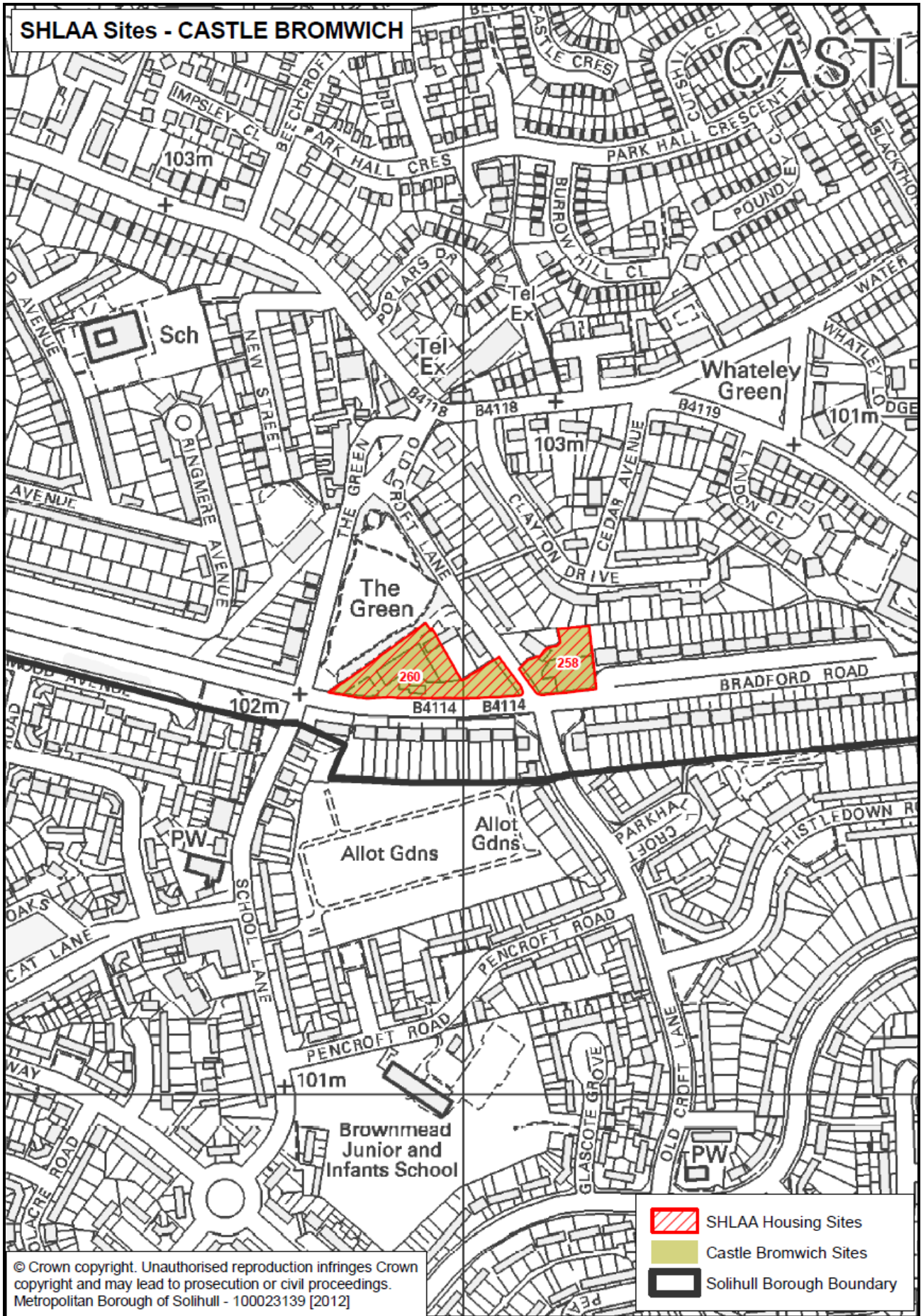


Castle Bromwich Sites

CASTLE BROMWICH

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
258	Bradford Road Garage sites	No
260	Garage/factory sites	No



Site 258: Bradford Road Garage sites, Castle Bromwich



Proposal

Site Size	0.27ha (0.66ac)
Existing Use	Brownfield
	Car repairs garage & car wash
Proposal	Housing
Availability for housing	Unknown

Suitability for Housing

Policy restrictions	
Physical problems and limitations	Hard constraints: None
	Soft constraints: Access - busy Bradford Road to south of site Demolition of buildings on site Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – high Secondary Schools – high Health –high Fresh food – high Overall – high N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Increased traffic flow.
Environmental conditions	Noise exposure category – B/C (day) A/B (night).

Achievability for Housing

Market	Surrounding area is a mix of residential and commercial. High level of demand expected. High level of sales expected. Viable opportunity.
Cost	Suitable access Infrastructure works Demolition Design and build solutions Ground remediation
Delivery	Projected build would take 1-2 years Would suit all national house builders and large developers.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated. Mix of development of semi detached and terraced housing. 1 and 2 bed apartments. Site could accommodate a development of 8 – 14 units.
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Include in SHLAA

No	Brownfield site with good access to local services and facilities. However, site it is not available for development. It is not controlled by a housing developer who has expressed an intention to develop, or a landowner who has expressed an intention to sell.
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Consider Further for Allocation

No	The site is brownfield in a mixed residential and commercial area. The site has good accessibility to local services and facilities. Access to site would be safest from Old Croft Lane, as the traffic along Bradford Road is very busy. However, owner of site is a constraint.
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Site 260: Garage/factory sites, Castle Bromwich



Proposal

Site Size	0.54ha (1.33ac)
Existing Use	Brownfield
	Petrol station / factory
Proposal	Housing
Availability for housing	Unknown

Suitability for Housing

Policy restrictions	
Physical problems and limitations	Hard constraints: None
	Soft constraints: Access - busy Bradford Road to south of site Amenity Open Space – small area to west of site Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – high Secondary Schools – high Health –high Fresh food – high Overall – high N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high

	N°. jobs within 45 minutes – high
Potential impacts	Increased traffic flow. Loss of Amenity Open Space.
Environmental conditions	Noise exposure category – B/C (day) B/C (night).

Achievability for Housing

Market	Surrounding area is a mix of residential and commercial. High level of demand expected. High level of sales expected. Viable opportunity.
Cost	Suitable access Infrastructure works Demolition Design and build solutions Ground remediation
Delivery	Projected build would take 1-2 years Would suit all national house builders and large developers.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated.</p> <p>Mix of development of 2, 3 bed detached, semi detached and terraced housing. 1 and 2 bed apartments.</p> <p>Site could accommodate a development of 16 – 27 units.</p>

Include in SHLAA

No	Brownfield site with good access to local services and facilities. However, site is not available for development. It is not controlled by a housing developer who has expressed an intention to develop, or a landowner who has expressed an intention to sell.
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Consider Further for Allocation

No	The site is brownfield in a mixed residential and commercial area. The site has good accessibility to local services and facilities. Access to site would be safest from the Green or Old Croft Lane, as the traffic along Bradford Road is very busy. However, ownership is a constraint.
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