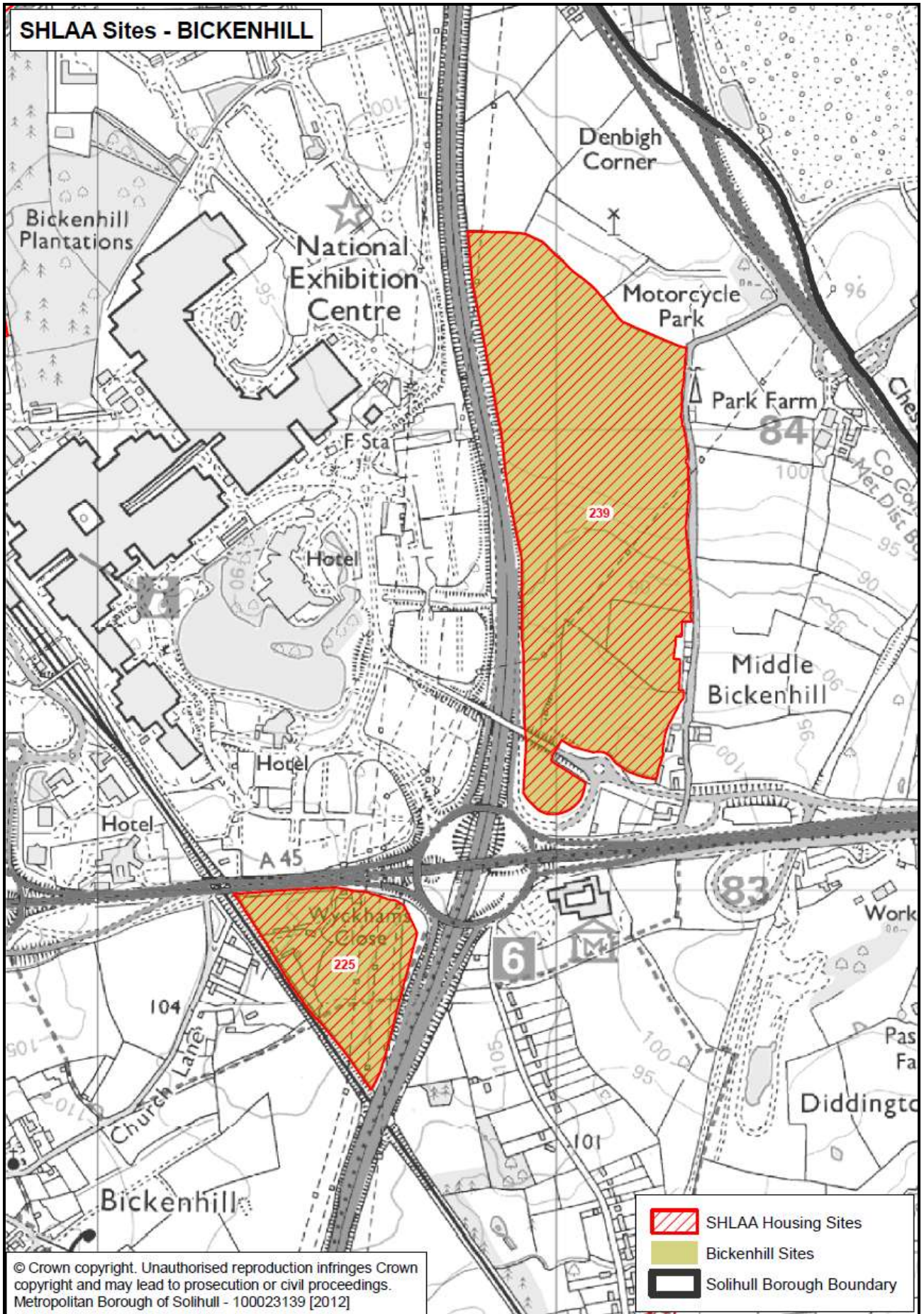


Bickenhill Sites

BICKENHILL

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
225	Land at Wychams Close, Coventry Road	No
239	Adjacent Blackfirs Lane	No

SHLAA Sites - BICKENHILL



Site 225: Land at Wychams Close, Coventry Road, Bickenhill



Proposal

Site Size	9.33ha (23.05ac)
Existing Use	Green field and part brownfield
	Farmland
Proposal	Housing, Employment, Leisure
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green Belt
Physical problems and limitations	Hard constraints: Woodland pockets Electricity pylon on site Pond on site
	Soft constraints: Access Site bounded by M42, A45 and railway line Hedgerows Agricultural land classification - 3 Insufficient primary school capacity if developed at a high density Habitats of interest Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – medium Health – low – outside desirable parameters Fresh food – medium Overall – low – outside desirable parameters N°. jobs within 15 minutes – low

	N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	The site contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Increased traffic flow.
Environmental conditions	Noise exposure category – C/D (day) D (night).

Achievability for Housing

Market	Surrounding area is mix of commercial and agriculture. Non-viable site due to access restrictions to site.
Cost	Full intrusive ground and ecological survey required. Provision of suitable access. Infrastructure works.
Delivery	Projected build would take 2-3 years. Phased development.

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. Mix of development of 2, 3, 4 bed detached, semi detached and terraced housing. 1 and 2 bed apartments. Site could accommodate a development of 280 – 466 units.</p>

Include in SHLAA

No	Green Belt
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Consider Further for Allocation

No	<p>Access to site is dangerous as it leads out onto the busy A45 Coventry Road. Accessibility to local services and facilities from site is poor. Development would impact on green belt functions and openness. Sites within noise category C should not be considered unless there are no suitable alternatives.</p>
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Site 239: Adjacent Blackfirs Lane, Bickenhill



Proposal

Site Size	40.87ha (100.98ac)
Existing Use	Green field
	Vacant
Proposal	Housing, HS2 and supporting development
Availability for housing:	Within 5 years

Suitable for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	<p>Hard constraints:</p> <ul style="list-style-type: none"> Woodland in parts Holleywell Brook runs through site Pond M42 runs along west boundary of site Electricity pylons on site
	<p>Soft constraints:</p> <ul style="list-style-type: none"> Access - narrow country lanes leading to site Local infrastructure Increased provision of services Potential Local Wildlife site Flood Zone 2 & 3 Agricultural land classification – grade 3

	Hedgerows Habitats of Interest – grassland and water bodies (Holleywell Brook and pond) Site within 500m of proposed HS2 route
Accessibility	Primary Schools – outside parameters Secondary Schools – medium Health – low – outside parameters Fresh food – medium Overall – outside parameters N°. jobs within 15 minutes – low N° jobs within 30 minutes – high N° jobs within 45 minutes – high
Potential impacts	The site contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Landscape, wildlife and nature conservation, increased traffic flow.
Environmental conditions	Noise exposure category – C/D (day), C/D (night)

Achievability for Housing

Market	Surrounding area is NEC, agricultural land and the M42. Non-viable site due to proximity to motorway and electricity pylons on site.
Cost	Full intrusive ground survey required, ecological, topographical. Improving current access. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take 18 - 60 months. Phased development. Would suit national house builders, large developers.

Housing Potential

In line with policy 30-50 dwellings per hectare, with affordable housing required on sites of 15 dwellings or more and land parcels of 0.5ha or greater. Mix of development of 3, 4, and 5, bed detached and semi detached houses. 40% affordable, tenure split to be negotiated. Site could accommodate a development of 1,110 – 2,040 units.

Include in SHLAA

No	Green belt
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Consider for Allocation

No	Development would impact on green belt functions and openness. The site is not suitable for housing as there are electricity pylons on site. Sites within noise category C should not be considered unless there are no suitable alternatives.
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