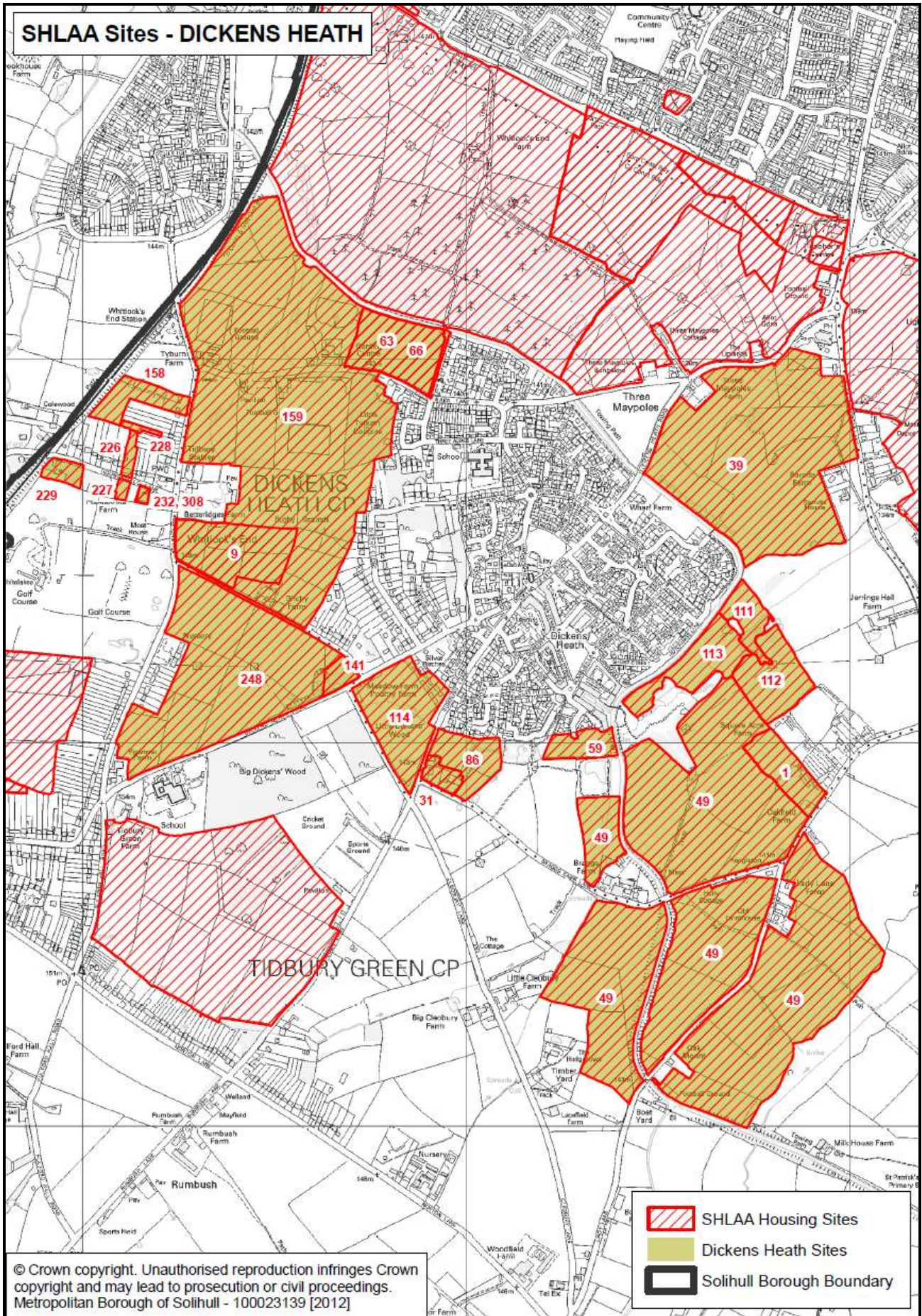


Dickens Heath Sites

DICKENS HEATH

Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
1	Oakfield Farm, Lady Lane	No
9	Land at Tilehouse Lane / Birchy Leasowes Lane	No
31	Brickiln Farm, Rumbush Lane / Braggs Farm Lane	Yes DLP Site 17
39	Land at Baroda Farm, Tanworth Lane, Dickens Heath Road	No
49	Land at Braggs Farm	No
59	Land at Griffin Lane	Yes DLP Site 18
63	Land at Tythe Barn Lane	No
66	Land at Tythe Barn Lane	No
86	Land at Braggs Farm Lane	Yes DLP Site 17
111	Square Acre Farm, Lady Lane	No
112	Square Acre Farm, Lady Lane	No
113	Square Acre Farm, Lady Lane	No
114	Land at Cleobury Lane	Yes DLP Site 20
141	103 Birchy Leasowes Lane	No
158	Land at Tilehouse Lane / Houndsfield Lane	No
159	Land to the West of Dickens Heath	No
226	32 Houndsfield Lane	No
227	Opposite 72, Houndsfield Lane	No
228	Rear of 162, Tilehouse Lane	No
229	Opposite 32, Houndsfield Lane	No
232&308	Land on the south side of Houndsfield Lane (opposite no. 26)	No
248	Land at Dickens Heath Road	No



Site 1: Oakfield Farm, Lady Lane



Proposal

Site Size	2 ha (4.95ac)
Existing Use	Green field (part previously developed land)
	Residential dwelling, garden and outbuildings
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 Hedgerows Agricultural land classification - 3 Habitats of interest Arden pasture
Accessibility	Primary Schools – low – outside desirable parameters Secondary Schools – high Health – high/medium Fresh food – medium/low Overall – low/very low N°. jobs within 15 minutes – low N°. jobs within 30 minutes – high

	N°. jobs within 45 minutes – high
Potential impacts	<p>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 Dickens Heath and Cheswick Green.</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>
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is of residential and agriculture.</p> <p>Demand in area may not be as strong as in other settlements.</p> <p>Large detached housing pepper potted amongst agricultural land.</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 36 – 50 months.</p> <p>Joint Venture</p> <p>Would suit all residential developers.</p> <p>Acquiring further property to create access.</p> <p>Under build to combat land levels or grading of site.</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 and semi detached houses.</p> <p>Site could accommodate a development of 60 -100 units.</p>

Include in SHLAA

No	Green belt.
----	-------------

Consider Further for Allocation

No	<p>Part of the site is outside the desirable parameters for accessibility to primary schools, so not within a desirable location for family housing. Accessibility to other key local services and facilities is good, but access via walking and cycling is along unsuitable routes.</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>
----	---

Site 9: Land at Tilehouse Lane / Birchy Leasowes Lane



Proposal

Site Size	4.12ha (10.19ac)
Existing Use	Green field
	Paddock and grazing
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 2 ponds Access Hedgerows Habitats of interest
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – medium 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	<p>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 Dickens Heath and Wythall.</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 mostly agriculture with large dwellings pepper potted.</p> <p>High level of demand expected.</p> <p>High level of sales expected.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical in undeveloped areas.</p> <p>Suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Ground monitoring of pond areas</p>
Delivery	<p>Projected build would take 18 – 36 months.</p> <p>Joint Venture</p> <p>Would suit all house builders and RSL.</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, 6 bed detached housing.</p> <p>Site could accommodate a development of 123 – 206 units.</p>

Include in SHLAA

No	Green belt.
----	-------------

Consider Further for Allocation

No	<p>Good access to local services and facilities, but access via walking and cycling is along unsuitable routes.</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>
----	---

Site 31: Brickiln Farm, Rumbush Lane / Braggs Farm Lane (see site 86)



Proposal

Site Size	0.64ha (1.58ac)
Existing Use	Green field (part brown field)
	Residential dwelling, garden and outbuildings
Proposal	Housing / Offices
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 Existing buildings Undulating land levels Agricultural land classification – 3 Arden pasture Adjacent potential local wildlife site to north
Accessibility	Primary Schools – medium Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – low

	N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	The site is excluded from the green belt for long-term housing needs, but contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. If developed in isolation, the site is 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. If developed with land to the north (see site 86), the impact of development would be minimal. Existing development, roads and public open space form a defensible green belt boundary. Landscape, Conservation, Increased traffic flow, isolated from main settlement.
Environmental conditions	Noise exposure category – A/B(day), B(night)

Achievability for Housing

Market	Surrounding area is of residential and agriculture. Demand in area may not be as strong as in other settlements. Close to Dickens Heath Village. 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. Extended Phase I study required.
Delivery	Projected build would take 18 – 28 months. Would suit all residential developers. Improvement on infrastructure. Under build to combat land levels or grading of site.

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 houses. Site could accommodate a development of 19 - 32 units.

Include in SHLAA

No	Safeguarded land
----	------------------

Consider for Allocation

Yes	If developed in conjunction with land to the north (Site 86): Good access to local services and facilities, but along unsuitable routes for walking and cycling. Well contained site and could provide a defensible green belt boundary. In line with emerging policy a density of 46-60dph is likely to be encouraged in this location, so this site would have a capacity for around 29-38 dwellings.
-----	--

Site 39: Land at Baroda Farm, Tanworth Lane / Dickens Heath Road



Proposal

Site Size	20.23ha (49.98ac)
Existing Use	Green field
	Agriculture
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: Woodland (small area)
	Soft constraints: Local infrastructure Increased provision of services Access Hedgerows Insufficient primary school capacity Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – high Fresh food – high – medium Overall – high/medium N°. jobs within 15 minutes – medium

	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. Development would erode the narrow gap between Dickens Heath 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, merge settlements, would be highly visible from open country side due to size of site.
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Alternative uses doubtful of viability. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Provision of suitable access. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take 36 – 72 months. Phased development. Joint Venture Would suit national house builders, 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, 4, 5 bed detached, semi detached houses and terraced housing. A percentage of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 607 - 1012 units.</p>
--

Include in SHLAA

No	Green belt.
----	-------------

Consider Further for Allocation

No	Good access to local services and facilities. 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.
----	---

Site 49: Land at Braggs Farm



Proposal

Site Size	53.28ha (131.66ac) total of all land parcels
Existing Use	Green field
	Farming, agriculture
Proposal	Housing / Leisure / Social or Community
Availability for Housing	Within 5 years, delivery within 15 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 Existing buildings Undulating land levels Sustainability Local wildlife site Footpath Hedgerows Insufficient capacity within existing primary schools Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – high – outside desirable parameters

	<p>Secondary Schools – high</p> <p>Health – high - low</p> <p>Fresh food – high – outside desirable parameters</p> <p>Overall – medium – outside desirable parameters</p> <p>N°. jobs within 15 minutes – low/very low</p> <p>N° jobs within 30 minutes – high</p> <p>N°. jobs within 45 minutes – high</p>
Potential impacts	<p>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 Dickens Heath and Cheswick Green.</p> <p>Too large to meet local needs, all of the site is 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, isolated from main settlement, highly visible from open countryside.</p>
Environmental conditions	Noise exposure category – A/B(day), A(day)

Achievability for Housing

Market	<p>Surrounding area is agriculture.</p> <p>Demand in area may not be as strong as in other settlements.</p> <p>Close to Dickens Heath Village.</p> <p>Large detached housing pepper potted amongst agricultural land.</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>Design and build solutions.</p>
Delivery	<p>Projected build would take several years.</p> <p>Phasing of development.</p> <p>Would suit national house builders and commercial developers.</p> <p>Joint venture.</p> <p>Improvement of infrastructure.</p> <p>Under build to combat land levels or grading of site.</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 houses and some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of approx 1598 – 2664 dwellings</p>
--

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Part of the site has good access to local services and facilities, but large parts are outside of the desirable parameters to a range of services and facilities and access via walking and cycling is along unsuitable routes.</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> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
----	--

Site 59: Land at Griffin Lane



Proposal

Site Size	1.19ha (2.93ac)
Existing Use	Green field
	Open land
Proposal	Housing
Availability for housing:	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan - Safeguarded land
Physical problems and limitations	Hard constraints: None
	Soft constraints: Storey height of surrounding properties Habitats of interest Arden pasture Adjacent local wildlife site (to west)
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high

Dickens Heath – SHLAA Site Assessments, September 2012

Potential impacts	The site is excluded from the green belt for long-term housing needs, but contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. However, impact of development on the green belt would be minimal; site is well contained by the canal and public open space.
Environmental conditions	Noise exposure category – A (day and night)

Achievability for Housing

Market	Demand may be high due to proximity to amenities and accessibility to Dickens Heath Village.
Cost	Full intrusive ground survey required, ecological, topographical. Infrastructure works. Service provision or increased capacity. Extended Phase I survey needed.
Delivery	Projected build would take 24 – 36 months. Phasing of development. Improvement on infrastructure. Would suit national house builders and large residential 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, 4, 5 bed detached, semi detached, terraced houses and some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 36 - 60 units.</p>
--

Include in SHLAA

No	Safeguarded land
----	------------------

Consider Further for Allocation

Yes	<p>Good access to local services and facilities.</p> <p>Well contained site and could provide a defensible green belt boundary.</p> <p>Required to continue the canal site walkway, linking the village centre to the country park.</p> <p>In line with emerging policy a density of 46-60s likely to be encouraged in this location, so this site would have a capacity for around 53-69 dwellings.</p>
-----	--

Site 63: Land at Tythe Barn Lane (see site 66)



Proposal

Site Size	3.68ha (9.09ac)
Existing Use	Green field
	Agriculture
Proposal	Housing / Other – sheltered OAP 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 Access Sustainability Footpath (boundary) Local wildlife site (boundary) Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – high GPs – medium Fresh food – medium Overall - medium N ^o . jobs within 15 minutes – low

	N° jobs within 30 minutes – medium N°. jobs within 45 minutes – medium
Potential impacts	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 Dickens Heath 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, impinges on green belt.
Environmental conditions	Noise exposure category – A (day and night)

Achievability for Housing

Market	Surrounding area is agriculture and residential. Demand may not be sufficient for development of this size. Close to Dickens Heath Village.
Cost	Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Service provision or increased capacity. Footpath diversion may be required.
Delivery	Projected build would take several years. Phasing of development. Improvement on infrastructure. Would suit national house builders, large developers. Joint venture.

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 houses and some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of approx 110 – 184 dwellings.</p>
--

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Good access to local 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> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
----	--

Site 66: Land at Tythe Barn Lane (see site 63)



Proposal

Site Size	3.55ha (8.77ac)
Existing Use	Green field
	Agriculture
Proposal	Housing Code for Sustainable Homes 5 minimum
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 Access Sustainability Footpath (boundary) Local wildlife site (boundary) Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – high Health – medium Fresh food – medium Overall - medium N°. jobs within 15 minutes – low

	N° jobs within 30 minutes – medium N°. jobs within 45 minutes – medium
Potential impacts	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 Dickens Heath 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, impinges on green belt.
Environmental conditions	Noise exposure category – A (day and night)

Achievability for Housing

Market	Surrounding area is agriculture and residential. Demand may not be sufficient for development of this size. Close to Dickens Heath Village.
Cost	Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Service provision or increased capacity. Footpath diversion may be required.
Delivery	Projected build would take several years. Phasing of development. Would suit national house builders, large developers. Improvement on infrastructure. Joint venture.

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 houses and some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of approx 107 – 178 dwellings.</p>

Include in SHLAA

No	Green belt.
----	-------------

Consider Further for Allocation

No	Good access to local services and facilities. 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.
----	---

Site 86: Braggs Farm Lane (see site 31)



Proposal

Site Size	2.63ha (6.51ac)
Existing Use	Green field (part brown field)
	Residential dwelling, garden and outbuildings
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan - safeguarded land
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints: Local infrastructure Increased provision of services Access Existing buildings Undulating land levels Reserved matters application on part of site Local wildlife site Hedgerows Habitats of interest Agricultural land classification - 3
Accessibility	Primary Schools – medium Secondary Schools – high Health – high Fresh food – high

	Overall - medium N°. jobs within 15 minutes – low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	The site is excluded from the green belt for long-term housing needs, but contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. However, the impact of development would be minimal. Existing development, roads and public open space form a defensible green belt boundary. Landscape, Conservation, Increased traffic flow
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. Close to Dickens Heath Village. 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.
Delivery	Projected build would take 18 – 28 months. Improvement on infrastructure. Under build to combat land levels or grading of site. 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 houses. Site could accommodate a development of 78 - 131 units.
--

Include in SHLAA

No	Safeguarded land
----	------------------

Consider Further for Allocation

Yes	Good access to local services and facilities. Well contained site and could provide a defensible green belt boundary. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives. In line with emerging policy a density of 46-60dph is likely to be encouraged in this location, so this site would have a capacity for around 120-158 dwellings.
-----	--

Site 111: Square Acre Farm, Lady Lane



Proposal

Site Size	1.31ha (3.25ac)
Existing Use	Green field
	Farming, grazing
Proposal	Housing
Availability for housing	Not stated

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Woodland
	Soft constraints: Local infrastructure Increased provision of services Access Hedgerows Local wildlife site Footpaths Habitats of interest Agricultural land classification – 3
Accessibility	Primary Schools – medium Secondary Schools – high

	<p>Health – high Fresh food – high/medium Overall - medium N°. jobs within 15 minutes – low N° jobs within 30 minutes – high N°. jobs within 45 minutes – high</p>
Potential impacts	<p>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 Dickens Heath and Cheswick Green. 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 and isolated from main settlement, would be highly visible from the countryside.</p>
Environmental conditions	Noise exposure category – A (day and night)

Achievability for Housing

Market	<p>Surrounding area is of agriculture. Demand in area may not be as strong as in other settlements. Large detached housing pepper potted amongst agricultural land.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Service provision or increased capacity.</p>
Delivery	<p>Projected build would take 24 – 50 months. Phased development. Joint Venture Acquiring further property to create access. Alternatively may look at developing Sites 1, 111, 112, 113 together as all linked Under build to combat land levels or grading of site. Would suit national house builders, 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. 40% affordable, tenure split to be negotiated Mix of development of 3, 4, 5 bed detached and semi detached houses with some 1 & 2 bed apartments. Site could accommodate a development of 39-66 units.</p>

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	Good access to local services and facilities. But access via walking and cycling is
----	---

Dickens Heath – SHLAA Site Assessments, September 2012

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.

Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.

Site 112: Square Acre Farm, Lady Lane



Proposal

Site Size	2.93ha (7.24ac)
Existing Use	Green field
	Farming, grazing
Proposal	Housing
Availability for housing	Not stated

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 Footpath Hedgerows Habitats of interest Agricultural land classification - 3
Accessibility	Primary Schools – medium - low Secondary Schools – high Health – high/medium Fresh food – medium Overall – medium/low N°. jobs within 15 minutes – low N°. jobs within 30 minutes – high

	N°. jobs within 45 minutes – high
Potential impacts	<p>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 Dickens Heath and Cheswick Green.</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>
Environmental conditions	Noise exposure category – A (day and night)

Achievability for Housing

Market	<p>Surrounding area is of agriculture.</p> <p>Demand in area may not be as strong as in other settlements.</p> <p>Large detached housing pepper potted amongst agricultural land.</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 36 – 50 months.</p> <p>Phased development.</p> <p>Acquiring further property to create access. Alternatively may look at developing Sites 1, 111, 112, 113 together as all linked.</p> <p>Under build to combat land levels or grading of site.</p> <p>Joint Venture</p> <p>Would suit national house builders, 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 and semi detached houses with some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 88-147 units.</p>
--

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Good access to local services and facilities, but access via walking and cycling is along unsuitable routes.</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>
----	---

Site 113: Square Acre Farm, Lady Lane



Proposal

Site Size	2.73ha (6.75ac)
Existing Use	Green field
	Farming, grazing
Proposal	Housing
Availability for housing	Not stated

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 Hedgerows Local wildlife site Footpaths Habitats of interest Agricultural land classification – 3
Accessibility	Primary Schools – medium

	<p>Secondary Schools – high</p> <p>Health – high</p> <p>Fresh food – high</p> <p>Overall - medium</p> <p>Nº. jobs within 15 minutes – low</p> <p>Nº jobs within 30 minutes – high</p> <p>Nº. jobs within 45 minutes – high</p>
Potential impacts	<p>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 Dickens Heath and Cheswick Green.</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 and isolated from main settlement, would be highly visible from the countryside.</p>
Environmental conditions	Noise exposure category – A (day and night)

Achievability for Housing

Market	<p>Surrounding area is of agriculture.</p> <p>Demand in area may not be as strong as in other settlements.</p> <p>Large detached housing pepper potted amongst agricultural land.</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 24 – 50 months.</p> <p>Phased development.</p> <p>Acquiring further property to create access. Alternatively may look at developing Sites 1, 111, 112, 113 together as all linked</p> <p>Under build to combat land levels or grading of site.</p> <p>Joint Venture</p> <p>Would suit national house builders, 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 and semi detached houses with some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 82-137 units.</p>
--

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Good access to local services and facilities, but access via walking and cycling is along unsuitable routes.</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> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
----	---

Site 114: Land at Cleobury Lane



Proposal

Site Size	4.59ha (11.35ac)
Existing Use	Green field
	Poultry farm and storage buildings
Proposal	Housing / Other – recreation and open space
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 Access Existing buildings and structures Adjacent local wildlife site (to west) Habitats of interest Hedgerows Arden pastures
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – high Fresh food – high Overall – high/medium N°. jobs within 15 minutes – low

	N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Landscape, Conservation, Increased traffic flow, fingers into green belt and isolated from main settlement, would be highly visible from the countryside. Habitats of interest
Environmental conditions	Noise exposure category – A/B(day), A(day)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Large detached housing pepper potted amongst agricultural land. Proximity to Dickens Heath Village.
Cost	Full intrusive ground survey required, ecological, topographical. Improving current access. Infrastructure works. Service provision or increased capacity. Demolition and removal of existing structures and buildings. Extended Phase I survey required
Delivery	Projected build would take 24 – 50 months. Phased development. Joint Venture Would suit national house builders, 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 Mix of development of 3, 4, 5 bed detached and semi detached houses. Site could accommodate a development of 138 – 230 units.</p>

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

Yes	<p>Good access to local services and facilities. 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. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p> <p><u>January 2012 Update</u> There is a need to identify further sites to meet the Draft Local Plan housing land provision target. This site is close to local services and facilities and the impact of its development on green belt functions and openness would be less than other sites.</p>
-----	--

Site 141: 103 Birchy Leasowes Lane



Proposal

Site Size	0.57ha (1.42ac)
Existing Use	Green field
	Woodland
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: Whole site is woodland
	Soft constraints: Local infrastructure Increased provision of services Access Undulating levels Several ponds Local wildlife site Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – high GPs – high Fresh food – high Overall - high N°. jobs within 15 minutes – low N°. jobs within 30 minutes – high

	N°. jobs within 45 minutes – high
Potential impacts	Landscape, Conservation, Increased traffic flow
Environmental conditions	Noise exposure category – A/B (day), B (night)

Achievability for Housing

Market	Surrounding area is mix of residential and agriculture Large detached dwellings High level of demand expected. High level of sales expected. Site not viable due to start up costs.
Cost	Full intrusive ground survey required, ecological, topographical in undeveloped areas. Suitable access. Infrastructure works. Service provision or increased capacity. Ground monitoring. Pollarding and removal of trees. Design and build solutions.
Delivery	Projected build would take 18 – 36 months. Dependant on time to monitor ground, up to 18 months. Appropriate design and build Ground monitoring and stabilisation Design solutions Would suit all middle size and private or bespoke house builders.

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 4, 5, 6 bed detached housing. Site could accommodate a development of 17 – 28 units.</p>

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Good access to local services and facilities, but access via 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. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives. Loss of woodland is a hard constraint against development.</p>
----	--

Site 158: Land at Tilehouse Lane / Houndsfield Lane



Proposal

Site Size	1.51ha (3.73ac)
Existing Use	Green field (part brown field)
	Paddock and stabling
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 Access Habitats of interest Existing structures Land levels
Accessibility	Primary Schools – medium/low Secondary Schools – high Health – medium-low Fresh food – medium Overall – medium/low N°. jobs within 15 minutes – low N° jobs within 30 minutes – high N° jobs within 45 minutes – high

Potential impacts	<p>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 Dickens Heath and Wythall.</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 and isolated from main settlement</p>
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Large detached housing pepper potted amongst agricultural land.</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>Demolition and removal of existing structures and buildings.</p> <p>Design and build solutions.</p>
Delivery	<p>Projected build would take 24 – 40 months.</p> <p>Under build to combat land levels or grading of site.</p> <p>Would suit local, private, and small to medium sized 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 and semi detached houses.</p> <p>Site could accommodate a development of circa 45 - 186 units.</p>
--

Include in SHLAA

No	Green belt
----	------------

Consider Further for Allocation

No	<p>Good access to local services and facilities, but access via walking and cycling is along unsuitable routes.</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>
----	---

Site 159: Land to the West of Dickens Heath



Proposal

Site Size	43.77ha (108.17ac)
Existing Use	Green field
	Storage building
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: Areas of woodland and ancient woodland
	Soft constraints: Local infrastructure Increased provision of services Access Existing structures Land levels Local wildlife site Habitats of interest 1/100 year floodplain Hedgerows Agricultural land classification – various – some grade 3
Accessibility	Primary Schools – medium/low Secondary Schools – high Health – high/medium Fresh food – high/medium

	Overall – high/low 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. Development would erode the narrow gap between Dickens Heath and Wythall. The Site buffers current settlement boundary, but is not well related to the existing pattern of development and would impact on the functions and openness of the green belt and create an indefensible green belt boundary. Too large for local needs, parts of the site would harm green belt functions and openness. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Large detached housing pepper potted amongst agricultural land.
Cost	Full intrusive ground survey required, ecological, topographical. Improving current access. Infrastructure works. Service provision or increased capacity. Demolition and removal of existing structures and buildings. Design and build solutions.
Delivery	Projected build would take several years. Under build to combat land levels or grading of site. Would suit national, large house builders / developers, commercial developers and leisure companies.

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 houses. Site could accommodate a development of 1313 - 2188 units.
--

Include in SHLAA

No	Green belt.
----	-------------

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. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.
----	--

Site 226: 32 Houndsfield Lane



Proposal

Site Size	0.31ha (0.76ac)
Existing Use	Brown field
	House and garden
Proposal	Housing
Availability for housing	Within 5 years

Suitability for housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Tree Preservation Orders
	Soft constraints: Existing structures Agricultural land classification – grade 4
Accessibility	Primary Schools – low Secondary Schools – high Health – medium Fresh food – high Overall – low 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.
Environmental conditions	Noise exposure category – A(day), A(night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Large detached housing.
Cost	Full intrusive ground survey required, ecological, topographical. Demolition and removal of existing structures and buildings. Design and build solutions.
Delivery	Projected build would take 1-2 years.

Housing Potential

Mix of development of detached and semi detached houses. Site could accommodate a development of 9 - 15 units.

Include in SHLAA

No	Green Belt
----	------------

Consider Further for Allocation

No	The site is an existing brownfield site, but access to local services and facilities is poor. Green belt restrictions apply. Release would impact on green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.
----	--

Site 227: Opposite 72, Houndsfield Lane



Proposal

Site Size	0.16ha (0.39ac)
Existing Use	Green field
	Green field site
Proposal	Housing/employment
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: Hedgerows Trees Agricultural land classification – grade 4
Accessibility	Primary Schools – medium Secondary Schools – high Health – medium Fresh food – high Overall – medium N°. jobs within 15 minutes – low N° jobs within 30 minutes – high

	N°. jobs within 45 minutes – high
Potential impacts	The site is not well related to the existing pattern of development and would impact on the functions and openness of the green belt and create an indefensible green belt boundary. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – A/B(day), B(night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Large detached housing surrounded by agricultural land.
Cost	Full intrusive ground survey required, ecological, topographical. Infrastructure works. Service provision or increased capacity. Design and build solutions.
Delivery	Projected build would take 1-2 years.

Housing Potential

Mix of development of 3, 4, 5 bed detached and semi detached houses. Site could accommodate a development of 4 - 8 units.
--

Include in SHLAA

No	Green Belt
----	------------

Consider Further for Allocation

No	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. Trees and wildlife on site – ecological survey required.
----	--

Site 228: Rear of 162, Tilehouse Lane



Proposal

Site Size	0.15ha (0.37ac)
Existing Use	Green field
	Rear garden to house
Proposal	Housing
Availability for housing	Within 5 years

Suitability for housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Access to site
	Soft constraints: Trees Agricultural land classification – grade 4
Accessibility	Primary Schools – low/medium Secondary Schools – high Health – medium Fresh food – high Overall – low/medium N°. jobs within 15 minutes – low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high

Potential impacts	<p>Contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>The site is not well related to the existing pattern of development and would impact on the functions and openness of the green belt and create an indefensible green belt boundary.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – A(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Large detached housing surrounded by agricultural land.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Create access point.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Design and build solutions.</p>
Delivery	Projected build would take 1-2 years.

Housing Potential

<p>Mix of development of 3, 4, 5 bed detached and semi detached houses.</p> <p>Site could accommodate a development of 4 - 7 units.</p>

Include in SHLAA

No	Green Belt
----	------------

Consider Further for Allocation

No	<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> <p>Access to site is an issue (see site 226).</p>
----	---

Site 229: Opposite 32 Houndsfield Lane



Proposal

Site Size	0.57ha (1.40ac)
Existing Use	Green field and part brownfield
	Derelict farm site
Proposal	Housing
Availability for housing	Within 5 years

Suitability for housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Woodland Railway line to west of site Sloping site
	Soft constraints: Hedgerows Habitats of interest Agricultural land classification – grade 4
Accessibility	Primary Schools – low Secondary Schools – high Health – low/medium Fresh food – high Overall – low

	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. The site is not well related to the existing pattern of development and would impact on the functions and openness of the green belt and create an indefensible green belt boundary. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – A/B(day), A/B(night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Large detached housing surrounded by agricultural land.
Cost	Full intrusive ground survey required, ecological, topographical. Infrastructure works. Service provision or increased capacity. Demolition and removal of existing structures and buildings. Design and build solutions.
Delivery	Projected build would take 2-3 years. Under build to combat land levels or grading of site. Phased development. Would suit national, large house builders / 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 houses. Site could accommodate a development of 17 - 29 units.

Include in SHLAA

No	Green Belt
----	------------

Consider Further for Allocation

No	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. Trees and wildlife on site – ecological survey required.
----	--

Site 232 & 308: Land on the south side of Houndsfield Lane (opposite no. 26)



Proposal

Site Size	0.13ha (0.31ac)
Existing Use	Brown field
	Garage/storage / derelict pig farm
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: Hedgerows – partially on southern boundary Agricultural land classification – grade 4
Accessibility	Primary Schools – medium, but via unsuitable routes Secondary Schools – high, but via unsuitable routes Health – medium, but via unsuitable routes Fresh food – high, but via unsuitable routes 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

	<p>countryside from encroachment and helping prevent coalescence between settlements.</p> <p>The site is not well related to the existing pattern of development and would impact on the functions and openness of the green belt and create an indefensible green belt boundary.</p>
Environmental conditions	Noise exposure category – A,B(day), B(night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Large detached housing surrounded by agricultural land.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Infrastructure works.</p> <p>Demolition and removal of existing structures and buildings.</p> <p>Design and build solutions.</p>
Delivery	Projected build would take 1 year.

Housing Potential

<p>Mix of development of 3, 4, 5 bed detached and semi detached houses.</p> <p>Site could accommodate a development of 4 - 7 units.</p>

Include in SHLAA

No	Green Belt
----	------------

Consider Further for Allocation

No	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.
----	--

Site 248: Land at Dickens Heath Road



Proposal

Site Size	15.77ha (38.97ac)
Existing Use	Green field
	Agricultural land
Proposal	Housing
Availability for housing	Within 5 years

Suitability for housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Woodland in eastern corner of site Electricity pylons Oak trees
	Soft constraints: Telegraph poles Ponds on site Hedgerows Local Wildlife Site Habitats of interest – woodland and water bodies Agricultural land classification – grade 4
Accessibility	Primary Schools – high Secondary Schools – high

	<p>Health – medium/high Fresh food – high Overall – medium/high N°. jobs within 15 minutes – low/very low N° jobs within 30 minutes – high N°. jobs within 45 minutes – high</p>
Potential impacts	<p>Contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. If the entire site was developed it would merge together the settlements of Tidbury Green and Dickens Heath. Too large for local needs, the site would harm green belt functions and openness. Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – A(day), B(night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture.
Cost	<p>Full intrusive ground survey required, ecological, topographical. Infrastructure works. Service provision or increased capacity. Design and build solutions. Repositioning of telegraph poles and electricity pylons</p>
Delivery	<p>Projected build would take several years. Would suit national, large house builders / developers, commercial developers and leisure companies.</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. 40% affordable, tenure split to be negotiated Mix of development of 3, 4, 5 bed detached and semi detached houses. Site could accommodate a development of 473 - 789 units.</p>
--

Include in SHLAA

No	Green Belt
----	------------

Consider Further for Allocation

No	<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. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives. Electricity pylons on site.</p>
----	--

