would take several years. Would require several phases of development. National house builders, large house builders only suitable for large project.

### Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated – not applicable to this site as site area is under 0.5 Ha. A mix of 2, 3, 4, 5, 6 bed housing, detached, semi detached, terraced and 1& 2 bed apartments suitable. Site could accommodate a development of circa 512 – 854 dwellings.
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### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	Good access to local services and facilities 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 erode an already narrow green belt gap.
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## Site 310: Land at Widney Road/Browns Lane



### Proposal

Site Size	0.38ha (0.94ac)
Existing Use	Green field
	Paddock
Proposal	Housing
Availability for housing	With 5 years

### Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Access Local infrastructure Provision of services Insufficient capacity within existing secondary school Agricultural land classification 3 Habitats of interest
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – medium/low

	<p>Fresh food – high/medium</p> <p>Overall – medium/low</p> <p>N°. jobs within 15 minutes – medium/very low</p> <p>N°. jobs within 30 minutes – high</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>Development would erode the narrow gap between Knowle/Dorridge/Bentley Heath and Solihull.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flow</p>
Environmental conditions	Noise exposure category A / B (day and night)

### Achievability for Housing

Market	<p>Surrounding area is of residential and predominantly agriculture.</p> <p>Close to local amenities and market demand may be high.</p> <p>High rate of sale vales and sales expected.</p> <p>Request for alternative uses also sustainable.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Creating suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition and removal.</p>
Delivery	<p>Projected build would take several years. Would require several phases of development.</p> <p>National house builders, large house builders only suitable for large project.</p>

### Housing Potential

<p>A mix of 2, 3, 4 bed housing, detached, semi detached suitable.</p> <p>Site could accommodate a development of 11 - 19 dwellings.</p>
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### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	Good access to local services and facilities. But release of the site would impact on green belt functions and openness and erode an already narrow green belt gap.
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