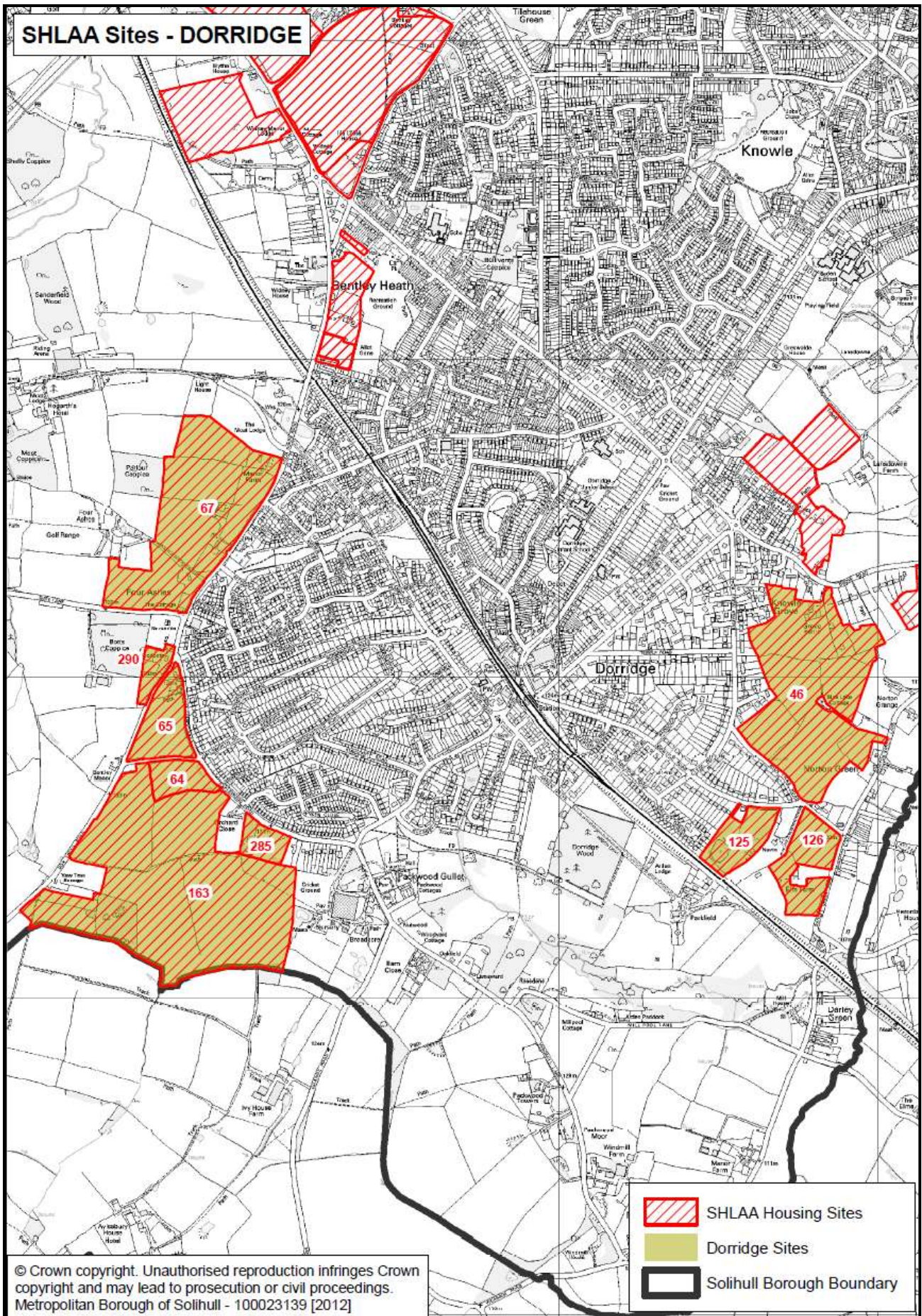


Dorridge Sites

DORRIDGE

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
46	Land at Norton Green Lane	No
64	Land to the West of Earlswood Road	No
65	Four Ashes Road / Box Trees Road	No
67	Land at Four Ashes Road	No
125	The Ards, Dorridge Road	No
126	Elm Farm, Darley Green Road	No
163	Ivy House Farm, Henwood Lane	No
285	Land between 39 & 79 Earlswood Road	No
290	Woodcote, Box Trees Road	No



Site 46: Land at Norton Green Lane



Proposal

Site Size	18.67Ha (46.13ac)
Existing Use	Green field
	Farm house and associated farm 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: Tree preservation orders
	Soft constraints: Local infrastructure Increased provision of services Access Insufficient primary and secondary school capacity Hedgerows Footpath (boundary) Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – medium – outside of desirable parameters Secondary Schools – high Health – Small part high, majority medium Fresh food – medium Overall – medium – very low N°. jobs within 15 minutes – very low

	N° jobs within 30 minutes – high-medium 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. 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, visible from open countryside as land is raised
Environmental conditions	Noise exposure category – A (day and night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Mix of housing types in locality. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Access works. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take 36 – 84 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 3, 4, 5 bed detached, semi detached and terraced housing. An element of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 560 - 933 units.</p>

Include in SHLAA

No	Green belt
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Consider for Allocation

No	Site is too large for local needs. Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing. Part of the site have good access to local services and facilities, but release 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 64: Land to the west of Earlswood Road



Proposal

Site Size	1.91ha (4.72ac)
Existing Use	Green field
	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 Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high Health – medium Fresh food – medium Overall – very low 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

	<p>prevent coalescence between settlements.</p> <p>Development would erode the narrow gap between Dorridge 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 of surrounding land west of Dorridge.</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 a mix of residential and agriculture.</p> <p>Large detached housing.</p> <p>Good access to local amenities.</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>
Delivery	<p>Projected build would take 24 – 50 months.</p> <p>Phased development.</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.</p> <p>Site could accommodate a development of 57 - 95 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 beyond the desirable parameters, so not within a desirable location for family housing. Access to other key local services and facilities, is good.</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 65: Four Ashes Road / Box Trees Road



Proposal

Site Size	3.5ha (8.66ac)
Existing Use	Green field (part brown field)
	Agriculture, Grazing
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 Public footpath Existing properties Insufficient secondary school capacity if built at high density Hedgerows Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high Health – medium-low Fresh food – medium Overall – very low 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. The site is contained by existing roads, but development would extend the built up area of Dorridge to the west, eroding the narrow gap between Dorridge and Blythe Valley and impact on the functions and openness of the green. 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. Good access to local amenities. 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. Demolition and cart away. Footpath diversion.
Delivery	Projected build would take 24 – 50 months. Phased development. Joint Venture Would suit national house builders, 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 and semi detached houses. A percentage of 1 & 2 bed apartments. Site could accommodate a development of 105 - 175 units.

Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Accessibility to primary schools is outside the desirable parameters, so not within a desirable location for family housing. Access to other key local services and facilities, is good. 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 67: Land at Four Ashes Road



Proposal

Site Size	16.66ha (41.18ac)
Existing Use	Green field (small part brown field)
	Agriculture, 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 Existing properties and structures Local wildlife site Insufficient secondary school capacity Agricultural land classification – 3 Hedgerows Footpath Habitats of interest
Accessibility	Primary Schools – low – outside of desirable parameters Secondary Schools – high Health – low (small part medium) Fresh food – medium/low Overall – low/very low

	N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – high (small part medium) 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 Dorridge and Blythe Valley. 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 west of Dorridge. Landscape, Conservation, Increased traffic flow, visible and imposing from the open countryside due size of land parcel.
Environmental conditions	Noise exposure category – A/B (day and night)

Achievability for Housing

Market	Surrounding area is a mix of residential, Leisure and agriculture. Large detached housing. 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. Demolition and cart away.
Delivery	Projected build would take 36 – 60 months. Phased development. Joint Venture Would suit national house builders, 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 and semi detached houses. A percentage of 1 & 2 bed apartments. Site could accommodate a development of 500 - 833 units.

Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Accessibility to primary schools from the southern part of the site is outside of desirable parameters, so not within a desirable location for family housing. 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.
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Site 125: The Ards, Dorridge Road



Proposal

Site Size	2.9ha (7.15ac)
Existing Use	Green field
	Paddock, grazing
Proposal	Zero carbon 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: Local infrastructure Increased provision of services Existing properties and structures in situ Land gradient Ecology Fish Ponds Local wildlife site Hedgerows Agricultural land classification - 3 Insufficient secondary school capacity if built at high density Habitats of interest
Accessibility	Primary Schools – low Secondary Schools – high Health – medium

	<p>Fresh food – medium</p> <p>Overall - low</p> <p>N°. jobs within 15 minutes – very low</p> <p>N° jobs within 30 minutes – high/medium</p> <p>N°. jobs within 45 minutes – high</p>
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 impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of land to the east.</p> <p>Landscape, Conservation, Increased traffic flow, visible and imposing from the open countryside due land levels.</p>
Environmental conditions	Noise exposure category – A/B (day and night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Large detached housing.</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>Demolition and cart away.</p> <p>Design and build solutions.</p> <p>Ground monitoring</p> <p>Ground stabilisation</p>
Delivery	<p>Projected build would take 24 - 36 months.</p> <p>Phased development.</p> <p>Under build or re-grading of land</p> <p>Ground monitoring for up to 18 months to check movement</p> <p>Foundation solutions</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.</p> <p>Site could accommodate a development of 87 -145 units. (More limited with extent of tree preservation orders).</p>

Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Within the desirable parameters for access to key local services and facilities.</p> <p>But release of the site would have a significant impact of green belt functions and</p>
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	<p>openness and would set a precedent for further green belt land release to the east. Most of the site is covered by protected trees and very little of the site would be suitable for development.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
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Site 126: Elm Farm, Darley Green Road



Proposal

Site Size	3.87ha (9.56ac)
Existing Use	Green field
	Farmland, garden land
Proposal	Zero carbon 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 Existing properties and structures in situ Undulating ground levels Local wildlife site Insufficient secondary school capacity Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high Health – medium Fresh food – medium Overall – very low N°. jobs within 15 minutes – very low

	N° jobs within 30 minutes – medium-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 land to the west. Landscape, Conservation, Increased traffic flow, visible and imposing from the open countryside.
Environmental conditions	Noise exposure category – A/B(day and night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Large detached housing. 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. Design and build solutions.
Delivery	Projected build would take 18 - 48 months. Phased development. Under build or re-grading of land Foundation solutions Refer to Sites 81, 125 which are adjacent. Could form part of larger development. Would suit national house builders, 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 and semi detached houses. Site could accommodate a development of approx 116 - 193 units.

Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing. 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.
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Site 163: Ivy House Farm, Grange Road and Rear of Henwood Lane



Proposal

Site Size	32ha (79.07ac)
Existing Use	Green field
	Farmhouse and farmland
Proposal	Housing / Leisure
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: Woodland (small part)
	Soft constraints: Existing properties Existing agricultural tenancies Grand Union Canal Local wildlife site Footpath Local infrastructure Increased provision of services Insufficient primary and secondary school capacity Hedgerows Agricultural land classification – 3 Habitats on interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high Health – Medium - low Fresh food – Medium – low

	Overall – very low/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. Development would erode the narrow gaps between Dorridge and Blythe Valley and Dorridge and Hockley Heath. 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, visible and imposing from the open countryside due to size of land parcel.
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is agriculture. 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 many years. Many phases of development Joint Venture. Only suitable for national house builders and large developers.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 3, 4, 5, bed detached, semi detached, terraced houses and 1 & 2 bed apartments. Site could accommodate a development of approx 960 – 1,600 dwellings.

Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing. Within the desirable parameters for access to other key local services and facilities. Too large to meet local needs. Release of the whole or part 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.
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Site 285: Land between 39 & 79 Earlswood Road



Proposal

Site Size	1.52ha (3.75ac)
Existing Use	Paddock
	Green field
Proposal	Housing
Availability for housing	Before end 2015

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Woodland (west area of site) Ponds
	Soft constraints: Hedgerows Potential Local Wildlife Site Habitats on interest – grassland and water bodies
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high Health – medium Fresh food – high 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 the countryside from encroachment and helping prevent coalescence

	<p>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, visible and imposing from the open countryside due to size of land parcel.</p>
Environmental conditions	Noise exposure category – A/B(day), B(night)

Achievability for Housing

Market	<p>Surrounding area is a mix of agriculture and residential.</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>
Delivery	<p>Phased development.</p> <p>Development should be deliverable within 2-3 years.</p> <p>Would suit national house builders, large or small 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.</p> <p>Mix of development of 2, 3, 4, 5 bed detached, semi detached, and terraced houses.</p> <p>Site could accommodate a development of approx 45 – 76 dwellings.</p>

Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing. Within the desirable parameters for access to other key local services and facilities.</p> <p>Too large to meet local needs. Release of the whole or part 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>
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Site 290: Woodcote, Box Trees Road



Proposal

Site Size	1.16ha (2.86ac)
Existing Use	Single house and outbuildings, large garden and paddock. Part brown field and part green field
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Ponds on site. Soft constraints: Hedgerows Large trees on site boundaries Access issues – very busy road with fast traffic. Sharp bend in road makes visibility poor. Botts Coppice (woodland) next to site.
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high Health – low Fresh food – high 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>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, visible and imposing from the open countryside due to size of land parcel.</p>
Environmental conditions	Noise exposure category – B(day), B(night)

Achievability for Housing

Market	<p>Surrounding area is a mix of agriculture and residential. Botts Coppice woodland located to north west of site.</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, traffic calming measures.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Phased development.</p> <p>Development should be deliverable within 2-5 years.</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</p> <p>Mix of development of 3, 4, 5 bed detached, semi detached, terraced houses.</p> <p>Site could accommodate a development of approx 34 – 58 dwellings.</p>

Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing. Within the desirable parameters for access to other key local services and facilities.</p> <p>Release of the whole or part 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. Not part of existing urban form of Dorridge - site juts out into green belt land.</p> <p>Site difficult to enter/exit from Box Trees Road due to fast traffic and sharp bend in road. Lots of trees on site and next to Botts Coppice woodland. Wildlife issues - biodiversity and ecological survey required.</p>
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