

***Solihull Strategic Housing  
Land Availability Assessment  
Site Assessments  
September 2012***





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## **Introduction**

This document accompanies the Solihull Strategic Housing Land Availability Assessment Interim Report.

It's purpose is to provide an assessment of all sites submitted for consideration to be allocated for housing through the new development plan for the borough.

This document does not determine whether sites should be allocated for housing development, it provides:

- the choices that are available to meet need and demand
- a basis for decisions on allocations through the development plan

## **Notes on using this Document**

### **Proposal**

#### **Existing use and proposal**

As submitted by those promoting the site.

#### **Availability for Housing**

Sites are considered to be available within the timescales specified by those proposing the sites if the site is controlled by a housing developer who has expressed an intent to develop or a landowner who has expressed an intent to sell.

### **Suitability for Housing**

#### **Policy Restrictions**

Provides a summary of current policy constraints. Most of the sites in this document are within the green belt or safeguarded land, so cannot currently be considered deliverable or developable. It is likely to be necessary to review green belt boundaries to meet housing land provision targets and this document will need to be reviewed as production of the Local Plan progresses.

Physical Problems and Limitations - any physical problems which could limit housing provision are listed. Identification of a restriction does not rule a site out, it's intention is to highlight any problems or limitations which would need to be addressed.

School provision is a particular difficulty in Solihull. The majority of schools are already full because they fill at intake. Although most of the schools can accommodate more children living locally at intake, not all children moving into new development will be pre-school or due to start secondary school. The Council can however seek to manage this issue where new development is planned.

Where there is likely to be a problem accommodating additional children at intake this is noted on the site summaries, the development of two or more sites in a single catchment may however fill a school beyond its capacity and this issue will need to be reviewed when sites are considered for allocation through the new development plan.

We have not been able to obtain reliable information on the location of underground pipelines, further investigation will be required for any sites considered for designation through the Local Plan.

## Accessibility

This is one of the key factors in assessing the suitability of sites for housing development. Accessibility to four key services and facilities has been assessed:

Primary schools (infants and juniors), by walking only.

Secondary schools, by walking, cycling or public transport.

Health – doctors surgeries and health centres by walking or public transport.

Fresh Food – All fruit and vegetable retailers by walking or public transport.

Employment – The number of jobs that can be accessed from each 500m grid square by walking, cycling or public transport.

The accessibility parameters are as follows:

	Accessibility level (travel time in minutes)				
	High	Medium	Low	Very Low	Outside Desirable Parameters
Primary Schools	<10	10-15	15-20	-	>20
Secondary Schools	<15	15-30	30-45	-	>45
Health	<10	10-20	20-30	30-40	>40
Fresh food	<10	10-20	20-30	30-40	>40
Overall	High accessibility to all of the above	Medium or high accessibility to all of the above	Low, medium or high accessibility to all of the above	Very low, low, medium or high accessibility to all of the above, but accessibility to one of the above could be outside desirable parameters	Accessibility to at least two of the above is outside desirable parameters
Overall					
No. jobs within 15, 30 and 45 mins travel time	>40,000	20,000-40,000	10,000-20,000	1,000-10,000	<1,000

Further details of the methodology, travel time and speed assumptions can be found in the Solihull Strategic Accessibility Study available on the Council's website – [www.solihull.gov.uk/ldf](http://www.solihull.gov.uk/ldf)

## Potential Impacts

This lists potential effects on landscape and conservation. There are a number of non-statutory designations where the Council has responsibilities for conservation and enhancement such as local nature reserves, sites of importance to nature conservation and sites where habitats of interest have been recorded.

## Environmental Conditions

Lists conditions likely to be experienced by residents.

## **Achievability for Housing**

An initial assessment of the viability of each site has been assessed.

## **Housing Potential**

An initial assessment of each sites capacity has been made. This is based on 30-50 dwellings per hectare in accordance with current policy, where sketch schemes have been submitted these are referred to. Site constraints and other policy objectives will influence site capacities. Capacities will be reviewed for the sites that are selected for allocation.

## **Include in the SHLAA**

If a site is free, or can be readily freed of all constraints (ownership, physical and policy) then the site has been included in the Solihull Strategic Housing Land Availability Assessment Interim Report.

## **Consider Further for Allocation**

The sites that we think are the most suitable for allocation have been identified and included in Policy 5 of the Draft Local Plan. Submitted to the Secretary of State for examination in September 2012.