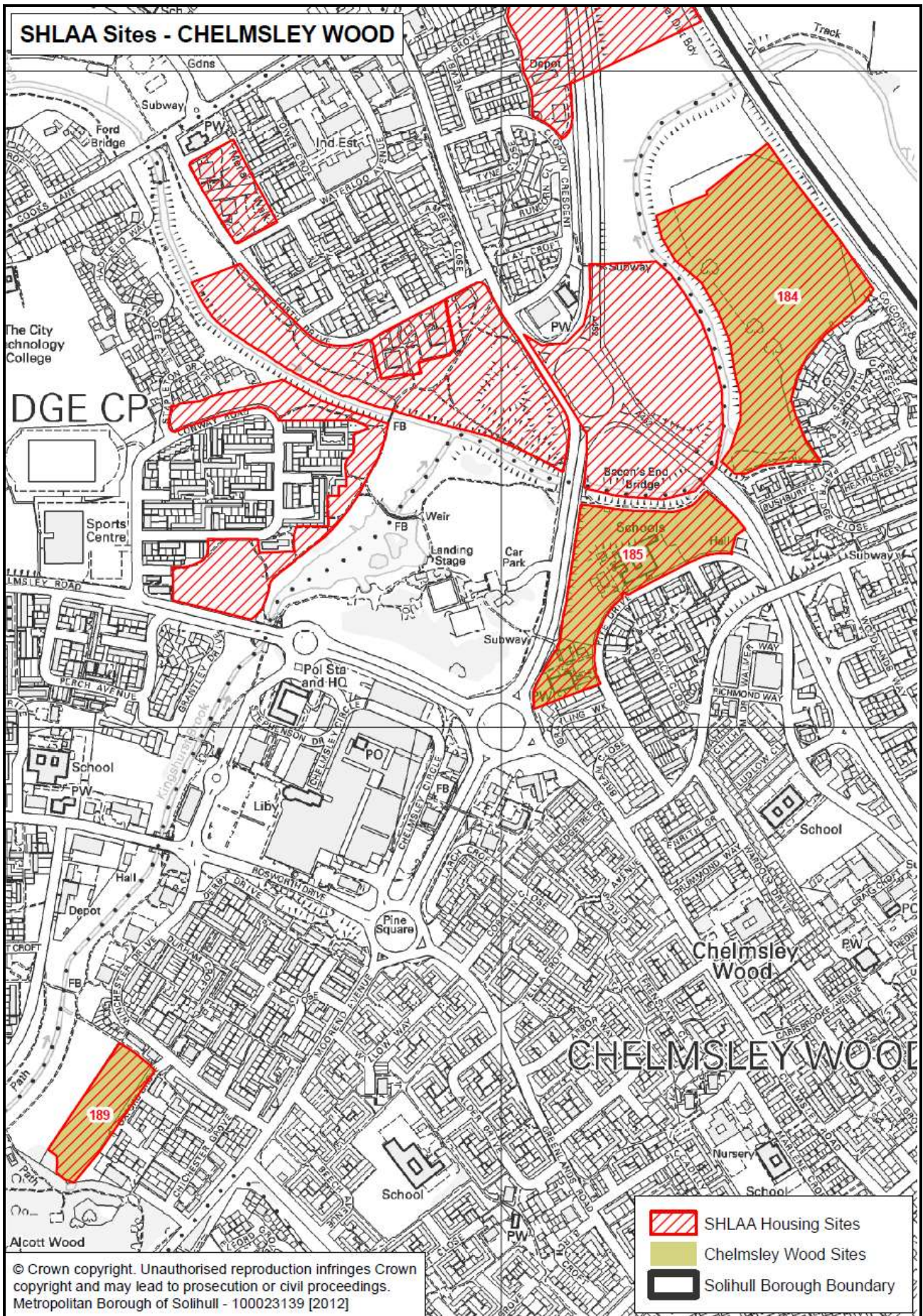


Chelmsley Wood Sites

CHELMSLEY WOOD

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
184	Gateway 6	Yes DLP Site 3
185	Gateway 7, 8	Yes DLP Site 4
189	Lowbrook	Yes DLP Site 5



	<p>Soft constraints:</p> <p>Local infrastructure</p> <p>Increased provision of services</p> <p>Access</p> <p>1/100 and 1/1000 year floodplain</p> <p>Proximity to motorway</p> <p>Hedgerow</p> <p>Local wildlife site</p> <p>Green space</p> <p>Habitats of interest</p>
Accessibility	<p>Primary Schools – high - medium</p> <p>Secondary Schools – high</p> <p>Health – medium</p> <p>Fresh food – high – medium</p> <p>Overall - medium</p> <p>N°. jobs within 15 minutes – medium - low</p> <p>N°. jobs within 30 minutes – high</p> <p>N°. jobs within 45 minutes – high</p>
Potential impacts	<p>Prominent site, Increased traffic flow.</p> <p>The release of green belt land is required to support the regeneration programme. The North Solihull Green Belt Review has assessed the site as suitable for further consideration for allocation.</p>
Environmental conditions	Noise exposure category B-D (day), B-D (night)

Achievability for housing

Assessed as viable by the North Solihull Strategic Partnership
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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 232-388 units.</p>

Include in SHLAA

No	<p>Green belt</p> <p>Green space</p>
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Consider Further for Allocation

Yes	<p>Good access to local services and facilities.</p> <p>Sites within noise exposure category C should not be considered unless there are no suitable alternatives. Site within noise exposure category D should not be granted planning permission for housing.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p> <p>Impact on Green Belt would be limited.</p>
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Site 185: Gateway 7 and 8



Proposal

Site Size	3.77ha (9.32ac)
Existing Use	Green field
	School
Proposal	Housing
Availability for housing	Start within 5 years, completion within 10

Suitability for Housing

Policy restrictions	Unitary Development Plan - green belt, green space, Project Kingfisher, North Solihull Regeneration Zone
Physical problems and limitations	Hard constraints: Small part woodland Public open space (north part of the site) Part of the Cole Bank Local Nature Reserve Kingfisher Country Park

	Soft constraints: Local infrastructure Increased provision of services Access 1/100 and 1/1000 year Floodplain Pipeline Proximity to motorway Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – high Health – high/medium Fresh food – high Overall – high/medium N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high N° jobs within 45 minutes – high
Potential impacts	Prominent site, Increased traffic flow, fingers into green belt. The release of green belt land is required to support the regeneration programme. The North Solihull Green Belt Review has assessed the site as suitable for further consideration for allocation.
Environmental conditions	Noise exposure category B / C (day and night)

Achievability for Housing

Assessed as viable by the North Solihull Strategic Partnership
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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. Site could accommodate a development of 113-188 units.
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Include in SHLAA

No	Green belt Green space
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Consider Further for Allocation

Yes	Good access to local services and facilities. Sites within noise exposure category C should not be considered unless there are no suitable alternatives. Impact on Green Belt would be limited.
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Site 189: Lowbrook



Proposal

Site Size	1.39ha (3.43ac)
Existing Use	Green field
	Public open space
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan - green belt, green space, North Solihull Regeneration Zone
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Habitats of interest 1/100 year floodplain Adjacent Alcott Wood local wildlife site and local nature reserve
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	Prominent site, Increased traffic flow, fingers into green belt Habitats of interest The North Solihull Green Belt Review has assessed the site as suitable for further consideration for allocation.
Environmental conditions	Noise exposure category A (day and night)

Achievability for Housing

Assessed as viable by the North Solihull Strategic Partnership
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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. Site could accommodate a development of 41 – 69 units.
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Include in SHLAA

No	Green belt Green space
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Consider Further for Allocation

Yes	Excellent access to local services and facilities. Impact on Green Belt would be limited.
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