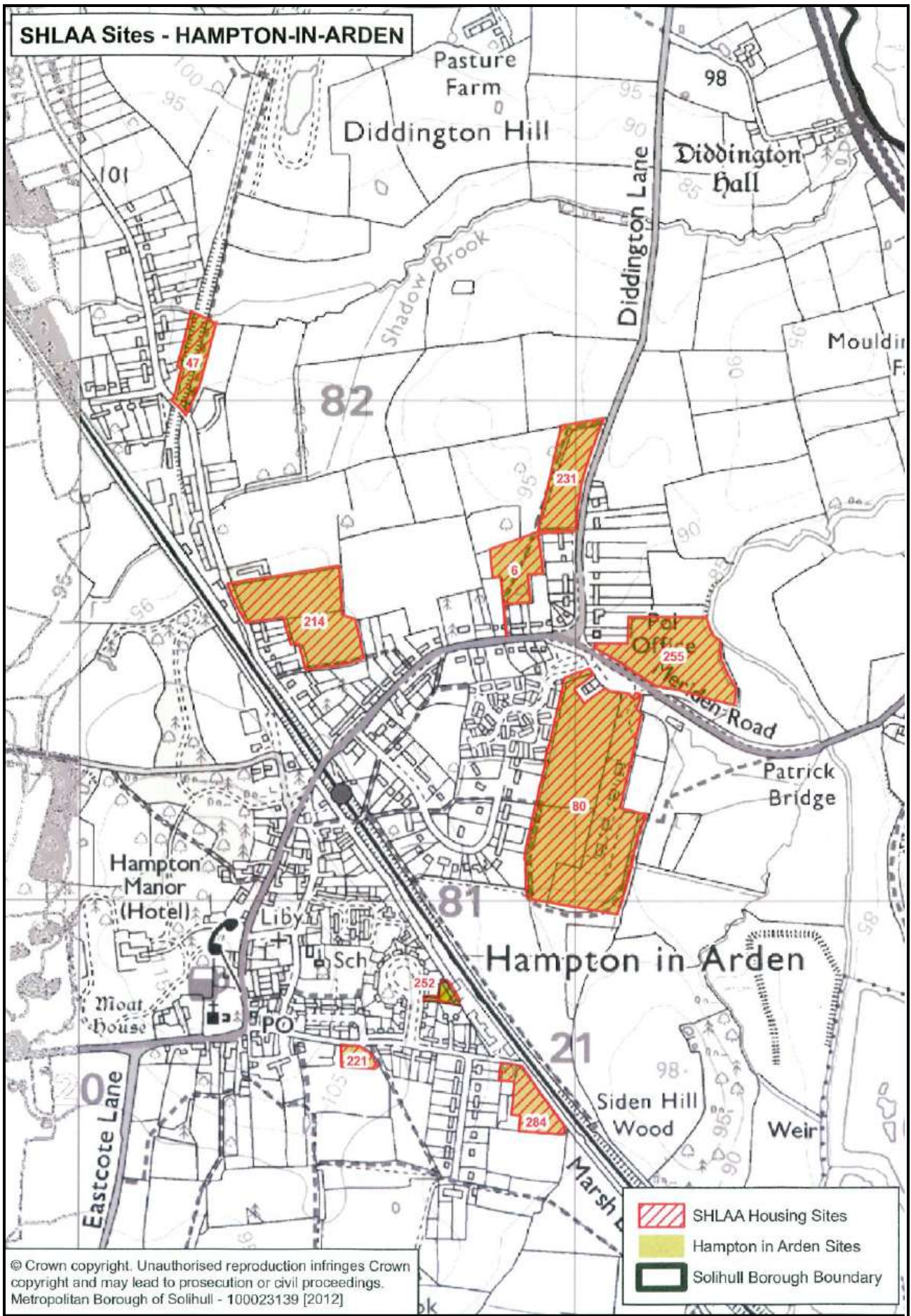


Hampton-in-Arden Sites

HAMPTON-IN-ARDEN

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
6	Land behind Diddington Lane / Meriden Lane	No
47	Land at Old Station	No
80	Land off Meriden Road	Yes (part) DLP Site 24
214	Land east of Station Lane	No
221	Marsh Lane	No
231	Diddington Lane	No
252	Peel Close	Yes - SHLAA
255	Meriden Road	No
284	Field off Marsh Lane	No



Site 6: Land behind Diddington Lane and Meriden Lane



Proposal

Site Size	1.06 ha (2.62ac)
Existing Use	Green field
	Former paddock and grazing
Proposal	Housing
Availability for housing:	Within 5 years

Suitable 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 Footpath Agricultural land classification – 3 Habitats of interest Site within 500m of proposed HS2 route
Accessibility	Primary Schools – medium Secondary Schools – medium Health – high Fresh food – high Overall - medium N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – high

	N°. jobs within 45 minutes – high
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>The Site buffers current settlement boundary, but is not well related to the existing pattern of development, 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>Would change the character of the rural edge of the village to a more urban character.</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 residential.</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>
Delivery	<p>Projected build would take 18 - 30 months.</p> <p>Phased development.</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, and 5, bed detached and semi detached houses.</p> <p>Site could accommodate a development of 32 - 53 units.</p> <p>Low density housing would be a more appropriate design solution between the village and the countryside.</p>

Include in SHLAA

No	Green belt
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Consider 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>Good access to local services and facilities, but accessibility to the secondary school is by cycling along unsuitable routes.</p>
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Site 47: Land at Old Station Road



Proposal

Site Size	0.93Ha (2.29ac)
Existing Use	Green field
	Former rail storage yard / depot
Proposal	Housing / Other – affordable housing, rural exception site
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
	Soft constraints: Local infrastructure Increased provision of services Access Sub station Land levels Contamination Shape of site Local wildlife site Footpath Agricultural land classification – 3 Habitats of interest Site within 1000m of proposed HS2 route
Accessibility	Primary Schools – low Secondary Schools – medium

	<p>Health – medium/low Fresh food – medium Overall - low N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium 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. 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.</p>
Environmental conditions	Noise exposure category – B(day), A/B(night)

Achievability for Housing

Market	<p>Surrounding area is residential. Large detached and semi detached housing. Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Improving current access. Infrastructure works. Service provision or increased capacity. Design and build solutions.</p>
Delivery	<p>Re-grade of site Projected build would take 18 - 30 months. Phased development. Would suit national house builders, large developers, medium and private developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 2, 3, 4, 5, bed detached, semi detached and terraced housing. Site could accommodate a development of 28 - 46 units.</p>

Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Good access to local services and facilities, but access via cycling to secondary schools is along unsuitable routes. Access to other local services is within desirable parameters. Release of the site would 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. However most of the site is woodland which would rule out development.</p>
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Site 80: Land off Meriden Road



Proposal

Site Size	8.28ha (20.46ac)
Existing Use	Green field, part previously developed land
	Commercial, agricultural, part of former ammunition depot
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 pocket
	Soft constraints: Local infrastructure Increased provision of services Access Would be insufficient primary school capacity if built at a high density Hedgerows Footpath (boundary) Habitats of interest Agricultural land classification – 3 Site within 500m of proposed HS2 route
Accessibility	Primary Schools – high/low Secondary Schools – medium Health – low/medium Fresh food – low/medium Overall – medium/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. 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. Would set a precedent for the release of green belt land to the south-east where the green Belt boundary runs along the rear of the houses along Kenilworth Road and gardens are included within the green belt. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is residential. Large detached and semi detached housing. Evidence of new build development close by. Alternative uses in part may be suitable. 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 28 - 60 months. Phased development. Would suit national house builders, large developers, and commercial developers.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 2, 3, 4, and 5, bed detached, semi detached and terraced housing. Site could accommodate a development of 248 - 414 units.
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Include in SHLAA

No	Green belt
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Consider Further for Allocation

Yes	Within the desirable parameters for access to key 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. <u>January 2012 Update</u>
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	<p>There is a need to identify further sites to support the Draft Local Plan housing land provision target. The previously developed part of the site is isolated from the village envelope. Development of part of the site adjacent to the village could support the reclamation of the brownfield site and impact on the green belt would be minimal.</p>
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Site 214: Land East of Station Lane



Proposal

Site Size	3.2 ha (7.91ac)
Existing Use	Green field
	Agriculture
Proposal	Housing
Availability for housing:	Within 5 years

Suitable for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Woodland Tree preservation orders
	Soft constraints: Local infrastructure Increased provision of services Agricultural land classification Habitats of interest Pipeline buffer Site within 1000m of proposed HS2 route
Accessibility	Primary Schools – high Secondary Schools – medium Health – high Fresh food – high Overall - medium N°. jobs within 15 minutes – very low N° jobs within 30 minutes – high

	N°. jobs within 45 minutes – high
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>The site buffers current settlement boundary, but is not well related to the existing pattern of development, development would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is residential.</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>
Delivery	<p>Projected build would take 18 - 30 months.</p> <p>Phased development.</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, and 5, bed detached and semi detached houses.</p> <p>Site could accommodate a development of 96 - 160 units.</p>
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Include in SHLAA

No	Green belt
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Consider 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>Good access to local services and facilities, but accessibility to the secondary school is by cycling along unsuitable routes.</p>
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Site 221: Land at Marsh Lane



Proposal

Site Size	0.27ha (0.66ac)
Existing Use	Green field
	Vacant
Proposal	Housing
Availability for housing:	Within 5 years

Suitable 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 Habitats of interest Hedgerows Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – high Secondary Schools – medium Health – high Fresh food – high Overall - medium 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. However, impact of development would be minimal. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is residential. 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.
Delivery	Projected build would take 18 - 30 months. Phased development. Would suit national house builders, large developers.

Housing Potential

Mix of development of 3, 4, and 5 bed detached and semi detached houses. Site could accommodate a development of 8-14 units. An indicative site layout for 6 units has been included with the proposal.

Include in SHLAA

No	Green belt
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Consider for Allocation

No	Good access to local services and facilities, but accessibility to the secondary school is by cycling along unsuitable routes. Could be considered for rural affordable housing if there is evidence of need in Hampton in Arden - 100% affordable.
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Site 231: Diddington Lane, Hampton in Arden



Proposal

Site Size	1.59ha (3.92ac)
Existing Use	Green field
	Agricultural/grazing land
Proposal	Housing
Availability for housing:	Within 5 years

Suitable 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 – grade 3 Hedgerows Birmingham Airport flight path noise Site within 500m of proposed HS2 route
Accessibility	Primary Schools – low Secondary Schools – medium Health – medium Fresh food – high

	Overall - low 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 between settlements. Landscape, wildlife and nature conservation, increased traffic flow.
Environmental conditions	Noise exposure category – B (day), B (night)

Achievability for Housing

Market	Surrounding area is agricultural land and residential. 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.
Delivery	Projected build would take 18 - 36 months. Phased 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 0.5ha or more. 40% affordable, tenure split to be negotiated. Mix of development of 3, 4, and 5, bed detached and semi detached houses. Site could accommodate a development of 47 -79 units.
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Include in SHLAA

No	Green belt
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Consider 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.
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Site 252: Peel Close



Proposal

Site Size	0.12ha (0.30ac)
Existing Use	Brown field
	Garage blocks
Proposal	Housing
Availability for housing:	Within 5 years, expected to deliver.

Suitable for Housing

Policy restrictions	None
Physical problems and limitations	Hard constraints: Railway line to rear of site – noise issues from busy main line
	Soft constraints: Narrow access to site Agricultural land classification – grade 3 Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – high Secondary Schools – medium Health – high Fresh food – high Overall – medium N°. jobs within 15 minutes – very low N° jobs within 30 minutes – high

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

Achievability for Housing

Market	Surrounding area is residential. Semi-detached housing. Market demand expected to be high in this postcode area.
Cost	Improving current access. Demolition and clearance of existing structures on site.
Delivery	Projected build would take 18 - 30 months. Would suit all types of house builders.

Housing Potential

Mix of development of 3, 4, and 5, bed detached and semi detached houses. Site could accommodate a development of 8-14 units. An indicative site layout for 6 units has been included with the proposal.
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Include in SHLAA

Yes	Brown field site within the village envelope with no policy restrictions.
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Site 255: Meriden Road, Hampton in Arden



Proposal

Site Size	2.94ha (7.27ac)
Existing Use	Green field
	Green field
Proposal	Housing
Availability for housing:	Within 5 years

Suitable for Housing

Policy restrictions	Unitary Development Plan – Green Belt
Physical problems and limitations	Hard constraints: River Blythe to north east of site – flooding issues Pockets of woodland on site
	Soft constraints: Hedgerows Access to site Meriden Road – busy traffic Potential local wildlife site Habitats of Interest Agricultural land classification – grade 3 & 4 Flood Zone 2 & 3 – east of site Aggregate business to south of site Flight path noise

	Site within 500m of proposed HS2 route
Accessibility	Primary Schools – low Secondary Schools – medium Health – high Fresh food – high Overall – low N°. jobs within 15 minutes – very low N° jobs within 30 minutes – high N° jobs within 45 minutes – high
Potential impacts	Increased traffic flow. Wildlife and nature conservation. Poorly related to existing development. Would impact on the functions and openness of the green belt.
Environmental conditions	Noise exposure category – A/B (day), B (night)

Achievability for Housing

Market	Surrounding area is residential and agricultural land. 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 2-4 years. Phased development. 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 0.5ha or more. 40% affordable, tenure split to be negotiated.</p> <p>Mix of development of 2, 3, and 4 bed detached and semi detached houses.</p> <p>Site could accommodate a development of 8-147 units.</p>

Include in SHLAA

No	Green Belt
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Consider for Allocation

No	<p>The release of 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 284: Field off Marsh Lane, Hampton in Arden



Proposal

Site Size	0.92ha (2.28ac)
Existing Use	Green field – not in use
	Green field
Proposal	Housing
Availability for housing:	Within 5 years

Suitable for Housing

Policy restrictions	Unitary Development Plan – Green Belt
Physical problems and limitations	Hard constraints: Site opposite railway line Large trees on boundary. There are a few trees scattered on site.
	Soft constraints: Access to site – off very narrow country lane with sharp bend Habitats of Interest - grassland Agricultural land classification – grade 3 Site within 1000m of proposed HS2 route
Accessibility	Primary Schools – high Secondary Schools – medium Health – high Fresh food – high

	Overall – medium N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Increased traffic flow. Wildlife and nature conservation. Would impact on the functions and openness of the green belt.
Environmental conditions	Noise exposure category – B (day), B/C (night)

Achievability for Housing

Market	Surrounding area is residential and agricultural land. Hampton Court offices (employment site) is located to north of site. 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 2-3 years. Would suit national house builders, large or small 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 0.5ha or more. 40% affordable, tenure split to be negotiated.</p> <p>Mix of development of 2, 3, and 4 bed detached and semi detached houses.</p> <p>Site could accommodate a development of approx 27-46 units.</p>
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Include in SHLAA

No	Green Belt
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Consider for Allocation

No	<p>The release of 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>Site adjacent to railway line - dangerous, unsuitable for family homes.</p> <p>Biodiversity and ecology surveys required.</p>
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