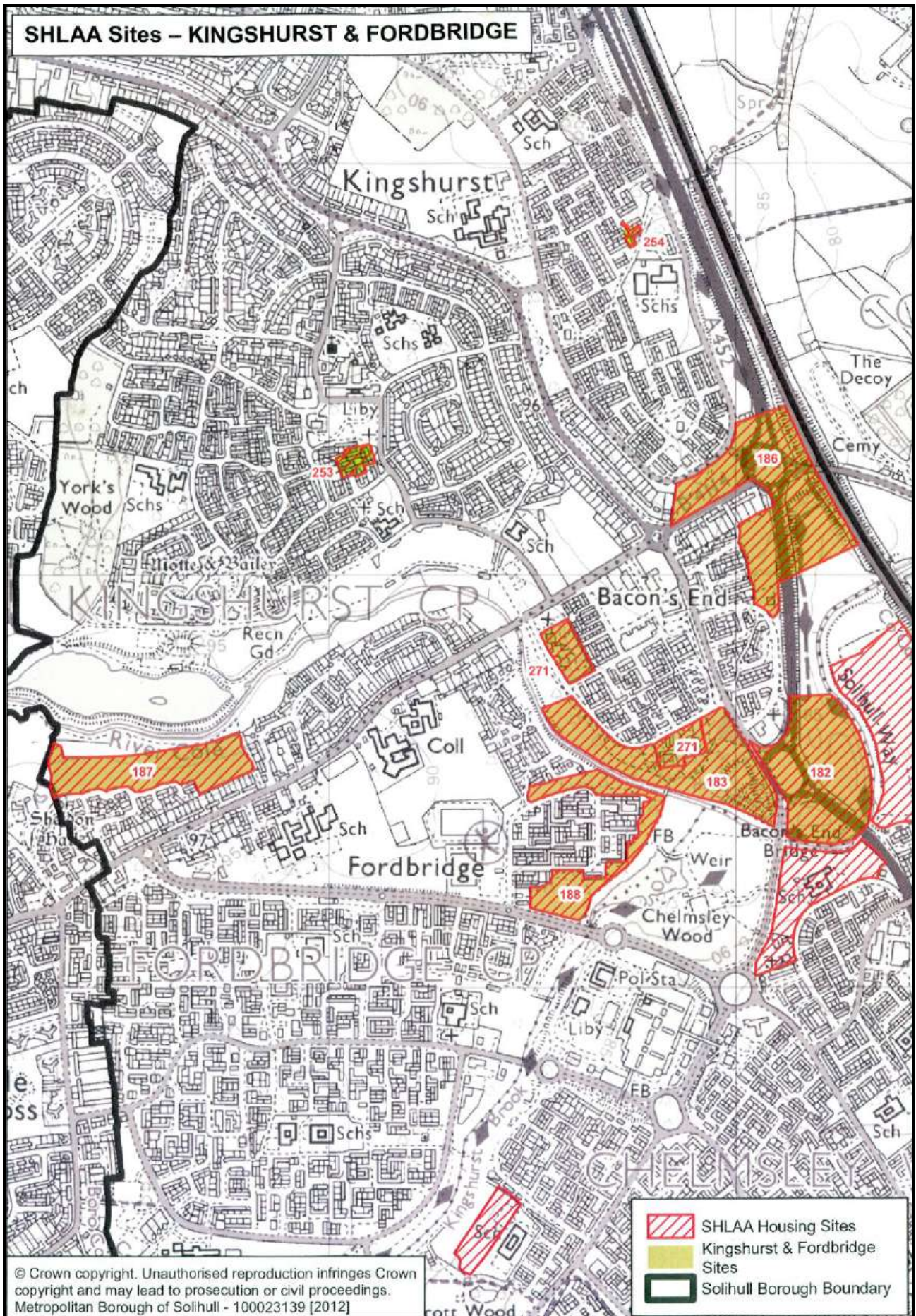


Kingshurst and Fordbridge Sites

KINGSHURST AND FORDBRIDGE

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
182	Gateway 1, 2, 3	No
183	Gateway 4 and 5	Yes (part) DLP Site 6
186	Strategic Site 10, 46 and 47	Yes (part) DLP Sites 6 & 7
187	Strategic Site 50	Yes (part) DLP Site 1
188	Strategic Site 21	Yes (part) DLP Site 2
253	Didgley Grove	Yes – SHLAA
254	Garages at Anglesey Avenue	Yes – SHLAA
271	Forth Drive park & tower blocks	No



Site 182: Gateway 1, 2 and 3



Proposal

Site Size	7.11ha (17.57ac)
Existing Use	Green field and brown field
	Public open space and highway land
Proposal	Housing
Availability for housing	10-15 years

Suitability for Housing

Policy restrictions	Unitary Development Plan - green belt, green space, North Solihull Regeneration Zone
Physical problems and limitations	Hard constraints: Public open space (Kingfisher Country Park) Cole Bank Local Nature Reserve
	Soft constraints: Local infrastructure Increased provision of services Access Habitats of interest 1/1000 year flood zone Hedgerows Gas pipeline

	Arden landscape Site within 1000m of proposed HS2 route
Accessibility	Primary Schools – 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	Prominent site, Increased traffic flow. The release of green belt land is required to support the North Solihull regeneration programme. A larger site has been assessed by the North Solihull green belt review as highly constrained and making a significant contribution to green belt purposes.
Environmental conditions	Noise exposure category B/C, small part D (day), B/C (night)

Achievability for Housing

Assessed as viable by the North Solihull Strategic Partnership
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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. Site could accommodate 213 – 355 units.

Include in SHLAA

No	Green belt Green space
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Consider Further for Allocation

No	Good access to local services and facilities. Sites within noise exposure category C should not be considered unless there are no suitable alternatives. Site within noise exposure category D should not be granted planning permission for housing. A larger site has been assessed as unsuitable by the North Solihull green belt review.
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	Hedgerows Habitats of interest Arden Landscape character
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – high/medium 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	Prominent site, Increased traffic flow. The release of green belt land is required to support the North Solihull regeneration programme. A larger site has been assessed by the North Solihull green belt review as contributing, but not significantly to the green belt.
Environmental conditions	Noise exposure category - B/C(day) A/B(night)

Achievability for Housing

Assessed as viable by the North Solihull Strategic Partnership
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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. Site could accommodate 185-309 units.

Include in SHLAA

No	Green belt Green space
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Consider Further for Allocation

Yes	Good access to local services and facilities. Sites within noise exposure category C should not be considered unless there are no suitable alternatives. Impact on green belt would be limited.
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Site 186: Strategic Site 10, 46 and 47



Proposal

Site Size	9.51ha (23.49ac)
Existing Use	Green field and brown field
	Public open space and highway land
Proposal	Housing
Availability for housing	Start within 5 years, completion within 10

Suitability for Housing

Policy restrictions	Unitary Development Plan - green belt, green space, North Solihull Regeneration Zone
Physical problems and limitations	<p>Hard constraints:</p> <ul style="list-style-type: none"> Woodland pockets Kingfisher Country Park <p>Soft constraints:</p> <ul style="list-style-type: none"> Local infrastructure Increased provision of services Access Local wildlife site 1/1000 year flood zone Proximity to motorway Gas pipeline

	Habitats of interest Footpath Arden landscape characteristics
Accessibility	Primary Schools – medium Secondary Schools – high Health – high, small part medium Fresh food – high, small part medium Overall - medium N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Prominent site, Increased traffic flow. The release of green belt land is required to support the North Solihull regeneration programme. The North Solihull green belt review has assessed the site as suitable for further consideration for allocation.
Environmental conditions	Noise exposure category C/D(day), B/C/D(night)

Achievability for Housing

Assessed as viable by the North Solihull Strategic Partnership
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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. Site could accommodate 285 – 476 units.

Include in SHLAA

No	Green belt Green space
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Consider Further for Allocation

Yes	Good access to local services and facilities. Sites within noise exposure category C should not be considered unless there are no suitable alternatives. Site within noise exposure category D should not be granted planning permission for housing. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives. Impact on green belt would be limited.
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Site 187: Strategic Site 50



Proposal

Site Size	4.42ha (10.92ac)
Existing Use	Green field
	Public open space
Proposal	Housing
Availability for housing	Start within 5 years, completion within 10

Suitability for Housing

Policy restrictions	Unitary Development Plan - green belt, green space, North Solihull Regeneration Zone Public open space
Physical problems and limitations	Hard constraints: Local Nature Reserve
	Soft constraints: Local infrastructure Increased provision of services Access Local Nature Reserve 1/1000 year flood zone (boundary) Habitats of interest Arden landscape characteristics

Accessibility	Primary Schools – medium Secondary Schools – high Health – high, small part 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	Prominent site, Increased traffic flow. The release of green belt land is required to support the North Solihull regeneration programme. The North Solihull green belt review has assessed the site as suitable for further consideration for allocation.
Environmental conditions	Noise exposure category A/B(day), B(night)

Achievability for Housing

Assessed as viable by the North Solihull Strategic Partnership
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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. Site could accommodate 132-221 units.

Include in SHLAA

No	Green belt Green space
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Consider Further for Allocation

Yes	Good access to local services and facilities. Impact on green belt would be limited.
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Site 188: Strategic Site 21



Proposal

Site Size	3.24ha (8.01ac)
Existing Use	Green field
	Public open space
Proposal	Housing
Availability for housing	Start within 5 years, completion within 10

Suitability for Housing

Policy restrictions	Unitary Development Plan - green belt, green space, North Solihull Regeneration Zone Public open space
Physical problems and limitations	Hard constraints: Woodland pockets Kingfisher Country Park Local Nature Reserve
	Soft constraints: Local infrastructure Increased provision of services Access 1/100 year flood zone Hedgerows

	Habitats of interest Arden landscape characteristics
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – high/medium 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	Prominent site, Increased traffic flow. The release of green belt land is required to support the North Solihull regeneration programme. A larger site has been assessed as suitable for further consideration for allocation.
Environmental conditions	Noise exposure category A/B (day and night)

Achievability for Housing

Assessed as viable by the North Solihull Strategic Partnership
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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. Site could accommodate 97-162 units.
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Include in SHLAA

No	Green belt Green space
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Consider Further for Allocation

Yes	Good access to local services and facilities. Impact on green belt would be limited.
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Site 253: Didgley Grove



Proposal

Site Size	0.50ha (1.24ac)
Existing Use	Brown field
	Residential and garage block - vacant
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan - North Solihull Regeneration Zone
Physical problems and limitations	Hard constraints: Trees on site
	Soft constraints: None
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	

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

Assessed as viable by Solihull Community Housing
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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. Likely to be 100% affordable. Site could accommodate 15-25 units.
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Include in SHLAA

Yes	Brown field
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Site 254: Garages at Anglesey Avenue



Proposal

Site Size	0.11ha (0.28ac)
Existing Use	Brown field
	Garage block
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – North Solihull Regeneration Zone
Physical problems and limitations	Hard constraints: None
	Soft constraints: Electricity sub-station on site Narrow access to site Site within 2000m of proposed HS2 route
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	Loss of resident's garage blocks.
Environmental conditions	Noise exposure category – C (day) and B/C (night)

Achievability for Housing

Market	Surrounding area is residential and Solihull College Woodland Campus is to the south of site.
Cost	Improving current access. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take approx 12 - 24 months. Would suit all types of house builders.

Housing Potential

In line with policy 30-50 dwellings per Hectare. Site could accommodate a development of 3 - 5 units.
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Include in SHLAA

Yes	Suitable brown field land with excellent access to local services and facilities.
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Site 271: Forth Drive park & tower blocks



Proposal

Site Size	1.96ha (4.85ac)
Existing Use	Brown field
	x4 high-rise flats
Proposal	Housing
Availability for housing	Unknown

Suitability for Housing

Policy restrictions	Unitary Development Plan - North Solihull Regeneration Zone
Physical problems and limitations	Hard constraints: Demolition of tower blocks Multiple residents to be relocated
	Soft constraints: Amenity Open Space Site within 2000m of proposed HS2 route
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 amenity open space
Environmental conditions	Noise exposure category B/C (day), B (night).

Achievability for Housing

Assessed as viable by the North Solihull Strategic Partnership
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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. Site could accommodate 58-98 units.

Include in SHLAA

No	Brownfield site. However, 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.
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Consider Further for Allocation

No	Good access to local services and facilities. Existing brownfield site. Demolition of tower blocks and regenerating with new housing would improve area. However, ownership is a constraint.
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