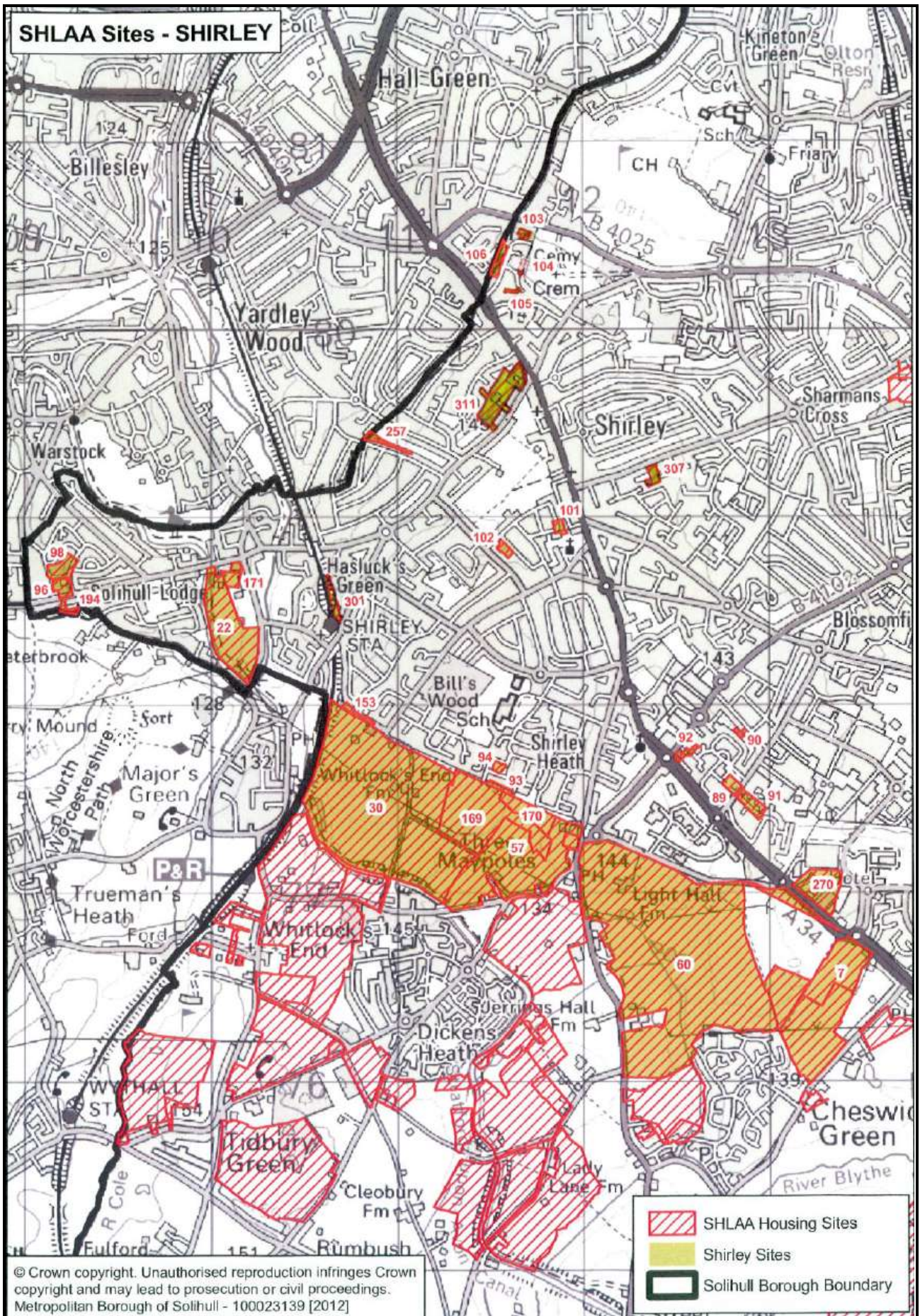


Shirley Sites

SHIRLEY

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
7	Land at Stratford Road	No
22	Lane at Whitlock's End Farm, Bills Lane	Yes DLP Site 15
30	Land at Whitlock's End Farm, Bills Lane	No
57	Land at 3 Maypoles	No
60	Land at Light Hall Farm, Dog Kennel Lane	No
89	Site 3, Swallows Meadow	No
90	Cranmore Road Garages	No
91	Madams Hill Road	No
92	Stratford Road / Marshall Lake Road	No
93	Site 5, Baxters Road	No
94	Site 6, Baxters Green	No
96	Grafton Road / Sunhaven Centre	No
98	Grafton Road	No
101	Halifax Road	No
102	Gilliver Road	No
103	Greenhill Way	Yes - SHLAA
104	Wildmoor Garages	Yes - SHLAA
105	Wildmoor Garages	Yes - SHLAA
106	Greenhill Way	No
153	Land at Neville Road	No
169	Land at Baxters Green	No
170	Land at Baxters Green off Woodloes Road	No
171	Land to rear of Mill Lodge School, Aqueduct Road	Yes DLP Site 15
194	Primrose Cottage, 243 High Street	No
257	Land rear of Darlene Road	No
270	Stratford Road	No
301	Land at Shirley Station Depot	Yes - SHLAA
307	Woolmans Garden Centre, 72-74 Solihull Road	Yes - SHLAA
311	Former Powergen Site Stratford Road	Yes DLP Site 11



Site 7: Land at Monkspath, Stratford Road



Proposal

Site Size	6.48ha (16.01ac)
Existing Use	Green field
	Agricultural land
Proposal	Housing / Retail / Employment / Offices / Leisure
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Greenbelt Agricultural land classification - 3
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Footpath (boundary) Hedgerows Primary School places insufficient at higher density Habitats of interest
Accessibility	Primary Schools – high - low Secondary Schools – high Health – medium 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. Poorly related to existing development. Would erode the narrow green belt gap between Shirley and Cheswick Green, impacting on the functions and openness of the green belt and create an indefensible green belt boundary. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – B/C(day), A/B(night)

Achievability for Housing

Market	Surrounding area is mix of residential, employment, and 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 national house builders, large developers, 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 bed detached, semi detached and terraced houses. A percentage of 1 & 2 bed apartments perhaps.</p> <p>Site could potentially accommodate a development of approx 194 – 324 units.</p>
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Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Good accessibility to local services and facilities.</p> <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>Sites in noise exposure category C should not be considered for development unless there are no suitable alternatives.</p>
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Site 22: Land at Aqueduct Road



Proposal

Site Size	10.31ha (25.48ac)
Existing Use	Green field
	Paddock, horse grazing (annual licence)
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Solihull Unitary Development Plan - Safeguarded land
Physical problems and limitations	Hard constraints: TPO
	Soft constraints: Local infrastructure Increased provision of services Rail line Existing properties Access 1/100 and 1/100 year flood zone Hedgerows Potential local wildlife site Habitats of interest Agricultural land classification – 3 Trees Arden pasture May be insufficient primary school capacity if built at higher density.
Accessibility	Primary Schools – high Secondary Schools – high Health – high/medium

	<p>Fresh food – high/medium</p> <p>Overall – high/medium</p> <p>Nº. jobs within 15 minutes – medium/low</p> <p>Nº jobs within 30 minutes – high</p> <p>Nº. jobs within 45 minutes – high</p>
Potential impacts	<p>Excluded from the green belt to meet long-term housing needs. Green belt policies apply, but the impact of development on the green belt would be minimal, site is surrounded by development and roads form a defensible green belt boundary.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Mix of housing types in area.</p> <p>Good access to local amenities.</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> <p>Demolition and cart away.</p> <p>Extended Phase I survey</p> <p>Local wildlife survey</p>
Delivery	<p>Projected build would take 36 – 72 months.</p> <p>Phased development, joint venture</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 2, 3, 4, 5 bed detached, semi detached houses and terraced housing. A percentage of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 309 - 516 units. (But may be limited by physical constraints)</p>
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Include in SHLAA

No	Safeguarded land
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Consider Further for Allocation

Yes	<p>Good accessibility to local services and facilities.</p> <p>Development would have a minimal impact on the openness of the green belt because it is surrounded by development. Surrounding roads would form a defensible green belt boundary.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p> <p>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 489-638 dwellings.</p>
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Site 30: Lane at Whitlock's End Farm, Bills Lane



Proposal

Site Size	54.59ha (134.88ac)
Existing Use	Green field
	Agriculture and forestry
Proposal	Housing / Retail / Employment / Offices
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Greenbelt Agricultural land classification - 3
Physical problems and limitations	Hard constraints: Tree preservation orders (boundary) Listed building Woodland pockets
	Soft constraints: Local infrastructure Increased provision of services Rail line Existing properties and outbuildings Access Local wildlife site Hedgerows Habitats of interest Locally listed building Footpath Insufficient primary school capacity

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 erode the narrow green belt gap between Shirley and Dickens Heath, impacting on the functions and openness of the green belt and create an indefensible green belt boundary.</p> <p>Landscape, Conservation, Increased traffic flow, fingers into green belt, would be highly visible from open countryside due to size of site</p>
Accessibility	<p>Primary Schools – high - low</p> <p>Secondary Schools – high/medium</p> <p>Health – medium/low</p> <p>Fresh food – low, small area is high</p> <p>Overall – medium/low</p> <p>Nº. jobs within 15 minutes – medium/low</p> <p>Nº jobs within 30 minutes – high</p> <p>Nº. jobs within 45 minutes – high</p>
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Housing and alternative uses doubtful of viability.</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> <p>Demolition and cart away.</p>
Delivery	<p>Projected build would take 36 - 96 months.</p> <p>Phased development, joint venture</p> <p>Would suit national house builders, large developers and commercial 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 2, 3, 4, 5 bed detached, semi detached houses and terraced housing. A percentage of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 1630 – 2730 units. Only if site 100% residential use.</p>
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Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	<p>Good accessibility to local services and facilities.</p> <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>
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Site 57: Land at 3 Maypoles



Proposal

Site Size	33.92ha (83.82ac)
Existing Use	Green field
	Agriculture and leisure facilities
Proposal	Housing / Leisure / Social or Community use
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt, sports pitches
Physical problems and limitations	Hard constraints: Tree preservation orders Woodland pockets
	Soft constraints: Local infrastructure Increased provision of services Rail line Existing properties and outbuildings Access Footpath Hedgerows Habitats of interest Local wildlife site Insufficient primary school capacity Agricultural land classification - 3
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – high/medium Fresh food – high/medium

Shirley – SHLAA Site Assessments, September 2012

	Overall – high/medium N°. jobs within 15 minutes – medium, low 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. Poorly related to existing development. Would erode the narrow green belt gap between Shirley and Dickens Heath, impacting on the functions and openness of the green belt and create an indefensible green belt boundary. Loss of sports provision. Landscape, Conservation, Increased traffic flow, fingers into green belt, would be highly visible from open countryside due to size of site
Environmental conditions	Noise exposure category – A/B(day, night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Housing and alternative uses doubtful of viability. 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 36 - 96 months. Phased development, joint venture 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 houses and terraced housing. A percentage of 1 & 2 bed apartments. Site could accommodate a development of 1017 – 1696 units. Only if site 100% residential use.

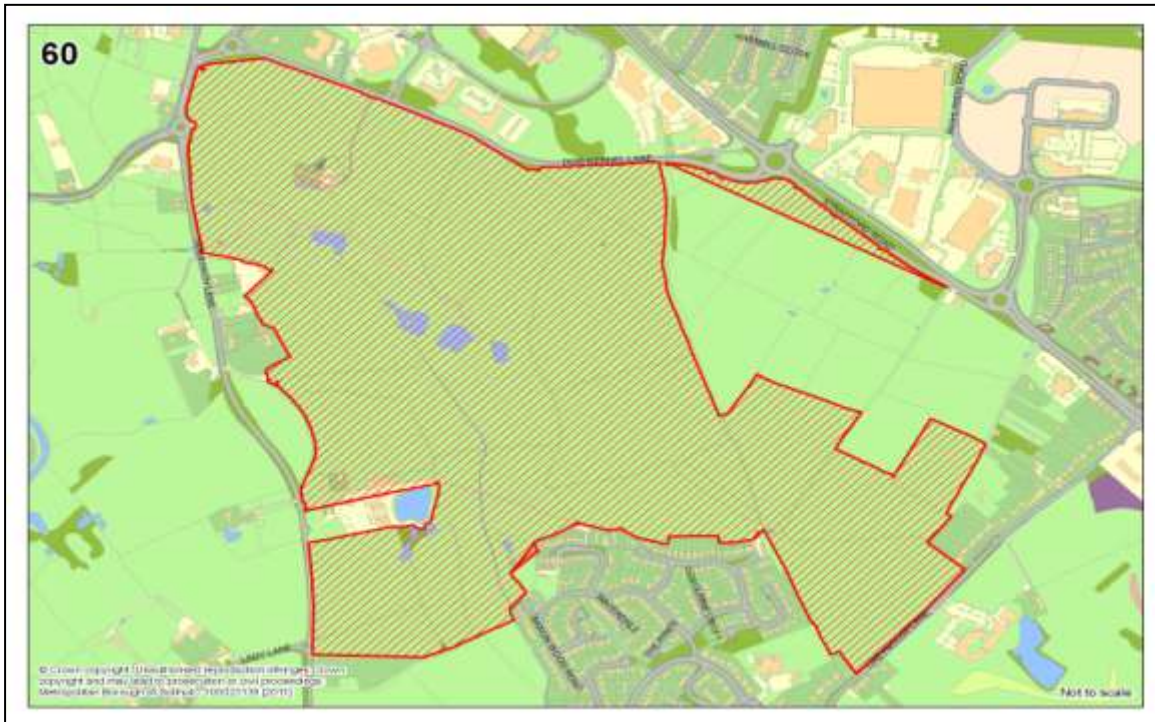
Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Good accessibility 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. Loss of open space and sports provision. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.
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Site 60: Land at Light Hall Farm, Dog Kennel Lane



Proposal

Site Size	96.29ha (237.93ac)
Existing Use	Green field
	Farm buildings, farmland, agricultural
Proposal	Mixed use - Housing / Retail / Employment / Offices
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 (boundary) Listed building
	Soft constraints: Local infrastructure Increased provision of services Existing properties and outbuildings Access Public footpath Hedgerows Agricultural land classification - 3 1/100, 1/1000 year flood zone Insufficient primary and secondary school provision Habitats of interest
Accessibility	Primary Schools – high – outside desirable parameters Secondary Schools – high – outside desirable parameters Health – high – outside desirable parameters Fresh food – high – outside desirable parameters

Shirley – SHLAA Site Assessments, September 2012

	Overall – high – outside desirable parameters N°. jobs within 15 minutes – medium, low 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. Poorly related to existing development. Would erode the narrow green belt gap between Shirley and Dickens Heath, impacting on the functions and openness of the green belt and create an indefensible green belt boundary. Landscape, Conservation, Increased traffic flow, merge settlements, would be highly visible from open country side due to size of site
Environmental conditions	Noise exposure category – A/B (day and night)

Achievability for Housing

Market	Surrounding area is a mix of residential, employment, offices and agriculture. Housing and alternative uses strong viability. Market demand expected to be high in this postcode area. High sales and occupancy rates expected.
Cost	Full intrusive ground survey required, ecological, topographical. Improving current access points. Infrastructure works. Service provision or increased capacity. Demolition and cart away.
Delivery	Projected build would take 36 - 72 months, phased development. Joint Venture Would suit national house builders, large developers 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 bed detached, semi detached houses and terraced housing. A percentage of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 2888 – 4814 units. Only if site 100% residential use.</p> <p>Promoter's site plan includes a masterplan for 1,500 – 2,000 dwellings.</p>

Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Good accessibility to local services and facilities from parts of the site, poor from other parts. 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 89: Swallows Meadow



Proposal

Site Size	0.63ha (1.56ac)
Existing Use	Green field
	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 Increased provision of services Access Habitats of interest
Accessibility	Primary Schools – high/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	Loss of open space Increased traffic flow

Environmental conditions	Noise exposure category – B(day), A(night)
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Achievability for Housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Terraced houses and bungalows create property mix. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be good / high
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take approx 12 – 24 months. Phased development. Joint Venture Would suit national house builders, large developers and private developer, 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 terraced housing with or 1or 2 blocks of 1 & 2 bed apartments. Site could accommodate a development of 18 - 31 units.</p>
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Include in SHLAA

No	Green space
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Consider Further for Allocation

No	Good accessibility to local services and facilities. Loss of green space would adversely impact on the character of the area.
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Site 90: Cranmore Road Garages



Proposal

Site Size	0.16ha (0.41ac)
Existing Use	Brown field
	2 dwellings and garage block
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 Access Existing dwellings Size and shape Need to ensure adequate parking facilities.
Accessibility	Primary Schools – medium Secondary Schools – high Health – high 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	Increased traffic flow.
Environmental conditions	Noise exposure category – A(day and night)

Achievability for Housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Semi detached houses create property mix. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be good / high
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Demolition of 2 dwellings and garages
Delivery	Projected build would take approx 9 – 12 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL.

Housing Potential

In line with policy 30-50 dwellings per Hectare. Mix of development of 2, 3, 4, bed terraced housing with or 1or 2 blocks of 1 & 2 bed apartments. Site could accommodate a development of 4 – 8 units.

Include in SHLAA

No	Deemed as not currently viable.
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Consider Further for Allocation

No	Within desirable parameters for accessibility to key local services and facilities. Previously developed land within the settlement, with no policy restrictions. Design solutions would deal with size shape and site, utilising floor space. 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 7-10 dwellings. All of this site is likely to be developed for affordable housing. Deemed as not currently viable.
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Site 91: Madams Hill Road



Proposal

Site Size	1.11ha (2.75ac)
Existing Use	Brown field (part Green field)
	Development of 1960's 1970's bungalows and associated open space
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan - Open space
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Existing dwellings
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	Increased traffic flow

	Loss of open space
Environmental conditions	Noise exposure category – B(day), A(night)

Achievability for Housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Semi detached, terraced and bungalow houses create property mix. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be good / high.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Demolition
Delivery	Projected build would take approx 12 - 30 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, 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.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, bed terraced housing with / or 1or 2 blocks of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 33 - 55 units.</p>

Include in SHLAA

No	Deemed as not currently viable.
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Consider Further for Allocation

No	<p>Within desirable parameters for accessibility to key local services and facilities.</p> <p>Previously developed land within the settlement, with no policy restrictions.</p> <p>Design solutions would deal with size shape and site, utilising floor space.</p> <p>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 51-67 dwellings. All of this site is likely to be developed for affordable housing.</p> <p>Deemed as not currently viable.</p>
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Site 92: Stratford Road / Marshall Lake Road



Proposal

Site Size	0.4ha (0.99)
Existing Use	Brown field
	3 storey apartment block, dwelling houses, 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 Access Existing dwellings Surrounding dwellings Site shape 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	Increased traffic flow
Environmental conditions	Noise exposure category – B(day and night)

Achievability for Housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Semi detached, terraced houses and apartments create property mix. 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. Demolition
Delivery	Projected build would take approx 12 - 18 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL.

Housing Potential

In line with policy 30-50 dwellings per Hectare, mix of development of 2, 3, 4, bed terraced housing with / or 1 or 2 blocks of 1 & 2 bed apartments. 40% affordable housing required if developed for 15 or more units. Site could accommodate a development of 12 - 20 units.

Include in SHLAA

No	Deemed as not currently viable.
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Consider Further for Allocation

No	Excellent accessibility to key local services and facilities. Previously developed land within the settlement, with no policy restrictions. 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 18-24 dwellings. All of this site is likely to be developed for affordable housing. Deemed as not currently viable.
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Site 93: Baxters Road



Proposal

Site Size	0.35ha (0.87ac)
Existing Use	Green field
	Open land
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Loss of public open space
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Existing garaging Surrounding dwellings Site shape Public footpath Habitats of interest 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	Increased traffic flow
Environmental conditions	Noise exposure category – A(day and night)

Achievability for Housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Semi detached, terraced houses and bungalows create property mix. 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. Demolition and removal
Delivery	Projected build would take approx 12 - 30 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL.

Housing Potential

In line with policy 30-50 dwellings per Hectare. Mix of development of 2, 3, 4, bed terraced housing with / or 1or 2 blocks of 1 & 2 bed apartments. Site could accommodate a development of 5 - 17 units.
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Include in SHLAA

No	Deemed as not currently viable. Part of the site that is open space cannot be included.
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Consider Further for Allocation

No	Excellent accessibility to local services and facilities. Loss of green space would need to be compensated. In line with emerging policy, a density of 46-60dph is likely to be encouraged in this location, so the previously developed part of the site would have a capacity for around 8 dwellings. Deemed as not currently viable.
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Site 94: Baxters Green



Proposal

Site Size	0.29ha (0.71ac)
Existing Use	Green field
	Open space
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan - open space
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Footpath Surrounding dwellings Habitats of interest
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 Loss of open space, impact on the character of the area.
Environmental conditions	Noise exposure category – B(day), A(night)

Achievability for Housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Semi detached, terraced houses and bungalows create property mix. 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 approx 6 - 12 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL.

Housing Potential

In line with policy 30-50 dwellings per Hectare Mix of development of 2, 3, 4, bed semi detached, terraced housing with / or 1 or 2 blocks of 1 & 2 bed apartments. Site could accommodate a development of 8 – 14units.
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Include in SHLAA

No	Open space
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Consider Further for Allocation

No	Excellent accessibility to local services and facilities. Loss of green space would adversely impact on the character of the area.
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Site 96: Sunhaven Centre, Grafton Road



Proposal

Site Size	0.84ha (2.08ac)
Existing Use	Brown field
	Community Centre
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 Access Existing buildings Surrounding dwellings
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – low N° jobs within 30 minutes – high N° jobs within 45 minutes – high
Potential impacts	Increased traffic flow

Environmental conditions	Noise exposure category – A/B(day), A(night)
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Achievability for Housing

Market	<p>Surrounding area is residential. Alternative uses would not be suitable. Good viability for redevelopment. Semi detached, terraced houses and 3 storey apartments create property mix. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be solid.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity.</p>
Delivery	<p>Projected build would take approx 12 - 24 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL.</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, bed semi detached, terraced housing with / or 1or 2 blocks of 1 & 2 bed apartments. Site could accommodate a development of 25 - 42 units.</p>
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Include in SHLAA

No	Deemed as not currently viable by promoter
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Consider Further for Allocation

No	<p>Excellent accessibility to key local services and facilities. Previously developed land within the main urban area of the Borough. 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 39-51 dwellings. Likely to be developed for affordable housing. However, existing social, leisure and community uses are likely to be protected by emerging policy unless it can be demonstrated that sites are not needed.</p>
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Site 98: Grafton Road



Proposal

Site Size	1.34ha (3.31ac)
Existing Use	Brown field
	Apartments and detached and terraced dwellings
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 Access Existing buildings Surrounding dwellings
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	Regeneration of existing residential area

Environmental conditions	Noise exposure category – A/B(day), A(night)
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Achievability for Housing

Market	<p>Surrounding area is residential. Alternative uses would not be suitable. Good viability for redevelopment. Semi detached, terraced houses and 3 storey apartments create property mix. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be solid.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Demolition and cart away</p>
Delivery	<p>Projected build would take approx 18 - 30 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL.</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, bed semi detached, terraced housing with / or blocks of 1 & 2 bed apartments. Site could accommodate a development of 40 - 67 units.</p>
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Include in SHLAA

No	No – Deemed as unsuitable / not currently viable
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Consider Further for Allocation

No	<p>Excellent accessibility to local services and facilities. Previously developed land within the main urban area of the Borough. 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 62-81 dwellings, but 76 dwellings would be demolished, so the net gain would be up to 5 dwellings. Likely to be developed for affordable housing. No – Deemed as unsuitable / not currently viable</p>
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Site 101: Halifax Road



Proposal

Site Size	0.39ha (0.97ac)
Existing Use	Brown field
	Terraced dwellings and 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 Access Existing buildings and garaging Surrounding dwellings 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	Regeneration of existing housing
Environmental conditions	Noise exposure category – B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is residential and commercial close to Shirley town centre.</p> <p>Alternative uses would not be suitable.</p> <p>Good viability for redevelopment.</p> <p>Semi detached, terraced houses and 3 storey apartments create property mix.</p> <p>Market demand expected to be high in this postcode area.</p> <p>Level of sales and sale values expected to be solid.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition and cart away</p>
Delivery	<p>Projected build would take approx 9 - 15 months.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large developers, small / medium and private developer, RSL.</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 if developed for 15 or more dwellings.</p> <p>Mix of development of 2, 3, 4, bed semi detached, terraced housing with / or blocks of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 11 - 19 units.</p>

Include in SHLAA

No	Deemed as not currently viable.
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Consider Further for Allocation

No	<p>Excellent accessibility to local services and facilities.</p> <p>Previously developed land within the main urban area of the Borough.</p> <p>In line with emerging policy, a density of over 60 dph is likely to be encouraged in this location, so this site would have a capacity for at least 24 dwellings, but 8 dwellings would be demolished, so the net gain would be around 16 dwellings. Likely to be developed for affordable housing.</p> <p>Deemed as not currently viable.</p>
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Site 102: Gilliver Road



Proposal

Site Size	0.39ha (0.95ac)
Existing Use	Brown field
	Semi detached dwellings and 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 Access Existing buildings and garaging Surrounding dwellings
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	Regeneration of existing residential
Environmental conditions	Noise exposure category – A/B(day), A(night)

Shirley – SHLAA Site Assessments, September 2012

Achievability for Housing

Market	<p>Surrounding area is residential.</p> <p>Alternative uses would not be suitable.</p> <p>Good viability for redevelopment.</p> <p>Semi detached, terraced houses create property mix.</p> <p>Market demand expected to be high in this postcode area.</p> <p>Level of sales and sale values expected to be solid.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition and cart away</p>
Delivery	<p>Projected build would take approx 9 - 15 months.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large developers, small / medium and private developer, RSL.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare.</p> <p>Mix of development of 2, 3, 4, bed semi detached, terraced housing with / or blocks of 1 & 2 bed apartments.</p> <p>40% affordable housing if developed for 15 or more units.</p> <p>Site could accommodate a development of 11 - 19 units.</p>
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Include in SHLAA

No	Deemed as not currently viable.
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Consider Further for Allocation

No	<p>Excellent accessibility to local services and facilities.</p> <p>Previously developed land within the main urban area of the Borough.</p> <p>In line with emerging policy, a density of over 45-60 dph is likely to be encouraged in this location, so this site would have a capacity for 18-23 dwellings, but 10 dwellings would be demolished, so the net gain would be around 8-13 dwellings. Likely to be developed for affordable housing.</p> <p>Deemed as not currently viable.</p>
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Site 103: Greenhill Way



Proposal

Site Size	0.28ha (0.70ac)
Existing Use	Brown field
	Semi detached / terraced dwellings and 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 Access Existing buildings and garaging Surrounding dwellings Size Need to ensure adequate parking facilities.
Accessibility	Primary Schools – low Secondary Schools – high Health – medium Fresh food – high Overall - low N°. jobs within 15 minutes – high N° jobs within 30 minutes – high

	N°. jobs within 45 minutes – high
Potential impacts	Regeneration of existing residential
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is residential. Alternative uses would not be suitable. Good viability for redevelopment. Semi detached, terraced houses create property mix. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be solid.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Demolition and cart away</p>
Delivery	<p>Projected build would take approx 9 - 15 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare. Mix of development of 2, 3, 4, bed semi detached, terraced housing with / or blocks of 1 & 2 bed apartments. Site could accommodate a development of 8 - 14 units.</p>
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Include in SHLAA

Yes	<p>Good accessibility to local services and facilities. Previously developed land within the main urban area of the Borough. In line with emerging policy, a density of over 30-45 dph is likely to be encouraged in this location, so this site would have a capacity for 8-13 dwellings, but 8 dwellings would be demolished, so the net gain would be up to 5 dwellings. Likely to be developed for affordable housing.</p>
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Site 104: Wildmoor Garages



Proposal

Site Size	0.14ha (0.35ac)
Existing Use	Brown field
	Garaging
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	None
Physical problems and limitations	Hard constraints: Tree preservation orders (boundary)
	Soft constraints: Local infrastructure Increased provision of services Access Existing garaging Surrounding dwellings Size and shape of site Hedgerows (boundary) Need to ensure adequate parking facilities.
Accessibility	Primary Schools – low Secondary Schools – high Health – medium Fresh food – high Overall - low N°. jobs within 15 minutes – high

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

Achievability for Housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Poor viability for redevelopment. Terraced houses and 3 storey apartment blocks create property mix. 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. Demolition and cart away
Delivery	Projected build would take approx 6 - 12 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL.

Housing Potential

In line with policy 30-50 dwellings per Hectare. Mix of development of 2, 3, 4, bed semi detached, terraced housing with / or blocks of 1 & 2 bed apartments. Site could accommodate a maximum development of 4 - 7 units.
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Include in SHLAA

Yes	Good accessibility to local services and facilities. Previously developed land within the main urban area of the Borough. In line with emerging policy, a density of over 30-45 dph is likely to be encouraged in this location, so this site would have a capacity for 4-6 dwellings. Likely to be developed for affordable housing.
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Site 105: Wildmoor Garages



Proposal

Site Size	0.15ha (0.37ac)
Existing Use	Brown field
	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 Access Existing garaging Surrounding dwellings and adjacent land use Size and shape of site Need to ensure adequate parking facilities.
Accessibility	Primary Schools – medium Secondary Schools – high Health – high/medium Fresh food – high Overall - medium N ^o . jobs within 15 minutes – high N ^o jobs within 30 minutes – high

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

Achievability for housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Poor viability for redevelopment. Terraced houses and 3 storey apartment blocks create property mix. 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. Demolition and cart away
Delivery	Projected build would take approx 6 - 12 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL.

Housing Potential

In line with policy 30-50 dwellings per Hectare. Mix of development of 2, 3, 4, bed semi detached, terraced housing with / or blocks of 1 & 2 bed apartments. Site could accommodate a maximum development of 4 - 7 units.
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Include in SHLAA

Yes	Good accessibility to local services and facilities. Previously developed land within the main urban area of the Borough. In line with emerging policy, a density of over 30-45 dph is likely to be encouraged in this location, so this site would have a capacity for 5-7 dwellings. Likely to be developed for affordable housing.
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Site 106: Greenhill Way, Site 12



Proposal

Site Size	0.74ha (1.82ac)
Existing Use	Brown field
	3 storey apartment blocks
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 apartments blocks Surrounding dwellings Site shape Habitats of interest
Accessibility	Primary Schools – medium/ low Secondary Schools – high Health – high/medium Fresh food – high Overall – medium/low N°. jobs within 15 minutes – high N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high

Potential impacts	Regeneration of residential area.
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is residential.</p> <p>Alternative uses would not be suitable.</p> <p>Good viability for redevelopment.</p> <p>Semi detached, terraced houses and 3 storey apartment blocks create property mix.</p> <p>Market demand expected to be high in this postcode area.</p> <p>Level of sales and sale values expected to be solid.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition and cart away</p>
Delivery	<p>Projected build would take approx 12 - 24 months.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large developers, small / medium and private developer, RSL.</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 2, 3, 4, bed semi detached, terraced housing with / or blocks of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 22 - 37 units.</p>
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Include in SHLAA

No	Deemed as not currently viable.
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Consider Further for Allocation

No	<p>Good accessibility to local services and facilities.</p> <p>Previously developed land within the main urban area of the Borough.</p> <p>In line with emerging policy, a density of over 45-60 dph is likely to be encouraged in this location, so this site would have a capacity for 33-44 dwellings, but 70 dwellings would be demolished. Likely to be developed for affordable housing.</p> <p>Deemed as not currently viable.</p>
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Site 153: Land between 118 & 120 Neville Road



Proposal

Site Size	0.35ha (0.87ac)
Existing Use	Green field
	Open space
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan - Green space
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints: Local infrastructure Increased provision of services Green space
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	Increased traffic flow Loss of green space, contributes to character of area

Environmental conditions	Noise exposure category – B(day), A(night)
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Achievability for Housing

Market	<p>Surrounding area is residential. Alternative uses would not be suitable. Good viability for redevelopment. Semi detached, terraced houses create property mix. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be solid.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Site clearance</p>
Delivery	<p>Projected build would take approx 6 - 12 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare. Mix of development of 2, 3, 4, bed semi detached, terraced housing with / or blocks of 1 & 2 bed apartments. 40% affordable housing required if developed for 15 or more dwellings. Site could accommodate a development of 10 - 17 units. Planning permission was refused for 9 dwellings in July 2009, appeal dismissed</p>

Include in SHLAA

No	Green space
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Consider Further for Allocation

No	Green space, contributes to the character of the area.
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Site 169: Land at Baxters Green



Proposal

Site Size	12.87ha (31.8ac)
Existing Use	Green field
	Open space
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 Surrounding dwellings Footpaths Hedgerows Habitats of interest Insufficient primary school spaces
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – high/medium Fresh food – high/medium Overall – high/medium N°. jobs within 15 minutes – medium - low

	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. Poorly related to existing development. Would erode the narrow green belt gap between Shirley and Dickens Heath, impacting on the functions and openness of the green belt and create an indefensible green belt boundary. Landscape, Conservation, Increased traffic flow, would be highly visible from open countryside due to size of site. Increased traffic flow.
Environmental conditions	Noise exposure category – A/B(day and night)

Achievability for Housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Semi detached, terraced houses create property mix. 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 approx 36 - 72 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, 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.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, bed semi detached, terraced housing with / or blocks of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 386 – 644 units.</p>
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Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Good accessibility 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.
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Site 170: Land at Baxters Green off Woodloes Road



Proposal

Site Size	2.91ha (7.19ac)
Existing Use	Green field
	Open space
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt, green space
Physical problems and limitations	Hard constraints: Woodland pocket
	Soft constraints: Local infrastructure Increased provision of services Surrounding dwellings Site split land parcel Hedgerows Habitats of interest Primary school spaces dependant on density of development
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – high Fresh food – high Overall – high/medium 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. Poorly related to existing development. Would erode the narrow green belt gap between Shirley and Dickens Heath, impacting on the functions and openness of the green belt and create an indefensible green belt boundary. Loss of green space, Landscape, Conservation, Increased traffic flow, would be highly visible from open countryside due to size of site.
Environmental conditions	Noise exposure category – A/B (day and night)

Achievability for Housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Good viability for redevelopment. Semi detached, terraced and bungalows create property mix. 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 approx 24 - 40 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, 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.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, bed semi detached, terraced housing with / or blocks of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 87 – 146 dwellings.</p>

Include in SHLAA

No	Green belt
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Consider Further for Allocation

No	Good accessibility 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. Loss of open space
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Site 171: Land to the rear of Mill Lodge, Aqueduct Road



Proposal

Site Size	0.66ha (1.62ac)
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 - Safeguarded land
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Surrounding dwellings Local wildlife site Access Hedgerows Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – medium, low

	N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Excluded from the green belt to meet long-term housing needs. Green belt policies apply, but the impact of development on the green belt would be minimal, site is surrounded by development. Increased traffic flow
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Good viability for redevelopment. Semi detached, detached and terraced houses create property mix. 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 approx 9 - 18 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, 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.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, bed semi detached, terraced housing with / or blocks of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 20 - 33 units.</p>
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Include in SHLAA

No	Safeguarded land
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Consider Further for Allocation

Yes	<p>Good accessibility to local services and facilities.</p> <p>Development would have a minimal impact on the openness of the green belt because it is surrounded by development. Surrounding roads would form a defensible green belt boundary.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p> <p>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 30-40 dwellings.</p>
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Site 194: Primrose Cottage, 243 High Street



Proposal

Site Size	0.35ha (0.86ac)
Existing Use	Brown field/Green field
	Caravan Storage
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. Access Existing buildings Greenfield site
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high

	Overall – high N°. jobs within 15 minutes – low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Landscape, Conservation, Increased traffic flow. Design – would not fit well with the existing pattern of development.
Environmental conditions	Noise exposure category – A/B(day and night)

Achievability for Housing

Market	Surrounding area is residential. Alternative use may be suitable. Large detached and semi detached housing with schools and offices close by. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be high.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take approx 12 – 24 months. Would suit local, small / medium or private developer.

Housing Potential

In line with policy 30-50 dwellings per Hectare. Mix of development of 2, 3, 4, 5 bed detached, semi detached and terraced housing with some 1 & 2 bed apartments. 40% affordable housing required if developed for 15 or more dwellings. Site could accommodate a development of 10 – 18 units.

Include in SHLAA

No	Greenfield backland, could not provide a pattern of development that fits in well with the surrounding area
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Consider Further for Allocation

No	Greenfield, backland site. Would not create a suitable pattern of development.
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Site 257: Land rear of Darlene Road



Proposal

Site Size	0.53ha (1.32ac)
Existing Use	Green field
	Vacant land with garage blocks surrounding the site
Proposal	Housing
Availability for housing	Unknown

Suitability for housing

Policy restrictions	Green Space
Physical problems and limitations	Hard constraints: Woodland in pockets Stream along western boundary of site Site is irregular and narrow
	Soft constraints: Local infrastructure Increased provision of services Access Existing buildings Green Space – Amenity Open Space Electricity Sub Station
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	Conservation, Increased traffic flow. Design – would not fit well with the existing pattern of development.
Environmental conditions	Noise exposure category – A (day) A (night)

Achievability for Housing

Market	Surrounding area is residential. Alternative use may be suitable. Semi detached housing with schools close by. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works.
Delivery	Projected build would take approx 12 – 36 months. Would suit local, small / medium or private developer.

Housing Potential

In line with policy 30-50 dwellings per Hectare. Mix of development of 2, 3, 4, 5 bed detached, semi detached and terraced housing with some 1 & 2 bed apartments. 40% affordable housing required if developed for 15 or more dwellings. Site could accommodate a development of 16 – 26 units.

Include in SHLAA

No	Greenfield backland. The site would not provide a pattern of development that fits in well with the surrounding area. 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 and intention to sell.
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Consider Further for Allocation

No	Greenfield, backland site. Would not create a suitable pattern of development. Wildlife on site – ecological survey required. Ownership is a constraint.
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Site 270: Stratford Road



Proposal

Site Size	3.84ha (9.49ac)
Existing Use	Brown field
	Hotel and car sales garages
Proposal	Housing
Availability for housing	Unknown

Suitability for Housing

Policy restrictions	Existing employment land
Physical problems and limitations	Hard constraints: Tree Preservation Orders
	Soft constraints: Agricultural land classification – 3
Accessibility	Primary Schools – low 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
Potential impacts	Loss of employment land.

Environmental conditions	Noise exposure category – A,B,C (day), B,C (night)
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Achievability for Housing

Market	Alternative uses would need to be investigated. Good viability for redevelopment.
Cost	Access works / improvements. Service provision or increased capacity.
Delivery	Projected build would take 24 - 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 350 - 550 units. (Only part of the site proposed for housing).</p>
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Include in SHLAA

No	<p>Brownfield site with good access to local services and facilities. However, would result in loss of employment land.</p> <p>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.</p>
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Consider Further for Allocation

No	<p>Sites in noise exposure category C should not be considered for development unless there are no suitable alternatives.</p> <p>Due to the sites location next to Solihull Business Park, employment activity would be better suited to this site.</p> <p>The A34 is a busy dual carriageway; access onto this road needs careful consideration.</p> <p>There are also ownership constraints.</p>
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Site 301: Land at Shirley Station Depot



Proposal

Site Size	0.92ha (2.27ac)
Existing Use	Brown field
	Shirley Railway Station car park and builder's yard
Proposal	Housing
Availability for housing	Unknown

Suitability for Housing

Policy restrictions	UDP Policy – Park & Ride, Loss of employment land.
Physical problems and limitations	Hard constraints: None
	Soft constraints: Green Corridor Rail - Partially Agricultural land classification – Urban
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 employment land.
Environmental conditions	Noise exposure category – A,B (day), A,B,C (night)

Achievability for Housing

Market	Alternative uses would need to be investigated. Good viability for redevelopment.
Cost	Access works / improvements.
Delivery	Projected build would take 24 - 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 bed detached, semi detached, terraced housing with / or blocks of 1 & 2 bed apartments.</p> <p>Site could accommodate approx 27 - 46 units.</p>
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Include in SHLAA

Yes	<p>Brownfield site with good access to local services and facilities. However, would result in loss of employment land.</p> <p>Development for housing would conflict with current policy and would need to be assessed against Draft Local Plan Policy P3. Access to site is currently through Shirley Railway Station car park; the car park should be retained. Possibly negotiate with the Bathroom & Gas Centre on Haslucks Green Road for a more suitable access point.</p>
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Site 307: Woolmans Garden Centre, 72-74 Solihull Road



Proposal

Site Size	0.73ha (1.80ac)
Existing Use	Brown field
	Garden centre/nursery and residential property
Proposal	Housing
Availability for housing	Before end 2015

Suitability for Housing

Policy restrictions	UDP Policy – Loss of employment land
Physical problems and limitations	Hard constraints: Tree Preservation Orders on site
	Soft constraints: Agricultural land classification – Urban Large residential property at front of site (semi-detached house) Telegraph poles on site
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall – high N ^o . jobs within 15 minutes – high N ^o . jobs within 30 minutes – high

	N°. jobs within 45 minutes – high
Potential impacts	Loss of employment land, although the Draft Local Plan Policy P3 would support the change of use in this location.
Environmental conditions	Noise exposure category – A,B (day), A,B (night)

Achievability for Housing

Market	The surrounding area is residential consisting of 3-4 bed semi-detached houses. The site itself is commercial use and residential. Good viability for redevelopment.
Cost	Access works / improvements.
Delivery	Projected build would take 24 - 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. 40% affordable, tenure split to be negotiated.</p> <p>Mix of development of 3, 4 bed detached and semi detached housing.</p> <p>Development for housing would conflict with current policy and would need to be assessed against Draft Local Plan Policy P3.</p> <p>Site could accommodate approx 21 - 36 units.</p>
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Include in SHLAA

Yes	Brownfield site with good access to local services and facilities.
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Site 311: Former Powergen Site Shirley



For further information on the Powergen site, see the development brief at:
www.solihull.gov.uk/Attachments/FinalBrieftext.pdf