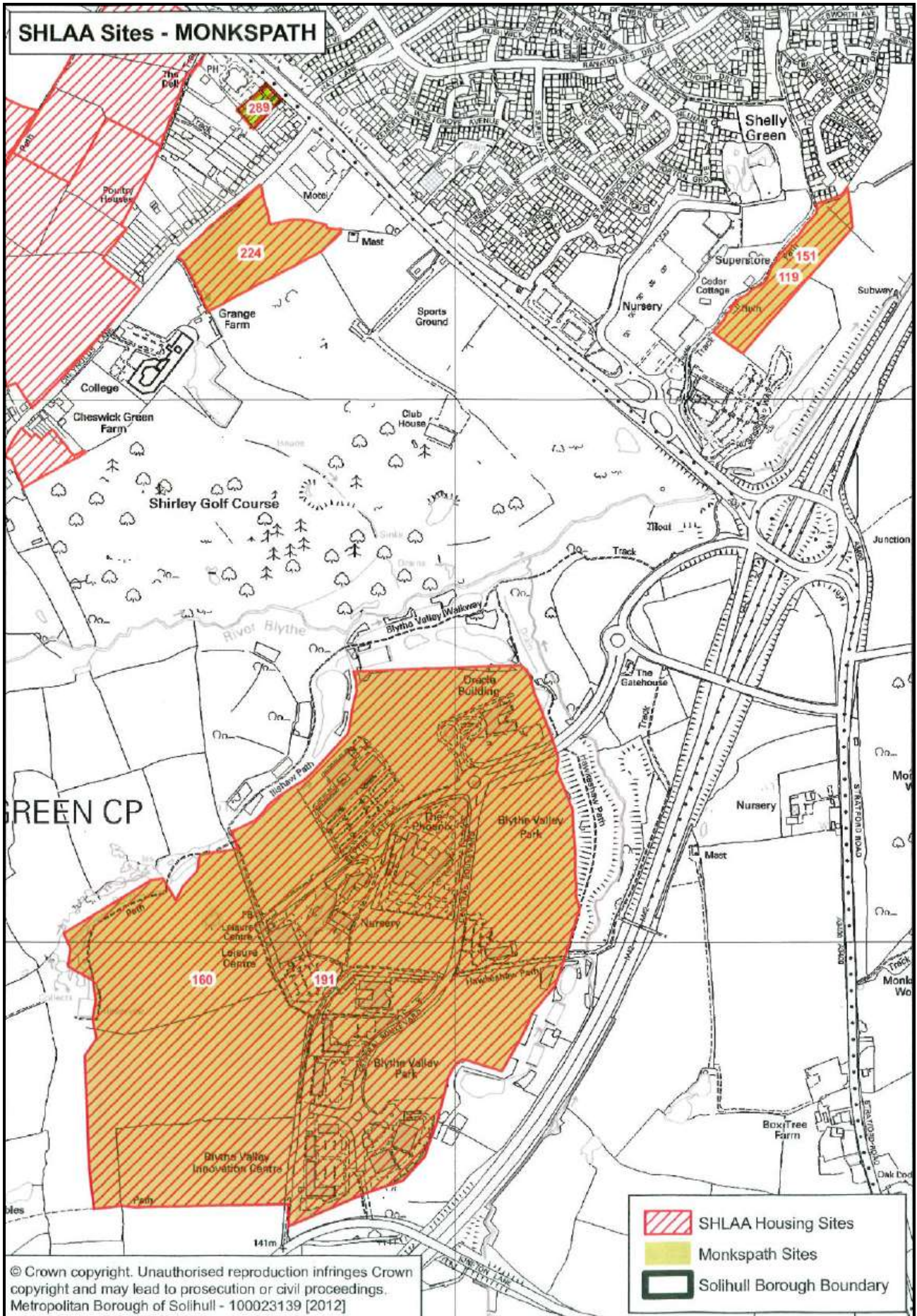


Monkspath Sites

MONKSPATH

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
119&151	Land adjacent to Fore Business Park	No
160&191	Land at Blythe Valley Business Park	Yes (part) DLP Site 10
224	Shirley Golf Club, Stratford Road	No
289	1036 to 1046 Stratford Road	Yes - SHLAA



Site 119 and 151: Land adjacent to Fore Business Park



Proposal

Site Size	2.26ha (5.58ac)
Existing Use	Green field
	Nature conservation
Proposal	Offices
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan - Economy site, Green belt (part)
Physical problems and limitations	Hard constraints: Tree preservation orders Site of special scientific interest (part)
	Soft constraints: Local infrastructure Increased provision of services Access Part of site within green belt Part of site already developed M42 motorway Land levels Local wildlife site 1/100 year Floodplain Hedgerows Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – high – small part outside of desirable parameters Secondary Schools – high Health – medium Fresh food – high

	Overall – medium, small part outside desirable parameters N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Loss of employment land. Part of the site is 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, Increased traffic flow.
Environmental conditions	Noise exposure category – C (day and night)

Achievability for Housing

Market	Surrounding area is mix of residential, employment, agriculture. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Provision of suitable access. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would depend on eventual planning consent to be granted. Phased development. Joint Venture Would suit 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 – N/A in this instance
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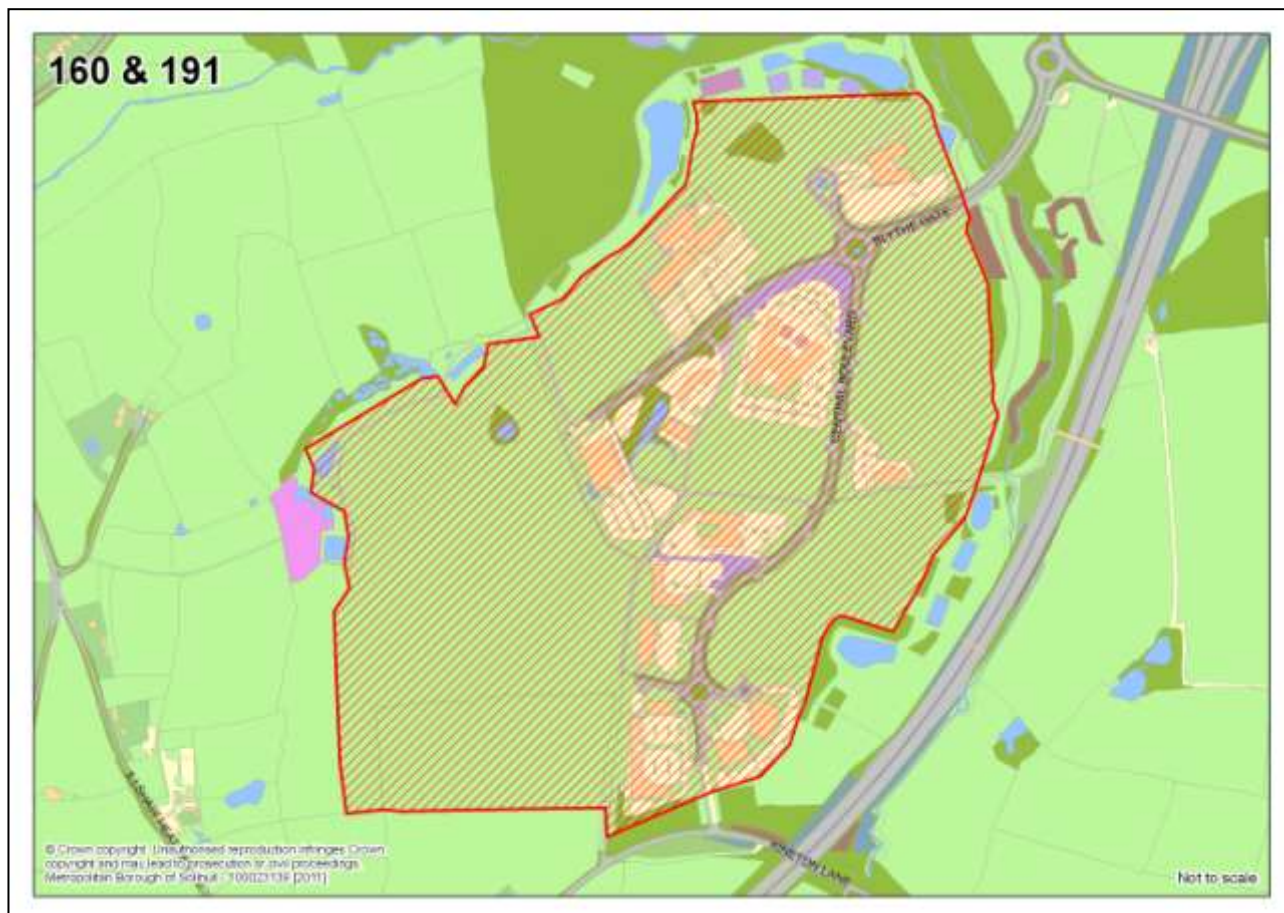
Include in SHLAA

No	Green belt Unsuitable residential environment
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Consider Further for Allocation

No	Good accessibility to local services and facilities, but access by walking and cycling is via unsuitable routes. Loss of employment land. Release of part of the site would impact on green belt functions and openness and would set a precedent for further green belt land release from surrounding sites. Sites in noise exposure category C should not be considered for development unless there are no suitable alternatives. Planning permission should normally be refused for sites with noise exposure category D. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.
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Site 160 and 191: Blythe Valley Business Park



Proposal

Site Size	64.37ha (159.07ac)
Existing Use	Green field
	Blythe Valley Business Park
Proposal	Mixed employment and residential with ancillary facilities. Live work housing and serviced apartments
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Regional Investment Site
Physical problems and limitations	Hard constraints: Tree preservation orders Woodland pockets
	Soft constraints: Local infrastructure Increased provision of services Existing buildings Surrounding land use Footpaths (boundary) Local wildlife site Insufficient primary and secondary school capacity Hedgerows

	Pipeline Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – medium Health – low, medium pockets and pockets outside desirable parameters Fresh food – high – outside desirable parameters Overall – very low N°. jobs within 15 minutes – very low/low N° jobs within 30 minutes – high N° jobs within 45 minutes – high
Potential impacts	Loss of employment land
Environmental conditions	Noise exposure category – A-D (day), A-C(night)

Achievability for Housing

Market	Alternative uses would need to be investigated. Good viability for redevelopment. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be solid.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take several years. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL and commercial 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 2, 3, 4, 5, 6 bed detached, semi detached, terraced housing with / or blocks of 1 & 2 bed apartments.</p> <p>Site could accommodate 350 - 550 units. (Only part of the site proposed for housing).</p>
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Include in SHLAA

No	Regional Investment Site
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Consider Further for Allocation

Yes	<p>Good accessibility to some local services and facilities, but access by walking and cycling is via unsuitable routes.</p> <p>Loss of employment land (Regional investment sites).</p> <p>Sites in noise exposure category C should not be considered for development unless there are no suitable alternatives. Planning permission should normally be refuse for sites with noise exposure category D.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better</p>
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alternatives.

January 2012 Update

There is a need to identify further sites to meet the Draft Local Plan housing provision target. The development of site would help support the vitality and viability of Blythe Valley Park and provide a sense of place.

Site 224: Shirley Golf Club, Stratford Road



Proposal

Site Size	3.16ha (7.80ac)
Existing Use	Green field
	Agriculture
Proposal	Housing and employment
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 Hedgerows Agricultural land classification – 3 Telecommunications mast near to site
Accessibility	Primary Schools – medium/high Secondary Schools – high Health – medium Fresh food – high Overall – medium

	N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Loss of agricultural land. Wildlife and landscape.
Environmental conditions	Noise exposure category – B (day), B (night)

Achievability for Housing

Market	Market demand expected to be high in this postcode area. Level of sales and sale values expected to be solid.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take 18 – 36 months. Phased development. Would suit national house builders, large developers, small / medium and private developer, RSL and commercial 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 2, 3, 4, 5, 6 bed detached, semi detached, terraced housing with / or blocks of 1 & 2 bed apartments.</p> <p>Site could accommodate 94 - 15 units.</p>
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Include in SHLAA

No	Green Belt
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Consider Further for Allocation

No	Good accessibility to some local services and facilities. Loss of agricultural land. Telecommunication mast near to site.
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Site 289: 1036 to 1046 Stratford Road



Proposal

Site Size	0.32ha (0.78ac)
Existing Use	Office and associated car park Part brown field and part green field - garden at rear of properties.
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green Belt, loss of employment land.
Physical problems and limitations	Hard constraints: None Soft constraints: Agricultural land classification – 3 Access issues – site located on a very busy dual carriageway with high volumes of traffic.
Accessibility	Primary Schools – medium Secondary Schools – high Health – medium Fresh food – high Overall – medium N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high

	N°. jobs within 45 minutes – high
Potential impacts	Demolition of existing properties. Impact on green belt. Develop frontage to Stratford Road only to minimise impact on green belt, remainder of site remaining open as amenity land.
Environmental conditions	Noise exposure category – B/C/D (day), B/C/D (night)

Achievability for Housing

Market	Market demand expected to be medium in this postcode area. Level of sales and sale values expected to be solid.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Renovation or demolition of existing properties on site.
Delivery	Projected build would take 18 – 36 months. Would suit national house builders, large developers, small / medium and private developer, and commercial 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. 40% affordable, tenure split to be negotiated.</p> <p>Mix of development of 2, 3, 4, 5 bed detached, semi detached, terraced housing or blocks of 1 & 2 bed apartments.</p> <p>Site could accommodate approx 9 - 16 units.</p>
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Include in SHLAA

Yes	Site is in Green Belt, but is previously developed. Redevelopment of the existing buildings is likely to have a minimal impact on the green belt functions and openness. Site has very good accessibility to local services and facilities.
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