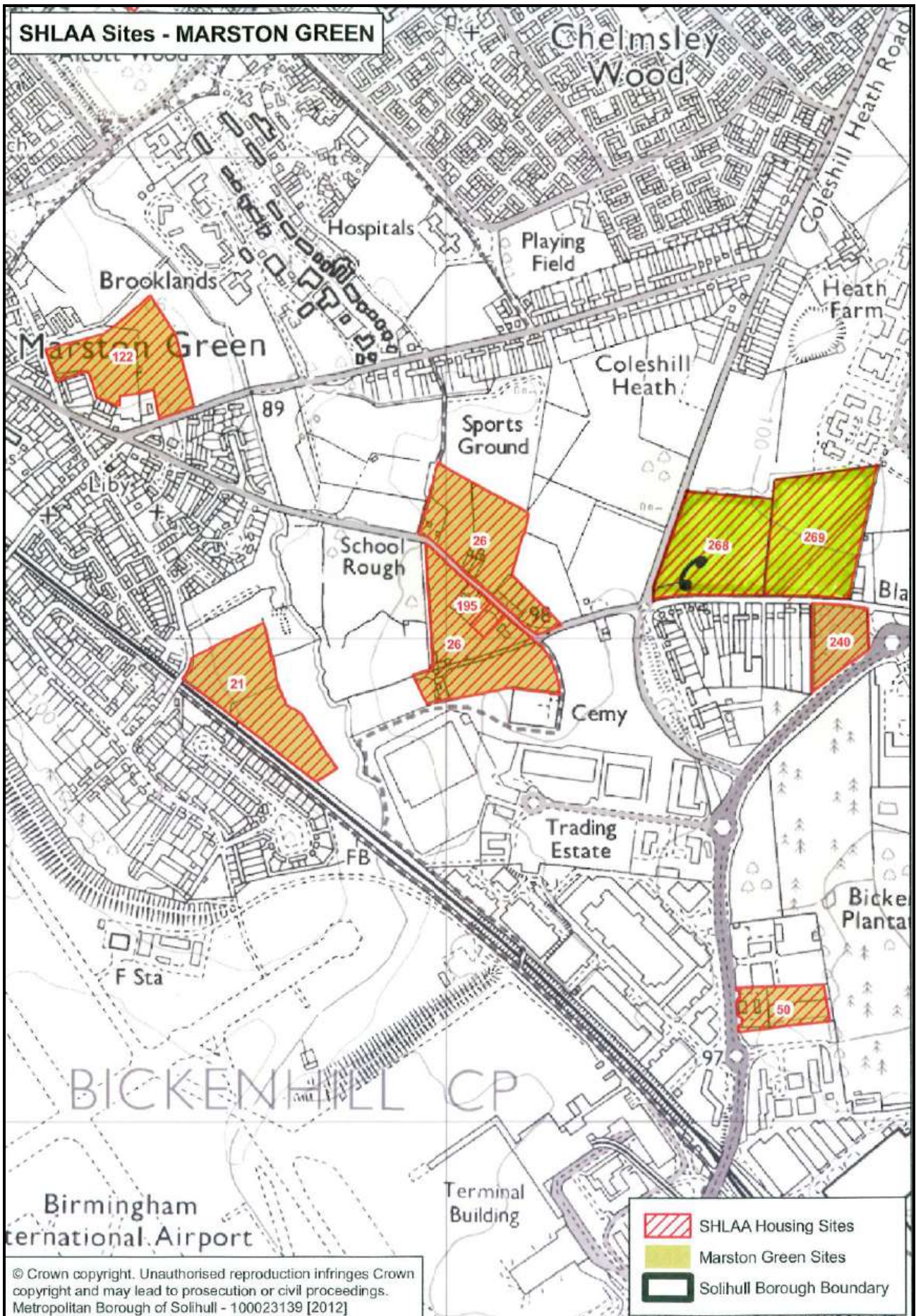


# **Marston Green Sites**

## MARSTON GREEN

<b>Site Ref</b>	<b>Address</b>	<b>Proposed for allocation in the Local Plan or included in the SHLAA?</b>
21	Moat House Farm, Elmdon Road	Yes - SHLAA
26	Land at Bickenhill Road	No
50	George Higginson & Son, Bickenhill Lane	No
122	Land adjacent Chelmsley Lane / Coleshill Road	Yes (part) DLP Site 9
195	Land between East Woodhay Guest House and Sherington, Bickenhill Road	No
240	East of M42 and West of Middle Bickenhill Lane	No
268	Land adjacent to Birmingham Business Park	No
269	Birmingham Business Park Extension	No



**Site 21: Moat House Farm, Elmdon Road**



**Proposal**

Site Size	4.01ha (9.90ac)
Existing Use	Green field
	Paddock and agriculture
Proposal	Housing
Availability for housing	5 - 10 years – expected to deliver

**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 Proximity to rail line 1/100, 1/1000 year flood zone Insufficient secondary school capacity Hedgerows Agricultural land classification – 3 Habitats of interest Trees Arden parkland
Accessibility	Primary Schools – Medium, high at north-west end, low at south-east end Secondary Schools – high

	<p>Health – medium  Fresh food – medium  Overall - medium, low at south-east end  N°. jobs within 15 minutes – medium/low  N° jobs within 30 minutes – high  N°. jobs within 45 minutes – high</p>
Potential impacts	<p>Excluded from the green belt to meet long-term housing needs, but contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.  Impact of development would be minimal and the green belt boundary is defensible  Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – B (day and night)

### Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.  Mix of housing types.  Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.  Provision of suitable access.  Infrastructure works.  Service provision or increased capacity.  Extended Phase I Survey required.</p>
Delivery	<p>Projected build would take 24 – 60 months.  Phased development.  Joint Venture  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 2, 3, 4, 5 bed detached, semi detached and terraced houses. A percentage of 1 &amp; 2 bed apartments.  Site could accommodate a development of 120 – 201 units.</p>
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### Include in SHLAA

Yes	<p>Planning permission granted on appeal.  Site to be included in the SHLAA under sites with planning permission.</p>
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## Site 26: Bickenhill Road



### Proposal

Site Size	9.61ha (23.76ac)
Existing Use	Green field
	Paddock and grazing
Proposal	Housing
Availability for housing	5 - 10 years – expected to deliver

### Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Tree preservation orders (boundary)
	Soft constraints: Local infrastructure Increased provision of services Footpath (boundary) Existing dwellings Local wildlife site Insufficient secondary school capacity Pipeline buffer, south-east corner Hedgerows Habitats of interest Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – medium, low Secondary Schools – high Health – medium/low Fresh food – high/medium

	Overall – medium/low 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. Assessed as making a significant contribution to green belt by the North Solihull green belt review. 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 from 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. Demolition and cart away.
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 between 289 – 482 units.
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### Include in SHLAA

No	Green belt.
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### 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.
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**Site 50: George Higginson & Son, Bickenhill Lane**



**Proposal**

Site Size	1.56Ha (3.85ac)
Existing Use	Brown field
	Light industry, Office, Storage
Proposal	Housing / Retail / Employment / Leisure
Availability for housing	Within 5 years – expected to deliver

**Suitability for Housing**

Policy restrictions	Unitary Development Plan – allocated for general business purposes
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Industrial Estate Existing structures / Portakabin Local wildlife site (boundary) Site is within 2000m of proposed HS2 route
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high Health – medium Fresh food – medium Overall – very low N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high



Potential impacts	None
Environmental conditions	Unsuitable for housing Noise exposure category – A/B(day and night)

### **Achievability for Housing**

Market	Surrounding area is Marston Green / Elmdon Industrial Estate Market demand expected to be high for relevant use B1 / B2 / B8. Housing not suitable or viable. Low demand expected.
Cost	Full intrusive ground survey required, ecological, topographical. Service provision or increased capacity. Demolition and cart away.
Delivery	Projected build would depend on eventual scheme. Phased development. Joint Venture Would suit industrial or commercial developers.

### **Housing Potential**

None
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### **Include in SHLAA**

No	Unsuitable for housing
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### **Consider Further for Allocation**

No	Unsuitable for housing
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## Site 122: Land adjacent Chelmsley Lane / Coleshill Road



### Proposal

Site Size	3.93ha (9.71ac)
Existing Use	Green field
	Open land, Recreation
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

### Suitability for Housing

Policy restrictions	Unitary Development Plan - part green belt, part safeguarded, public open space
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints: Local infrastructure Increased provision of services Public footpath Access Insufficient secondary school capacity Habitats of interest Adjacent Marston Green park and local nature reserve
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	Most of the site is excluded from the green belt for long-term housing needs, but the site contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. However, impact of removal from the green belt would be minimal, site is surrounded by development and roads and public open space form a defensible green belt boundary. Landscape, Conservation, Increased traffic flow. Loss of open space
Environmental conditions	Noise exposure category – A/B(day), A(night)

### Achievability for Housing

Market	Surrounding area is a mix of residential, employment and agriculture.
Cost	Full intrusive ground survey required, ecological, topographical. Improving access. Infrastructure works. Service provision or increased capacity. Demolition and cart away.
Delivery	Phased development. Joint Venture Would suit national house builder, large developer

### 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, potential to deliver a significant amount of affordable housing, given ownership. A development of 2, 3, 4, 5, bed detached, semi detached and terraced housing with some 1 &amp; 2 bed apartments. Site could accommodate a development of approx 118 - 196</p>
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### Include in SHLAA

No	Green belt/safeguarded land
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### Consider Further for Allocation

Yes	Excellent access to local services and facilities. Well contained site and could provide a defensible green belt boundary. If only the safeguarded land was released for development, the site would have an area of 1.9ha. 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 87-114 dwellings.
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**Site 195: Land between East Woodhay Guest House and Sherington, Bickenhill Road**



**Proposal**

Site Size	0.24ha (0.59ac)
Existing Use	Green field
	Vacant 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: None
	Soft constraints: Local infrastructure Increased provision of services Insufficient secondary school capacity Hedgerows Habitats of interest Agricultural land classification – 3 Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – low

	<p>Secondary Schools – high  Health – medium  Fresh food – high  Overall - low  N°. jobs within 15 minutes – medium  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.</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. A larger site has been assessed as making a significant contribution to green belt purposes by the North Solihull green belt review.</p> <p>Landscape, Conservation, Increased traffic flow, visible from countryside.</p>
Environmental conditions	Noise exposure category – B(day), A/B(night)

### Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.  Large 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.</p>
Delivery	<p>Projected build would take 6 -12 months.  Would suit small, medium or private developer</p>

### Housing Potential

<p>In line with policy 30-50 dwellings per Hectare.  Mix of development of 3, 4, 5 bed detached and semi detached houses.  Site could accommodate a development of between 7 – 12 units.</p>
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### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	<p>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.</p>
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**Site 240: East of M42 and West of Middle Bickenhill Lane**



**Proposal**

Site Size	1.62ha (3.99ac)
Existing Use	Green field
	Woodland plantation
Proposal	Housing, HS2 & supporting development
Availability for housing	Within 5 years

**Suitability for Housing**

Policy restrictions	Unitary Development Plan – Green belt and SINC
Physical problems and limitations	Hard constraints: Woodland Tree Preservation Orders
	Soft constraints: Local infrastructure Increased provision of services Local Wildlife Site Habitats of interest - woodland Agricultural land classification – 3 Site within 1000m of proposed HS2 route
Accessibility	Primary Schools – outside parameters Secondary Schools – high Health – medium/low

	<p>Fresh food – high</p> <p>Overall – very low</p> <p>N°. jobs within 15 minutes – medium</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. A larger site has been assessed as making a significant contribution to green belt purposes by the North Solihull green belt review.</p> <p>Landscape, Conservation, Increased traffic flow, visible from countryside.</p>
Environmental conditions	Noise exposure category – B/C(day), B/C(night)

### Achievability for Housing

Market	<p>Surrounding area is a mix of residential, agriculture and hotels for NEC. Birmingham Business Park is nearby.</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 along Blackfirs Lane.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	Projected build would take 12 -36 months.

### Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 or more and land parcels of 0.5ha 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 between 48 – 81 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>Wildlife on site – ecological survey required.</p>
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## Site 268: Land adjacent to Birmingham Business Park



### Proposal

Site Size	4.5ha (11.13ac)
Existing Use	Green field
	Open 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 Tree Preservation Orders
	Soft constraints: Local infrastructure Increased provision of services Local Wildlife Site opposite (woodland plantation) Habitats of interest - woodland Site within 1000m of proposed HS2 route
Accessibility	Primary Schools – outside parameters Secondary Schools – high, but via unsuitable routes Health – medium/low Fresh food – high Overall – very low



	N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Commercial traffic on Blackfirs Lane. Contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.
Environmental conditions	Noise exposure category – B/C(day), B/C(night)

### Achievability for Housing

Market	Birmingham Business Park is nearby. Mix of housing. Market demand expected to be medium in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Improving current access along Blackfirs Lane. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take 12 -36 months.

### Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 or more and land parcels of 0.5ha 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 between 135 - 225 units.</p>
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### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	Preferred use is as an extension to Birmingham Business Park.
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## Site 269: Birmingham Business Park Extension



### Proposal

Site Size	5.19ha (12.83ac)
Existing Use	Green field
	Open 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 Tree Preservation Orders
	Soft constraints: Local infrastructure Increased provision of services Local Wildlife Site opposite (woodland plantation) Habitats of interest - woodland Site within 1000m of proposed HS2 route
Accessibility	Primary Schools – outside parameters Secondary Schools – high, but via unsuitable routes Health – medium/low Fresh food – high

Marston Green – SHLAA Site Assessments, September 2012

	Overall – very low N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Commercial traffic on Blackfirs Lane. Contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.
Environmental conditions	Noise exposure category – B/C(day), B/C(night)

### Achievability for Housing

Market	Birmingham Business Park is nearby. Mix of housing. Market demand expected to be medium in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Improving current access along Blackfirs Lane. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take 12 -36 months.

### Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 or more and land parcels of 0.5ha 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 between 156 - 260 units.
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### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	Preferred use is as an extension to Birmingham Business Park.
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