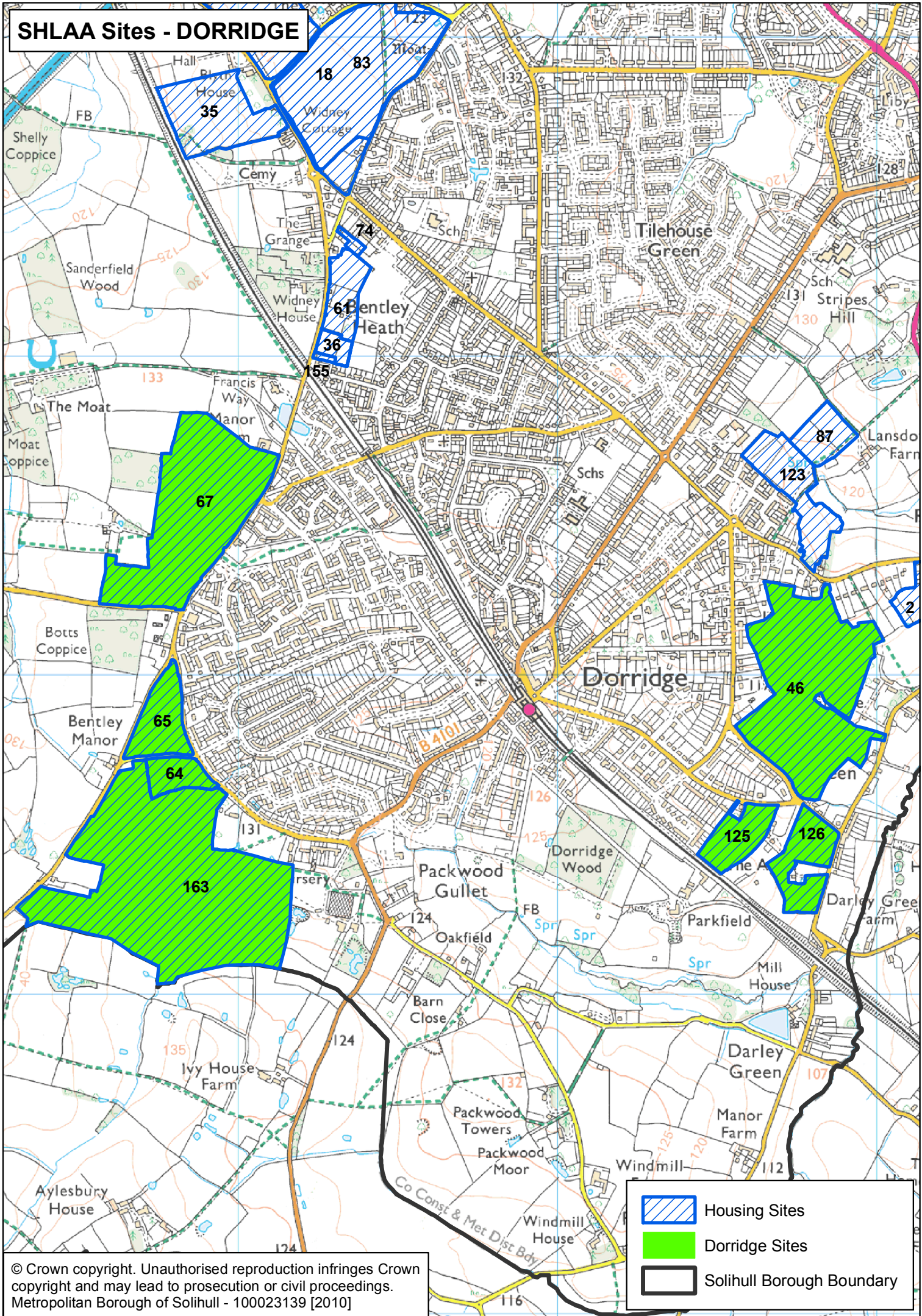


DORRIDGE

| Site Ref | Address |
|-----------------|------------------------------------|
| 46 | Land at Norton Green Lane |
| 64 | Land to the West of Earlswood Road |
| 65 | Four Ashes Road / Box Trees Road |
| 67 | Land at Four Ashes Road |
| 125 | The Ards, Dorridge Road |
| 126 | Elm Farm, Darley Green Road |
| 163 | Ivy House Farm, Henwood Lane |

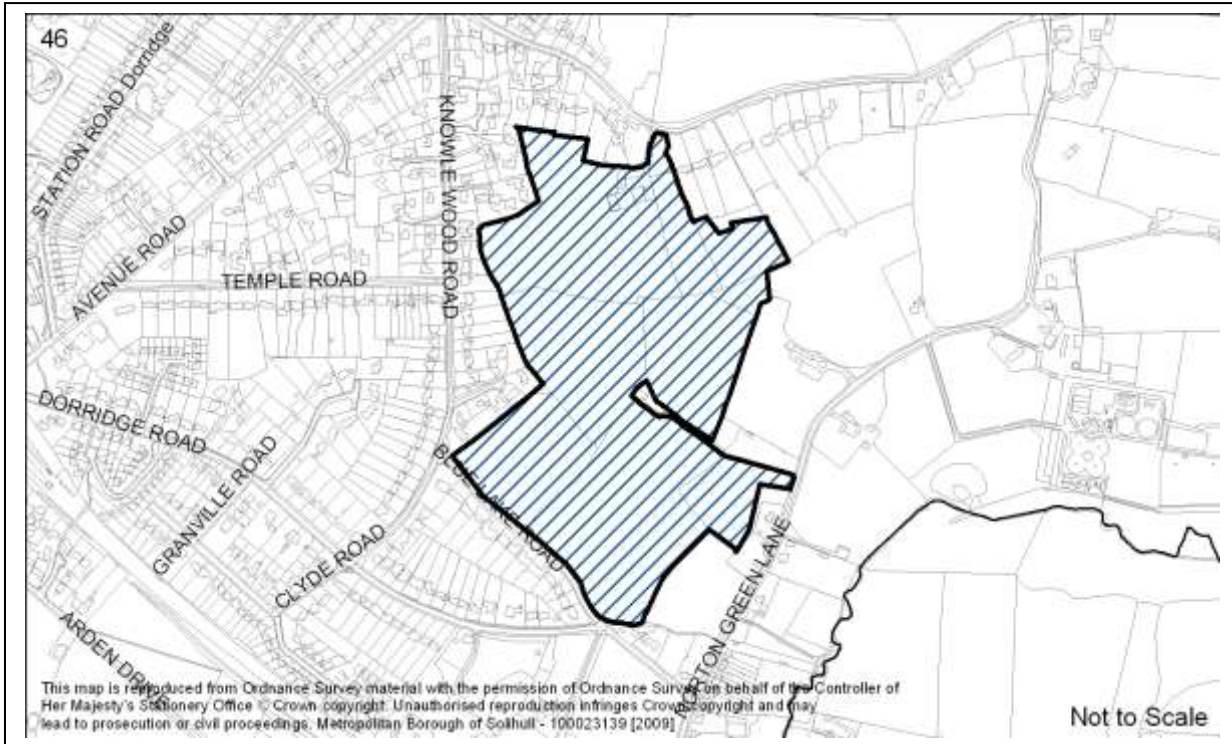
SHLAA Sites - DORRIDGE



-  Housing Sites
-  Dorridge Sites
-  Solihull Borough Boundary

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Metropolitan Borough of Solihull - 100023139 [2010]

Site 46 Land at Norton Green Lane



Proposal

| | |
|--------------------------|--------------------------------------|
| Site Size | 18.67Ha (46.13ac) |
| Existing Use | Green field |
| | Farm house and associated farm land |
| Proposal | Housing |
| Availability for housing | Within 5 years – expected to deliver |

Suitability for Housing

| | |
|-----------------------------------|---|
| Policy restrictions | Unitary Development Plan – green belt |
| Physical problems and limitations | Hard constraints: Tree preservation orders |
| | Soft constraints: Local infrastructure Increased provision of services Access Insufficient primary and secondary school capacity Hedgerows Footpath (boundary) Agricultural land classification – 3 Habitats of interest |
| Accessibility | Primary Schools – medium – outside of desirable parameters Secondary Schools – high Health – Small part high, majority medium Fresh food – medium Overall – medium – very low Nº. jobs within 15 minutes – very low Nº jobs within 30 minutes – high-medium |

| | |
|--------------------------|---|
| | N°. jobs within 45 minutes – high |
| 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>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, visible from open countryside as land is raised</p> |
| Environmental conditions | Noise exposure category – A (day and night) |

Achievability for Housing

| | |
|----------|--|
| Market | <p>Surrounding area is a mix of residential and agriculture.</p> <p>Mix of housing types in locality.</p> <p>Market demand expected to be high in this postcode area.</p> |
| Cost | <p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> |
| Delivery | <p>Projected build would take 36 – 84 months.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large developers.</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</p> <p>Mix of development of 3, 4, 5 bed detached, semi detached and terraced housing. An element of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 560 - 933 units.</p> |
|---|

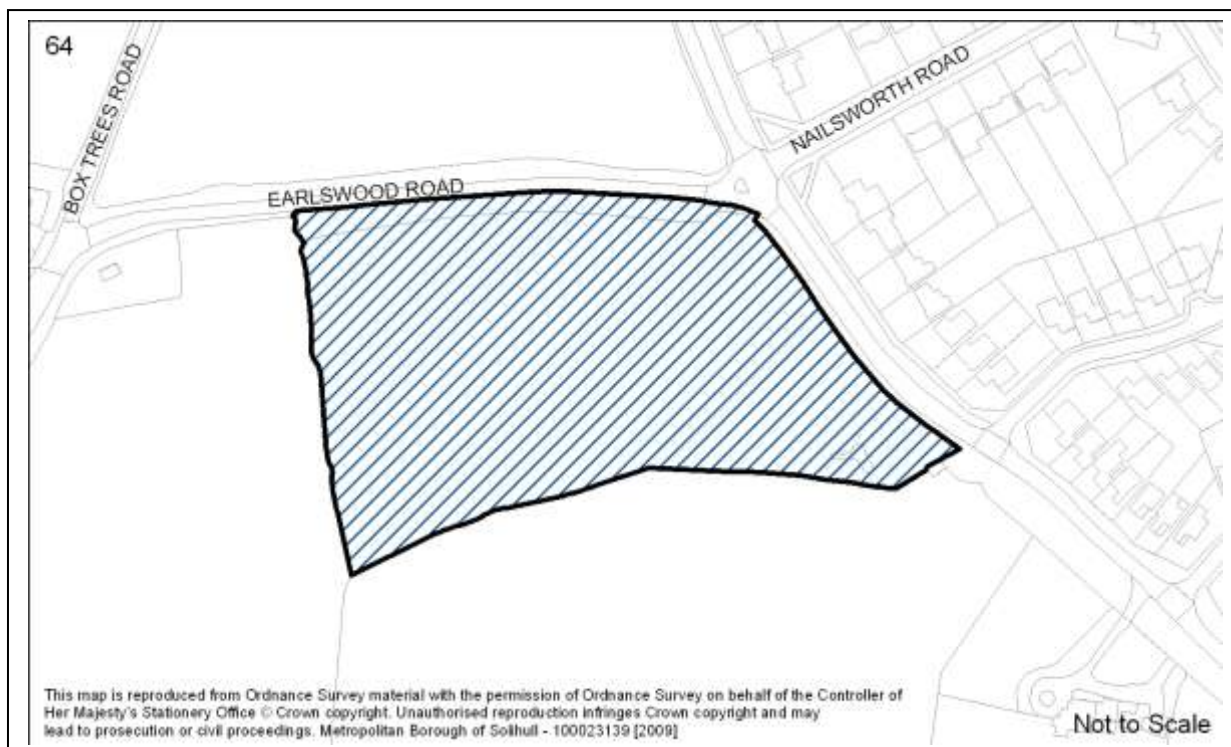
Include in SHLAA

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

Consider for Allocation

| | |
|----|---|
| No | <p>Site is too large for local needs.</p> <p>Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing. Part of the site have good access to local services and facilities, but release 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> |
|----|---|

Site 64 Land to the west of Earlswood Road



Proposal

| | |
|--------------------------|-----------------|
| Site Size | 1.91ha (4.71ac) |
| Existing Use | Green field |
| | Grazing |
| Proposal | Housing |
| Availability for housing | Within 5 years |

Suitability for Housing

| | |
|-----------------------------------|---|
| Policy restrictions | Unitary Development Plan – green belt |
| Physical problems and limitations | Hard constraints: None |
| | Soft constraints: Local infrastructure Increased provision of services Agricultural land classification – 3 Habitats of interest |
| Accessibility | Primary Schools – outside desirable parameters Secondary Schools – high Health – medium Fresh food – medium Overall – very low N°. jobs within 15 minutes – 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. |

| | |
|--------------------------|---|
| | <p>Development would erode the narrow gap between Dorridge and Blythe Valley.</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 west of Dorridge.</p> <p>Landscape, Conservation, Increased traffic flow.</p> |
| Environmental conditions | Noise exposure category – B(day), A(night) |

Achievability for Housing

| | |
|----------|--|
| Market | <p>Surrounding area is a mix of residential and agriculture.</p> <p>Large detached housing.</p> <p>Good access to local amenities.</p> <p>Market demand expected to be high in this postcode area.</p> |
| Cost | <p>Full intrusive ground survey required, ecological, topographical.</p> <p>Improving current access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> |
| Delivery | <p>Projected build would take 24 – 50 months.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large developers.</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</p> <p>Mix of development of 3, 4, 5 bed detached and semi detached houses.</p> <p>Site could accommodate a development of 57 - 95 units.</p> |
|--|

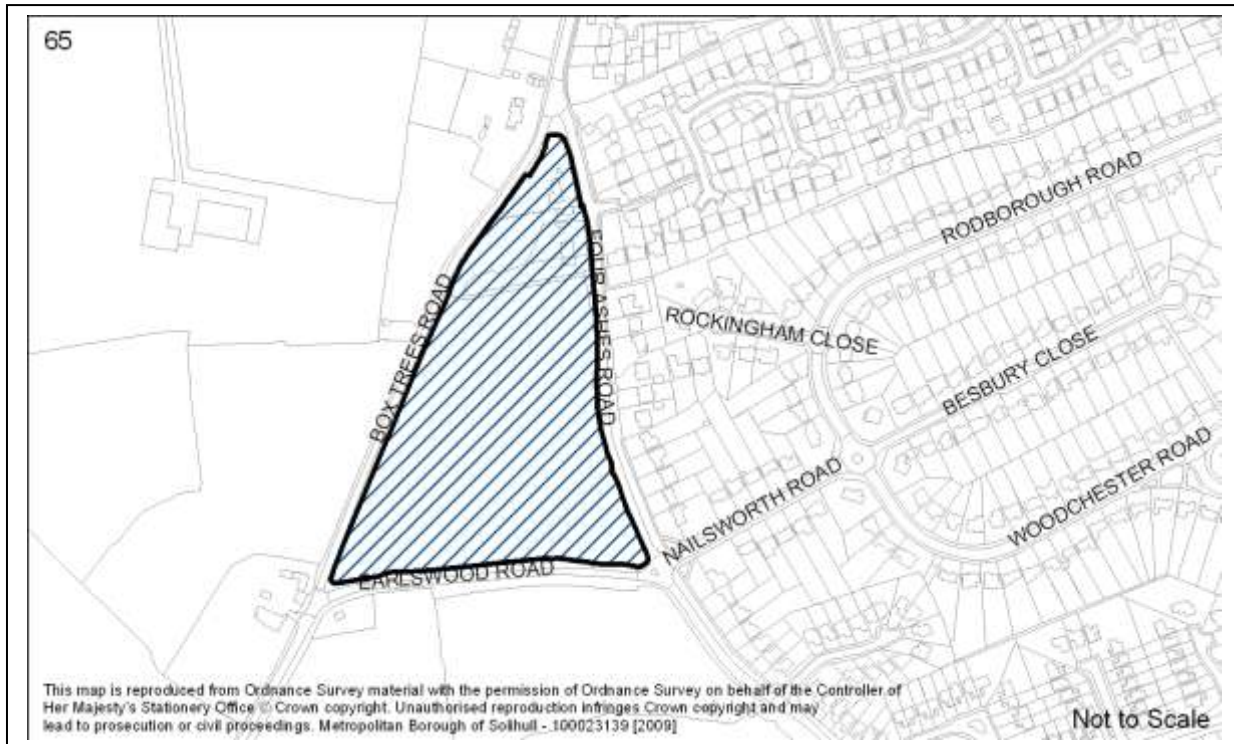
Include in SHLAA

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

Consider Further for Allocation

| | |
|----|--|
| No | <p>Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing. Access to other key local services and facilities, is good.</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> |
|----|--|

Site 65 Four Ashes Road / Box Trees Road



Proposal

| | |
|--------------------------|--------------------------------------|
| Site Size | 3.5ha (8.64ac) |
| Existing Use | Green field (part brown field) |
| | Agriculture, Grazing |
| Proposal | Housing |
| Availability for housing | Within 5 years – expected to deliver |

Suitability for Housing

| | |
|-----------------------------------|--|
| Policy restrictions | Unitary Development Plan – green belt |
| Physical problems and limitations | Hard constraints: None |
| | Soft constraints: Local infrastructure Increased provision of services Public footpath Existing properties Insufficient secondary school capacity if built at high density Hedgerows Agricultural land classification – 3 Habitats of interest |
| Accessibility | Primary Schools – outside desirable parameters Secondary Schools – high Health – medium-low Fresh food – medium Overall – very low N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – high |

| | |
|--------------------------|---|
| | N°. jobs within 45 minutes – high |
| 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>The site is contained by existing roads, but development would extend the built up area of Dorridge to the west, eroding the narrow gap between Dorridge and Blythe Valley and impact on the functions and openness of the green.</p> <p>Landscape, Conservation, Increased traffic flow.</p> |
| Environmental conditions | Noise exposure category – A/B(day), A(night) |

Achievability for Housing

| | |
|----------|--|
| Market | <p>Surrounding area is a mix of residential and agriculture.</p> <p>Large detached housing.</p> <p>Good access to local amenities.</p> <p>Market demand expected to be high in this postcode area.</p> |
| Cost | <p>Full intrusive ground survey required, ecological, topographical.</p> <p>Improving current access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition and cart away.</p> <p>Footpath diversion.</p> |
| Delivery | <p>Projected build would take 24 – 50 months.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large developers.</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</p> <p>Mix of development of 3, 4, 5 bed detached and semi detached houses. A percentage of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 105 - 175 units.</p> |
|--|

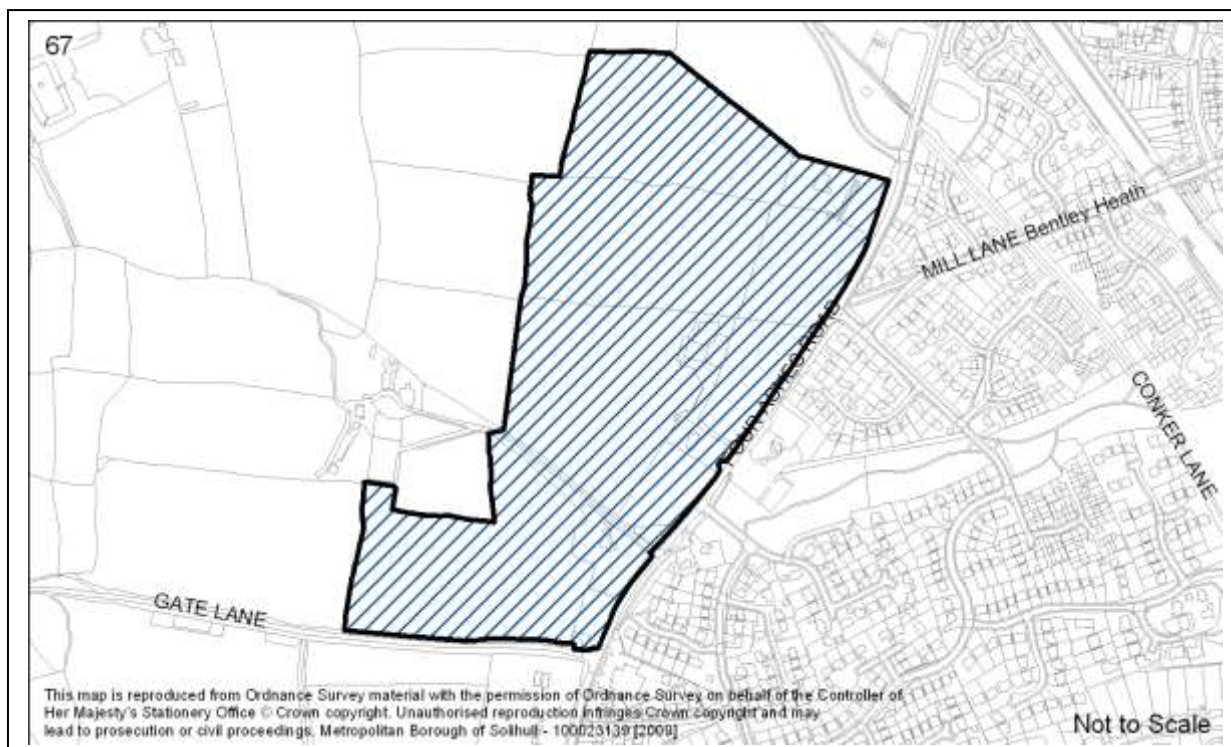
Include in SHLAA

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

Consider Further for Allocation

| | |
|----|---|
| No | <p>Accessibility to primary schools is outside the desirable parameters, so not within a desirable location for family housing. Access to other key local services and facilities, is good.</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> |
|----|---|

Site 67 Land at Four Ashes Road



Proposal

| | |
|--------------------------|--------------------------------------|
| Site Size | 16.66ha (41.21ac) |
| Existing Use | Green field (small part brown field) |
| | Agriculture, Grazing |
| Proposal | Housing |
| Availability for housing | Within 5 years |

Suitability for Housing

| | |
|-----------------------------------|--|
| Policy restrictions | Unitary Development Plan – green belt |
| Physical problems and limitations | Hard constraints: None |
| | Soft constraints: Local infrastructure Increased provision of services Existing properties and structures Local wildlife site Insufficient secondary school capacity Agricultural land classification – 3 Hedgerows Footpath Habitats of interest |
| Accessibility | Primary Schools – low – outside of desirable parameters Secondary Schools – high Health – low (small part medium) Fresh food – medium/low Overall – low/very low N°. jobs within 15 minutes – very low |

| | |
|--------------------------|---|
| | N° jobs within 30 minutes – high (small part medium) 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 Dorridge and Blythe Valley. 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 west of Dorridge. Landscape, Conservation, Increased traffic flow, visible and imposing from the open countryside due size of land parcel. |
| Environmental conditions | Noise exposure category – A/B (day and night) |

Achievability for Housing

| | |
|----------|--|
| Market | Surrounding area is a mix of residential, Leisure and agriculture. Large detached housing. Market demand expected to be high in this postcode area. |
| Cost | Full intrusive ground survey required, ecological, topographical. Improving current access. Infrastructure works. Service provision or increased capacity. Demolition and cart away. |
| Delivery | Projected build would take 36 – 60 months. Phased development. Joint Venture Would suit national house builders, large 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.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 3, 4, 5 bed detached and semi detached houses. A percentage of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 500 - 833 units.</p> |
|--|

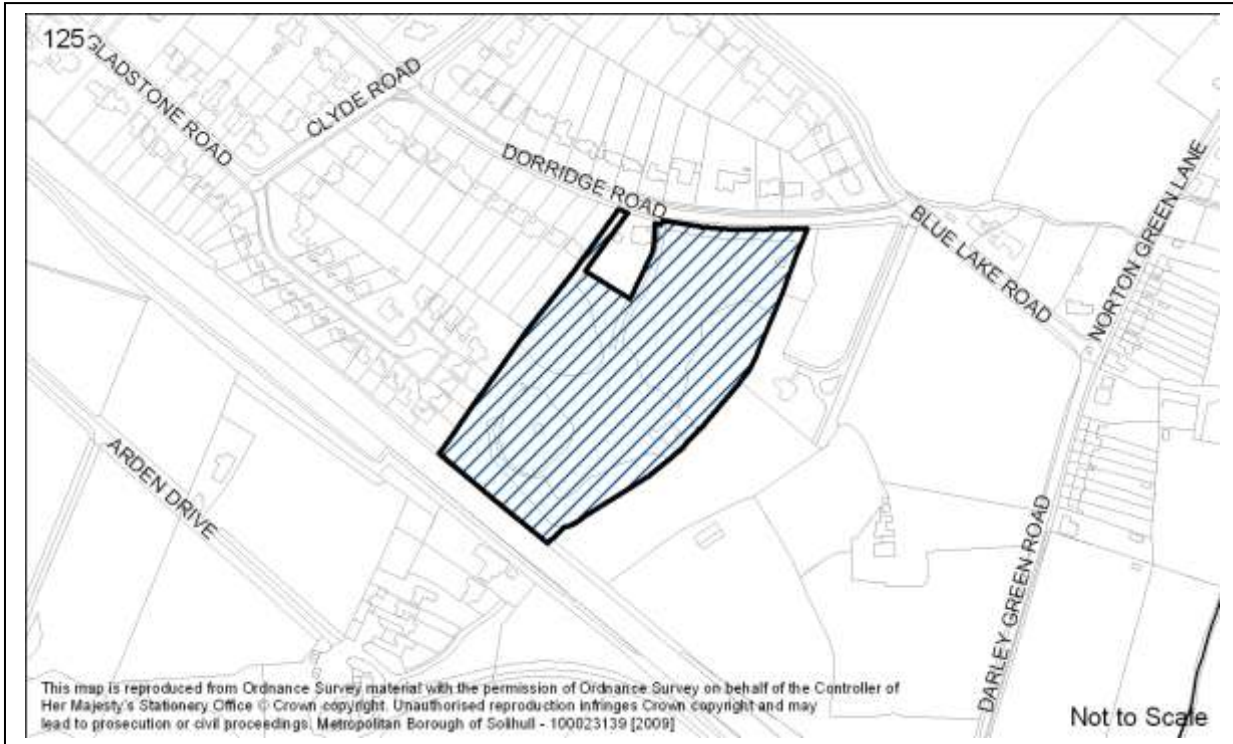
Include in SHLAA

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

Consider Further for Allocation

| | |
|----|---|
| No | <p>Accessibility to primary schools from the southern part of the site is outside of desirable parameters, so not within a desirable location for family housing.</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>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p> |
|----|---|

Site 125 The Ards, Dorridge Road



Proposal

| | |
|--------------------------|---------------------|
| Site Size | 2.9ha (7.16ac) |
| Existing Use | Green field |
| | Paddock, grazing |
| Proposal | Zero carbon housing |
| Availability for housing | Within 5 years |

Suitability for Housing

| | |
|-----------------------------------|---|
| Policy restrictions | Unitary Development Plan – green belt |
| Physical problems and limitations | Hard constraints: Tree preservation orders |
| | Soft constraints: Local infrastructure Increased provision of services Existing properties and structures in situ Land gradient Ecology Fish Ponds Local wildlife site Hedgerows Agricultural land classification - 3 Insufficient secondary school capacity if built at high density Habitats of interest |
| Accessibility | Primary Schools – low Secondary Schools – high Health – medium Fresh food – medium |

| | |
|--------------------------|--|
| | <p>Overall - low</p> <p>N°. jobs within 15 minutes – very low</p> <p>N° jobs within 30 minutes – high/medium</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>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 land to the east.</p> <p>Landscape, Conservation, Increased traffic flow, visible and imposing from the open countryside due land levels</p> |
| Environmental conditions | Noise exposure category – A/B (day and night) |

Achievability for Housing

| | |
|----------|---|
| Market | <p>Surrounding area is a mix of residential and agriculture.</p> <p>Large detached housing.</p> <p>Market demand expected to be high in this postcode area.</p> |
| Cost | <p>Full intrusive ground survey required, ecological, topographical.</p> <p>Improving current access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition and cart away.</p> <p>Design and build solutions.</p> <p>Ground monitoring</p> <p>Ground stabilisation</p> |
| Delivery | <p>Projected build would take 24 - 36 months.</p> <p>Phased development.</p> <p>Under build or re-grading of land</p> <p>Ground monitoring for up to 18 months to check movement</p> <p>Foundation solutions</p> <p>Would suit national house builders, large developers.</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</p> <p>Mix of development of 3, 4, 5, bed detached and semi detached houses.</p> <p>Site could accommodate a development of 87 -145 units. (More limited with extent of tree preservation orders).</p> |
|---|

Include in SHLAA

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

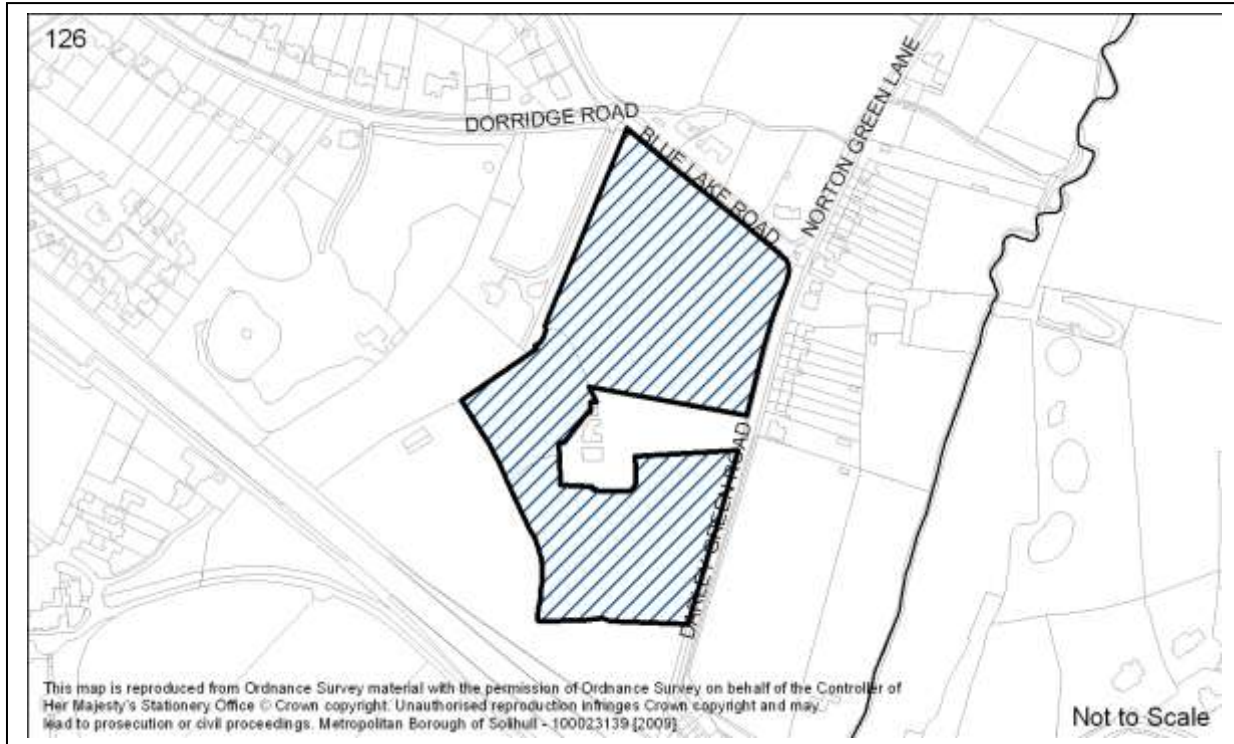
Consider Further for Allocation

| | |
|----|---|
| No | <p>Within the desirable parameters for access to key local services and facilities.</p> <p>But 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 to the east.</p> <p>Most of the site is covered by protected trees and very little of the site would be</p> |
|----|---|

| | |
|--|----------------------------------|
| | <p>suitable for development.</p> |
|--|----------------------------------|

Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.

Site 126 Elm Farm, Darley Green Road



Proposal

| | |
|--------------------------|-----------------------|
| Site Size | 3.87ha (9.56ac) |
| Existing Use | Green field |
| | Farmland, garden land |
| Proposal | Zero carbon housing |
| Availability for housing | Within 5 years |

Suitability for Housing

| | |
|-----------------------------------|---|
| Policy restrictions | Unitary Development Plan – green belt |
| Physical problems and limitations | Hard constraints: None |
| | Soft constraints: Local infrastructure Increased provision of services Existing properties and structures in situ Undulating ground levels Local wildlife site Insufficient secondary school capacity Agricultural land classification – 3 Habitats of interest |
| Accessibility | Primary Schools – outside desirable parameters Secondary Schools – high Health – medium Fresh food – medium Overall – very low N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium-low |

| | |
|--------------------------|--|
| | N°. jobs within 45 minutes – high |
| 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>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 land to the west.</p> <p>Landscape, Conservation, Increased traffic flow, visible and imposing from the open countryside</p> |
| Environmental conditions | Noise exposure category – A/B(day and night) |

Achievability for Housing

| | |
|----------|--|
| Market | <p>Surrounding area is a mix of residential and agriculture.</p> <p>Large detached housing.</p> <p>Market demand expected to be high in this postcode area.</p> |
| Cost | <p>Full intrusive ground survey required, ecological, topographical.</p> <p>Improving current 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 18 - 48 months.</p> <p>Phased development.</p> <p>Under build or re-grading of land</p> <p>Foundation solutions</p> <p>Refer to Sites 81, 125 which are adjacent. Could form part of larger development</p> <p>Would suit national house builders, large developers.</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</p> <p>Mix of development of 3, 4, 5, bed detached and semi detached houses.</p> <p>Site could accommodate a development of approx 116 - 193 units.</p> |
|--|

Include in SHLAA

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

Consider Further for Allocation

| | |
|----|--|
| No | <p>Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing.</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>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p> |
|----|--|

Site 163 Ivy House Farm, Grange Road and Rear of Henwood Lane



Proposal

| | |
|--------------------------|------------------------------------|
| Site Size | 32ha (79.07ac) |
| Existing Use | Green field |
| | Farmhouse and farmland |
| Proposal | Housing / Leisure |
| Availability for housing | 10 -15 years – expected to deliver |

Suitability for Housing

| | |
|-----------------------------------|---|
| Policy restrictions | Unitary Development Plan – green belt |
| Physical problems and limitations | Hard constraints: Woodland (small part) |
| | Soft constraints: Existing properties Existing agricultural tenancies Grand Union Canal Local wildlife site Footpath Local infrastructure Increased provision of services Insufficient primary and secondary school capacity Hedgerows Agricultural land classification – 3 Habitats on interest |
| Accessibility | Primary Schools – outside desirable parameters Secondary Schools – high Health – Medium - low Fresh food – Medium – low |

| | |
|--------------------------|---|
| | Overall – very low/outside desirable parameters N°. jobs within 15 minutes – 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 gaps between Dorridge and Blythe Valley and Dorridge and Hockley Heath. 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, visible and imposing from the open countryside due to size of land parcel. |
| Environmental conditions | Noise exposure category – A/B(day), A(night) |

Achievability for Housing

| | |
|----------|---|
| Market | Surrounding area is agriculture. Market demand expected to be high in this postcode area. |
| Cost | Full intrusive ground survey required, ecological, topographical. Improving current access. Infrastructure works. Service provision or increased capacity. |
| Delivery | Projected build would take many years. Many phases of development Joint Venture. Only suitable for national house builders and large developers. |

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 Mix of development of 3, 4, 5, bed detached, semi detached, terraced houses and 1 & 2 bed apartments. Site could accommodate a development of approx 960 – 1,600 dwellings. |
|---|

Include in SHLAA

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

Consider Further for Allocation

| | |
|----|--|
| No | Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing. Within the desirable parameters for access to other key local services and facilities. Too large to meet local needs. Release of the whole or part 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. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives. |
|----|--|