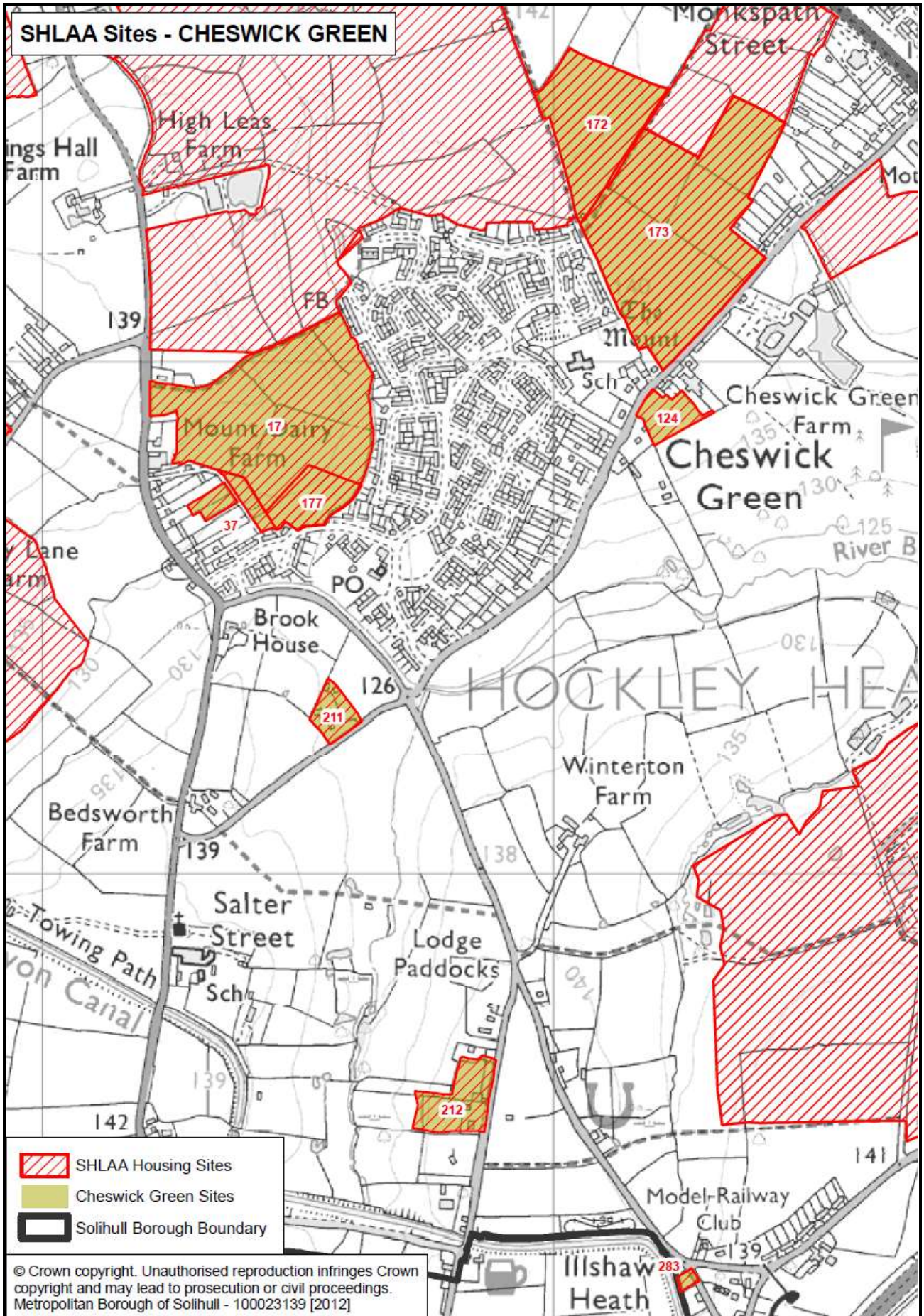


# **Cheswick Green Sites**

## CHESWICK GREEN

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
17	Mount Dairy Farm, Tanworth Lane / Coppice Walk	Yes DLP Site 21
37	Land to rear of 579, 581, 583, 585 Tanworth Lane	No
124	Land adjacent 173 Creynolds Lane	No
172	Land off Creynolds Lane, Site 1	No
173	Land off Creynolds Lane, Site 2	No
177	Land off Coppice Walk	Yes DLP Site 21
211	The Old Vicarage, Vicarage Road	No
212	Brooklin and Bluebell Cottage, Warings Green Lane	No
283	Land at Illshaw Heath Road	No





## Site 17: Mount Dairy Farm, Tanworth Lane / Coppice Walk



### Proposal

Site Size	10.98ha (27.12ac)
Existing Use	Green field
	Agriculture, 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: None
	Soft constraints: Local infrastructure Increased provision of services Access Land levels Former sewage works Contamination Habitats of interest 1/100 and 1/1000 year floodplain Insufficient capacity within existing primary school Agricultural land classification – 3, non-agricultural land use Hedgerows Arden pasture Potential local wildlife site
Accessibility	Primary Schools – high/medium

	<p>Secondary Schools – high</p> <p>Health – high</p> <p>Fresh food – Medium – low</p> <p>Overall – medium/low</p> <p>Nº. jobs within 15 minutes – very low</p> <p>Nº jobs within 30 minutes – high</p> <p>Nº. jobs within 45 minutes – high</p>
Potential impacts	<p>The site has been excluded from the green belt to meet long-term housing needs, but 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 Cheswick Green and Dickens Heath.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category A (day and night)

### Achievability for Housing

Market	<p>Surrounding area is residential and agriculture.</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> <p>Grading of site or under build.</p> <p>Extended Phase I survey</p> <p>Local wildlife survey</p>
Delivery	<p>Projected build would take 36 – 50 months.</p> <p>Several phases of development.</p> <p>Joint Venture</p> <p>Former sewage works remediation.</p> <p>Design and build solutions.</p> <p>Would suit national house builder or large 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, 5 bed detached, semi detached, terraced and percentage of 1 &amp; 2 bed apartments.</p> <p>Site could accommodate a development of 328 -548 units.</p>
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### Include in SHLAA

No	Safeguarded land
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### Consider Further for Allocation

Yes	<p>Good access to local services and facilities.</p> <p>The site is too large to meet local needs, but a small part of the site could be considered for local needs – 100% affordable housing if there is evidence of need in</p>
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Cheswick Green.

**January 2012 Update**

There is a need to identify further sites to meet the Draft Local Plan housing land provision target. The site has good access to local services and facilities, provided that a substantial part of the site is reserved to provide neighbourhood green space and flood alleviation measures. The site could contribute to meet housing need.



**Site 37: Land to rear of 579, 581, 583, 585 Tanworth Lane**



**Proposal**

Site Size	0.36ha (0.87ac)
Existing Use	Previously developed land (Gardens)
	Back land
Proposal	Housing
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 Access Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – medium Secondary Schools – high Health – high Fresh food – medium Overall - medium N°. jobs within 15 minutes – very low N° jobs within 30 minutes – high N°. jobs within 45 minutes – high



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>Would set a precedent for the release of green belt gardens along Tanworth Lane and erode the narrow gap between Cheswick Green and Dickens Heath.</p> <p>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>Backland development, detrimental to the character of the area.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – A (day and night)

### Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Mix of bungalows and semi detached and detached in area.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Improving current access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Site clearance.</p> <p>Provision of suitable access</p>
Delivery	<p>Projected build would take 12 – 18 months.</p> <p>Would suit local, medium / small or private developer.</p>

### Housing Potential

<p>In line with policy 30-50 dwellings per Hectare.</p> <p>Mix of development of 4, 5 bed detached, semi detached houses.</p> <p>Site could accommodate a development of 11 – 18 units.</p> <p>40% affordable housing – tenure split to be negotiated, if developed for 15 or more dwellings.</p>
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### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	<p>Good access to local services and facilities and site is previously developed land.</p> <p>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.</p> <p>Development would be detrimental to the character of the area.</p>
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## Site 124: Land adjacent to 173 Creynolds Lane



### Proposal

Site Size	0.81ha (2.01ac)
Existing Use	Green field, part previously developed land
	Garden land, pasture
Proposal	Housing / Employment / Offices / Leisure / Social or Community use
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 Proximity to sub station Habitats of interest Agricultural land classification 3
Accessibility	Primary Schools – high Secondary Schools – high GPs – medium Fresh food – medium Overall - medium N°. jobs within 15 minutes – low N° jobs within 30 minutes – high N°. jobs within 45 minutes – high

Cheswick Green – SHLAA Site Assessments, September 2012

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 Cheswick Green and Blythe Valley.</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 east of Creynolds Lane.</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 agriculture.</p> <p>Demand in area may be strong for a smaller scale development.</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>Projected build would take 12 – 24 months.</p> <p>Several phases of development.</p> <p>Joint Venture</p> <p>Design and build solutions.</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 3, 4, 5 bed detached, semi detached, terraced.</p> <p>Site could accommodate a development of 24 - 40 units.</p>
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### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	<p>Good access to local 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.</p>
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**Site 172: Land off Creynolds Lane (Site 1)**



**Proposal**

Site Size	4.3ha (10.62ac)
Existing Use	Green field
	Agriculture
Proposal	Housing
Availability for housing	10 – 15 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 Access Existing tenancy Agricultural land classification – 3 Habitats of interest Footpaths (boundary)
Accessibility	Primary Schools – high Secondary Schools – high - medium Health – medium Fresh food – medium – outside desirable parameters Overall – medium – very low N°. jobs within 15 minutes – medium - low N° jobs within 30 minutes – high

	N°. jobs within 45 minutes – high
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 Cheswick Green and Shirley.</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 (day) A (night)

### Achievability for Housing

Market	<p>Surrounding area is of residential and mainly agriculture.</p> <p>Demand in area may be strong for a smaller scale development.</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>Suitable access solution</p>
Delivery	<p>Projected build would take 36 – 72months.</p> <p>Several phases of development.</p> <p>Joint Venture</p> <p>Design and build solutions</p> <p>Would suit national house builder or large 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 3, 4, 5 bed detached, semi detached, terraced.</p> <p>Site could accommodate a development of approx 129 - 215 Units.</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 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 173: Land off Creynolds Lane (Site 2)**



**Proposal**

Site Size	11.42 (28.22ac)
Existing Use	Green field
	Agriculture
Proposal	Housing
Availability for housing	10 – 15 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 Access Existing tenancy Insufficient primary school capacity Hedgerows Footpath Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – high Gps – medium Fresh food – medium Overall - medium

	N°. jobs within 15 minutes – medium - 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 Cheswick Green and Shirley. 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, highly visible from countryside
Environmental conditions	Noise exposure category A/B (day), A (night)

### Achievability for Housing

Market	Surrounding area is of residential and mainly agriculture. Demand in area may be strong for a smaller scale development.
Cost	Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Service provision or increased capacity. Suitable access solution
Delivery	Projected build would take 36 – 72 months. Several phases of development. Joint Venture Would suit national house builder or 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 3, 4, 5 bed detached, semi detached, terraced. Site could accommodate a development of 43 - 71 units.
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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 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 177: Land off Coppice Walk**



**Proposal**

Site Size	1.73ha (4.28ac)
Existing Use	Green field
	Agriculture, 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: None
	Soft constraints: Local infrastructure Increased provision of services Access Land levels 1/100 and 1/000 year floodplain Habitats of interest Former sewage works Contamination Agricultural land classification – 3, non-agricultural land use
Accessibility	Primary Schools – high - medium Secondary Schools – high Health – high Fresh food – medium 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 has been excluded from the green belt to meet long-term housing needs, but 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 Cheswick Green and Dickens Heath. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category A (day and night)

### Achievability for Housing

Market	Surrounding area is of residential and agriculture. 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. Grading of site or under build.
Delivery	Projected build would take 36 – 50 months. Several phases of development. Joint Venture Former sewage works remediation. Design and build solutions. Would suit national house builder or 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 2, 3, 4, 5 bed detached, semi detached, terraced and percentage of 1 & 2 bed apartments. Site could accommodate a development of 52 - 87 units.
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### Include in SHLAA

No	Safeguarded land
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### Consider Further for Allocation

Yes	Good access to local services and facilities. The site is too large to meet local needs, but a part of the site could be considered for local needs – 100% affordable housing if there is evidence of need in Cheswick Green. <b><u>January 2012 Update</u></b> There is a need to identify further sites to meet the Draft Local Plan housing land provision target. The site has good access to local services and facilities, and could contribute to meeting housing land, as part of site 17, provided that a substantial part of the site is reserved to provide neighbourhood green space and flood alleviation measures.
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**Site 211: The Old Vicarage, Vicarage Road**



**Proposal**

Site Size	0.69 ha (1.70ac)
Existing Use	Previously developed land
	House and garden
Proposal	Housing
Delivery	N/A

**Suitability for Housing**

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints:
	Soft constraints: Local infrastructure Increased provision of services Habitats of interest Locally listed building Agricultural land classification – 3
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – medium Overall - medium N°. jobs within 15 minutes – low



	N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	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.
Environmental conditions	Noise exposure category – B(day), A(night)

### Achievability for Housing

Market	Surrounding area is residential.
Cost	Improving current access. Infrastructure works. Demolition of existing structures. Service provision or increased capacity.
Delivery	Projected build would take 18 – 24 months. Phased development. Joint Venture Would suit national house builder or middle / 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. 40% affordable, tenure split to be negotiated – N/A The site could accommodate a density of 21 – 35 units. A mix of semi detached and detached dwellings would suit characteristics of site and area.</p>
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### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	<p>Good accessibility to local services and facilities. However accessibility to secondary schools by cycle is along unsuitable routes. Release of the site would have a significant impact on 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 212: Brooklin and Bluebell Cottage, Warings Green Lane**



**Proposal**

Site Size	1.54ha (3.8ac)
Existing Use	Green field
	Existing dwellings and garden land
Proposal	Housing
Availability for housing	Within 5 - 10 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 Local wildlife site (adjacent) Habitats of interest Agricultural land classification – 3
Accessibility	Primary Schools – low Secondary Schools – medium Health – medium Fresh food – outside desirable parameters

	Overall – outside desirable parameters N°. jobs within 15 minutes – 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. 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(day and night)

### Achievability for Housing

Market	Surrounding area is predominantly agricultural. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Improving current access. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take months. Phased development. Would suit national house builders, large developers, and some private 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 2, 3, 4, 5, bed detached, semi detached, terraced housing. Site could accommodate a development of 46-77 units.
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### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	Accessibility to fresh food is outside the desirable parameters, access to other local services and facilities by walking and cycling is along unsuitable routes. 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 283: Land at Illshaw Heath Road**



**Proposal**

Site Size	0.11ha (0.26ac)
Existing Use	Green field
	Garden land
Proposal	Housing and leisure
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: Agricultural land classification – 4
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – medium, but by unsuitable routes Health – low, but by unsuitable routes Fresh food – medium, but by unsuitable routes Overall – outside desirable parameters N°. jobs within 15 minutes – very 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

	<p>the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Would impact on the functions and openness of the green belt and set a precedent for the development of surrounding land.</p> <p>Landscape, Conservation.</p>
Environmental conditions	Noise exposure category – B (day), C (night)

### Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agricultural land.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	Full intrusive ground survey required, ecological, topographical.
Delivery	<p>Projected build would take months.</p> <p>Would suit small private 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>Suitable for 2, 3, 4, 5 bed detached or semi detached housing.</p> <p>Site could accommodate a development of approximately 3-5 units.</p>
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### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	<p>Accessibility to primary schools is outside the desirable parameters.</p> <p>Release of the site would have a negative impact on the openness and function of the green belt and would set a precedent for further green belt land release from surrounding sites. Many trees on site. Ecological and biodiversity survey would be required.</p>
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