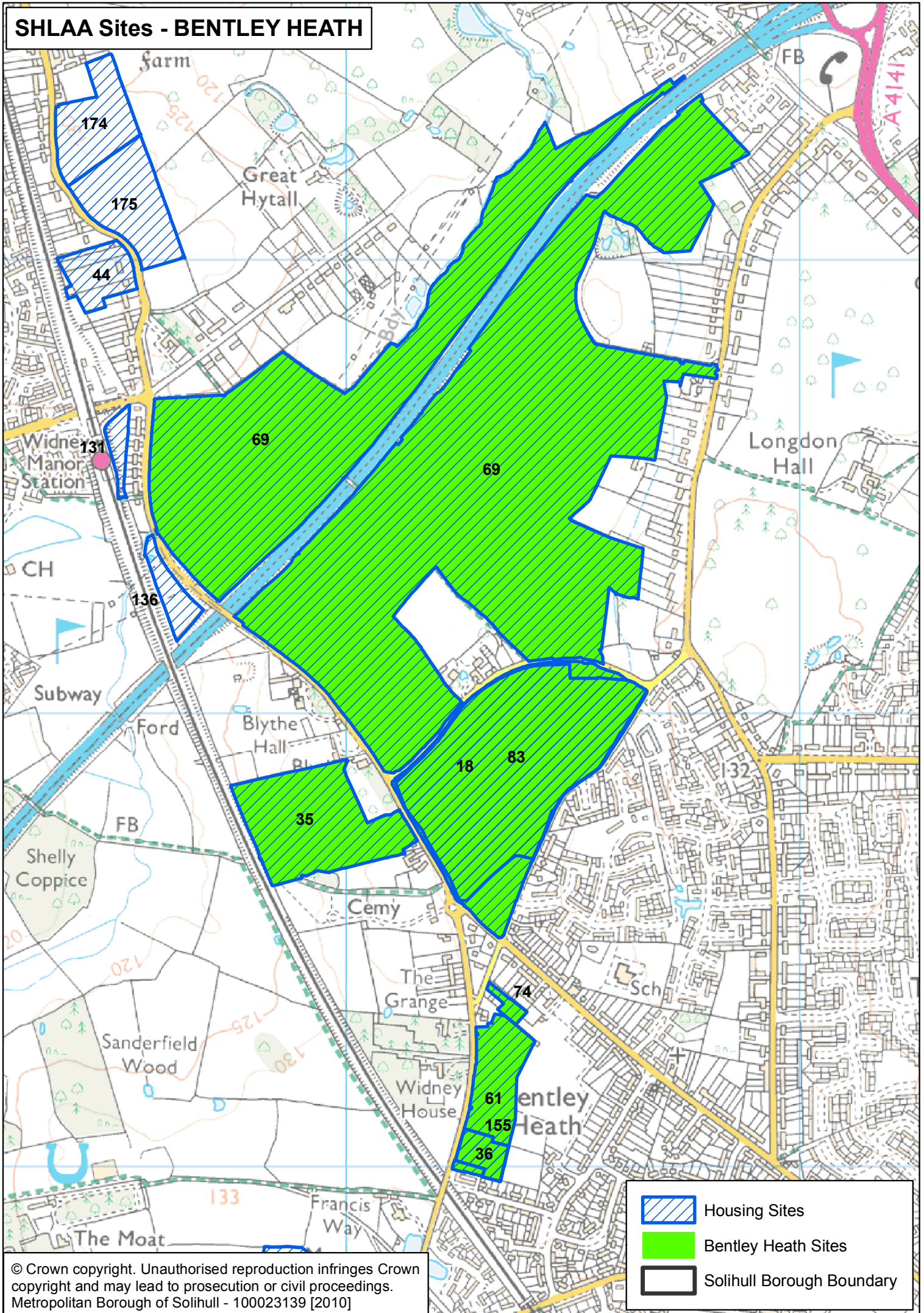


BENTLEY HEATH

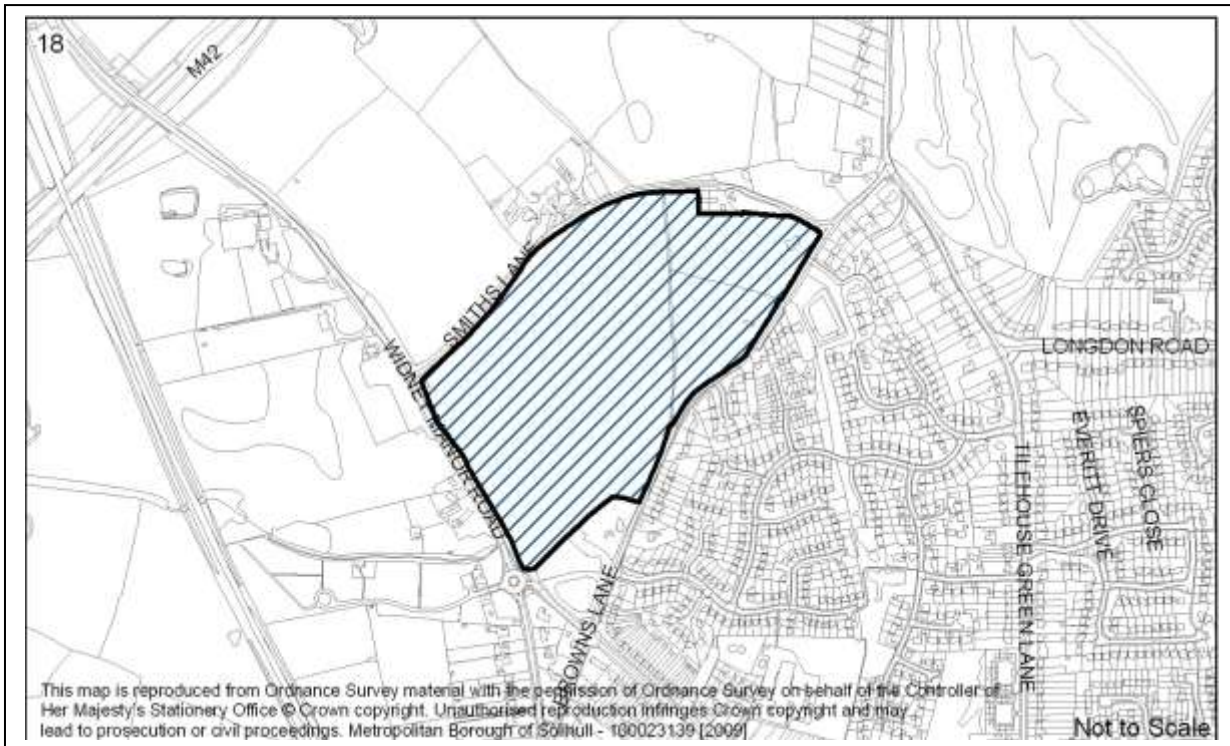
| Site Ref | Address |
|-----------------|-------------------------------------|
| 18 | Land at Widney Manor Road |
| 35 | Land at Widney Manor Road |
| 36 | The Paddock, Four Ashes Road |
| 61&155 | Land to the east of Four Ashes Road |
| 69 | Land at Copt Heath Farm |
| 74 | 18/20 Browns Lane |
| 83 | Land at Widney Manor Road |

SHLAA Sites - BENTLEY HEATH



| | |
|--|---------------------------|
| | Housing Sites |
| | Bentley Heath Sites |
| | Solihull Borough Boundary |

Site 18 Land at Widney Manor Road (see site 83)



Proposal

| | |
|--------------------------|---|
| Site Size | 14.98ha (37.01ac) |
| Existing Use | Green field |
| | Farmland / Agriculture |
| Proposal | Housing / Employment / Retail / Offices |
| Availability for housing | Within 5 years |

Suitability for Housing

| | |
|-----------------------------------|--|
| Policy restrictions | Unitary Development Plan – green belt |
| Physical problems and limitations | Hard constraints: Small part of site is woodland Tree preservation orders |
| | Soft constraints: Access Local infrastructure Provision of services Footpath Insufficient capacity within existing secondary school Existing properties Agricultural land classification 3 Hedgerows Habitats of interest |
| Accessibility | Primary Schools – high/medium Secondary Schools – high Health – medium/low Fresh food – high/medium Overall – medium/low |

| | |
|--------------------------|---|
| | N°. jobs within 15 minutes – medium/very Low N° jobs within 30 minutes – high N°. jobs within 45 minutes – high |
| Potential impacts | Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Would erode the narrow green belt gap between Knowle/Dorridge/Bentley Heath and Solihull, impacting on the functions and openness of the green belt and create an indefensible green belt boundary, Landscape, Conservation, Increased traffic flow Poorly related to existing pattern of development. |
| Environmental conditions | Noise exposure category A / B (day and night) |

Achievability for Housing

| | |
|----------|--|
| Market | Surrounding area is of residential and predominantly agriculture. Close to local amenities and market demand may be high. High rate of sale vales and sales expected. Request for alternative uses also sustainable. |
| Cost | Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works Service provision or increased capacity. |
| Delivery | Projected build would take several years. Joint Venture development or split land parcel. National house builders, commercial developers and large house builders. |

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 – not applicable to this site as site area is under 0.5 Ha. A development of 2, 3, 4, 5, 6 bed detached, semi detached, terraced housing with 1 & 2 bed apartments. Site could accommodate a development of approx 450 - 750 units. Density dependant on whether mixed use or fully residential. |
|---|

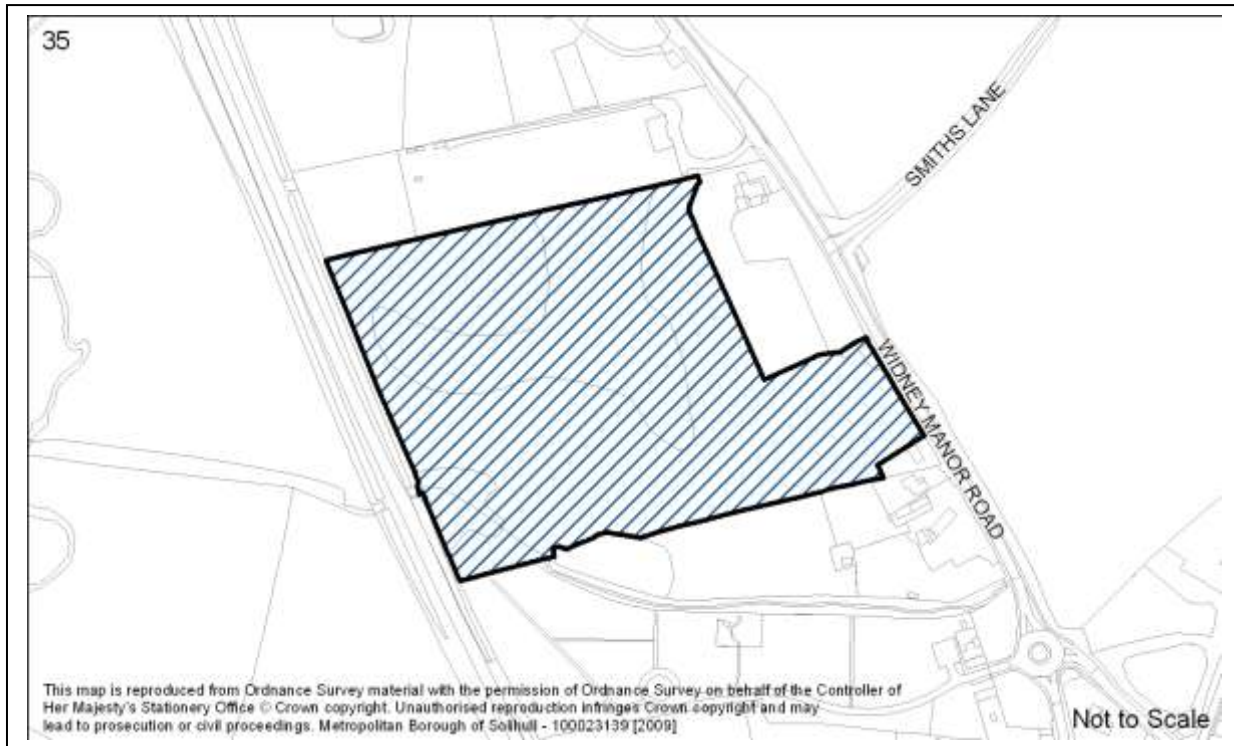
Include in SHLAA

| | |
|----|------------|
| No | Green belt |
|----|------------|

Consider Further for Allocation

| | |
|----|--|
| No | Good access to local services and facilities and part of the site is previously developed land. But release of the site would have a significant impact of green belt functions and openness and erode an already narrow green belt gap. |
|----|--|

Site 35 Land at Widney Manor Road



Proposal

| | |
|--------------------------|---|
| Site Size | 6.54ha (16.16ac) |
| Existing Use | Green field |
| | Paddock, grazing, stabling |
| Proposal | Housing / Employment / Offices / Leisure / Other – ecological, carbon neutral & sustainable housing |
| Availability for housing | Within 5 years |

Suitability for housing

| | |
|-----------------------------------|--|
| Policy restrictions | Unitary Development Plan - Green belt |
| Physical problems and limitations | Hard constraints: Woodland |
| | Soft constraints: Access Local infrastructure Provision of services Lightweight structure on site Insufficient capacity within existing secondary school Agricultural land classification 3 Habitats of interest Hedgerows |
| Accessibility | Primary Schools – medium/outside desirable parameters Secondary Schools – high/medium Health – medium Fresh food – medium Overall – medium/very low N°. jobs within 15 minutes – low |

| | |
|--------------------------|---|
| | N° jobs within 30 minutes – high N°. jobs within 45 minutes – high |
| Potential impacts | Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Development would erode the narrow gap between Knowle/Dorridge/Bentley Heath and Solihull. Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Landscape, Conservation, Increased traffic flow |
| Environmental conditions | Noise exposure category B/C (day and night) |

Achievability for housing

| | |
|----------|--|
| Market | Surrounding area is of residential and predominantly agriculture. Close to local amenities and market demand may be high. High rate of sale vales and sales expected. Requirement for alternative uses also sustainable. |
| Cost | Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works Service provision or increased capacity. |
| Delivery | Projected build would take several years. Would require several phases of development. National house builders, large house builders only suitable for large project. Suitable access. |

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 – not applicable to this site as site area is under 0.5 Ha.</p> <p>A mix of 2, 3, 4, 5, 6,bed housing, detached, semi detached, terraced and 1& 2 bed apartments suitable.</p> <p>Site could accommodate a development of approx 196 – 327 dwellings.</p> |
|--|

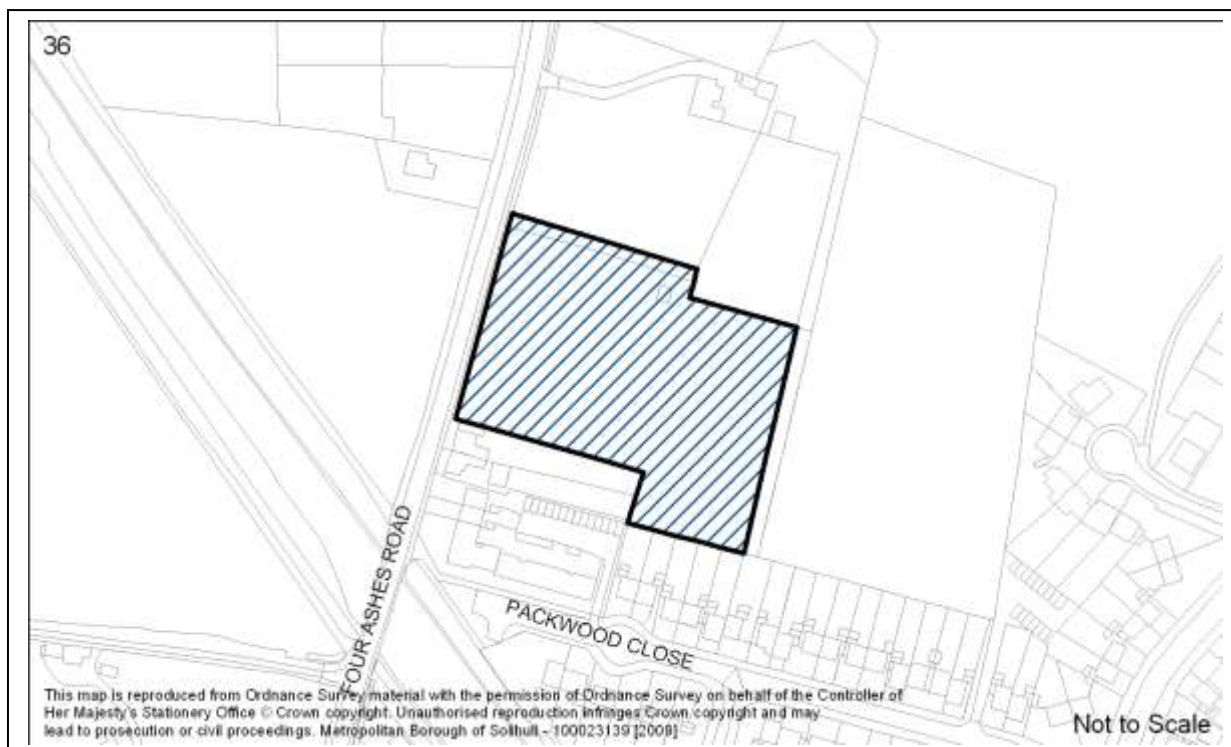
Include in SHLAA

| | |
|----|-------------|
| No | Green belt. |
|----|-------------|

Consider Further for Allocation

| | |
|----|---|
| No | Accessibility to primary schools is beyond the desirable parameters from part of the site, so not within a desirable location for family housing. 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. |
|----|---|

Site 36 The Paddock, Four Ashes Road



Proposal

| | |
|--------------------------|------------------|
| Site Size | 0.81ha (2ac) |
| Existing Use | Green field |
| | Paddock, grazing |
| Proposal | Housing |
| Availability for housing | Within 5 years |

Suitability for housing

| | |
|-----------------------------------|---|
| Policy restrictions | Unitary Development Plan - Safeguarded land |
| Physical problems and limitations | Hard constraints: Several tree preservation orders to northern boundary |
| | Soft constraints: Access Local infrastructure Provision of services Lightweight structure on site Agricultural land classification 3 and land predominantly in urban use Habitats of interest |
| Accessibility | Primary Schools – high Secondary Schools – high Health – medium Fresh food – high Overall - medium N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high |
| Potential impacts | The Site buffers current settlement boundary and is well related to |

| | |
|--------------------------|---|
| | the existing pattern of development. Landscape, Conservation, Increased traffic flow |
| Environmental conditions | Noise exposure category A/B (day and night) |

Achievability for Housing

| | |
|----------|---|
| Market | Surrounding area is of residential and predominantly agriculture. Close to local amenities and market demand may be high. High rate of sale vales and sales expected. Requirement for alternative uses also sustainable. |
| Cost | Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works Service provision or increased capacity. |
| Delivery | Projected build would take 24 – 30 months. Would require couple of phases of development. National house builders, large house builders, local and private developers suitable. Suitable access. Traffic Impact Assessment (TIA) |

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 – not applicable to this site as site area is under 0.5 Ha. A mix of 3, 4, 5, 6,bed housing, large detached, semi detached suitable. Site could accommodate a development of 24 – 40 dwellings..</p> |
|--|

Include in SHLAA

| | |
|----|------------------|
| No | Safeguarded land |
|----|------------------|

Consider Further for Allocation

| | |
|-----|---|
| Yes | <p>Good access to key local services and facilities. Safeguarded land reserved for future development and well related to exiting development. In line with emerging policy, densities of 46-60dph are likely to be encouraged, so the site could accommodate around 37-48 dwellings.</p> |
|-----|---|

Site 61 and 155 Land to the east of Four Ashes Road



Proposal

| | |
|--------------------------|--|
| Site Size | 3.62ha (8.9ac) |
| Existing Use | Green field |
| | Dwellings, garden land, paddock, grazing |
| Proposal | Housing |
| Availability for housing | Within 5 years |

Suitability for housing

| | |
|-----------------------------------|---|
| Policy restrictions | Unitary Development Plan - Safeguarded land |
| Physical problems and limitations | Hard constraints: Several Tree preservation orders |
| | Soft constraints: Access Local infrastructure Provision of services Existing buildings Agricultural land classification 3 Habitats of interest |
| Accessibility | Primary Schools – high Secondary Schools – high Health – medium Fresh food – high Overall - medium N°. jobs within 15 minutes – low/very low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high |

| | |
|--------------------------|---|
| Potential impacts | Landscape, Conservation, Increased traffic flow |
| Environmental conditions | Noise exposure category A/B (day and night) |

Achievability for housing

| | |
|----------|--|
| Market | Surrounding area is of residential and predominantly agriculture. Close to local amenities and market demand may be high. High rate of sale vales and sales expected. Requirement for alternative uses also sustainable. |
| Cost | Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Demolition and cart away. Service provision or increased capacity. |
| Delivery | Projected build would take several years. Would require several phases of development. National house builders, large house builders only suitable for large project. Joint venture. Improve access. |

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 – not applicable to this site as site area is under 0.5 Ha.</p> <p>A mix of 2, 3, 4, 5, bed housing, detached, semi detached, terraced and 1& 2 bed apartments suitable.</p> <p>Site could accommodate 107 – 181 dwellings.</p> |
|--|

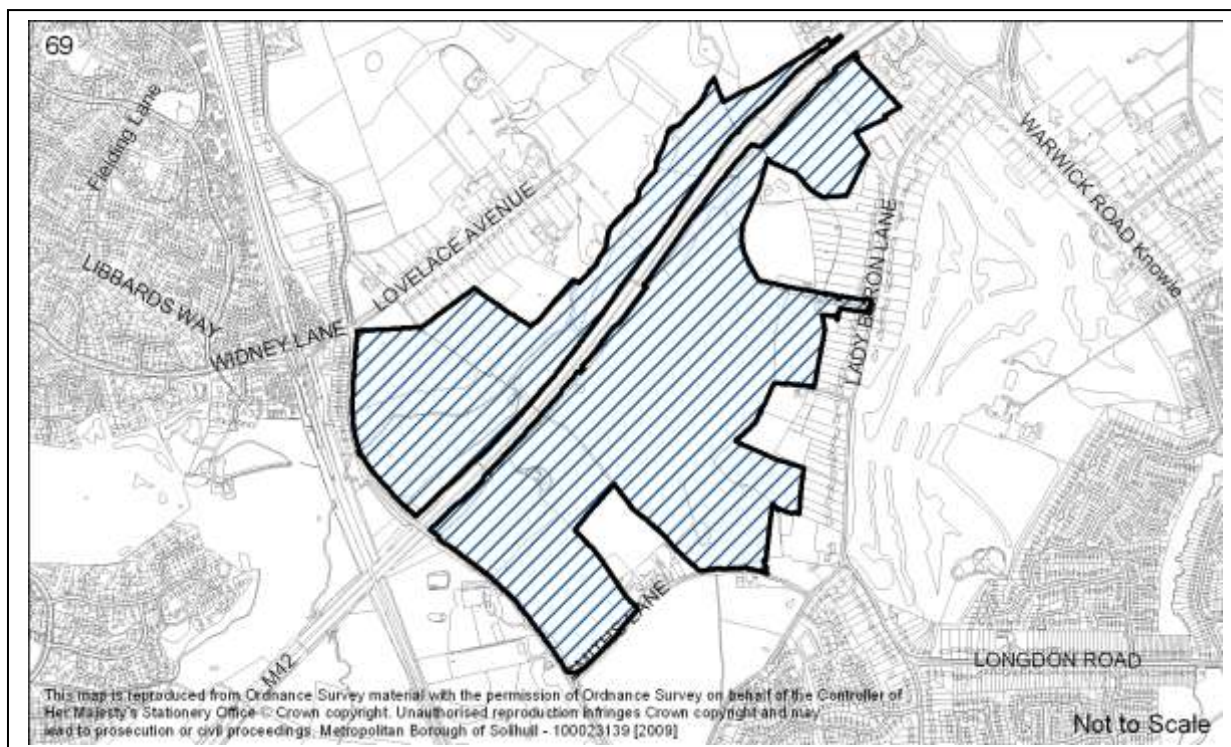
Include in SHLAA

| | |
|----|-------------------|
| No | Safeguarded land. |
|----|-------------------|

Consider Further for Allocation

| | |
|-----|---|
| Yes | <p>Good access to key local services and facilities.</p> <p>Safeguarded land reserved for future development and well related to exiting development.</p> <p>In line with emerging policy, densities of 46-60dph are likely to be encouraged, so the site could accommodate around 166 - 216 dwellings.</p> |
|-----|---|

Site 69 Land at Copt Heath Farm



Proposal

| | |
|--------------------------|----------------------|
| Site Size | 80.85ha (199.77ac) |
| Existing Use | Green field |
| | Farming, agriculture |
| Proposal | Housing |
| Availability for housing | Within 5 years |

Suitability for housing

| | |
|-----------------------------------|--|
| Policy restrictions | Unitary Development Plan – Green Belt |
| Physical problems and limitations | Hard constraints: Several Tree preservation orders and tree preservation order groups Site of special scientific interest Ancient woodland and veteran trees |
| | Soft constraints: Access Local infrastructure Provision of services Noise, proximity to M42 motorway Hedgerows Pipelines 1/100 and 1/1000 year Floodplain Local wildlife sites Agricultural land classification 3 Habitats of interest |
| Accessibility | Primary Schools – medium – outside desirable parameters Secondary Schools – high Health – Medium – outside desirable parameters |

| | |
|--------------------------|--|
| | <p>Fresh food – medium – outside desirable parameters</p> <p>Overall - Medium – outside desirable parameters</p> <p>N°. jobs within 15 minutes – medium – very low</p> <p>N° jobs within 30 minutes – high</p> <p>N°. jobs within 45 minutes – high</p> |
| Potential impacts | <p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Development would close the narrow gap between Knowle/Dorridge/Bentley Heath and Solihull.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flow</p> |
| Environmental conditions | Noise exposure category B-D (day and night) |

Achievability for Housing

| | |
|----------|---|
| Market | <p>Surrounding area is of residential and predominantly agriculture.</p> <p>Close to local amenities and market demand may be high but there are more suitable sites in Borough.</p> <p>Expected sales to be low.</p> <p>Requirement for alternative uses more sustainable.</p> |
| Cost | <p>Full intrusive ground survey required, ecological, topographical.</p> <p>Creating suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Design and build solutions.</p> |
| Delivery | <p>Projected build would take several years. Would require several phases of development.</p> <p>National house builders, large house builders only suitable for large project.</p> <p>Improve access.</p> <p>Joint venture.</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 – not applicable to this site as site area is under 0.5 Ha.</p> <p>A mix of 2, 3, 4, 5, bed housing, detached, semi detached, terraced and 1& 2 bed apartments suitable.</p> <p>Site could accommodate a development of 2,425 – 4042 dwellings units.</p> |
|--|

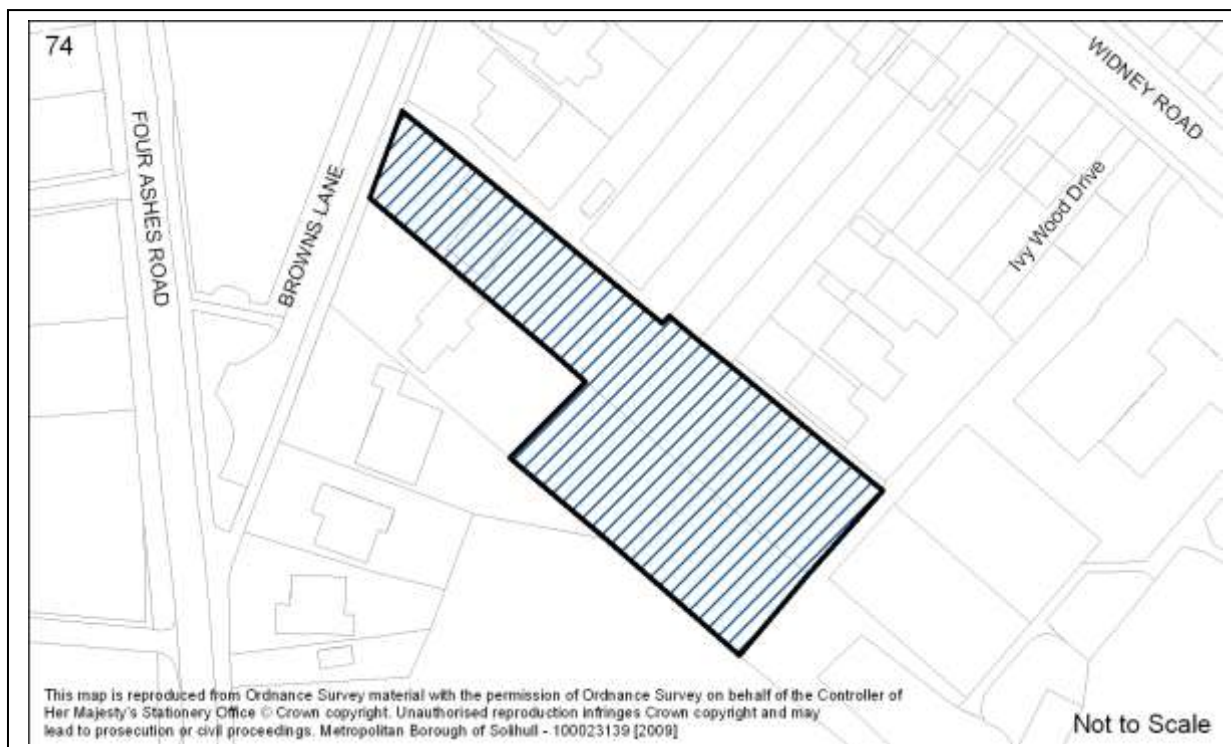
Include in SHLAA

| | |
|----|------------|
| No | Green belt |
|----|------------|

Consider Further for Allocation

| | |
|----|---|
| No | <p>Parts of the site have poor accessibility to key local services and facilities, but a site of this size could support the provision of new 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 within noise exposure category C should not be considered unless there are no suitable alternatives.</p> <p>Planning permission should normally be refused for sites with noise exposure category D.</p> <p>Impact on site of special scientific interest.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p> |
|----|---|

Site 74 18 / 20 Browns Lane



Proposal

| | |
|--------------------------|--------------------------------------|
| Site Size | 0.27ha (0.66ac) |
| Existing Use | Brown field |
| | Dwelling and garden land |
| 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 |
| | Soft constraints: Local infrastructure Increased provision of services Access, demolition of existing dwelling would be required if developed in isolation. Site could be accessed if developed with land to the south. Existing properties Size of site Habitats of interest Site is unlikely to be large enough to form a cohesive group if developed in isolation, detrimental to the character of the area |
| Accessibility | Primary Schools – high Secondary Schools – high Health – medium Fresh food – high Overall - medium |

| | |
|--------------------------|--|
| | N°. jobs within 15 minutes – very low N° jobs within 30 minutes – high N°. jobs within 45 minutes – high |
| Potential impacts | N/A |
| Environmental conditions | Noise exposure category – A/B (day and night) |

Achievability for Housing

| | |
|----------|--|
| Market | Surrounding area is made up of large detached and semi detached properties. Good access to local amenities. Market demand expected to be high in this postcode area. |
| Cost | Full intrusive ground survey required, ecological, topographical. Access works. Infrastructure works. Service provision or increased capacity. Demolition. |
| Delivery | Projected build would take 9 – 12 months. Would suit all 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 if developed for 15 or more dwellings. A development of 4, 5 bed detached housing or a small development of apartments (8 – 14) to utilise land area. The site should accommodate a development of between and 8 – 13 units.</p> |
|--|

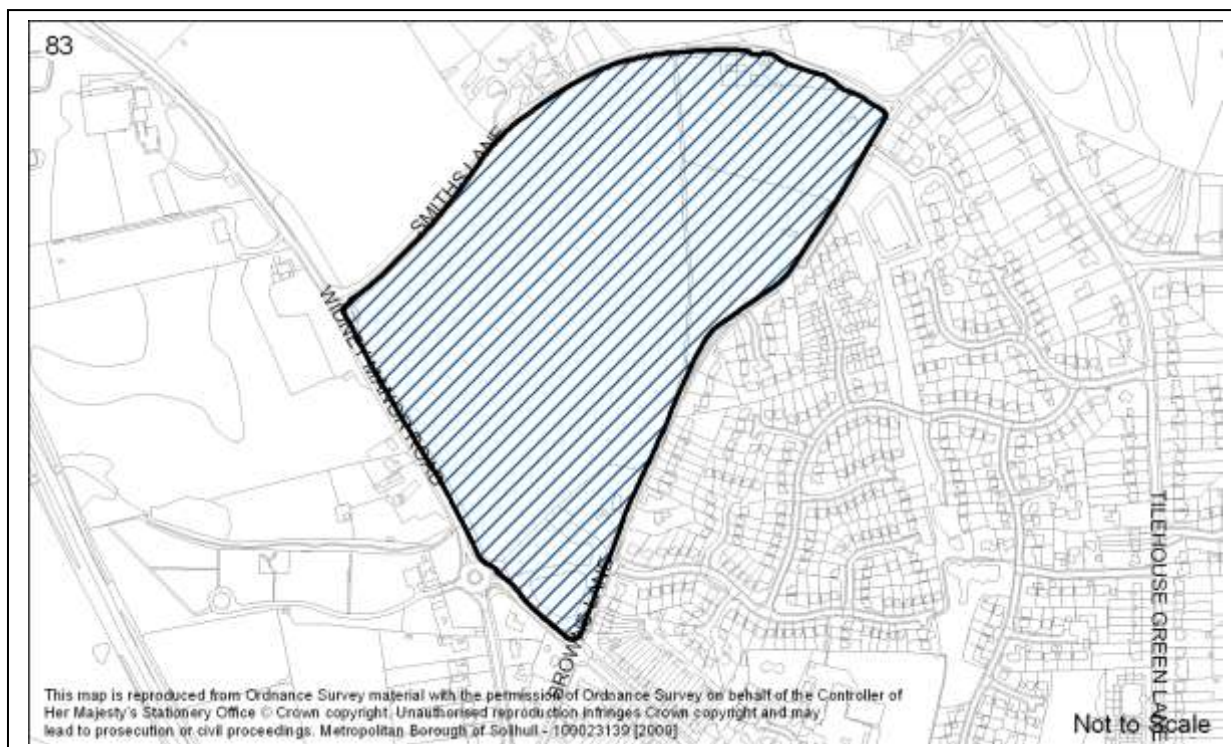
Include in the SHLAA

| | |
|----|-------------------------------|
| No | No suitable access identified |
|----|-------------------------------|

Consider Further for Allocation

| | |
|----|--|
| No | But could be developed If considered in conjunction with site 61/155 Good access to key local services and facilities. Could be well related to development of sites 61/155and 36. |
|----|--|

Site 83 Land at Widney Manor Road (see site 18)



Proposal

| | |
|--------------------------|-----------------------|
| Site Size | 17.09ha (42.22ac) |
| Existing Use | Green field |
| | Agriculture / Grazing |
| Proposal | Housing |
| Availability for housing | With 5 years |

Suitability for Housing

| | |
|-----------------------------------|--|
| Policy restrictions | Unitary Development Plan – Green belt |
| Physical problems and limitations | Hard constraints: Tree preservation orders Woodland (small part) |
| | Soft constraints: Access Local infrastructure Provision of services Existing properties Footpath Insufficient capacity within existing secondary school Agricultural land classification 3 Hedgerows Habitats of interest |
| Accessibility | Primary Schools – high/medium Secondary Schools – high Health – medium/low Fresh food – high/medium Overall – medium/low |

| | |
|--------------------------|---|
| | N°. jobs within 15 minutes – medium/very low N° jobs within 30 minutes – high N°. jobs within 45 minutes – high |
| Potential impacts | Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Development would erode the narrow gap between Knowle/Dorridge/Bentley Heath and Solihull. Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Landscape, Conservation, Increased traffic flow |
| Environmental conditions | Noise exposure category A / B (day and night) |

Achievability for Housing

| | |
|----------|--|
| Market | Surrounding area is of residential and predominantly agriculture. Close to local amenities and market demand may be high. High rate of sale vales and sales expected. Request for alternative uses also sustainable. |
| Cost | Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Service provision or increased capacity. Demolition and removal. |
| Delivery | Projected build would take several years. Would require several phases of development. National house builders, large house builders only suitable for large project. |

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 – not applicable to this site as site area is under 0.5 Ha. A mix of 2, 3, 4, 5, 6,bed housing, detached, semi detached, terraced and 1& 2 bed apartments suitable. Site could accommodate a development of circa 512 – 854 dwellings. |
|--|

Include in SHLAA

| | |
|----|------------|
| No | Green belt |
|----|------------|

Consider Further for Allocation

| | |
|----|---|
| No | Good access to local services and facilities and part of the site is previously developed land. But release of the site would have a significant impact of green belt functions and openness and erode an already narrow green belt gap |
|----|---|