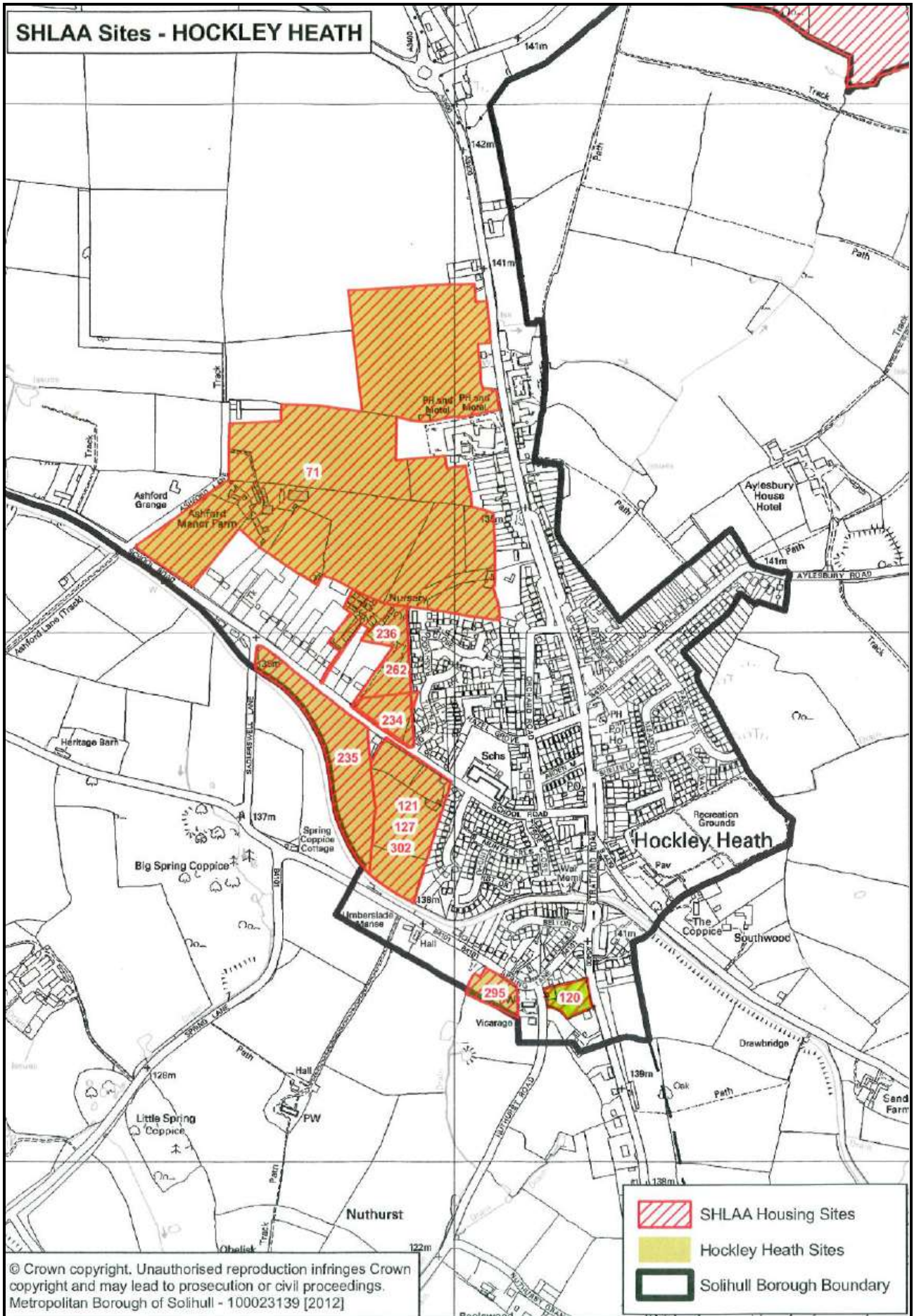


Hockley Heath Sites

HOCKLEY HEATH

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
71	Land at Ashford Manor Farm	No
120	Land west of Stratford Road	Yes - SHLAA
121,127&302	Fields opposite Hockley Heath Primary School, School Road	No
234	North of School Road	No
235	South of School Road	No
236&262	School Road	No
295	Land to the West of St Thomas' Church, off Spring Lane	No

SHLAA Sites - HOCKLEY HEATH



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Site 71: Land at Ashford Manor Farm



Proposal

Site Size	22.61ha (55.86ac)
Existing Use	Green field
	Farmhouse, farmland, agricultural
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt, safeguarded by-pass line
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Footpath Insufficient primary and secondary school capacity Hedgerows Agricultural land classification – 3, 3a Habitats of interest Arden pasture Trees Potential local wildlife site
Accessibility	Primary Schools – high - low Secondary Schools – medium Health – low/outside desirable parameters Fresh food – high/medium Overall – low – outside desirable parameters

	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. Development would erode the narrow gap between Hockley Heath, Dorridge 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.
Environmental conditions	Noise exposure category – A/B (day and night)

Achievability for Housing

Market	Surrounding area is residential and agricultural. Large detached and semi detached housing. 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. Extended Phase I local wildlife survey and tree survey.
Delivery	Projected build would take 40 - 72 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, 5, bed detached, semi detached, terraced housing and 1 & 2 bed apartments. Site could accommodate a development of between 678 - 1130 units.
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Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Parts of the site are outside desirable parameters for 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. Too large to meet local needs, however small parts of the site close to the village centre may be suitable to meet local affordable housing needs.
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Site 120: Land west of Stratford Road



Proposal

Site Size	0.51ha (1.27ac)
Existing Use	Green field (part brown field)
	Grazing, farmland
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 Hedgerows (boundary) Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – medium Health – low Fresh food – high Overall - low N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium N°. jobs within 45 minutes – high

Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Would 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/B(night)

Achievability for Housing

Market	<p>Surrounding area is residential and agricultural with farm shop and petrol station close by.</p> <p>Large detached and semi detached housing predominantly.</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 12 - 24 months.</p> <p>Phased development.</p> <p>Would suit most developers and bespoke house builders.</p>

Housing Potential

In line with policy 30-50 dwellings per Hectare. Unsuitable for market housing, but could be a suitable rural exceptions site.
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Include in SHLAA

Yes	Green belt, but potential rural exceptions site.
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Site 121, 127 & 302: Fields opposite Hockley Heath Primary School, School Road



Proposal

Site Size	3.14ha (7.76ac)
Existing Use	Green field
	Semi agricultural, grazing
Proposal	Housing / Retail – housing with open space
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt, safeguarded by-pass line
Physical problems and limitations	Hard constraints: Woodland Canal to rear of site Possibility of fuel pipeline to Birmingham Airport running nearby
	Soft constraints: Local infrastructure Increased provision of services Access Hedgerows Habitats of interest – grassland Agricultural Land Classification – grade 3 & 4
Accessibility	Primary Schools – high Secondary Schools – medium Health – small part low, most of site is outside desirable parameters Fresh food – high Overall – Small part low, most of site is outside desirable parameters N°. jobs within 15 minutes – very low

	N° jobs within 30 minutes – 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. The site buffers current settlement boundary, but is not well related to the existing pattern of development, would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – B(day), A/B(night)

Achievability for Housing

Market	Surrounding area is residential and agricultural. Large detached and semi detached housing. Evidence of small pocket of new build opposite. 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 24 - 48 months. Phased development. Would suit national house builders, large developers, and some private developers.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 2, 3, 4, 5, bed detached, semi detached, terraced housing. Site could accommodate a development of 94 - 157 units.
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Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Poor accessibility to GPs. 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 234: North of School Road, Hockley Heath



Proposal

Site Size	0.68ha (1.67ac)
Existing Use	Green field
	Green field site
Proposal	Housing / Other – housing with open space
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: Trees Hedgerows Habitats of interest Agricultural Land Classification – grade 4
Accessibility	Primary Schools – high Secondary Schools – medium Health – low Fresh food – high Overall – low

	N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium 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 residential and agricultural land. Large detached and semi detached housing. New build housing adjacent to site on Tutnall Road. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take 24 - 48 months. Phased development. Would suit national house builders, large developers, and some private developers.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 2, 3, 4, 5, bed detached, semi detached, terraced housing. Site could accommodate a development of 20 - 34 units.

Include in SHLAA

No	Green belt
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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. Wildlife and oak trees on site – ecological survey required.
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Site 235: South of School Road, Hockley Heath



Proposal

Site Size	2.89ha (7.13ac)
Existing Use	Green field
	Green field 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: Stratford upon Avon Canal bounds the site to the west
	Soft constraints: Trees Hedgerows Habitats of interest Agricultural Land Classification – grade 4
Accessibility	Primary Schools – high Secondary Schools – medium Health – outside parameters Fresh food – high

	Overall – outside parameters N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium 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 residential and agricultural. Large detached and semi detached housing. New build housing located opposite on Tutnall Road. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take 24 - 48 months. Phased development. Would suit national house builders, large developers, and some private developers.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 2, 3, 4, 5, bed detached, semi detached, terraced housing. Site could accommodate a development of 86 - 144 units.
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Include in SHLAA

No	Green belt
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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. Wildlife on site – ecological survey required.
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Site 236&262: School Road, Hockley Heath



Proposal

Site Size	2.41ha (5.95ac)
Existing Use	Part brown field and part green field Former nursery site, now vacant
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 pockets Tree Preservation Orders Soft constraints: Trees Hedgerows Habitats of interest Agricultural Land Classification – grade 4 Public Right of Way runs through site.
Accessibility	Primary Schools – high Secondary Schools – medium

	<p>Health – low/outside parameters Fresh food – high 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>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.</p>
Environmental conditions	Noise exposure category – B (day), B (night)

Achievability for Housing

Market	<p>Surrounding area is residential and agricultural. Large detached and semi detached housing. New build housing adjacent to site. Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Infrastructure works. Service provision or increased capacity.</p>
Delivery	<p>Projected build would take 24 - 48 months. Phased development. Would suit national house builders, large developers, and some 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, terraced housing. Site could accommodate a development of 72 - 120 units.</p>

Include in SHLAA

No	Green belt
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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. As the site is partly brownfield where the nursery buildings are located, this area of the site could be suitable for similar employment activities in workshop type buildings.</p>
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Site 295: Land to the West of St Thomas' Church, off Spring Lane



Proposal

Site Size	0.54ha (1.34ac)
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: None
	Soft constraints: Hedgerows Habitats of interest - grassland Agricultural Land Classification – grade 3 Telegraph poles run across site Dangerous sharp bend in road on Spring Lane Severn Trent Sewage Pumping Station next to site (north west)
Accessibility	Primary Schools – high Secondary Schools – medium Health – low/outside parameters

	<p>Fresh food – high</p> <p>Overall – low</p> <p>N°. jobs within 15 minutes – very low</p> <p>N° jobs within 30 minutes – medium</p> <p>N°. jobs within 45 minutes – high</p>
Potential impacts	<p>The site contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Landscape, wildlife and nature conservation, increased traffic flow.</p>
Environmental conditions	Noise exposure category – B (day), B (night)

Achievability for Housing

Market	<p>Surrounding area is residential and agricultural. St Thomas' Church next to site.</p> <p>Large detached and semi detached housing. Affordable 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>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take 2 – 4 years.</p> <p>Phased development.</p> <p>Would suit national house builders, large developers, and some 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.</p> <p>Mix of development of 2, 3, 4, 5 bed detached, semi detached, terraced housing.</p> <p>Site could accommodate a development of approx 16 - 27 units.</p>
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Include in SHLAA

No	Green belt
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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>Spring Lane has a dangerous sharp bend to east of entrance/exit to site. Traffic calming measures would be required if site developed.</p>
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