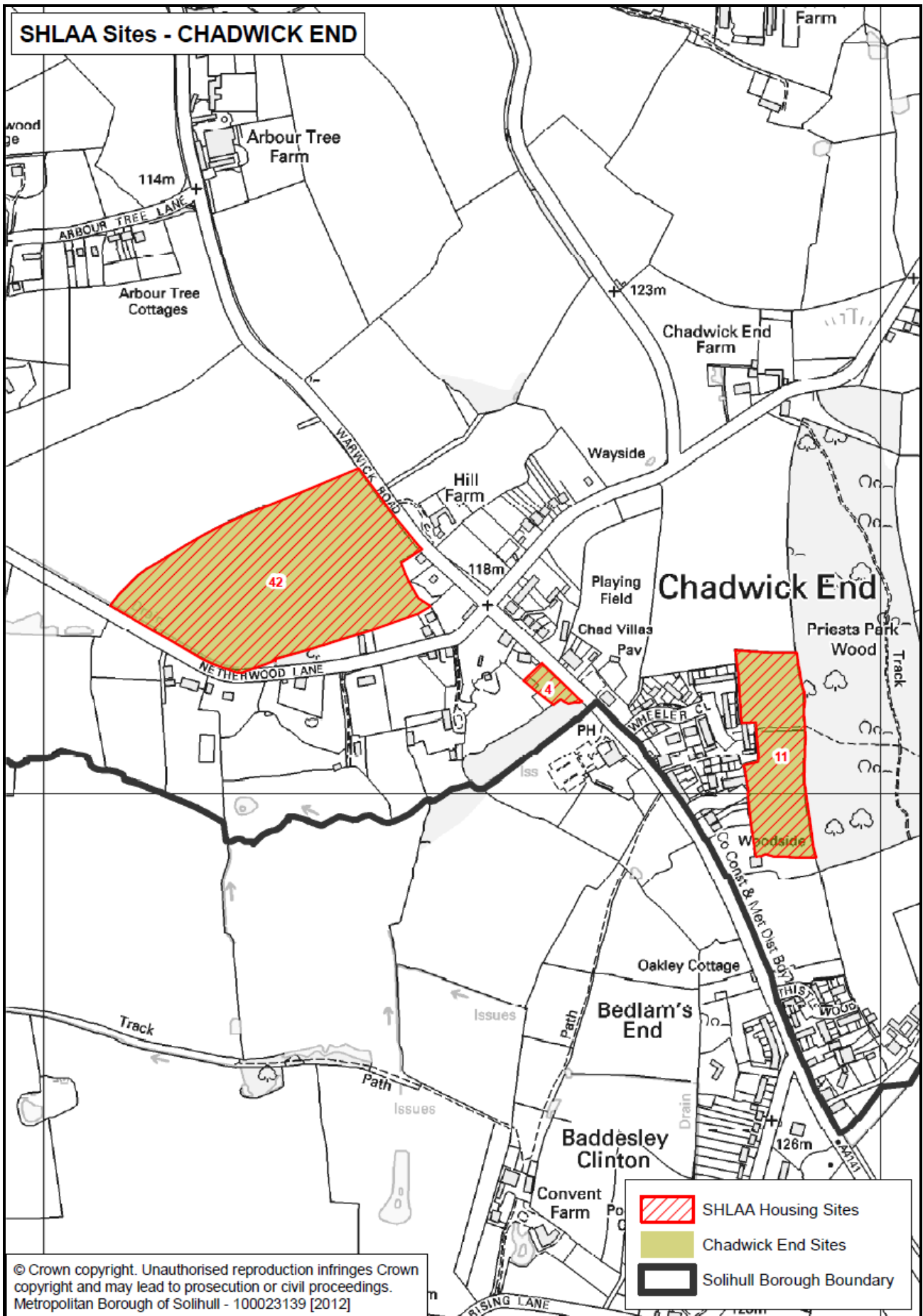


Chadwick End Sites

CHADWICK END

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
4	Olton Stable Cottage, Warwick Road	No
11	Land adjacent to Bakehouse Lane / Wheeler Close	No
42	Land at Warwick Road / Netherwood Lane	No



Site 4: Olton Stable Cottage, Warwick Road



Proposal

Site Size	0.16ha (0.38ac)
Existing Use	Previously developed land
	Garden and storage
Proposal	Housing / Retail
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 Existing outbuildings Size of site Agricultural land classification – 3, half of site predominantly urban land use Habitats of interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – medium, but by cycling along unsuitable routes Health – outside desirable parameters Fresh food – outside desirable parameters Overall – very low N°. jobs within 15 minutes – outside desirable parameters N°. jobs within 30 minutes – very low

	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 development would be minimal. 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. Discussions have taken place for alternative uses. Village shops and dwelling. Demand in area may not be as strong as in other settlements.
Cost	Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Service provision or increased capacity. Demolition
Delivery	Projected build would take 6 months. Small builder, private developer more suitable.

Housing Potential

In line with policy 30-50 dwellings per Hectare. Site only sufficient for a few units. A row of 2-3 terraced units, a pair of semis or retail units ground floor with 1 or 2 flats first floor. Site could accommodate a development of 5 – 8 units.
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Include in SHLAA

No	Green belt.
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Consider Further for Allocation

No	Poor access to key services and facilities. But could be considered for rural affordable housing if there is evidence of need in Chadwick End - 100% affordable.
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Site 11: Land adjacent to Bakehouse Lane / Wheeler Close



Proposal

Site Size	1.69ha (4.19ac)
Existing Use	Green field
	Paddock, grazing
Proposal	Housing
Availability for housing	Within 5

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 Agricultural land classification 3 Hedgerows
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – medium Health – outside desirable parameters Fresh food – outside desirable parameters Overall – very low/outside desirable parameters N°. jobs within 15 minutes – outside desirable parameters N°. jobs within 30 minutes – very low N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green

Chadwick End – SHLAA Site Assessments, September 2012

	<p>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, fingers into green belt</p>
Environmental conditions	Noise exposure category A/B (day), A(night)

Achievability for Housing

Market	<p>Surrounding area is of residential and agriculture.</p> <p>Site abuts 60's/ 70's housing estate. Site may lend itself for local authority housing.</p> <p>Demand in area may not be as strong as in other settlements.</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>
Delivery	<p>Acquiring further property to create access.</p> <p>Projected build would take 36 – 50 months.</p> <p>Joint Venture</p> <p>Would suit all 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>Mix of development of 2, 3, 4 bed terraced and semi detached and percentage of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 50 – 84 dwellings.</p>

Include in SHLAA

No	Green belt.
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Consider Further for Allocation

No	<p>Poor access to key services and 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>
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Site 42: Land at Warwick Road / Netherwood Lane



Proposal

Site Size	5.29ha (13.08ac)
Existing Use	Green field
	Arable
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: Local infrastructure Increased provision of services Access, Netherwood Lane is single track; access would have to be off Warwick Road. Land levels Footpath Agricultural land classification 3 Habitats of interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – low Health – outside desirable parameters Fresh food – outside desirable parameters Overall – very low/outside desirable parameters N° jobs within 15 minutes – outside desirable parameters

	N° jobs within 30 minutes – very low 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. Landscape, Conservation, Increased traffic flow, fingers into green belt. Would be visible due to land levels.
Environmental conditions	Noise exposure category A/B (day), A (night)

Achievability for Housing

Market	Surrounding area is of residential and agriculture. Demand in area may not be as strong as in other settlements. Large detached housing pepper potted amongst agricultural land.
Cost	Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Service provision or increased capacity. Design and build solutions to deal with site gradient 2-3 metres rising to north
Delivery	Locating suitable access Under build to combat land levels or grading of site. Projected build would take 36 – 50 months. Joint Venture Would suit all residential 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 3, 4, 5 bed detached and semi detached and percentage of 1 & 2 bed apartments. Site could accommodate a development of 159 – 265 units.

Include in SHLAA

No	Green belt.
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Consider Further for Allocation

No	Poor access to key services and facilities. But release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.
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