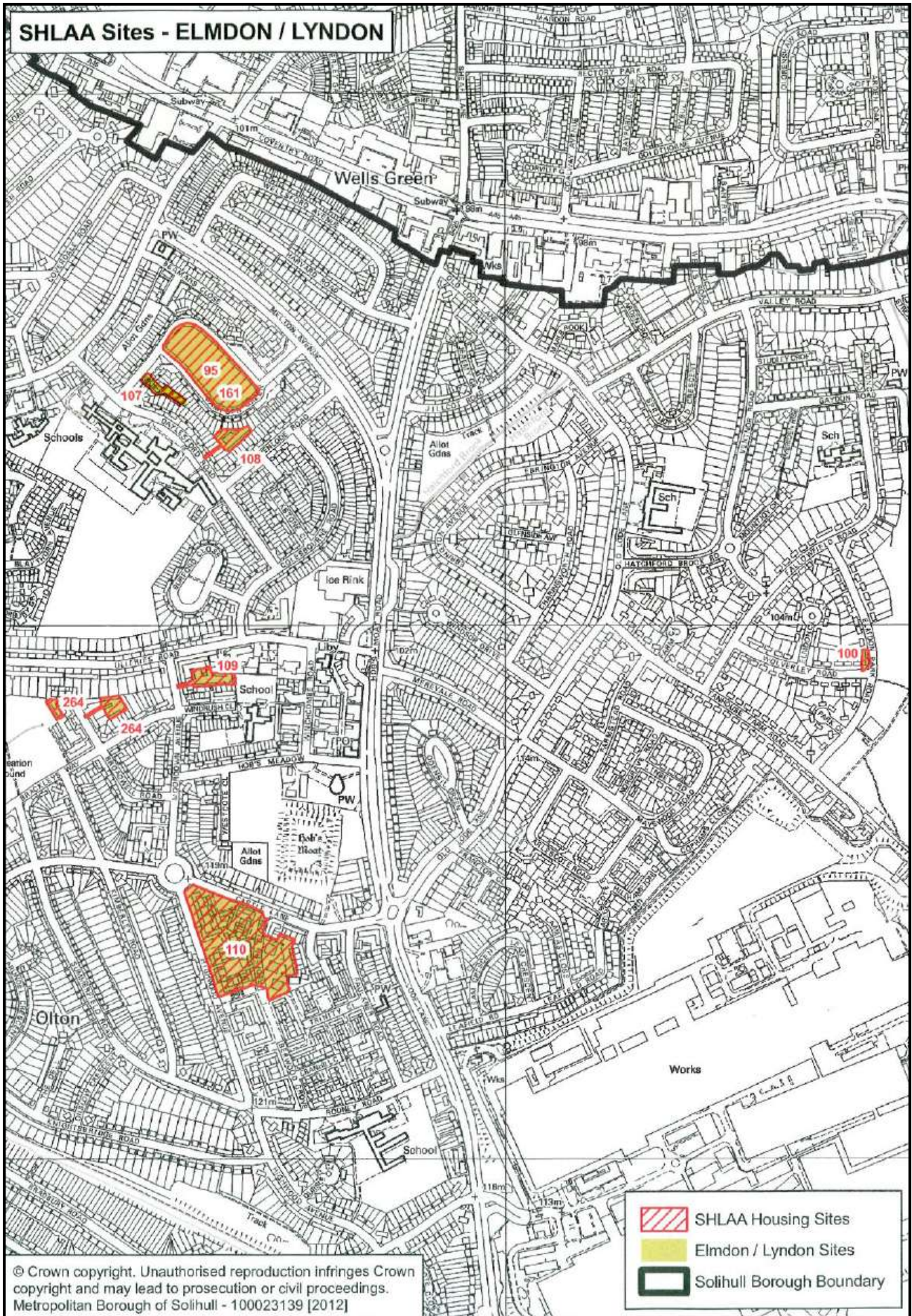


# **Elmdon and Lyndon Sites**

**ELMDON / LYNDON**

<b>Site Ref</b>	<b>Address</b>	<b>Proposed for allocation in the Local Plan or included in the SHLAA?</b>
95&161	Site 1 Campden Green	No
100	Elmdon Park Road	No
107	Campden Green garages	Yes - SHLAA
108	Site 3, Daylesford Road Garages	No
109	Moordown Ave garages	No
110	Redfern Close Area	No
264	R/o Brackleys Way	No

# SHLAA Sites - ELMDON / LYNDON



## Site 95 and 161: Campden Green



### Proposal

Site Size	1.48ha (3.65ac)
Existing Use	Green field
	Public open space
Proposal	Housing
Availability for housing	Within 5 years

### Suitability for Housing

Policy restrictions	Unitary Development Plan – open space
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Habitats of interest Increased provision of services Access Trees
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Loss of open space.

	Impact on character of the area through loss of open space. Increased traffic flow.
Environmental conditions	Noise exposure category – A/B(day), A(night)

### Achievability for Housing

Market	Surrounding area is residential. High level of demand expected. Proposal for site is viable.
Cost	Full intrusive ground survey required, ecological, topographical. Access improvements. Infrastructure works. Service provision or increased capacity. Tree survey.
Delivery	Projected build would take 24 – 40 months. Joint Venture Design and build solutions Would suit national house builder and large developers, RSL.

### 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 2, 3, 4, bed semi detached, terraced housing. Site could accommodate a development of 44 - 74 units.</p>
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### Include in SHLAA

No	Open space
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### Consider Further for Allocation

No	Excellent access to local services and facilities, but loss of public open space would adversely impact on the character of the area.
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## Site 100 Elmdon Park Road



### Proposal

Site Size	0.05ha (0.12ac)
Existing Use	Brown field
	Garaging
Proposal	Housing
Availability for housing:	Within 5 years

### Suitability for Housing

Policy restrictions	None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Size of land parcel Surrounding properties Concrete garaging block Need to ensure adequate parking facilities.
Accessibility	Primary Schools – high Secondary Schools – high Health – low Fresh food – high Overall - low N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high

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

### Achievability for Housing

Market	Surrounding area is residential. High level of demand expected. Proposal for site is viable subject to appropriate design and layout.
Cost	Full intrusive ground survey required, ecological, topographical. Access improvements. Infrastructure works. Service provision or increased capacity. Demolition of concrete slab garage block.
Delivery	Projected build would take 9 months. Would suit RSL or small developer.

### Housing Potential

In line with policy 30-50 dwellings per Hectare. Recommendation for a pair of semi detached or terraced dwellings, a single detached dwelling or small development of 1 & 2 bed apartments and car parking. A development of 1-2 dwellings only.
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### Include in SHLAA

No	Deemed as not currently viable.
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### Consider Further for Allocation

No	Good accessibility to key local services and facilities. Previously developed land within the main urban area of the borough with no policy restrictions. However, deemed as not currently viable.
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## Site 107 Campden Green garages



### Proposal

Site Size	0.17ha (0.42ac)
Existing Use	Brown field
	Pair of semi detached dwellings and Garaging
Proposal	Housing
Availability for housing	Within 5 years

### Suitability for Housing

Policy restrictions	None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Size and shape of land parcel Surrounding properties Existing dwellings on site Garage blocks Need to ensure adequate parking facilities
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – medium



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

### Achievability for Housing

Market	Surrounding area is residential. High level of demand expected. Proposal for site is viable subject to appropriate design and layout.
Cost	Full intrusive ground survey required, ecological, topographical. Access improvements. Infrastructure works. Service provision or increased capacity. Demolition of concrete slab garage block. Existing dwellings – 2 dwellings to be demolished
Delivery	Projected build would take 9 months. Would suit RSL or small developer.

### Housing Potential

<p>In line with policy 30-50 dwellings per Hectare. Recommendation for a pair of semi detached or terraced dwellings, a single detached dwelling or small development of 1 &amp; 2 bed apartments and car parking. A development of between 5 – 8 units can be accommodated on site.</p>
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### Include in SHLAA

Yes	Good accessibility to key local services and facilities. Previously developed land within the main urban area of the borough, with no policy restrictions. Design and build solutions, suitable layout required
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## Site 108: Daylesford Road garages



### Proposal

Site Size	0.2ha (0.48ac)
Existing Use	Brown field
	Garaging
Proposal	Housing
Availability for housing	Within 5 years

### Suitability for Housing

Policy restrictions	None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Size of land parcel Surrounding properties Garage blocks Need to ensure adequate parking facilities
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high

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

### Achievability for Housing

Market	Surrounding area is residential. High level of demand expected. Proposal for site is viable subject to appropriate design and layout.
Cost	Full intrusive ground survey required, ecological, topographical. Access improvements. Infrastructure works. Service provision or increased capacity. Demolition of concrete slab garage block.
Delivery	Projected build would take 12 months. Would suit RSL or small developer.

### Housing Potential

In line with policy 30-50 dwellings per hectare. Recommendation of small development of 1 & 2 bed apartments and car parking. The site can accommodate a development of 6 -10 units
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### Include in SHLAA

No	Good accessibility to key local services and facilities. Previously developed land within the main urban area of the borough, with no policy restrictions. Design and build solutions, suitable layout required. However, site is currently deemed as unsuitable / not currently viable by Solihull Community Housing.
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### Consider Further for Allocation

No	Good accessibility to key local services and facilities. Previously developed land within the main urban area of the borough with no policy restrictions. However, deemed as not currently viable.
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## Site 109 Moordown Avenue



### Proposal

Site Size	0.24ha (0.59ac)
Existing Use	Brown field
	Garaging
Proposal	Housing
Availability for housing	Within 5 years

### Suitability for Housing

Policy restrictions	None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Size of land parcel Surrounding properties 1/100 and 1/1000 year flood zone Garage blocks Need to ensure adequate parking facilities
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – high

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

### **Achievability for Housing**

Market	Surrounding area is residential. High level of demand expected. Proposal for site is viable subject to appropriate design and layout.
Cost	Full intrusive ground survey required, ecological, topographical. Access improvements. Infrastructure works. Service provision or increased capacity. Demolition of concrete slab garage block.
Delivery	Projected build would take 12 months. Would suit RSL or small developer.

### **Housing Potential**

In line with policy 30-50 dwellings per hectare. Recommendation of small development of 1 & 2 bed apartments and car parking. The site can accommodate 7 -12 dwellings.
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### **Include in SHLAA**

No	Deemed as not currently viable.
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### **Consider Further for Allocation**

No	Good accessibility to key local services and facilities. Previously developed land within the main urban area of the borough with no policy restrictions. However, deemed as not currently viable.
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## Site 110: Redfern Close Area



### Proposal

Site Size	2.65ha (6.56ac)
Existing Use	Brown field
	3 storey apartment blocks, terraced, semi-detached and bungalows with garaging
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

### Suitability for Housing

Policy restrictions	None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Existing buildings
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – high N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Increased traffic flow
Environmental conditions	Noise exposure category – A/B and C at parts of site boundary(day),

	A/B (night)
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### Achievability for Housing

Market	Surrounding area is residential. High level of demand expected. Proposal for site is viable. Assortment of property types in the area. Viable if existing site density matched or increased.
Cost	Full intrusive ground survey required, ecological, topographical in undeveloped areas. Access improvements. Infrastructure works. Service provision or increased capacity. Demolition of existing residential units and garaging and cart off of rubble.
Delivery	Projected build would take 24 – 36 months. Joint Venture Would suit all house builders and RSL.

### 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 2, 3-bed semi detached and terraced housing. Some 1 and 2 bed apartments up to 3 / 4 storey height. Site could accommodate a development of approx 79 - 132 units.</p>
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### Include in SHLAA

No	Excellent accessibility to key local services and facilities. Previously developed land within the main urban area of the borough, with no policy restrictions. Currently assessed as unviable to redevelop by Solihull Community Housing.
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### Consider Further for Allocation

No	Good accessibility to key local services and facilities. Previously developed land within the main urban area of the borough with no policy restrictions. However, deemed as not currently viable.
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**Site 264: R/o Brackleys Way**



**Proposal**

Site Size	0.21ha (0.52ac)
Existing Use	Brown field
	Garage blocks
Proposal	Housing
Availability for housing	Within 5 years

**Suitability for Housing**

Policy restrictions	None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Existing buildings Narrow access to site Roots of Oak tree – tree is located just outside site boundary To the rear of the smaller garage block is Hatchford Brook green space – wildlife issues.
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high



	Overall - high N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Increased traffic flow
Environmental conditions	Noise exposure category – A (day), B (night).

### Achievability for Housing

Market	Surrounding area is residential. High level of demand expected. Proposal for site is viable. Assortment of property types in the area.
Cost	Access improvements Infrastructure works Service provision or increased capacity Demolition of existing garage units
Delivery	Projected build would take 24 – 36 months. Would suit all house builders and RSL.

### Housing Potential

Mix of development of 2, 3-bed semi detached and terraced housing. Some 1 and 2 bed apartments. Site could accommodate a development of approx 6 - 10 units.
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### Include in SHLAA

No	Good accessibility to key local services and facilities. Previously developed land within well established urban area. Development of this site would improve the appearance of Brackleys Way cul de sac.  However, the site is not available for development. It is not controlled by a housing developer who has expressed an intention to develop, or a landowner who has expressed an intention to sell.
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### Consider further for Allocation

No	Previously developed land with good access to local services and facilities, however ownership is a constraint.
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