

## Long-term Housing Sites (safeguarded land) Summary

When the Green Belt boundary was last defined through the Unitary Development Plan in 1997, twelve sites totaling 76.8 hectares were excluded from the green belt and reserved for possible long-term housing needs. When the Unitary Development Plan was last reviewed, the Council decided to retain the long-term housing sites previously identified and to consider no others. However the Inspector reporting on the Unitary Development Plan review recommended that the suitability of the long-term housing sites is assessed against latest policy and housing land supply to inform the next review of the Unitary Development Plan – the Core Strategy.

### Existing Long-term Housing Sites, Solihull Unitary Development Plan (2006)

Site Location	Housing Site Options Ref.	Area (ha)
(a) Lowbrook Lane/Tilehouse Lane, Tidbury Green (Lowbrook Farm)	Tidbury Green 16	22.7
(b) Tidbury Green Farm	Tidbury Green 117	11.2
(c) Tanworth Lane, Cheswick Green (Mount Dairy Farm/Coppice Walk)	Cheswick Green 17 & 177(part)	12.5
(d) Elmdon Road, Marston Green (Moat House Farm)	Marston Green 21	4.0
(e) Leys Lane, Meriden	Meriden 58 & 147	3.3
(f) Hampton Road, Knowle	Knowle 85	2.5
(g) Four Ashes Road, Bentley Heath (The Paddock)	Bentley Heath 36, 61 & 155	3.6
(h) Grove Road, Knowle (Middlefield)	Knowle 123 (part)	2.4
(i) Aqueduct Road, Solihull Lodge (rear of Mill Lodge School)	Shirley 22 & 171	8.9
(j) Braggs Farm Lane, Dickens Heath (Griffin Lane)	Dickens Heath 59	2.4
(k) North of Braggs Farm, Dickens Heath (Brickiln Farm, Rumbush Lane, Braggs Farm Lane)	Dickens Heath 31 & 86	1.4
(l) Chelmsley Lane/Coleshill Rd Marston Green	Marston Green 122	1.9

Note: an appraisal of each site can be found in the attached Housing Site Options using the Housing Site Options Ref. listed

**The Emerging Core Strategy Suggests the allocation of the following housing sites:**

Ref	Address	Housing Site Options Ref.	Site area (ha)	Estimated Dwellings	Development Phase
1	Land off Winchester Drive (Lowbrook)	Chelmsley Wood 189	1.36	60	1
2	Cole Valley Sites	Fordbridge 183, 186, 188 (part) Chelmsley Wood 184,185 (part)	8.16	700	1
3	Solihull Town Centre	Solihull 52	43.40	1,065	1-3
	Additional Town Centre capacity (this will be deducted from the target, which will be reduced to 10,000 if additional town centre capacity cannot be delivered by 2026)			500	3
4	Powergen, Shirley	See development brief	3.84	100	2
5	Chelmsley Lane/Coleshill Road, Marston Green (UDP long-term housing site l)	Marston Green 122	3.93	150	1
6	Moat House Farm, Elmdon Road, Marston Green (UDP long-term housing site d)	Marston Green 21	4.02	120	2
7	Aqueduct Road, Solihull Lodge (UDP long-term housing site i)	Shirley 22,171	10.69	250	3
8	Braggs Farm/Brickiln Farm Dickens Heath (UDP long-term housing site k)	Dickens Heath 31, 86	3.27	100	3
9	Griffin Lane Dickens Heath (UDP long-term housing site j)	Dickens Heath 59	1.19	50	3
10	Riddings Hill Balsall Common	Balsall Common 33, 179	1.61	40	3
11	Four Ashes Road Bentley Heath (UDP long-term housing site g)	Bentley Heath 36,61,155	3.62	150	3
12	Middlefield, Knowle (UDP long-term housing site h)	Knowle 123 (part)	2.86	90	3
13	Hampton Road, Knowle (UDP long-term housing site f)	Knowle 85	2.55	100	3
<b>Total</b>				<b>3,475</b>	

Note: an appraisal of each site can be found in the attached Housing Site Options using the Housing Site Options Ref. listed

**Around 200 potential housing sites have been appraised and considered for allocation. The Emerging Core Strategy suggests the sites, that from evidence, we think are the most suitable for allocation, but views are invited on whether we have got the right sites and whether others should be considered from the other site options attached by settlement, including the remaining four long-term housing sites listed below:**

Site Location	Housing Site Options Ref.	Site area (ha)
(a) Lowbrook Lane/Tilehouse Lane, Tidbury Green (Lowbrook Farm)	Tidbury Green 16	22.7
(b) Tidbury Green Farm	Tidbury Green 117	11.2
(c) Tanworth Lane, Cheswick Green (Mount Diary Farm/Coppice Walk)	Cheswick Green 17 & 177(part)	12.5
(e) Leys Lane, Meriden	Meriden 58 & 147	3.3

Note: an appraisal of each site can be found in the attached Housing Site Options using the Housing Site Options Ref. listed