

Appendix 4e - Initial SHLAA Green Belt Sites

New Ref No.	Site Address	Ward	Site Area (Ha)	Developable Site Area (Ha) (85% of gross)	Delivery Time Frame	GF / PDL	Deliverability Assessment			Proposed Number of Dwellings - high density	Proposed Number of Dwellings - low density
							Suitable?	Available?	Achievable?		
Bab7	The Grange Childrens Home, Waste Lane	Bablake	2.37	2.0145	M-L	GB	Site contains a number of locally listed structures and is situated within the Green Belt. It is currently occupied as a children's care home. Given tis position within the GB and its conservation status a conversion opportunity is likely to be most suitable. There may be some scope for small extensions and new build additions but these would need to be carefully deigned and fully justified.	The existing building on site remains occupied and operational at this time, but is expected to be vacated during the plan period.	Site is expected to offer a viable development option. A site specific density has been applied to reflect the conversion potential of the site. There are also a large number of mature trees situated around the site, which would require protection.	15	15
Bab8	Former Jaguar Expansion Land, East of Browns Lane	Bablake	10.39	4.156	M-L	GF	This site was originally reserved from the Green Belt in 1975 for expansion of Jaguar car works, which has now closed. Despite this option having not been taken up by Jaguar cars the principle of this site being developed has long been recognised. As such this site is considered suitable for a potentially mixed use proposal.	Site is actively farmed at this current time, however the land owner has suggested it is readily available.	Land remains in active use, but is likely to prove a viable option for redevelopment.	125	99
Bab15	Fivefield House, Bennetts Road	Bablake	0.23	0.18	M-L	BF & GB	Existing distribution premises appears in active use. The site is situated adjacent to existing residential properties however and does appear suitable in principle for a small infill development subject to overcoming the Green Belt constraint.	Site does not appear readily available, although representations have suggested it may become available in the future.	Higher value location should ensure a viable development is achievable here.	6	4
Bab16	Land bounded by Tamworth Road, Bennets Road South and Sandpits Lane	Bablake	42.23	33.78	M-L	GB	Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	800	800
Bab19	Land East of Bennetts Road South	Bablake	19.57	15.66	M-L	GB	Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	470	372
Bab21	Rookery Farm, Watery Lane	Bablake	1.6	1.28	M-L	GB	Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	38	30
Bab23	Land South of 37 Bennetts Road	Bablake	0.78	0.62	M-L	GB	Site is situated adjacent to existing residential development and is likely to offer a natural infill opportunity along this part of Bennetts Road. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	19	15
Bab24	Land east of holy Gate, Fivefield Road	Bablake	1	0.80	M-L	GB	Site is situated adjacent to existing residential development and is likely to offer a natural extension of existing development along this part of Fivefield Road. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	24	19
Bab27	Land east and West of St Swithin, Watery Lane	Bablake	0.45	0.36	M-L	GB	Site is situated adjacent to existing residential property and would offer an opportunity to expand the street frontage in this location. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. Existing trees will also require protection which is likely to limit developable area.	Site readily available now for development	Site is expected to offer a viable development option, subject to retention of trees and appropriate site specific density that reflects the existing property.	7	7

Appendix 4e - Initial SHLAA Green Belt Sites

Bab29	Manor Farm, Bennetts Lane	Bablake	8.26	6.61	M-L	GB	Site is largely back land in nature and in isolation would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Site appears to be in active agricultural use suggesting it is not readily available. However representations have confirmed the possibility of the site becoming available within the plan period.	Site is expected to offer a viable development option, subject to archaeological assessment and protection of any historic artefacts or land forms.	198	157
Bab34	Land at Junction of Pickford Green Lane and Upper Eastern Green Lane	Bablake	2.95	2.36	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	71	56
Bab37	Land East of Pickford Green Lane and North of Upper Eastern Green Lane - southern plot	Bablake	44.54	35.632	M-L	GB	Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	1,069	846
Bab48	Land rear of Manor Lodge, East of Tamworth Road.	Bablake	2.74	2.19	M-L	GB	Site is largely back land in nature and in isolation would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option.	66	52
Bab51a	Land West of Bennetts Road, including the sports and social club and recreation ground.	Bablake	10.00	8.00	M-L	GB	Site is situated adjacent to existing residential development and is likely to offer a natural infill and expansion opportunity along this part of Bennetts Road. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. New recreation facilities will also need to be provided within the local community.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	240	190
Bab52	Recreation Ground, Fivefield Road	Bablake	2.7	2.16	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. existing recreation ground would also require formalising and replacement to meet local needs	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.	65	51
Bab54	Land south of Queenswood Court, Tamworth Road	Bablake	4.46	3.57	M-L	GB	Development of the site frontage would offer an infill opportunity along this part of Tamworth Road, however development of the full site in isolation would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option, but would need to ensure well established trees that qualify for protection are retained..	107	85
Bab57	Land at Fivefield Road	Bablake	12.96	10.37	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. Development would need to be mindful of 4 ponds situated across the site.	Site readily available now for development	Site is expected to offer a viable development option	311	246

Appendix 4e - Initial SHLAA Green Belt Sites

Bab60	Rear of Durham House Farm, Fivefield Road	Bablake	1.5	1.20	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Site readily available now for development	Site is expected to offer a viable development option	36	29
Bab62	Land rear of Durham Close, Fivefield Road	Bablake	0.35	0.28	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Site readily available now for development	Site is expected to offer a viable development option	8	7
Bab63	Land rear of 34 Fivefield Road	Bablake	0.65	0.52	M-L	GB	Site is largely back land in nature but does represent an infill opportunity as it adjoins existing residential development on 3 sides. Site could also be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Site readily available now for development, although a recent permission for an infill property adjacent to 34 Fivefield Road could constrain site access.	Site is expected to offer a viable development option, subject to suitable access provision.	16	12
Bab67	Johney Rea Golf centre	Bablake	5.06	4.05	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Site readily available now for development	Site is expected to offer a viable development option	121	96
Bab68	Land north of Thompsons Road	Bablake	21.58	17.26	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Site readily available now for development	Site is expected to offer a viable development option	518	410
Bab69	Land north of Upper Eastern Green Lane	Bablake	18.7	14.96	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.	449	355
Bab70	Land East of Pickford Green Lane and North of Upper Eastern Green Lane - northern plot	Bablake	74.25	29.7	M-L	GB	Northern and southern plots put forward through call for sites as a single option. Sites separated due to availability, constraints and phasing. Site is expected to be considered suitable for a mixed use opportunity in order to help mitigate impact of A45 that adjoins the site to the north.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.	891	705
Bab71	Land off Wall Hill Road	Bablake	0.14	0.112	M-L	GB	In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).	Site readily available now for development	Site is expected to offer a viable development option	3	3
Bab72	Land opposite Grove Farm, Wall Hill Road	Bablake	0.66	0.528	M-L	GB	In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).	Site readily available now for development	Site is expected to offer a viable development option	16	13

Appendix 4e - Initial SHLAA Green Belt Sites

Bab73	Land East of 86 Hawkes Mill Lane	Bablake	0.3	0.24	M-L	GB	In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).	Site readily available now for development	Site is expected to offer a viable development option	7	6
Bab74	Land opposite 39 Hawkesmill Lane	Bablake	0.22	0.176	M-L	GB	In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).	Site readily available now for development	Site is expected to offer a viable development option	5	4
Bab75	Nursery Sites, Browns Lane	Bablake	2.90	2.32	M-L	GB	Site is partially previously developed and represents a back land site to the rear of existing residential provision. Site is suitable for development subject to overcoming Green belt constraint and providing adequate infrastructure with high quality design.	Site remains in active nursery/horticultural use and is not considered readily available.	There is some archaeological interest to the northern half of the site, however the site is likely to represent a viable development option.	70	55
BW38b	Land at the junction of London Road and Allard Way	Binley and Willenhall	3.5	2.8	M-L	GB	Site has previously benefited from permission (in part) to allow the redevelopment of the former pumping station and retention of listed buildings. Additional land proposed as part of this site to support viability. Scheme is still considered suitable subject to Green belt constraints and adequate infrastructure.	Site is vacant and readily available for redevelopment.	Site is expected to offer a viable development option with allowance for supporting development.	84	67
He14	Walsgrave Hill Farm, Southern extension	Henley	6.6	5.28	M-L	GB	Site represents a natural extension of the site allocated at Walsgrave Hill Farm and is considered suitable in this context, subject to appropriate design around the listed building to the south east of the site.	Site readily available now for development	Site is expected to offer a viable development option	158	125
L30	Land at Sutton Stop, Grange Road	Longford	8.60	6.88	M-L	GB	Well maintained agricultural land situated adjacent to the M6. Site could offer an infill opportunity between the canal and motorway supporting local services in the surrounding area. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Land appears to be in existing agricultural use.	Site is likely to represent a viable development option.	206	163
Wa6	Land west of Cryfield Heights, Gibbet Hill	Wainbody	1.53	1.224	M-L	GB	Site is situated to the rear of existing residential properties on 3 sides and would offer a natural infill opportunity within the local area. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Site readily available now for development, however it could be constrained by the ability to provide appropriate access.	Site is expected to offer a viable development option	37	29
We15	land between 50 and 80 Cromwell Lane	Westwood	0.17	0.136	M-L	GB	Well vegetated area of green space. Site is likely to offer a suitable infill opportunity however to continue the existing street pattern of housing along Cromwell Lane. Site is to be considered alongside other opportunities along Cromwell Lane.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.	3	3
We21	Sports field north of Westwood Heath Road	Westwood	13.2	10.56	M-L	GB	Site remains in active use for private sports, however it is situated adjacent to existing residential development and offers a sustainable development option in close proximity to key services and facilities. Site could be considered suitable for development subject to provision of new sports pitches within the local community.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.	317	251
We28	Land West of Cromwell Lane	Westwood	11.59	9.272	M-L	GB	Extensive area of agricultural land to the rear of existing residential development. A carefully designed scheme does provide an opportunity however to link in with existing farm house and be developed within the north south building limits of the city's western boundary. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. Site is to be considered alongside other opportunities along Cromwell Lane.	Land appears to be in existing agricultural use.	Site is likely to represent a viable development option, although the developable area of the site could be impacted by the need to provide a defensible western boundary and mitigate impacts on the wider Meriden gap.	230	230

Appendix 4e - Initial SHLAA Green Belt Sites

We33	Land between 46 to and including 50 Cromwell Lane	Westwood	0.18	0.144	M-L	GB	Site currently occupied by a single dwelling with large area of curtilage. Opportunity to provide higher density provision and infill existing gaps in street scene. Site is to be considered alongside other opportunities along Cromwell Lane.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.	3	3
We34	Land between 94 and 114 Cromwell Lane	Westwood	0.22	0.176	M-L	GB	Well vegetated area of green space. Site is likely to offer a suitable infill opportunity however to continue the existing street pattern of housing along Cromwell Lane. Site is to be considered alongside other opportunities along Cromwell Lane.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.	4	4
We36	Land at Mitchell Avenue, opposite Xcel centre	Westwood	2.04	1.632	M-L	GB	Site remains in active use for private sports, however it is situated adjacent to existing residential development and offers a sustainable development option in close proximity to key services and facilities. Site could be considered suitable for development subject to provision of new sports pitches within the local community.	Site availability linked to lease agreement with existing sports club.	Site is expected to offer a viable development option	49	39
Totals			341.17	239.20						6,860	5,654

Per Annum Equivalent	572	471
-----------------------------	------------	------------