

**Coventry, Solihull & Warwickshire
Sub Region**

Employment Land Study
Solihull – Site Appraisals

June 2007

Final Report

DTZ
1 Colmore Square
Birmingham
B4 6AJ

Site Appraisal Form

Reference	Trinity
Address	
Ownership	

Topography

Relatively Flat Gentle Slope Steep Slope Gentle Undulations
 Steep Undulations Plateau Valley

Availability (ha)
 Availability (sq.m)

Location

Within centre Edge of centre Within urban area Edge of urban area
 Outside settlement

Road Access

Very Good	Good	Fair	Poor	Very Poor
X				

Public Transport Access

Very Good	Good	Fair	Poor	Very Poor
	X			

Car Parking Availability

Very Good	Good	Fair	Poor	Very Poor
	X			

Environment of Neighbourhood / Site

Very Good	Good	Fair	Poor	Very Poor
X				

Image of Neighbourhood / Site

Very Good	Good	Fair	Poor	Very Poor
X				

Working Age Population

Very Good	Good	Fair	Poor	Very Poor
	X			

Skills and Qualifications

Very Good	Good	Fair	Poor	Very Poor
	X			

Site Condition

Vacant, cleared site Demolition required, pending Occupied land and buildings
 Demolition or remediation underway Overgrown site (potential conservation)

Neighbouring and Suitable Uses

Neighbouring

A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	C3	D1	D2	sui generis

Suitable

A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	C3	D1	D2	sui generis
					X								

Site Appraisal Form

Reference	Land adj. Arden Hotel
Address	
Ownership	

Topography

Relatively Flat Gentle Slope Steep Slope Gentle Undulations
 Steep Undulations Plateau Valley

Availability (ha)
Availability (sq.m)

Location

Within centre Edge of centre Within urban area Edge of urban area
 Outside settlement

Road Access

Very Good	Good	Fair	Poor	Very Poor
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Public Transport Access

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Car Parking Availability

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Image of Neighbourhood / Site

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Working Age Population

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Skills and Qualifications

Very Good	Good	Fair	Poor	Very Poor
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Neighbouring and Suitable Uses

Neighbouring

A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	C3	D1	D2	sui generis

Suitable

A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	C3	D1	D2	sui generis
					X								

Site Appraisal Form

Reference	Solihull Business Park
Address	
Ownership	

Topography

Relatively Flat Gentle Slope Steep Slope Gentle Undulations
 Steep Undulations Plateau Valley

Availability (ha)
Availability (sq.m)

Location

Within centre Edge of centre Within urban area Edge of urban area
 Outside settlement

Road Access

Very Good	Good	Fair	Poor	Very Poor
x				

Public Transport Access

Very Good	Good	Fair	Poor	Very Poor
	x			

Car Parking Availability

Very Good	Good	Fair	Poor	Very Poor
x				

Environment of Neighbourhood / Site

Very Good	Good	Fair	Poor	Very Poor
x				

Image of Neighbourhood / Site

Very Good	Good	Fair	Poor	Very Poor
x				

Working Age Population

Very Good	Good	Fair	Poor	Very Poor
x				

Skills and Qualifications

Very Good	Good	Fair	Poor	Very Poor
x				

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Neighbouring and Suitable Uses

Neighbouring

A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	C3	D1	D2	sui generis

Suitable

A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	C3	D1	D2	sui generis
					x	x	x						

Site Appraisal Form

Reference	Cranmore Industrial Estate
Address	
Ownership	

Topography

Relatively Flat Gentle Slope Steep Slope Gentle Undulations
 Steep Undulations Plateau Valley

Availability (ha)
Availability (sq.m)

Location

Within centre Edge of centre Within urban area Edge of urban area
 Outside settlement

Road Access

Very Good	Good	Fair	Poor	Very Poor
	x			

Public Transport Access

Very Good	Good	Fair	Poor	Very Poor
		x		

Car Parking Availability

Very Good	Good	Fair	Poor	Very Poor
	x			

Environment of Neighbourhood / Site

Very Good	Good	Fair	Poor	Very Poor
		x		

Image of Neighbourhood / Site

Very Good	Good	Fair	Poor	Very Poor
		x		

Working Age Population

Very Good	Good	Fair	Poor	Very Poor
	x			

Skills and Qualifications

Very Good	Good	Fair	Poor	Very Poor
		x		

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Vacant, cleared site Demolition required, pending Occupied land and buildings
 Demolition or remediation underway Overgrown site (potential conservation)

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Neighbouring

A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	C3	D1	D2	sui generis

Suitable

A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	C3	D1	D2	sui generis
					x	x	x						

Site Appraisal Form

Reference	Aspire
Address	
Ownership	

Topography

Relatively Flat Gentle Slope Steep Slope Gentle Undulations
 Steep Undulations Plateau Valley

Availability (ha)
Availability (sq.m)

Location

Within centre Edge of centre Within urban area Edge of urban area
 Outside settlement

Road Access

Very Good	Good	Fair	Poor	Very Poor
x				

Public Transport Access

Very Good	Good	Fair	Poor	Very Poor
	x			

Car Parking Availability

Very Good	Good	Fair	Poor	Very Poor
x				

Environment of Neighbourhood / Site

Very Good	Good	Fair	Poor	Very Poor
x				

Image of Neighbourhood / Site

Very Good	Good	Fair	Poor	Very Poor
x				

Working Age Population

Very Good	Good	Fair	Poor	Very Poor
x				

Skills and Qualifications

Very Good	Good	Fair	Poor	Very Poor
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Suitable

A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	C3	D1	D2	sui generis
					x								

Site Appraisal Form

Reference	Powergen Premises
Address	
Ownership	

Topography

Relatively Flat Gentle Slope Steep Slope Gentle Undulations
 Steep Undulations Plateau Valley

Availability (ha)
Availability (sq.m)

Location

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Public Transport Access

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Suitable

A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	C3	D1	D2	sui generis
					X								

Site Appraisal Form

Reference	TRW, A34 Shirley
Address	
Ownership	

Topography

Relatively Flat Gentle Slope Steep Slope Gentle Undulations
 Steep Undulations Plateau Valley

Availability (ha)
 Availability (sq.m)

Location

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 Outside settlement

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Public Transport Access

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	X			

Car Parking Availability

Very Good	Good	Fair	Poor	Very Poor
X				

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Suitable

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					X								

Site Appraisal Form

Reference	Chep/Higginson Site
Address	
Ownership	

Topography

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 Steep Undulations Plateau Valley

Availability (ha)
Availability (sq.m)

Location

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 Outside settlement

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Public Transport Access

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	X			

Car Parking Availability

Very Good	Good	Fair	Poor	Very Poor
	X			

Environment of Neighbourhood / Site

Very Good	Good	Fair	Poor	Very Poor
	X			

Image of Neighbourhood / Site

Very Good	Good	Fair	Poor	Very Poor
	X			

Working Age Population

Very Good	Good	Fair	Poor	Very Poor
	X			

Skills and Qualifications

Very Good	Good	Fair	Poor	Very Poor
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Suitable

A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	C3	D1	D2	sui generis
					X	X	X						

Site Appraisal Form

Reference	NEC
Address	
Ownership	

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					X	X	X						X

Suitable

A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	C3	D1	D2	sui generis
					X	X	X						

Site Appraisal Form

Reference	Birmingham International Park
Address	
Ownership	

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Availability (sq.m)

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					X								