

# Reviewing the Plan for **Solihull's Future**

Solihull Local Plan Review

Draft  
SHELAA Update

October 2020



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## 1. Introduction

### Background

1. The current local plan, the 'Solihull Local Plan' (SLP), was adopted in December 2013 and covers the period 2011 to 2028. In July 2015, the Council decided that instead of pursuing a Local Area Plan (LAP) for potential development around the HS2 Interchange, it should be pursued through a review of the Solihull Local Plan (SLP), which was adopted December 2013. Two further factors also pointed to an early review of the plan; namely to deal with the legal challenge to the housing requirement in the SLP and to address the housing shortfall that is occurring in the wider housing market area.
2. The November 2015 the Council commenced a review of the current Local Plan and launched a Call for Sites exercise alongside the Issues and Options consultation. 247 site submissions were assessed by Peter Brett Associates LLP (PBA), commissioned to undertake a Strategic Housing and Employment Land Availability Assessment 'SHELAA'.
3. A full SHELAA of these sites was published in November 2016 and consulted upon as part of the Draft Local Plan Review<sup>1</sup>.
4. Since the initial Call for Sites, additional and/or amended sites have been submitted for consideration. The sites submitted since May 2016 are considered within this SHELAA update, following the guidelines set out in the original PBA study in Appendices 1 and 2.
5. The SHELAA update provides background on the other sources of housing land supply as part of the evidence base for the Draft Submission version of the Local Plan.

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<sup>1</sup> Available on the Council's website: [www.solihull.gov.uk/lpr/evidence](http://www.solihull.gov.uk/lpr/evidence)

## 2. SHELAA 2016 Methodology

### Approach

6. In April 2016, PBA was commissioned by the Council to undertake a Strategic Housing and Employment Land Availability Assessment (SHELAA), to cover the entire administrative boundary of Solihull.
7. The approach and methodology set out in the 2016 SHELAA was designed to comply with the National Planning Policy Framework ('NPPF') of March 2012 and the Planning Practice Guidance (PPG) of March 2014, in particular the section on the assessment of land availability.
8. In accordance with the guidance, each identified site was assessed to determine whether it is 'deliverable' (i.e. available now, suitable and achievable), 'developable', or 'not currently developable' for housing or economic development over the plan period. The PPG recommends carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the most appropriate use.
9. Since the publication of the 2016 SHELAA, the NPPF has been revised and amendments made to the PPG.

### NPPF February 2019

10. Paragraph 67 of the revised NPPF states the following:
 

"Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

  - a) specific, deliverable sites for years one to five of the plan period; and
  - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan."
  11. The NPPF glossary defines 'deliverable' as: "sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
    - a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
    - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."
  12. The NPPF glossary defines 'developable' as: "To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged."
  13. It is considered that these revisions to the NPPF do not fundamentally change the assessment process for sites in determining whether they are suitable, available and/or achievable.

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### PPG Update September 2018 and February 2019

14. Following the publication of the revised NPPF, further guidance was provided within the Planning Practice Guidance, namely with regards to:
  - Housing Delivery: 5 year land supply (Paragraphs 28-54)
  - Housing Delivery Test (Paragraphs 55-75)
  - Removal of section 'Methodology – Stage 5: Final evidence base'
15. Therefore, the methodology for carrying out land availability assessment (Stages 1-4) remains the same as that followed for the 2016 SHELAA. In light of this, the approach for undertaking site assessments outlined in the 2016 SHELAA has been used for the 2019 update.
16. The Study Methodology is outlined in Chapter 3 of the 2016 SHELAA.
17. The former PPG had a 'Stage 5', called 'Final Evidence Base' which related to the standard core outputs, deliverability of sites for the five year housing land supply, as well as information to be included for monitoring purposes. The updated PPG does not include specific guidance on standard core outputs, but does provide detailed guidance on the other sections.
18. For the purposes of the land availability assessments, deliverable sites are classed as 'Category 1' and developable sites as 'Category 2'. Category 3 sites would require further evidence to support whether they would be deliverable within the plan period, e.g. improved viability or interventions to overcome physical constraints.

### Role of the SHELAA

19. As stated in the 2016 SHELAA, it is important to reiterate that the SHELAA is a technical study which forms part of the development plan evidence base. The assessments do not represent a statement of Council policy and do not have any bearing on the determination of planning applications of their own accord.
20. The PPG makes it clear that the land availability assessment "is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints<sup>2</sup> or if they are unviable). It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the development plan itself to determine which of those sites are the most suitable to meet those needs."

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<sup>2</sup> Including Green Belt.

### 3. Call for Sites

#### Introduction

21. Following the SHELAA assessments carried out by PBA in 2016, the Council kept the Call for Sites open during the preparation period of the Local Plan Review, until early March 2020, when it was stated that the 3rd April was the deadline for any final submissions to be made for assessments to be included in the evidence base for the Submission version of the Local Plan.
22. During the period May 2016 to July 2017, 47 sites were submitted to the Council for consideration. These were published on the Council's website in a schedule and map when the Summary of Representations to the Draft Local Plan were reported to Cabinet Member.<sup>3</sup> These are numbered 300-346.
23. A further 4 sites were submitted up to November 2018, numbered 400-424. The 300s and 400s submissions were published as part of the overall Site Assessments document for the Supplementary consultation to the Draft Local Plan Review in January 2019.<sup>4</sup>
24. Between December 2018 to April 2020, 55 amended sites and new sites were submitted for consideration, as well as additional information on existing sites. These are numbered 500-564.
25. Of the 126 sites submitted since the 2016 PBA report, 3 have been subdivided which results in 129 sites in total for assessment. Of the 129 sites, 119 were submitted for residential, 6 for employment, 3 for Minerals and 1 as a broad location for airport-related uses.
26. Of the 119 residential sites, 7 sites were excluded from the assessments as they were either below the 0.25ha size threshold, or unsuitable for development due to constraints.
27. A number of sites overlapped or duplicated with previous submissions. These have been assessed individually, but the yield not double-counted in the overall assessments.

#### Assessments

28. The sites put forward since May 2016 have been assessed in-house, following the methodology in the 2016 PBA Assessments, and criteria in Volume A.
29. The sites put forward for Minerals have been considered as part of the Minerals supply and in the Minerals Topic Paper, and Policy P13 of the Draft Submission Local Plan.

#### Available residential land

30. The assessments identify potential supply from Category 1 ('deliverable'), Category 2 ('developable') and Category 3 ('not currently developable') sites.
31. Following representations to the Draft Local Plan Review, amendments were made to the SHELAA 2016 site assessments, which resulted in slight changes to the overall Category figures, which are reproduced below.

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<sup>3</sup> [http://www.solihull.gov.uk/Portals/0/Planning/LPR/Call\\_for\\_Sites\\_Schedule\\_July\\_2017.pdf](http://www.solihull.gov.uk/Portals/0/Planning/LPR/Call_for_Sites_Schedule_July_2017.pdf)

<sup>4</sup> <https://www.solihull.gov.uk/Portals/0/Planning/LPR/Draft-Local-Plan-Supplementary-Consultation-Site-Assessments.pdf>

SHELAA 2016	Total		Green Belt	
	Dwellings	No. of Sites	Dwellings <sup>5</sup>	No. of Sites <sup>6</sup>
Category 1	12,692	79	12,558	74
Category 2	14,416	62	13,814	56
Category 3	3,977	26	3,623	20
<b>SUBTOTAL</b>	<b>31,085</b>	<b>167</b>	<b>29,995</b>	<b>150</b>

32. The analysis of the Call for Sites submitted after the 2016 PBA Assessment is detailed below:

SHELAA 2020	Total		Green Belt	
	Dwellings	No. of Sites <sup>7</sup>	Dwellings	No. of Sites
Category 1	3,351	53	3,264	52
Category 2	9,331	46	9,212	44
Category 3	3,148	13	3,030	13
<b>SUBTOTAL</b>	<b>15,830</b>	<b>112</b>	<b>15,056</b>	<b>109</b>
<b>TOTAL</b>	<b>46,885</b>	<b>279</b>	<b>45,051</b>	<b>259</b>

33. From the tables it can be seen that 96% of residential capacity put forward for assessment in the SHELAA is in the Green Belt, and only ca. 200 of the 1,834 potential non-Green Belt dwellings are considered Category 1.
34. The above justifies the Council's position in exploring Green Belt options to meet housing need in the Borough.

### Employment Sites summary

35. Seven of the Call for Sites submissions made post-May 2016 have been assessed for employment uses. A further 6 sites that were submitted in the first round and assessed for housing, have been assessed for employment as a potential alternative use as well. A summary of the post-May 2016 assessments is included in Appendix L, and the full assessments in Appendix N.

<sup>5</sup> Sites which are partially in the Green Belt are presented pro-rata for the amount that is in the Green Belt.

<sup>6</sup> Includes all sites which are at least in part in the Green Belt

<sup>7</sup> Duplicated sites removed

36. The overall employment land that would be available, should all the assessed sites come forward, is shown below. Where sites were amendments/extensions of previous submissions, the net additional area is provided, to avoid double-counting.

Employment Sites Overview – 2016			
	No. of Sites	Total Area (ha)	Total area after deduction for constraints (ha)
Strategic distribution Park	6	177.6	157.2
Industrial Estate	17	242.3	116.2
Office Park	1	2.3	2.3
Local Office	3	7.2	7.2

Employment Sites Overview – 2020			
	No. of Sites	Total Area (ha)	Total area after deduction for constraints (ha)
Strategic distribution Park	6	134.78	99.61
Industrial Estate	6	98.15	94.69
Office Park	0	0	0
Local Office	1	0.72	0.72

## 4. Housing Requirement

### Background

37. The housing requirement figure in the Draft Local Plan was arrived at by identifying the Borough's 'objectively assessed need' (OAN) as the starting point, added to which was the Borough's contribution towards the Housing Market Area shortfall. The Council commissioned Peter Brett and Associates to undertake a Strategic Housing Market Assessment (SHMA) for this purpose.
38. The SHMA established that the OAN for the Borough was 13,091 new dwellings over the period 2014 to 2033, which would equate to 689 dwellings per year. Together with the contribution towards the HMA shortfall, the overall housing requirement set out in the plan was for 15,029 new dwellings, which would be an annual requirement of 791 dwellings.
39. Since the 2016 Draft Plan was published, national planning policy has changed that has included the introduction of a standard methodology for calculating 'Local Housing Need' (LHN).

### Local Housing Need

40. As Solihull does not have an up-to-date housing requirement figure in an adopted development plan, in accordance with paragraph 73 of the NPPF, it should instead use the 'Local Housing Need' (LHN) figure as derived by using the standard methodology in the Government's [Planning Practice Guidance](#).
41. The LHN is arrived at by using the [2014 household projections](#) (published in July 2016) and applying an affordability ratio to them. The affordability ratio is a comparison of the median house prices in an area to the median work place earnings in that area. These are published by the Office for National Statistics (ONS). The [latest statistics](#) were published in March 2020. A ratio over 4:1 (house price : earnings) indicates an affordability issue in an area that should be addressed by increasing the number of homes to be built in an area compared with what is expected through the household projections.
42. The 2014 household projections indicate the following:
  - Number of households at 2020: 90,937
  - Number of households at 2030: 97,259
  - Difference (ten year period 2020 to 2030): 6,322
  - Annual average: 632<sup>8</sup>
43. The March 2020 affordability statistics indicate the following:
  - Median house price: £277,500
  - Median workplace earnings: £32,970
  - Affordability ratio: 8.42<sup>9</sup>

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<sup>8</sup> Rounded from 632.2

<sup>9</sup> 277,500/ 32,970

44. As the affordability ratio of 8.42 is over 4 an adjustment factor needs to be applied. Using the standard methodology, the adjustment factor is 27.6%<sup>10</sup>, meaning that the household projections should be increased by this amount.
45. Therefore Local Housing Need is 632 + 27.6% = 807 dwellings<sup>11</sup>.
46. Over the plan period from 2020-2036, the Local Housing Needs figure is **12,912 dwellings**.

### Housing Delivery Test

47. The first HDT results were published in February 2020 and it is the Government's intention that they will be published annually in November. The next HDT results are therefore expected in November 2020.
48. The NPPF indicates that the supply of sites in the Borough over the next 5 years should include a buffer of additional sites over and above the expected requirement. This buffer should, at least, ensure there is choice and competition in the market for land; and if need be, provide more land to improve the prospect of achieving the planned supply where significant under delivery of housing has occurred in the last three years.
49. The HDT is used to determine whether there has been a significant under delivery of housing within an area for the purposes of the 5YLS. If the HDT falls below 85% then a 20% buffer is applied to the requirement, otherwise the minimum buffer should be 5%.

### Housing Delivery Test Results (February 2020)

50. The 2019 HDT results were published in February 2020. For Solihull this established the following (for the 3 year period 2016/17 to 2018/19 inc.):
- Number of new homes required: 2,000
  - Number of new homes delivered: 2,105
  - HDT result<sup>12</sup>: 105%
51. In the context of calculating five year housing supply, this means that the minimum buffer of 5% should be applied to the housing need figure.

### HEDNA

52. National planning practice guidance is clear that the LHN provides a minimum starting point in determining the number of homes needed in an area and it explains when it might be appropriate to plan for a higher housing need figure that the standard methodology indicates. This has been addressed in the HEDNA which has considered whether the UK Central Hub proposals represent a deliverable growth strategy that is likely to exceed past trends. The HEDNA concludes it is and has therefore looked to see what additional workforce may be required. On the basis that the standard methodology provides for higher jobs growth than baseline predictions indicate are necessary; and if commuter patterns for employment in the UK Central Hub area remain at 2011 census levels then a small increase to 816 dpa would be justified. Over the plan period this would result in a need for Solihull of 13,056.

<sup>10</sup> The formula in the [standard methodology](#) results in the following:  $1 + ((8.42 - 4) / 4) \times 0.25 = 1.276$  (i.e. a 27.6% increase)

<sup>11</sup>  $632.2 \times 1.276$

<sup>12</sup> Number of homes delivered measured as a percentage of new homes required.

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### Contribution to Housing Market Area

53. Through the Local Plan Review process undertaken to date, the Council had indicated it would test the ability to accommodate 2,000 dwellings from the shortfall up to 2031. Now that the Council has tested and established an appropriate capacity it is able to confirm the contribution to the HMA as the difference between the identified supply and the LHN. Thus the contribution to the HMA is 2,105 being the difference between 15,017 and 12,912. Thus **15,017 will be the housing requirement for the plan**, this equates to an average of 938 dwellings per annum.

## 5. Housing Supply

### Introduction

54. Suitable sources to include in the deliverable supply of housing are sites with planning permissions, Local Plan allocations, a windfall allowance, and other sources of land supply such as the SHELAA and Brownfield Land Register, as applicable.
55. The monitoring of new dwellings is reported on an annual basis to Government, and the year runs from 1st April to 31st March.
56. The Five Year Housing Land Supply position, as of 1<sup>st</sup> April 2020 and based on the existing Local Plan availability of sites, was presented to Cabinet Member in July 2020. The schedules of sources of supply that have been appended to this document include the 5YLS position and the deliverability up until 2036, where applicable.
57. A summary of the Housing supply for the Draft Submission Local Plan is provided below. The information on the sources of housing supply for rows 1-6 is included in Appendices A-H:

Source	Capacity
1 Sites with planning permission (started) <sup>13</sup>	1,663
2 Sites with planning permission (not started) <sup>14</sup>	1,119
3 Sites identified in land availability assessments <sup>15</sup>	320
4 Sites identified in the brownfield land register (BLR)	77
5 Town Centre Sites <sup>16</sup>	961
6 Solihull Local Plan (2013) allocations without planning permission at 1 <sup>st</sup> April 2020	350
7 Less a 10% to sites with planning permission (not started), sites identified in land availability assessments, BLR and SLP sites	-283
8 Windfall housing land supply (2022-2036)	2,800
9 UK Central Hub Area to 2036	2,740
10 Allocated Sites to 2036	5,270
<b>Total Estimated Capacity (rows 1-10)</b>	<b>15,017</b>

<sup>13</sup> Full dwellings and communal combined.

<sup>14</sup> As above

<sup>15</sup> Including sites that would become available if the Green Belt boundary changed.

<sup>16</sup> Solihull Town Centre (861) & Chelmsley Wood Town Centre (100)

## 6. Windfall

### National planning policy

58. Windfall sites are defined as 'Sites not specifically identified in the development plan', and this includes sites that are not identified through the SHLAA or brownfield register process.
59. Para. 68 of the NPPF recognises that windfall sites can make a valuable contribution to the housing supply of a local authority, and in Para. 70 states that where local planning authorities make an allowance for windfall sites as part of the anticipate supply, there should be compelling evidence base on the SHELAA, historic windfall delivery rates and expected future trends.

### Windfall supply in Solihull

60. Windfall sites constantly come forward in Solihull and make a significant contribution towards housing land supply. The nature of the Borough provides continuous opportunities for the redevelopment and recycling of land. High land values and existing low-density development areas provide the incentive to recycle land and ensure redevelopment is viable.
61. The Council has always been selective in permitting windfall development, only granting planning permission that preserves and enhancing local character and distinctiveness. The currently adopted Local Plan has been successful in supporting windfall housing development in sustainable locations, and the proposed Draft Submission Version continues to include provision for windfall.
62. Windfall housing land supply is a specific local circumstance and failure to plan for its provision would grossly underestimate the likely impact of housing growth on the environment, existing infrastructure and future infrastructure requirements.
63. The reliability of windfall sites can be tested through the history of windfall sites coming forward. There is compelling evidence that windfall sites consistently become available in Solihull. The windfall assumption in the adopted Solihull Local Plan was 150 dpa. The average windfall supply since 1992 has increased to 208 dpa and in the last decade is 251 dpa. The 5YLS position adopted at Cabinet in July 2019 set out a revised windfall rate of 200 dpa to reflect his position. To prevent double-counting with existing permissions, the windfall completions are counted from the third year of supply, therefore from 2022 onwards.
64. Evidence of past rates of windfall completions is provided in Appendix I.

## 7. Small sites

### National planning policy

65. The NPPF (Para. 68) includes a requirement that 10% of a Local Plan's housing requirement is accommodated on sites up to 1ha in size. This new requirement is aimed at promoting the development of a good mix of sites and recognising that small and medium size sites build out more quickly.

### Housing Supply

66. A significant proportion of the existing housing supply that is not generated from Local Plan allocations are on sites of 1ha or less. The table below shows that over 1,100 dwellings would be provided on small sites.
67. As that table shows, only 20% of housing supply, or 40 dwellings/year, would need to arise from windfall housing, to exceed the ten percent proportion in the NPPF. Records show that in the past 5 years at least 100 dwellings have been completed per annum on small windfall sites in the Borough, and therefore this is a cautious assumption.

Sources of planning supply	Net No. of dwellings on sites 1.0ha or less
Live planning permissions	432
Live planning permissions communal (ratio applied)	86
Started planning permissions	426
Started planning permissions communal (ratio applied)	124
Land availability Assessments	93
Brownfield Sites	69
10% implementation rate	-68
Total New Dwellings	1,162
20% of Windfall Allowance	560 (40 dpa)
Total Supply	1,722
Percentage of land supply	11.5%

## 8. Density

### NPPF

68. Para. 123 of the NPPF states that plans should contain policies to optimise the use of land in their area in order to meet as much of the identified need for housing as possible.
69. A review of densities achieved on sites that have come forward under the existing 2013 Local Plan show that a range of densities have been achieved, both in terms of overall dwelling numbers, but also compared type of housing brought forward.
70. The densities are shown as whole site and developable site area densities, to show how these differ.
71. Many of the 2013 Local Plan sites have brought forward a mix of types of housing, and Appendix J shows that for densities to increase over 30dph then generally apartments need to make up part of the mix.

## 9. Completions

The net completions for new dwellings, and communal bedspaces, for the years 2006-2020 are shown in Appendix K.

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# Appendices

**A. Sites with Planning Permission (live)**

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
712.01	Adjacent 23 Beauchamp Road Solihull B91 2TX	Renewal of outline consent to provide one dwelling.	18/02214	22/01/19	OPP	0	1	1	1
1040.01	Adjacent 101 Chester Road Castle Bromwich B36 9DS	Outline planning application for the erection of 2 No. dwellings with means of access and layout being determined (Matters of appearance, landscaping & scale reserved). Renewal of planning approval PL/2016/02645/PPOL.	19/02598	10/12/19	OPP	0	2	2	2
1286.01	Land rear of 214 Cooks Lane Kingshurst B37 6NH	Erect 8 No. semi-detached dwellings to be used for supported living.	18/00423	29/11/18	FPP	0	8	8	8
1354.01	land adj and rear 134 Streetsbrook Road Solihull B90 3PH	Erect detached 3 bedroom bungalow	17/02666	08/06/18	FPP	0	1	1	1
1373.01	land rear of 417-419 Streetsbrook Road Solihull B91 1RE	Erect one new dwelling	17/00382	11/04/17	FPP	0	1	1	1

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
1500.02	1 Hermitage Road Solihull B91 2FW	Provision of 2 No. additional self-contained apartments within existing building .	17/00655	22/06/17	FPP	0	2	2	2
1586.01	Ivy House Farm Harvest Hill Lane Meriden CV7 7HW	Removal of existing steel portal buildings and conversion of traditional brick building into a two bedroom and a three bedroom residential dwelling and the erection of a detached garage block.	18/03343	22/01/19	FPP	0	2	2	2
1593.01	50 Chelmsley Lane Marston Green B37 7BH	Residential development comprising the erection of one dwelling, ancillary access drive and new garage to serve existing dwelling and demolition of existing garage.	19/00771	15/05/19	FPP	0	1	1	1
1608.01	5 Waverley Grove Solihull B91 1NP	Demolition of existing bungalow and erection of two storey detached dwelling	17/01190	08/09/17	FPP	1	1	0	0
1654.01	80 Meeting House Lane Balsall Common CV7 7GE	Demolition of the existing property and the construction of a new residential property with access road/driveway, landscaping, car parking and garage at the rear of the new residential property.	17/01341	04/04/18	FPP	1	1	0	0

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
1700.02	Spar Stores 1 The Green Meriden CV7 7LN	Conversion and change of use of ground floor retail premises to a residential flat, including refenestration of the shop front and the reopening of three currently blocked windows	19/00408	24/04/19	FPP	0	1	1	1
1880.02	Sapphire House (West- D,E+F) Streetsbrook Road Solihull B91 1RD	Prior notification for a proposed change of use of offices (Class B1a) to 105 residential units.	17/03412	16/03/18	PN	0	105	105	0 <sup>1</sup>
1880.03	Sapphire House (East - A+B+C)) Streetsbrook Road Solihull B91 1RD	Prior notification for the change of use of offices (Class B1a) to 111 No. residential units.	18/00042	16/03/18	PN	0	111	111	68 <sup>2</sup>
1880.05	Block A Sapphire House Streetsbrook Road Solihull B91 1RD	Prior notification for a change of use from offices (Class B1a) to 30 residential units.	19/01507	22/07/19	PN	0	30	30	30

<sup>1</sup> Alternative application (ref 2017/03412) at Sapphire House Block (D,E,F) for 76 dwellings has been approved and commenced, therefore this application won't come forward. Application ref (2019/3135) is for additional 7 units to 76.

<sup>2</sup> Application (ref 2019/01597) at Sapphire House (Block A) for 30 dwellings has been approved subsequent to this application for blocks (A,B,C). Residual dwelling numbers for Blocks B+C would accommodate 68 units.

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
1880.06	Block F Sapphire House Streetsbrook Road Solihull B91 1RD	Erection of additional floor to block F to accommodate 7 residential apartments	19/3135	24/03/20	FPP	0	7	7	7
1883.02	Kixley Farm Kixley Lane Knowle B93 0JF	Outline application for erection of 2 storey 5 bedroom replacement dwelling with triple garage attached to side. At this point access, layout and scale are put forward for consideration	17/02613	11/03/19	OPP	1	1	0	0
1922.02	Sandy Hill Court 9 Sandy Hill Road Shirley B90 2EW	Change of use from existing outbuilding to C2 sheltered accommodation unit.	19/03164	20/03/20	FPP	0	1	1	1
1938.01	The Piggery (the Barn) , Holly Cottage Knowle Road Eastcote B92 0JA	Prior approval for the conversion of an agricultural storage barn to a residential dwelling (Following planning approval PL/2016/03213/PNCUDW).	19/01088	12/06/19	PN	0	1	1	1
1942.02	Courtyard Barn Adj Rose Cottage Marsh Lane Hampton- in-Arden b92 OAH	Change of use of disused single storey agricultural barn to single storey residential property with access from Marsh Lane over footpath.	18/02866	06/03/20	FPP	0	1	1	1

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1958.03	Land at the Dell Bickenhill Lane Catherine de Barnes B92 0DE	Reserved matters application for Appearance, Landscape and Scale following outline planning approval PL/2018/02959/PPOL - Outline approval for a single detached dwelling regarding access and layout only (Appearance, Scale and Landscape to be approved later by a reserved matters application).	19/01766	13/12/19	FPP	0	1	1	1
2008.01	72 Avenue Road Dorridge B93 8JU	Replacement dwelling (renewal of PL/2015/50053/MINFDW)	18/00675	27/06/18	FPP	1	1	0	0
2026.01	Oakes Farm Shop Balsall Street Balsall Common CV7 7AQ	Prior notification for a change of use from agricultural barn to dwelling.	18/02943	26/11/18	PN	0	1	1	1
2041.01	266 Dickens Heath Road Dickens Heath B90 1QJ	Demolition of existing two storey house, detached garage and conservatory and erection of a replacement two storey dwelling with integral garage and a detached one and a half storey bungalow with integral garage.	15/50579	26/11/15	FPP	1	1	0	0

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2046.01	Redundant Power Station Frogmore Lane Fen End CV8 1NT	Renewal of extant permission (PL/2015/52088/COU): Former auxiliary power station conversion of redundant former auxiliary power station (Use Class B2) to a 5 bedroom residential unit with integral garage.	18/01128	04/07/18	FPP	0	1	1	1
2047.01	land to rear 51 and 53 Hanbury Road Dorridge B93 8DW	Demolish 53 Hanbury Road and erect 7 No. dwellings with associated access, parking and landscaping. (Amended from 8 dwellings)	18/03136	14/06/19	FPP	0	7	7	7
2049.01	90 Broad Oaks Road Solihull B91 1HZ	Demolition of existing ancillary rear building and construction of two storey dwelling	18/01809	22/08/18	FPP	0	1	1	1
2054.02	Ashford Manor Farm Ashford Lane Hockley Heath B94 6RH	Prior notification for a change of use from a barn into a dwelling	18/00940	21/05/18	PN	0	1	1	1
2055.02	20, Lock House Waterside Dickens Heath B90 1UD	Prior notification for a change of use from A2 development to C3 residential to turn space into 2 No. bedroom apartment and 1 No. underground secured parking location.	18/01165	13/07/18	PN	0	1	1	1

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2056.01	Lincoln Road Wharf Lincoln Road Olton B27 6NY	Erection of 7 No. three storey terraced dwellings and 2 No three storey semi-detached dwellings and associated car parking (Following planning approval PL/2014/02064/FULL, formerly known as 2014/200).	19/02467	22/11/19	FPP	0	9	9	9
2082.01	Land rear of 195 Station Road Knowle B93 0PT	Renewal of planning permission for erection of a one and two storey cottage and double garage with access off existing side access drive to Greswolde House	18/00557	09/08/18	FPP	0	1	1	1
2095.01	Marlborough House 679 Warwick Road Solihull B91 3DA	Addition of 3 storey in-fill extension between two rear gables and conversion of first and second floor to four apartments. Additional parking spaces including disabled bays.	18/00335	16/03/18	FPP	0	4	4	4
2102.05	Rayner House & Yew Tree House Damson Parkway Solihull B91 2PP	Change of use from 6 sheltered housing flatlets (C3) to 6 residential care home rooms (C2).	19/02704	16/12/19	FPP	6	0	-6	-6
2106.02	Adj 41 Four Ashes Road Bentley Heath B93 8LY	Erect new dormer bungalow	17/03256	24/01/18	FPP	0	1	1	1

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2135.01	Cleobury Barn Cleobury Lane Earlswood B94 6AF	Reserve matters application for layout and landscaping pursuant to outline application PL/2016/02651/PPOL	17/00451	05/04/17	FPP	0	1	1	1
2167.01	Robin Hood Golf club St Bernards Road Olton B92 7DJ	Erection of two detached houses	17/00503	02/05/17	FPP	0	2	2	2
2174.01	Land adjacent 4 Hawkswood Drive Balsall Common CV7 7RD	Erection of a three bedroom detached house with detached two car garage	17/00800	05/06/17	FPP	0	1	1	1
2176.01	1 Kelsey Lane Balsall Common CV7 7GR	Partial demolition of existing dwelling and garage, erection of attached garage and construction of new dwelling.	18/01310	01/08/18	FPP	0	1	1	1
2179.01	212 Bills Lane Shirley B90 2PJ	Demolish detached garage and erect 1 No. 3 bedroom detached dwelling for family member	17/01266	04/07/17	FPP	0	1	1	1
2182.01	147 Dorridge Road Dorridge B93 8BN	Existing dwelling to be demolished and replaced with 5 bedroom house and integral garage.	17/01674	24/08/17	FPP	1	1	0	0
2186.01	339 Tanworth Lane Shirley B90 1DU	Demolition and replacement of existing detached dwelling house with new 5 bedroom detached house	17/01088	17/08/17	FPP	1	1	0	0

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2190.02	Wyevale Garden Centre Barston Lane Barston B92 0JJ	Erection of 34 no. two bedroom extra care apartments (Use Class C2) and associated works, including car parking, access, landscaping and associated engineering works.	19/01394	27/09/19	FPP	0	34	34	34
2199.01	land rear of 1324 Warwick Road Knowle B93 9LQ	Erection of one new dwelling to rear.	17/02025	20/10/17	FPP	0	1	1	1
2202.01	land rear of 242 Prince of Wales Lane Solihull Lodge B14 4LJ	Erect 1 No. new detached bungalow and associated car parking at land rear of 242 Prince of Wales Road.	17/01915	04/10/17	FPP	0	1	1	1
2203.01	Five Oaks Church Lane Meriden CV7 7HX	Demolition of all existing buildings and construction of replacement dwelling and cart lodge with associated works.	17/01035	11/10/17	FPP	1	1	0	0
2204.01	172 Widney Lane Solihull B91 3LH	Erection of 1 No. dwelling.	17/01466	20/10/17	FPP	0	1	1	1
2205.01	The Chase Smiths Lane Knowle B93 9AD	Conversion of existing dwelling and outbuildings, including minor demolition and extension works and the use of an existing annexe as an independent dwelling, to form 11 new residential properties.	17/01083	03/10/17	FPP	1	11	10	10

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2206.02	Windmill Farm Windmill Lane Lapworth B94 6PT	Demolition of five existing farm buildings (Site area 2160m2) to be replaced with one dwelling and detached garage (Resubmission of PL/2018/00362/PPFL).	18/01469	07/09/18	FPP	0	1	1	1
2206.01	Windmill Farm Windmill Lane Lapworth B94 6PT	Prior notification for a change of use from agricultural building to a C3 dwelling.	17/02626	30/11/17	PN	0	1	1	1
2207.02	156 Widney Road Bentley Heath B93 9BH	Erection of new two storey semi-detached house to the side of 156 Widney Road (Following planning application PL/2018/03184/PPFL).	19/01287	08/08/19	FPP	0	1	1	1
2208.01	146 Elmdon Lane Marston Green B37 7EG	Alterations and extension to create new semi-detached dwelling.	17/02511	27/11/17	FPP	0	1	1	1
2211.01	80 Silhill Hall Road Solihull B91 1JS	Demolition of existing property and erection of replacement dwelling including outbuilding to the rear	18/02627	19/11/18	FPP	1	1	0	0

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2212.01	27 Lowbrook Lane Tidbury Green B90 1QR	Erection of 1 No. 1.5 storey 4 bedroom dwelling in the rear garden of 27 Lowbrook Lane with detached garage and access from adjacent development approved under application references PL/2016/02834/PPOL & PL/2017/00556/PPRM	17/01568	02/11/17	FPP	0	1	1	1
2213.01	land off Marsh Lane Hampton-in-Arden B92 OAH	Erection of 9 two storey affordable dwellings with new access from Marsh Lane.	17/01485	09/11/17	FPP	0	9	9	9
2221.01	144 Stratford Road Shirley B90 3BB	Construction of first floor over existing shop to form 2 new apartments.	17/02452	18/12/17	FPP	0	2	2	2
2222.01	Village Hall 38 Elmdon Road Marston Green B37 7BT	Demolition of village hall and the erection of 10 dwellings	17/02193	22/12/17	FPP	0	10	10	10
	34 Temple Road Dorridge B93 8LF	Demolition of existing bungalow and erection of three new dwellings.	18/02306	14/01/19	FPP	1	1	0	0
		Demolition of existing bungalow and erection of three new dwellings.	18/02306	14/01/19	FPP	0	2	2	2

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2227.01	Land at The Pines Barston Lane Barston B92 0IN	Prior notification for a change of use of existing modern agricultural building to dwelling house on the land to the rear of The Pines.	18/02264	01/10/18	PN	0	1	1	1
2228.01	293 Lugtrout Lane Catherine de Barnes B91 2TW	Resubmission of application PL/2017/03021/MINFDW for one new dwelling.	18/01031	24/07/18	FPP	0	1	1	1
2230.01	Building & land opposite 26 Houndsfield Lane Tidbury Green B90 1PR	Demolition of former Glider repair and maintenance workshop and stores and erection of two four bedroomed dormer bungalows.	18/01292	16/08/18	FPP	0	2	2	2

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2231.01	Land between 64 & 70 Grove Road Knowle B93 0PL	Approval of reserved matters: Access: new access off Grove Lane; Appearance: style and design, off-white insulated render with window surround details, plain clay tiles as per surround properties, landscaping: new planting to front driveway; Layout: Footprint of buildings relocated due to drainage easement; and Scale: size and massing of dwelling in accordance with plot size and surrounds properties following outline planning application PL/2017/02190/PPOL allowed on appeal.	19/01837	10/01/20	FPP	0	1	1	1
2232.01	Summerfield Barn Oldwich Lane East Fen End CV8 1NR	Prior notification for a change of use converting building to dwelling (Following PL/2018/00072/PNCUDW).	19/03162	13/02/20	PN	0	1	1	1
2237.01	Barn Adjacent Ledbrook Farm Hob Lane Barston B92 0JS	Prior notification for change of use from an agricultural barn to a residential dwelling.	18/00337	14/03/18	PN	0	1	1	1

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2238.03	The Green Stratford Road Shirley B90 4LA	A hybrid planning application for the demolition of the existing buildings; an outline planning application for up to No. 330 (C3) residential dwellings and for up to 100,000 square feet (GIA) of car dealerships including MOT facilities (Sui generis) with all matters reserved apart from access and scale; and a full planning application for No. 242 (C3) residential dwellings and a full planning application for a single car dealership including MOT facilities (Sui generis) including a new vehicular access from Dog Kennel Lane, a new vehicular access from the existing A34 Cranmore Boulevard roundabout, tree removal works, landscaping, infrastructure upgrades and drainage works	18/02731	28/03/19	OPP	0	330	330	100 <sup>3</sup>
2245.01	Land adj Beanit Farm Hob Lane Burton Green CV7 7GX	Prior notification for change of use of an agricultural building to a residential dwelling at land adjacent to Beanit Farm	18/00418	11/04/18	PN	0	1	1	1

<sup>3</sup> Planning application for part of site due to be submitted Summer 2020.

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2248.01	115 Station Road Balsall Common CV7 7FG	Erect 2 No. dwellings within the grounds of 115 Station Road, Balsall Common, Solihull, CV7 7FG (Resubmission of previously withdrawn application PL/2019/02406/PPFL).	19/02406	02/03/20	FPP	0	2	2	2
2249.01	Shiloh Hob Lane Burton Green CV7 7GX	Resubmission of PL/2017/03254/MINFDW to resite approved dwelling.	18/02205	28/09/18	FPP	1	1	0	0
2252.01	11 Shalford Road Solihull B92 7NQ	Erect new two storey 2 bedroom detached dwelling.	18/00332	16/05/18	FPP	0	1	1	1
2254.01	167a Wood Lane Earlswood B94 5JL	Approval of remaining outstanding reserved matters - 1- appearance and 2- landscaping regarding outline planning permission PL/2017/02768/PPOL granted on 01/05/2018 for Removal of existing storage containers, structures and buildings and redevelopment of the site for up three detached dwellings, which included access, layout and scale only.	19/03173	27/03/20	FPP	0	3	3	3

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2255.01	land between 101 & 103 Stanway Road Shirley	Outline application (to include layout) to erect 1 No. house on the plot of land that sits between 101 Stanway road and 103 Stanway Road (access, appearance, landscaping and scale are matters to be reserved)	17/02662	15/05/18	OPP	0	1	1	1
2256.01	land adj 12 Bellamy Close Shirley B90 3DJ	Erect 2 No. 3 bedroom bungalows with first floor accommodation in roof (to include rooflights to front and rear)	17/02246	15/05/18	FPP	0	2	2	2
2266.01	De Mulder Enterprises Ltd Fillongley Road Meriden CV7 7HU	Prior notification for a change of use from offices to 1 No. residential dwelling.	18/01409	16/07/18	PN	0	1	1	1
2267.01	Land RO 1571 Warwick Road Knowle B93 9LF	Reserved matters for appearance, landscaping, layout and scale following outline approval PL/2018/01334/PPOL.	18/03109	08/01/19	FPP	0	1	1	1
2270.01	73 Cranmore Road Shirley B90 4PU	Conversion of existing house into 3 No. self-contained flats with extensions and alterations.	18/01093	12/07/18	FPP	1	3	2	2
2271.01	69-71 Cranmore Road Shirley B90 4PU	Conversion of guest house into 6 No. self-contained residential units including extensions to building (Change of use from C1 to C3).	18/01092	12/07/18	FPP	0	6	6	6

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2271.02	69-71 Cranmore Road Shirley B90 4PU	Change of use from C1 to C3 for conversion of guest house into 4 houses (self-contained residential units) including extensions to building	18/02884	04/01/19	FPP	0	0	0	0
2272.01	Luna Rose and Knowle Interiors, (#20) St Johns Way Knowle B93 0LE	New dwellings to be formed above existing retail units.	18/00942	18/07/18	FPP	0	2	2	2
2272.02	Luna Rose and Knowle Interiors, (#5) St Johns Way Knowle B93 0LE	New dwellings to be formed above existing retail units.	18/00942	18/07/18	FPP	0	2	2	2
2276.01	Héronsbrook Farm Warwick Road Knowle B93 0AU	Notification of prior approval for a proposed change of use of agricultural building to form two dwelling houses.	18/01843	22/08/18	PN	0	2	2	2
2278.01	5 Endwood Drive Solihull B91 1NX	Demolition of existing dwelling and erection of 1 No. replacement dwelling.	18/01730	31/08/18	FPP	1	1	0	0
2283.01	123 Burman Road Shirley B90 2BQ	Erect a detached dwelling.	18/00480	10/08/18	FPP	0	1	1	1

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2284.01	Land Adj. Bull Isolation Unit Bradnocks Marsh Lane Bradnocks Marsh B92 0LH	Change of use of land adjacent isolation unit to station mobile home with parking spaces for essential farm worker and family required to manage isolation unit.	18/01954	03/09/18	FPP	0	1	1	1
2285.02	85 Birchy Leasowes Lane Dickens Heath B90 1PU	Demolition of No. 85 Birchy Leasowes Lane and the construction of 5 detached dwellings and associated works, on the land of 85 Birchy Leasowes Lane, and land to the rear of 91 Birchy Leasowes, & 21, 29, 31 Birchy Close.	18/01710	06/09/18	FPP	0	4	4	4
2285.03	85 Birchy Leasowes Lane Dickens Heath B90 1PU	Substitution of 2 previously approved plots with 4 houses.	19/00418	16/05/19	FPP	0	2	2	2
2287.01	339 Priory Road Solihull Lodge B93 1BE	Demolition of existing garage and erection of a two bedroom bungalow.	18/01296	04/07/18	FPP	0	1	1	1
2288.01	Tudor Grange House Blossomfield Road Solihull	Change of use and alterations to existing Tudor Grange House to comprise C2 development and new buildings and associated infrastructure to create in total 64 bed care home and 44 No. assisted living units and associated works.	18/00167	04/07/18	FPP	0	32	32	32

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2288.02	Tudor Grange House Blossomfield Road Solihull	Change of use and alterations to existing Tudor Grange House to comprise C2 development and new buildings and associated infrastructure to create in total 64 bed care home and 44 No. assisted living units and associated works.	18/00167	04/07/18	FPP	0	10	10	10
2288.03	Tudor Grange House Blossomfield Road Solihull	Change of use and alterations to existing Tudor Grange House to comprise C2 development and new buildings and associated infrastructure to create in total 64 bed care home and 44 No. assisted living units and associated works.	18/00167	04/07/18	FPP	0	2	2	2
2289.01	land adjacent 20 Lady Byron Lane Knowle	Erection of two storey dwelling house with loft accommodation	17/00148	07/09/18	FPP	0	1	1	1
2290.02	Whitegates 334 Warwick Road Solihull B91 1BG	Demolition of existing bungalow and construction of 6 No. two bedroom apartments.	18/02176	24/09/18	FPP	0	4	4	4

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2294.02	21-23 and rear of 21-27 Alderbrook Road Solihull B91 1NN	Demolition of existing 23 Alderbrook Road dwelling and ground floor extension to No. 21 Alderbrook Road; erection of 5 No. new detached dwellings with associated access, garages and landscaping and new front garage and two storey side and rear extension to No. 21 Alderbrook Road.	18/00941	04/10/19	FPP	0	4	4	4
2298.01	301 Barston Lane Catherine de Barnes B91 2SX	Conversion of existing garage building to 1 No dwelling	18/00843	04/10/18	FPP	0	1	1	1
2299.01	72 Coverdale Road Solihull B92 7NT	Erect 1 No. dwelling.	18/00589	25/10/18	FPP	0	1	1	1
2300.01	53 Starbold Crescent Knowle B93 9LA	Erect 1 No. dwelling on land to side of 53 Starbold Crescent.	18/02715	22/11/18	FPP	0	1	1	1
2301.01	51 Knowle Wood Road Dorridge B93 8JN	Demolition of existing bungalow and erection of replacement dwelling	18/02654	29/11/18	FPP	1	1	0	0
2308.01	Tyburn Barn Tythe Barn Lane Dickens Heath B90 1PH	Conversion of redundant barn to residential use, removal of former dog kennel buildings and single storey extension and detached double garage	18/02576	06/12/18	FPP	0	1	1	1

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2309.01	The Whitehouse Kennels Back Lane Meriden CV7 7LD	Demolition of existing out buildings, alterations and extension to existing dwelling and construction of 4 new single storey dwellings to the rear with associated access, parking and attenuation pond	18/02118	14/12/18	FPP	0	4	4	4
2310.01	155a Main Road Meriden CV7 7NH	Rebuild building to form residential two 2 No. bedroom apartments (Resubmission of PL/2018/00531/PPFL).	18/01997	17/12/18	FPP	0	2	2	2
2311.01	48 Avenue Road Dorridge B93 8JZ	Demolition of existing detached dwelling and erection of two detached dwellings	18/01900	11/12/18	FPP	1	2	1	1
2315.01	39b Marlborough Road Castle Bromwich B36 0EJ	Conversion of garage into No. 1 bedroom flat	18/03143	17/01/19	FPP	0	1	1	1
2316.01	The Old Grain Store, Home Farm Kenilworth Road Knowle B93 0AB	Prior approval of a change of use of an agricultural building to a dwelling house.	18/03497	14/02/19	PN	0	1	1	1

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2316.02	Agricultural building, Home Farm Kenilworth Road Knowle B93 0AB	Prior notification for a change of use of agricultural building to a dwelling house and associated building operations.	19/01828	24/09/19	PN	0	1	1	1
2317.01	Land Adj 40 Woodlands Lane Shirley B90 2PT	Erect 1 No. four bedroom detached dwelling with loft bedroom (Following planning approval PL/2018/03575/MINFDW).	19/02813	17/01/20	FPP	0	1	1	1
2318.01	7 Rollswood Drive Solihull B91 1NL	Demolition of existing dwelling and construction of new dwelling on smaller footprint	18/03033	12/02/19	FPP	1	1	0	0
2322.01	254 Creynolds Lane Cheswick Green B90 4ET	Demolition of existing dwelling and construction of new dwelling and associated landscaping works	18/02473	27/03/19	FPP	1	1	0	0
2323.01	6 Land Lane Marston Green B37 7DE	Conversion of 6 Land Lane, Marston Green, Birmingham from office use to two residential apartments and a new build detached dwelling.	19/02325	01/11/19	FPP	0	2	2	2
2323.02	6 Land Lane Marston Green B37 7DE	Conversion of 6 Land Lane, Marston Green, Birmingham from office use to two residential apartments and a new build detached dwelling.	19/02325	01/11/19	FPP	0	1	1	1

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2325.01	575 Chester Road Castle Bromwich B36 0JU	Two storey side and rear extensions to existing detached dwelling together with conversion of the detached dwelling into 2 No. semi-detached dwellings.	19/00397	08/04/19	FPP	1	2	1	1
2326.01	18 Radbourne Road Shirley B90 3RT	Single residential dwelling	19/00371	08/04/19	FPP	0	1	1	1
2327.01	The Willows Netherwood Lane Chadwick End B93 0BD	Reserved matters for appearance, layout, scale and landscape on planning approval PL/2019/00281/PPOL - Outline application for the erection of single dwelling (All matters reserved except for access).	19/02938	29/01/20	FPP	0	1	1	1
2331.01	378 Gospel Lane Olton B27 7AN	Erection of two storey side and rear extension to form office on the ground floor and two self-contained 1 No. bedroom flats	19/00881	22/05/19	FPP	1	2	1	1
2335.01	342 Stratford Road Shirley B90 3DW	Change of use and extension of existing retail premises to flexible ground floor space A1, A2, A3 and A5 subdivided into three class a units; and change of use and extension to create 11 apartments to first and second floors	19/01190	17/05/19	FPP	0	11	11	11

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2336.01	16 Burman Road Shirley B90 2BD	Erect 2 No. semi-detached 2 storey dwellings within curtilage of land to the rear of Nos. 14 & 16 Burman Road with parking for 2 No. car parking spaces each. Dwellings to be constructed of similar material to the surrounding context and use the same proportions and styles of architectural features such as windows etc (Resubmission of PL/2019/00725/PPFL).	19/00822	14/06/19	FPP	0	2	2	2
2337.01	26 Diddington Lane Hampton-in-Arden B92 0BZ	Replacement house and removal of rabbit rescue and boarding centre (Approved under PL/2015/00198/FULL) returning application site to fully residential use, plus provision of a garden building with maternity roost space for brown long eared bats.	19/00507	21/06/19	FPP	1	1	0	0

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
2338.01	132 Station Road Balsall Common CV7 7FF	Change of use of empty veterinary premises (That may never had formal planning permission for business use, but whose ground floor was used as a veterinary surgery for 30+ years, with residential accommodation above) to entirely residential dwelling. Demolition of ground floor side/rear extension (Granted planning permission in 1996). Addition of a second two storey detached residential dwelling between 132 and 134 Station Road.	19/00043	17/06/19	FPP	0	1	1	1
2339.01	162 Browns Lane Bentley Heath B93 9BD	Existing detached single storey dwelling on the site to be demolished and replaced with part two storey detached dwelling.	18/03552	13/06/19	FPP	1	1	0	0
2340.01	Church Farm Church Lane Bickenhill B92 0DN	Partial demolition, extensions, conversions and alterations to existing stables and barn stores to form 1 No. new dwelling.	18/03498	05/06/19	FPP	0	1	1	1

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
2341.01	Hampton Hill Farm Diddington Lane Hampton-in-Arden B92 0FE	Conversion of threshing barn and stables into two residential dwellings.	18/01350	21/06/19	FPP	0	2	2	2
2343.01	158 Widney Road Bentley Heath B93 9BH	Conversion and extension of existing large four car garage to form separate dwelling with new access kerb crossing and parking on forecourt plus screen wall.	19/01325	18/07/19	FPP	0	1	1	1
2344.01	5 Burford Close Solihull B92 8EA	Erect new dwelling on land adjacent to 5 Burford Close	19/01080	02/07/19	FPP	0	1	1	1
2346.01	Enterprise House Meadow Drive Hampton-in-Arden B92 0BD	Prior notification for a change of use from office use (Class B1(a)) to dwelling houses (Class C3)	19/00986	25/07/19	PN	0	8	8	8
2347.01	rear 89-91 Grange Road Olton B91 1BZ	Erect 3 No. detached dwelling houses and associated access driveway	19/00358	19/07/19	FPP	0	3	3	3
2348.01	51 Lovelace Avenue Solihull B91 3JR	Demolition of double garage and erection of a new dwelling in infill plot at 51 Lovelace Avenue with proposed extensions to 51 Lovelace Avenue.	18/03432	19/07/19	FPP	0	1	1	1

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
2349.01	97 Lovelace Avenue Solihull B91 3JR	Resubmission of planning approval PL/2018/01899/PPFL - Resubmission of planning approval PL/2018/02235/PPFL - Demolition of existing property and erection of new dwelling house with main difference to increase the height of the proposed dwelling by 950mm and now with addition of a cellar.	19/02843	24/02/20	FPP	1	1	0	0
2350.01	51 Blossomfield Road Solihull B91 1NB	Replacement of existing dwelling and ancillary works.	19/01559	01/08/19	FPP	1	1	0	0
2351.01	former Trevina Honiley Road Fen End CV8 1NQ	Prior notification for a change of use from agricultural building to single dwelling.	19/01425	15/08/19	PN	0	1	1	1
2352.01	88 Station Road Balsall Common CV7 7FL	Demolition of part of 90 Station Road and erection of 4 No. five bedroom detached houses together with access and ancillary site works (Resubmission of PL/2018/02561/MINFDW).	19/00772	20/08/19	FPP	0	4	4	4

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
2354.01	Holly Bush House, Holly Bush Farm Holly Lane Balsall Common CV7 7EB	Prior notification for the change of use of a redundant agricultural barn into a residential dwelling. The design retains the structure and proportions/layout of original barn, external elevations having a new roof finish and new cladding to external walls.	19/02154	18/10/19	FPP	0	1	1	1
2355.01	11 Frensham Close Chelmsley Wood B37 7JU	Erect 1 no. new dwelling	19/01848	04/10/19	FPP	0	1	1	1
2357.01	48 Whitefields Road Solihull B91 3NX	Demolition of existing dwelling house and building of a 2.5 storey building containing 5 apartments	19/01305	30/01/19	FPP	1	1	0	0
2357.02	48 Whitefields Road Solihull B91 3NX	Demolition of existing dwelling house and building of a 2.5 storey building containing 5 apartments	19/01305	30/01/19	FPP	0	4	4	4
2359.01	Chesterton Farm Table Oak Lane Meer End CV8 1PX	Prior notification for conversion of existing two storey barn into a single dwelling	19/02294	05/11/19	FPP	0	1	1	1
2360.01	1 Harvard Road Solihull B92 8ET	Change of use from single dwelling to two maisonettes with addition of front and first floor side extension.	19/02674	04/12/19	FPP	1	2	1	1
2361.01	17 Woodside Way Solihull B91 1HB	Erect replacement dwelling.	19/02670	11/12/19	FPP	1	1	0	0

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
2362.01	46 Avenue Road Dorridge B93 8LA	Erection of one new dwelling to front of No. 46 Avenue Road and alterations/extensions to existing dwelling (No. 46) to include new first floor, with single and two storey extensions to front and rear.	19/02619	13/12/19	FPP	0	1	1	1
2363.01	35 Rushford Close Monkspath B90 4UF	Erect new detached house with single garage.	19/02458	17/12/19	FPP	0	1	1	1
2364.01	29 Crimscote Close Monkspath B90 4TT	Erect one x 2 bedroom dwelling adjacent to existing dwelling at 29 Crimscote Close.	19/02380	16/12/19	FPP	0	1	1	1
2365.01	6 The Grove Hampton-in-Arden B92 OHD	Erect 1 No. detached dwelling between 6 & 7 The Grove, on side garden belonging to both properties.	19/02272	19/12/19	FPP	0	1	1	1
2366.01	83 Knowle Wood Road Dorridge B93 8JP	Demolition of existing dwelling. Erection of 5 No. bedroom detached dwelling and integral garage.	19/02746	10/01/20	FPP	1	1	0	0
2367.01	Barston Farm Hob Lane Barston B92 0JT	Prior notification for a change of use from agricultural building to dwelling.	19/02680	14/01/20	FPP	0	1	1	1

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
2368.01	106 Kenilworth Road Knowle B93 0JD	Change of use from garden annex/garage to C3 dwelling house.	19/02453	10/01/20	FPP	0	1	1	1
2369.01	32 Dove House Lane Solihull B91 2TX	Demolition of existing dwelling and construction of replacement dwelling.	19/02311	15/01/20	FPP	1	1	0	0
2370.01	124 Wagon Lane Solihull B92 7PD	Development of 15 houses with associated road and parking.	19/01968	09/01/20	FPP	0	15	15	15
2371.01	561 Warwick Road Solihull B91 1AW	Demolition of existing house and revised scheme for erection of a three storey building with five apartments, associated parking at front and landscaping.	19/03005	06/02/20	FPP	1	5	4	4
2372.01	114 Dorridge Road Dorridge B93 8BN	Demolition of existing bungalow and construction of two 4 bedroom two storey dwellings.	19/02922	28/02/20	FPP	1	2	1	1
2373.01	land between 51 & 55 Lovelace Avenue Solihull B91 3JR	Erect new infill dwelling	19/02357	06/02/20	FPP	0	1	1	1
2374.01	55 Stonor Park Road Solihull B91 1EG	Erect replacement dwelling.	19/02118	07/02/20	FPP	1	1	0	0
2375.01	63 Fillongley Road Meriden CV7 7LW	Erect replacement dwelling	19/01853	24/02/20	FPP	1	1	0	0

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
2376.01	3 Bushwood Drive Dorridge B93 8JL	Demolition of an existing house and replacement with two new detached dwellings	19/00965	17/03/20	FPP	1	1	0	0
2376.02	3 Bushwood Drive Dorridge B93 8JL	Demolition of an existing house and replacement with two new detached dwellings	19/00965	17/03/20	FPP	0	1	1	1
2377.01	Land rear of 734a Old Lode Lane Elmdon	Erect new 2 bedroom bungalow to rear of 734A Old Lode Lane	19/01354	31/03/20	FPP	0	1	1	1
2378.01	land off Church Lane Bickenhill	Demolition and removal of existing buildings and structures and the use of land for the stationing of caravans for residential purposes.	19/03166	31/03/20	FPP	0	1	1	1
5010.03	SLP Site 10 - Blythe Valley - Phase Mid E - Plot S Blythe Gate Blythe B90 8AF	Erection of 124 residential dwellings (Parcel S) with associated parking, internal access roads, landscaping and all other details required by Condition 3 relating to the reserved matters of layout, scale, appearance and landscaping pursuant to planning permission reference PL/2016/00863/MAOOT.	19/01196	29/08/19	FPP	0	124	124	124

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
5010.04	SLP Site 10 - Blythe Valley - Phase Mid W - Plot R Blythe Gate Blythe B90 8AF	Hybrid planning application for a mixed use development of land at Blythe Valley Park to comprise: in outline with all matters reserved (save for the new access, internal spine road and elements of landscaping - as described below), up to 750 residential dwellings, up to 98,850sqm of Use Class B1, B2 and B8 floor space, up to 250 unit housing with care facility (Use Class C2/C3) up to 2,500sqm of ancillary town centre uses (Use Class A1-A5), upto 1000sqm of ancillary leisure and community uses (Use Class D2), up to 200 bed hotel (Use Class C1) associated car parking (including shared car parking which could be decked) public open space, public realm and highways works; in full, new vehicular access, internal spine road, soft and hard landscaping (in part) SUDS and balancing ponds	16/00863	08/03/17	OPP	0	114	114	114

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
5010.06	SLP Site 10 - Blythe Valley - Phase North - Plot M2 Blythe Gate Blythe B90 8AF	Erection of 48 residential apartments and three ground floor commercial units (Use Class A1-A5), with associated parking and landscaping, and all other details required by Condition 3 relating to the reserved matters of layout, scale, appearance, and landscaping pursuant to planning permission reference PL/2016/00863/MAOOT.	19/01332	03/09/19	FPP	0	48	48	48
6007.02	206a Widney Road Bentley Heath B93 9BH	Change of use to residential	19/01374	07/08/19	FPP	1	0	-1	-1
6049.01	Walford Hall Farm Solihull Road Hampton-in-Arden B92 0ES	Change of use of the farmhouse and associated outbuildings from residential/agricultural to commercial/office use. Extensive repairs to all buildings, full services installation, replacement/removal of inappropriate fittings and finishes, and extensions	18/02352	13/11/18	FPP	1	0	-1	-1

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
6051.01	1a Hatchford Brook Road Elmdon B92 9AG	Change of use from vacant residential flat above A4 alehouse (micropub drinking establishment) to A4 drinking establishment and extend opening hours to 06.00- 23.30 Monday - Sunday including Bank Holidays to provide an ancillary coffee shop facility	17/01855	15/08/17	FPP	1	0	-1	-1
6063.01	595 Tanworth Lane Shirley B90 4JE	Change of use from an existing residential dwelling (Class C3) to a Class D1 use	19/02155	11/10/19	FPP	1	0	-1	-1
6065.01	Tidbury Green Farm Fulford Hall Road Earlswood B90 1QZ	Change of use of the existing farmhouse, associated buildings and land from residential use (use class C3) to a pub/restaurant (use class A3/A4) with ancillary manager's accommodation, and construction of extensions and associated works, including: formation of access and car parking; and hard and soft landscaping (Resubmission of withdrawn application PL/2018/00235/PPFL).	19/00039	21/01/20	FPP	1	0	-1	-1

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS)
8008.02	SHELAA Site 7 - Corbetts Close Corbetts Close Hampton-in-Arden B92 0BU	Erection on a detached dwelling	18/00914	04/01/19	FPP	0	1	1	1
<b>Total deliverable (5YLS)</b>									<b>803</b>
<b>Total deliverable (to 2036)</b>									<b>1,033</b>

**B. Sites with planning permission (communal) (live)**

Site Ref	Address	Latest Application Description	Latest Application No.	Latest Application Approval Date	Latest Application Type	Total Existing Dwellings	Total New Dwellings	Outstanding Capacity	Deliverable Capacity (5YHLS) At 1.8 Ratio
2102.06	Rayner House & Yew Tree House Damson Parkway Solihull B91 2PP	Change of use from 6 sheltered housing flatlets (C3) to 6 residential care home rooms (C2).	19/02704	16/12/19	FPP	0	6	6	3
2240.01	74 Maple Leaf Drive Marston Green B37 7JB	Change of use from C1 (Hotels) to C2 (Residential Institution) for a children's care home.	18/00129	13/03/18	FPP	0	4	4	2
2288.04	Tudor Grange House Blossomfield Road Solihull	Change of use and alterations to existing Tudor Grange House to comprise C2 development and new buildings and associated infrastructure to create in total 64 bed care home and 44 No. assisted living units and associated works.	18/00167	04/07/18	FPP	0	64	64	36
5010.07	Site 10 - Blythe Valley - Phase North - Plot L Blythe Gate Blythe B90 8AF	Hybrid planning application for a mixed use development of land at Blythe Valley Park	16/00863	08/03/17	ALP	0	80	80	44
<b>Total deliverable (5YLS)</b>									<b>86<sup>4</sup></b>
<b>Total deliverable (up to 2036)</b>									<b>86</b>

<sup>4</sup> After rounding

### C. Solihull Local Plan (SLP) 2013 Allocations

Site Ref	Address	Site Source	Local Capacity	Plan Capacity	Deliverable Capacity (5YHLS)
5003.01	Site 3 - Simon Digby Partridge Close Chelmsley Wood B37 6RH	SLP		200	175 <sup>5</sup>
5016.01	Site 19 - Land at Riddings Hill Balsall Common CV7 7RW	SLP		65	65
5017.01	Site 24 - Land off Meriden Road Hampton-in-Arden B92 0BT	SLP		110	110
<b>Total deliverable (5YLS)</b>					<b>350</b>
<b>Total deliverable (up to 2036)</b>					<b>350</b>

<sup>5</sup> Pre-application discussions taking place for Site 3 with reduced capacity of 175 dwellings.

**D. Town Centre Sites**

Site Ref	Address	Site Source	Estimated Capacity	Deliverable Capacity (5YHLS) <sup>6</sup>
5015.01	Site 8 - Solihull Town Centre High Street Solihull B91 3SW	SLP	861	0
CFS 225	Chelmsley Wood Town Centre	SHELAA	100	0
<b>Total deliverable (5YLS)</b>				<b>0</b>
<b>Total deliverable (up to 2036)</b>				<b>961</b>

<sup>6</sup> This is as of the July 2020 Five Year Housing Land Supply statement.

## E. Land Availability Assessments

Site Ref	Address	Site Source	SHELAA Capacity	Deliverable Capacity (5YHLS) <sup>7</sup>
8002.01	SHLAA Site 107 - Hobs Moat Site 2 Campden Green Elmdon B92 8HG	SHELAA	3	3
8004.01	SHLAA Site 254 - Garages at Anglesey Avenue Smith's Wood B36 0NT	SHELAA	13	5 <sup>8</sup>
8005.01	SHLAA Site 298 - 107 Kelsey Lane Balsall Common CV7 7GS	SHELAA	5	5
8006.01	SHLAA Site 301 - Land at Shirley Depot Haslucks Green Road Shirley B90 2NE	SHELAA	37	0
8009.01	SHELAA Site 125 - Wychwood Roundabout Knowle	SHELAA	20	20
8010.01	SHELAA Site 155 - St George & St Teresa School Mill Lane Dorridge B93 8PA	SHELAA	31	0
8011.01	SHELAA Site 163 - Former Rectory & Glebe Land Church Hill Road Solihull B91 3RQ	SHELAA	17	17
8012.01	SHELAA Site 220 - Chapelhouse Depot Chapelhouse Road Fordbridge B37 5HA	SHELAA	30	30
8013.01	SHELAA Site 54 - Clopton Crescent Depot Clopton Crescent Fordbridge B37 6QU	SHELAA	20	20
8020.01	SHELAA Site 1 - Springhill, 443 Station Road, Balsall Common	SHELAA	21	0
8021.01	SHELAA Site 36 - Land adj. to Oakwood House, Balsall Common	SHELAA	40	0
8022.01	SHELAA Site 43 - Land adj. to Old Lodge Farm, Balsall Common	SHELAA	40	

<sup>7</sup> As of 1<sup>st</sup> April 2020, without land being released from the Green Belt.

<sup>8</sup> N.B. This site was shown to deliver 13, not 5 sites, in the July 2020 report to Cabinet Member. The information has been updated by SCH.

Site Ref	Address	Site Source	SHELAA Capacity	Deliverable Capacity (5YHLS) <sup>7</sup>
8023.01	SHELAA Site 49 – Land adj. 84 School Road, Hockley Heath	SHELAA	21	0
8024.01	SHELAA Site 328 – Land R/O 84, 86 and 90 School Road, Hockley Heath	SHELAA	30	0
8025.01	SHELAA Site 333 – 2 Lavender Hall Lane, Balsall Common	SHELAA	1	0
8026.01	SHELAA Site 245 – Former Rugby Club, Sharmans Cross Road	SHELAA	100	0
<b>Total deliverable</b>				<b>100</b>
<b>Total deliverable (up to 2036)</b>				<b>320</b>

## F. Brownfield Land Register

Site Ref	Address	Site Source	BLR Max Capacity	BLR Min Capacity	Deliverable Capacity (5YHLS)
9000.01	Widney Manor House, Widney Manor Road	BLR	1	2	2
9001.01	Land east, 106 - 118 Old Station Road	BLR	1	2	2
9002.01	National Motorcycle Museum, Coventry Road <sup>9</sup>	BLR	50	125	0
9003.01	Windmill House, Windmill Lane	BLR	2	3	2
9004.01	land RO, 146-152 Tilehouse Lane	BLR	5	10	8
9005.01	1806 Warwick Road, Knowle	BLR	1	3	2
9006.01	1817 Warwick Road, Knowle	BLR	1	3	2
9007.01	Four Winds, Catherine De Barnes	BLR	2	4	3
9008.01	School Road, Shirley	BLR	30	75	48 <sup>10</sup>
9009.01	Highlands Road, Shirley	BLR	25	200	0
9010.01	Earlsmere House, Warings Green	BLR	1	2	2
9011.01	Blythe House, Widney Manor Road	BLR	1	2	2
9012.01	Land in the NEC Masterplan	BLR	2500	1500	0
9013.01	Silver Trees Farm Balsall Street Balsall Common	BLR	1	3	2
9014.01	227 Lugtrout Lane Solihull	BLR	1	3	2

<sup>9</sup> Considered suitable for the longer term

<sup>10</sup> Planning application (2019/02521) submitted.

Site Ref	Address	Site Source	BLR Max Capacity	BLR Min Capacity	Deliverable Capacity (5YHLS)
<b>Total deliverable (5YLS)</b>					<b>77</b>
<b>Total deliverable (up to 2036)</b>					<b>77</b>

### G. Sites with planning permission (started)

Site Ref	Address	Latest Application Description	Latest App No.	Latest App Approval Date	Latest App Type	Net New Dwellings	Started	Total Completed	Total Lost	Out-standing Capacity	Deliverable Capacity <sup>11</sup>
886.02	177 Old Station Road Hampton-in-Arden B92 0HG	CHANGE OF USE OF FORMER COACH HOUSE AND GROOMS ACCOMMODATION INTO TWO BEDROOM COTTAGE (RESUBMISSION OF 2009/ 842).	09/1444	22/10/09	FPP	1	1	0	0	1	1
1514.01	208 Stratford Road Shirley B90 3AG	Replace the existing property (No. 208) with a new residential development of a single apartment block comprising 27 two bedroom dwellings with associated infrastructure, parking, bin and cycle storage, served by a new access off Richard Lewis Way.	16/01661	01/03/17	FPP	27	27	0	0	27	27
1525.01	The Elms Balsall Street Balsall Common CV7 7AR	Demolish existing barns and erect 4 No. residential units with associated parking and landscaping.	16/02387	31/03/17	FPP	4	2	0	0	4	4
1550.01	47 Coleshill Road Marston Green B37 7HW	Erection of 2 No. detached four bedroom chalet style bungalows (Resubmission of application 2014/1628).	14/02323	16/01/15	FPP	1	2	0	1	2	2
1584.02	Canal View Salter Street Earlswood B94 6DE	Change of use of land as a gypsy and traveller caravan site consisting of 3 No. pitches and associated development	17/02885	08/01/18	FPP	2	2	0	0	2	2
1712.01	54 Lode Lane Solihull B91 2AW	CHANGE OF USE FROM SINGLE RESIDENTIAL DWELLING TO 6 APARTMENTS INCLUDING ACCESS AND CAR PARKING TO REAR OF PROPERTY .	11/1375	20/10/11	FPP	5	6	0	1	6	6

<sup>11</sup> References: 951.01, 1045.01, 1597.01, 1610.01, 1883.01 and 1962.01 are not likely to come forward, and as such are removed from the 'deliverable' capacity.

Site Ref	Address	Latest Application Description	Latest App No.	Latest App Approval Date	Latest App Type	Net New Dwellings	Started	Total Completed	Total Lost	Out-standing Capacity	Deliverable Capacity <sup>11</sup>
1736.01	Walsh Hall Walsh Lane Meriden CV7 7JY	Listed building consent for amendments to planning approval PL/2015/50074/LBC	17/03060	19/04/18	FPP	1	1	0	0	1	1
1776.01	Croft House 21 a&b Station Road Knowle B93 0HL	Conversion of existing offices to 4 no. flats	12/1461	03/01/13	FPP	4	0	2	0	2	2
1791.02	14-16 Kenilworth Road Knowle B93 0JA	Conversion of 14-16 Kenilworth Road to form 2 No. residential dwellings following demolition of existing single storey rear extension and conversion of studio building with new extension to form single dwelling.	19/00203	25/04/19	FPP	3	3	0	0	3	3
1838.01	Sunnymount Kenilworth Road Knowle B93 0JH	Demolition of the existing building and associated outbuildings and the erection of 3 No. detached dwellings with access and garaging.	13/00801	24/04/14	FPP	1	1	0	0	1	1
1838.02	Sunnymount Kenilworth Road Knowle B93 0JH	Demolition of the existing building and associated outbuildings and the erection of 3 No. detached dwellings with access and garaging.	13/00801	24/04/14	FPP	2	0	1	0	1	1
1864.01	Uplands 74 Dickens Heath Road Shirley B90 1QE	Change of use of land to a residential caravan site for 4 gypsy families with a total of 8 caravans, including the erection of two amenity buildings.	13/01046	04/11/13	FPP	4	3	0	0	4	4
1880.04	Sapphire House (West -D,E +F) Streetsbrook Road Solihull B91 1RD	Prior notification for a change of use from offices (B1a) to 76 residential units.	19/02051	30/09/19	PN	76	76	0	0	76	76
1888.01	Land adjacent to 6 Oak Tree Close	New 2 bedroom dwelling on side garden site.	17/01833	14/09/17	FPP	1	1	0	0	1	1

Site Ref	Address	Latest Application Description	Latest App No.	Latest App Approval Date	Latest App Type	Net New Dwellings	Started	Total Completed	Total Lost	Out-standing Capacity	Deliverable Capacity <sup>11</sup>
	Dorridge B93 8AS										
1916.02	Barn Stores Stripes Hill Farm Warwick Road Knowle B93 0DS	Demolition of existing disused barn building and erection of 2 No. new dwellings.	19/02937	04/03/20	FPP	2	2	0	0	2	2
1934.01	24 Needlers End Lane Balsall Common CV7 7AG	ERECT SINGLE STOREY EXTENSION TO REAR OF 24 NEEDLERS END LANE AND ERECTION OF 1 No. 3 BEDROOM DWELLING ATTACHED TO SIDE OF 24 NEEDLERS END LANE.	5	02/10/14	FPP	1	1	0	0	1	1
1936.01	4 Woodside Way Solihull B91 1HB	DEMOLITION OF HOUSE. ERECTION OF REPLACEMENT DWELLING HOUSE AND REMOVAL OF TWO TPO TREES.	14/1540	20/10/14	FPP	0	1	0	1	1	1
1962.02	Barn Barretts Lane Farm Barretts Lane Balsall Common CV7 7GB	Conversion of a listed barn to a dwelling, small rear extension and construction of timber garage	17/02826	26/04/18	FPP	1	1	0	0	1	1
1981.03	Unit 5 Olton Bridge, 245 Warwick Road Olton B92 7AH	Prior notification for change of use of ground and first floor offices to residential accommodation comprising 1 & 2 bedroom flats.	19/02164	30/09/19	PN	3	3	0	0	3	3
2004.02	Home Farm Shadowbrook Lane Hampton-in- Arden B92 0DG	Conversion of a former bed and breakfast building to two attached dwellings with two detached garages.	19/00623	10/06/19	FPP	2	2	0	0	2	2
2004.04	Home Farm Shadowbrook Lane Hampton-in- Arden B92 0DG	Conversion and selected demolition of 3 No. existing barns into 8 No. dwelling houses and the erection of 1 No. new barn providing 3 dwelling houses on part of the	18/00035	26/04/18	FPP	8	8	0	0	8	8

Site Ref	Address	Latest Application Description	Latest App No.	Latest App Approval Date	Latest App Type	Net New Dwellings	Started	Total Completed	Total Lost	Out-standing Capacity	Deliverable Capacity <sup>11</sup>
		land at Home Farm, Shadowbrook Lane.									
2004.05	Home Farm Shadowbrook Lane Hampton-in-Arden B92 0DG	Conversion and selected demolition of 3 No. existing barns into 8 No. dwelling houses and the erection of 1 No. new barn providing 3 dwelling houses on part of the land at Home Farm, Shadowbrook Lane.	18/00035	26/04/18	FPP	3	3	0	0	3	3
2045.01	512-514 Stratford Road Shirley B90 4AY	Demolish existing buildings and erect new building containing four supported living units	14/00865	09/10/15	FPP	4	4	0	0	4	4
2054.01	Ashford Manor Farm Ashford Lane Hockley Heath B94 6RH	Rebuild part of former agricultural building and change of use to residential dwelling in accordance with the previously agreed prior approval PL/2015/52504/PNCUDW	18/01856	21/09/18	PN	1	1	0	0	1	1
2062.01	42 Roach Close Chelmsley Wood B37 7UH	Erection of 2 No. one bedroom two person flats.	15/52706	18/01/16	FPP	2	2	0	0	2	2
2076.01	Lowbrook Farm Lowbrook Lane Tidbury Green B90 1QS	Reserved matters (Appearance, landscaping, layout and scale) submission of details pursuant to conditions 2, 3, 5, and 15 of Appeal Decision Ref. No. APP/Q4625/13/2192128 (Outline Planning Application Ref. No. 2012/1627) for the erection of 200 No. dwellings and associated highway infrastructure, drainage and open space works.	18/01828	01/11/18	FPP	200	37	55	0	145	145
2077.01	Tidbury Green Farm Fulford Hall	Approval of appearance, landscaping, layout and scale of	16/03231	03/08/17	FPP	190	22	160	0	30	30

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	Road Earlswood B90 1QZ	a residential development approved under PL/2013/01394/OLM - 65 dwellings (Part Revision to PL/2016/01738/PPRM).									
2100.01	Hedgerows Cleobury Lane Earlswood B94 6AF	Demolition of existing commercial buildings & the erection of 2 No. bungalows, garages & ancillary works	18/03504	02/04/19	FPP	2	1	0	0	2	2
2105.01	Yew Tree Cottage Box Trees Road Hockley Heath B94 6EB	Erect a replacement dwelling	16/00320	01/06/16	FPP	0	1	0	0	0	0
2108.01	Wayside Oldwich Lane West Chadwick End B93 0BQ	Erect 1 No. replacement dwelling and 2 No. new detached dwellings.	17/03417	03/08/18	FPP	0	1	0	1	1	1
2108.02	Wayside Oldwich Lane West Chadwick End B93 0BQ	Erect 1 No. replacement dwelling and 2 No. new detached dwellings.	17/03417	03/08/18	FPP	2	2	0	0	2	2
2116.01	157 Main Road Meriden CV7 7NH	Demolition of existing warehouse building; erection of five terraced dwellings; laying of hardstanding; formation of car parking facilities; provision of shared amenity space and all ancillary works	15/51646	01/07/16	FPP	5	5	0	0	5	5
2122.01	54 Avenue Road Dorridge B93 8JZ	Demolition of existing detached garage and erection of 1 new dwelling	17/02152	11/10/17	FPP	1	1	0	0	1	1
2129.01	964 Warwick Road Knowle B91 3HN	Demolition of existing dormer bungalow and erection of a replacement two storey single family detached dwelling house basement and associated	17/02162	18/10/17	FPP	0	1	0	1	1	1

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		access and boundary treatment									
2139.01	Tidbury Green Golf Club Tilehouse Lane Tidbury Green B90 1PT	Demolition of the driving range and machinery/general store and erection of four detached dwellings (Resubmission of PL/2016/01524/PPFL).	17/01815	08/11/17	FPP	4	2	2	0	2	2
2141.01	17 Newborough Road Shirley B90 2HA	Convert existing flat roof to pitched/hipped roof (with dormers to front and roof lights and dormers to rear) and first floor rear extension to form additional floor space at second floor and additional 7 No. 1 bedroom apartments (Resubmission of PL/2016/02266/MINFDW) to include detached bicycle store to rear	16/03066	26/01/17	FPP	7	7	0	0	7	7
2150.01	2 Oakley Wood Drive Solihull B91 2PH	Demolition of detached garage, erection of 1 No. detached two bedroom bungalow (Resubmission of PL/2016/03035/PPFL).	17/00623	15/06/17	FPP	1	1	0	0	1	1
2151.01	Garage Oakfield Farm Bradnocks Marsh Lane Bradnocks Marsh B92 0LH	Garage conversion to form 1 No. new dwelling	16/02807	27/02/17	FPP	1	1	0	0	1	1
2163.01	85 High Street Solihull Lodge B91 9YA	Construction of bedroom dormer style bungalow.	18/00817	28/06/18	FPP	1	1	0	0	1	1
2164.01	179-189 Warwick Road Olton B92 7AW	Ground, first and second floor alterations and additions to provide 7 new 1 bed apartments above existing	16/02653	12/04/17	FPP	7	7	0	0	7	7

Site Ref	Address	Latest Application Description	Latest App No.	Latest App Approval Date	Latest App Type	Net New Dwellings	Started	Total Completed	Total Lost	Out-standing Capacity	Deliverable Capacity <sup>11</sup>
		ground floor shops including alteration to shop front & shutters, replacement of flat roof with pitched roof, changes to existing roof layout, dormers to rear and single storey extension & balcony to rear.									
2168.01	Land Rear of 116 Lyndon Road Solihull B92 7RQ	Erection of 6 No. 2-3 bedroom residential dwellings and associated access	17/00366	18/05/17	FPP	6	6	0	0	6	6
2171.01	Pear Tree Cottage Netherwood Lane Chadwick End B93 OBD	Construction of new 4 bedroom dwelling as established in outline planning PL/2016/02828/PPOL (APP/Q4625/W/17/3168927).	18/02816	15/11/18	FPP	1	1	0	0	1	1
2172.01	Stable Cottage Warwick Road Chadwick End B93 OBE	Demolition of workshop and ancillary structures and erection of dwelling, Stable Cottage, Warwick Road, Chadwick End, Solihull (Amendment to planning permission PL/2018/02655/PPFL). This application is to insert a first floor within the roof space of the building already approved, the overall dimensions are unchanged	19/00515	18/04/19	FPP	1	1	0	0	1	1
2184.01	Brook Farm Meer End Road Meer End CV8 1PU	Erect a replacement dwelling (Resubmission of PL/2017/01500/MINFDW).	17/03017	15/12/17	FPP	0	1	0	1	1	1
2188.01	Silver Birches Frog Lane Balsall Common CV7 7FP	Demolition of existing bungalow and replace with a single 2 storey building comprising 6 No. apartments	17/00939	15/08/17	FPP	5	0	0	1	6	6
2191.01	2 Poolfield Drive	The design and construction of	17/01903	08/09/17	FPP	1	1	0	0	1	1

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	Solihull B91 1SH	a new single 2 storey dwelling to the north of the land at 2 Poolfield Drive, Solihull (Resubmission of PL/2017/00633/PPFL).									
2195.01	459 Streetsbrook Road Solihull B91 1QZ	Demolition of existing dwelling, construction of 4 No. storey house including basement	18/02507	13/12/18	FPP	0	1	0	1	1	1
2196.01	14 Clyde Road Dorridge B93 8BD	Demolish existing dwelling and erect new house with integral garage.	17/02187	04/04/17	FPP	0	1	0	1	1	1
2198.01	Willows Sunnyside Lane Balsall Common CV7 7FY	Erect 4 bedroom detached dwelling with attached garage	18/00768	17/05/18	FPP	1	1	0	0	1	1
2207.01	156 Widney Road Bentley Heath B93 9BH	Erect new bungalow.	17/02521	27/11/17	FPP	1	1	0	0	1	1
2209.01	36 Hazeloak Road Shirley B90 2AY	Conversion of and extensions to existing dwelling to form four flats	17/02518	17/11/17	FPP	3	4	0	1	4	4
2215.01	Linacre House Heathmere Drive Fordbridge B37 5EW	Change of use to part of ground floor from office to form 2 No. residential flats.	17/02926	19/12/17	FPP	2	2	0	0	2	2
2215.02	Linacre House Heathmere Drive Fordbridge B37 5EW	Change of use of part of ground floor, from office to form 1 flat	18/03341	21/01/19	FPP	1	1	0	0	1	1
2217.01	Fulford Hall Farm Fulford Hall Road Earlswood B94 5LU	Notification for prior approval for a proposed change of use of agricultural buildings to form 3 No. Class 3 residential dwellings.	17/02807	19/12/17	PN	3	3	0	0	3	3
2219.01	2 Monwood Grove Solihull	Erect a replacement 6 bedroom dwelling and single detached	17/02717	01/12/17	FPP	0	0	0	1	1	1

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	B91 1PB	garage									
2236.01	Back Lane Farm Back Lane Meriden CV7 7LD	Change use of an existing building at Back Lane Farm to a domestic dwelling with 2 No bedrooms.	17/02966	01/03/18	FPP	1	1	0	0	1	1
2238.02	The Green Stratford Road Shirley B90 4LA	Revision to development permitted under PL/2017/03218/PPFL for the development of a 68 unit extra care accommodation building (Use Class C2), with formation of new vehicular and pedestrian access, removal of trees, landscaping and formation of a swale.	19/00710	07/09/18	FPP	68	68	0	0	68	68
2238.04	The Green Stratford Road Shirley B90 4LA	A hybrid planning application for the demolition of the existing buildings; an outline planning application for up to No. 330 (C3) residential dwellings and for up to 100,000 square feet (GIA) of car dealerships including MOT facilities (Sui generis) with all matters reserved apart from access and scale; and a full planning application for No. 242 (C3) residential dwellings and a full planning application for a single car dealership including MOT facilities (Sui generis) including a new vehicular access from Dog Kennel Lane, a new vehicular access from the existing A34 Cranmore Boulevard roundabout, tree	18/02731	28/03/19	FPP	246	23	0	0	246	246

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		removal works, landscaping, infrastructure upgrades and drainage works									
2241.01	2 Langley Hall Road Olton B92 7HF	Two storey 4 bedroom detached house with new vehicular access and parking from Gospel Lane.	18/00086	13/03/18	FPP	1	1	0	0	1	1
2244.01	2 Shelly Lane Monkspath B90 4EJ	Erect 1 No. new dwelling.	18/00484	11/04/18	FPP	1	1	0	0	1	1
2246.01	Land Rear of 437 Streetsbrook Road Solihull B91 1RB	Erect 1 No. new dwelling house	18/00406	11/04/18	FPP	1	1	0	0	1	1
2250.01	1-3 Thimble Lane & 1678-1680 High Street Knowle B93 0LY	Change of use to Nos. 1-3 Thimble Lane and 1678-1680 High Street from office (A2) to residential units	17/03196	25/04/18	FPP	3	0	1	0	2	2
2251.01	2 Widney Manor Road Solihull B91 3JQ	Demolition of existing dwelling and erection of 1 No. new dwelling.	19/00259	04/04/19	FPP	0	1	0	1	1	1
2257.01	108 Chester Road Castle Bromwich B36 0AL	Approval of details of (a) access, (b) appearance, (c) landscaping, (d) layout and (e) scale following outline application PL/2018/01074/PPOL	18/02116	31/08/18	FPP	1	1	0	0	1	1
2260.01	Shirley Police Station Stratford Road Shirley B90 3AR	Demolition of existing building and erection of 32 Apartments (11 No. one bedroom & 21 No. two bedroom), car parking, landscaping and ancillary works.	18/00559	18/06/18	FPP	32	32	0	0	32	32
2261.01	32 Blossomfield Road Solihull B91 1NF	Demolition of dwelling house and erection of apartment building with 6 flats and	18/00111	01/06/18	FPP	1	2	0	1	2	2

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		associated development									
2261.02	32 Blossomfield Road Solihull B91 1NF	Demolition of dwelling house and erection of apartment building with 6 flats and associated development	18/00111	01/06/18	FPP	4	4	0	0	4	4
2263.01	91 Silhill Hall Road Solihull B91 1JT	Erect replacement dwelling.	18/01530	24/07/18	FPP	0	1	0	1	1	1
2265.01	31 Lady Byron Lane Knowle B93 9AT	Demolish existing dwelling and erect replacement dwelling.	18/01485	18/07/18	FPP	0	1	0	0	0	0
2275.01	workshop adj The Cottage Eaves Green Lane Meriden CV7 7JL	Demolition of existing workshop, construction of dormer bungalow and refurbishment of existing barn to form a single new domestic dwelling	18/02965	13/12/18	PN	1	1	0	0	1	1
2277.01	Land at Sunnyside Farmhouse Barretts Lane Balsall Common CV7 7GB	Change of use from derelict agricultural buildings to one single storey dwelling including extensions to rear and demolition of buildings and removal of areas of concrete.	18/01833	23/08/18	FPP	1	1	0	0	1	1
2281.01	172 Tythe Barn Lane Dickens Heath B90 1PF	Demolition of existing bungalow and erection of replacement house.	18/01433	06/08/18	FPP	0	1	0	1	1	1
2282.01	Aylestone, 8 Eastcote Lane Hampton-in-Arden B92 0AS	Extensions and alterations to create five bedroom dwelling.	18/00481	06/08/18	FPP	0	1	0	1	1	1
2285.01	85 Birchy Leasowes Lane Dickens Heath B90 1PU	Demolition of No. 85 Birchy Leasowes Lane and the construction of 5 detached dwellings and associated works, on the land of 85 Birchy Leasowes Lane, and land to the	18/01710	06/09/18	FPP	0	0	0	1	1	1

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		rear of 91 Birchy Leasowes, & 21, 29, 31 Birchy Close.									
2290.01	Whitegates 334 Warwick Road Solihull B91 1BG	Demolition of existing bungalow and construction of 6 No. two bedroom apartments.	18/02176	24/09/18	FPP	1	0	0	1	2	2
2293.01	20-22 Station Road Knowle B93 0HT	Redevelopment to form 28 retirement living apartments, including communal facilities, car parking and landscaping (Proposal to use existing access).	18/00093	20/09/18	FPP	28	28	0	0	28	28
2294.01	21-23 and rear of 21-27 Alderbrook Road Solihull B91 1NN	Demolition of existing 23 Alderbrook Road dwelling and ground floor extension to No. 21 Alderbrook Road; erection of 5 No. new detached dwellings with associated access, garages and landscaping and new front garage and two storey side and rear extension to No. 21 Alderbrook Road.	18/00941	04/10/19	FPP	0	0	0	1	1	1
2296.01	45 Hanbury Road Dorridge B93 8DW	Demolition of existing dwelling and erection of replacement	18/02442	19/10/18	FPP	0	1	0	1	1	1
2302.01	564 Warwick Road Solihull B91 1AD	Demolition of 4 bedroom dwelling with garage and erection of 5 bedroom replacement dwelling	18/02566	05/11/18	FPP	0	1	0	1	1	1
2303.01	161 Dorridge Road Dorridge B93 8BN	Demolition of existing dormer bungalow and double garage and erection of 2 No. 5 bedroom houses.	18/02370	15/11/18	FPP	1	2	0	1	2	2
2305.01	6 Alderbrook Road Solihull B91 1NH	Demolition of dwelling house and erection of two detached houses and associated development	18/02102	08/11/18	FPP	1	2	0	1	2	2

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2306.01	1 Anglesey Avenue Smith's Wood B36 ONS	Erect two bedroom detached dwelling.	18/01711	07/11/18	FPP	1	1	0	0	1	1
2307.01	White Gables Birmingham Road Meriden CV7 7JS	Erect replacement dwelling	18/01172	08/11/18	FPP	0	1	0	1	1	1
2312.01	Hillfield Cottage Widney Lane Solihull B91 3JY	Erection 2 No. semi-detached dwellings.	18/01161	17/12/18	FPP	2	2	0	0	2	2
2319.01	The Garage Barston Lane Barston B92 0JP	Demolition of existing out buildings and conversion and extension of existing garage into 2 dwellings, demolition of existing garage and rear extension to The Holte, and the construction of 2 new dwellings with the associated access and parking	18/01239	15/02/19	FPP	2	2	0	0	2	2
2319.02	The Garage Barston Lane Barston B92 0JP	Demolition of existing out buildings and conversion and extension of existing garage into 2 dwellings, demolition of existing garage and rear extension to The Holte, and the construction of 2 new dwellings with the associated access and parking	18/01239	15/02/19	FPP	0	1	0	0	0	0
2319.03	The Garage Barston Lane Barston B92 0JP	Demolition of existing out buildings and conversion and extension of existing garage into 2 dwellings, demolition of existing garage and rear extension to The Holte, and the construction of 2 new dwellings with the associated access and parking	18/01239	15/02/19	FPP	1	1	0	0	1	1

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2320.01	1188 Warwick Road Knowle B93 9LL	Demolition of existing dormer bungalow and replacement with two new dwellings.	18/03564	05/03/19	FPP	0	1	0	1	1	1
2320.02	1188 Warwick Road Knowle B93 9LL	Demolition of existing dormer bungalow and replacement with two new dwellings.	18/03564	05/03/19	FPP	1	1	0	0	1	1
2321.01	90 Grange Road Dorridge B93 8QX	Demolition of existing house and garage and erection of one 2 storey detached house with bedrooms in loft space	19/00098	15/03/19	FPP	0	1	0	0	0	0
2324.01	Woodhay 46 The Crescent Hampton-in-Arden B92 0BP	Demolish existing bungalow and erect new house	19/00457	24/04/19	FPP	0	1	0	1	1	1
2328.01	139 Elmdon Lane Marston Green B37 7DN	Demolition of existing bungalow and development of 2 detached dwellings.	19/00225	05/04/19	FPP	1	2	0	1	2	2
2329.01	land rear of 42-44 Brackleys Way Solihull	Redevelopment of existing garage site and erection of 7 houses with associated roads and parking.	18/03540	18/04/19	FPP	7	7	0	0	7	7
2330.01	garages Willow Way Chelmsley Wood B37 7PL	Demolition of existing garages and development of 7 dwellings (3 houses & 4 flats), with associated roads and parking.	18/03519	08/04/19	FPP	7	7	0	0	7	7
2332.01	2 Spring Coppice Drive Dorridge B93 8JX	Demolish existing bungalow and erect replacement detached dwelling.	19/00346	16/05/19	FPP	0	1	0	1	1	1
2333.01	36 Faulkner Road Solihull B92 8SY	Resubmission of PL/2018/03518/MINFDW to increase size of dwellings to accommodate Passivhaus build system, for demolition of existing building and development of 7 bungalows, with associated roads and	19/02853	22/01/20	FPP	7	7	0	0	7	7

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		parking.									
2334.01	Beechwood Farmhouse Hodgetts Lane Berkswell CV7 7DG	Conversion and extension of ancillary accommodation to single dwelling.	19/00683	28/05/19	FPP	1	1	0	0	1	1
2342.01	36 Dasset Road Bentley Heath B93 8PE	Conversion of 1 No. 3 bedroom flat to 2 No. 1 bed flats	19/01542	19/07/19	FPP	1	2	0	1	2	2
2345.01	land adj 15 Wychwood Avenue Knowle B93 9DF	Erection of detached dwelling and demolition of garage block.	19/01011	30/07/19	FPP	1	1	0	0	1	1
2356.01	land to rear 64-74 Stonor Park Road Solihull B91 1EG	Demolition of garage at No. 72 and erection of five detached dwellings with associated access and landscaping.	18/01555	30/04/19	FPP	5	5	0	0	5	5
2358.01	Garages Halifax Road Shirley B90	Demolition of existing garages and development of 7 houses, with associated roads, pedestrian footpath and parking.	18/03553	04/11/19	FPP	7	7	0	0	7	7
5010.01	SLP Site 10 - Blythe Valley - Phase South - Plots T,U,V Blythe Gate Blythe B90 8AF	Erection of 170 residential dwellings (Parcel T, U & V )with parking, internal access roads, landscaping and all other details required by condition No. 3 relating to the reserved matters of layout, scale, appearance and landscaping pursuant to planning permission reference PL/2016/00863/MAOOT.	18/01057	13/07/18	FPP	170	66	48	0	122	122
5010.02	SLP Site 10 - Blythe Valley - Phase North -	Reserved matters for Parcels J, K and M1: 169 dwellings (Comprised of houses and	19/00316	09/08/19	FPP	169	9	0	0	169	169

Site Ref	Address	Latest Application Description	Latest App No.	Latest App Approval Date	Latest App Type	Net New Dwellings	Started	Total Completed	Total Lost	Out-standing Capacity	Deliverable Capacity <sup>11</sup>
	Plots J,K,M1 Blythe Gate Blythe B90 8AF	apartments), internal estate roads, car parking, landscaping, SUDS and associated ancillary infrastructure.									
5010.05	SLP Site 10 - Blythe Valley - Phase North - Plot H Blythe Gate Blythe B90 8AF	Reserved matters for Parcel H: 125 dwellings (comprised of houses and apartments), internal estate roads, car parking, landscaping, SuDS and associated ancillary infrastructure	18/01163	12/10/18	FPP	125	84	41	0	84	84
5011.01	SLP Site 11 - Powergen Haslucks Green Road Shirley West B90 2EL	Comprehensive redevelopment of former Powergen site to include the erection of an extra care retirement village comprising 261 units; 113 dwellings with a mixture of houses and apartments; petrol filling station; associated landscaping; on-site roads; car parking; site clearance and demolition and off-site highway works.	15/52779	14/06/16	FPP	261	261	0	0	261	261
5011.02	SLP Site 11 - Powergen Haslucks Green Road Shirley West B90 2EL	Comprehensive redevelopment of former Powergen site to include the erection of an extra care retirement village comprising 261 units; 113 dwellings with a mixture of houses and apartments; petrol filling station; associated landscaping; on-site roads; car parking; site clearance and demolition and off-site highway works.	15/52779	14/06/16	FPP	113	12	101	0	12	12
6002.01	Braceys Nursery	Demolition of garden centre	16/00451	09/06/16	FPP	-1	0	0	0	-1	-1

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	Bickenhill Lane Bickenhill B92 0DB	(Class A1) and bungalow (Class C3) and erection of motel (Class C1) and retention of tea room/restaurant (Class A3) (Resubmission of application PL/2012/01098/FULM).									
8008.01	SHELAA Site 7 - Corbetts Close Corbetts Close Hampton-in- Arden B92 0BU	Erection of 43 dwellings including 26 market dwellings and 17 affordable units with associated access and landscaping	18/00989	14/12/18	FPP	43	16	0	0	43	43
<b>Total deliverable (5YLS)</b>											<b>1,539</b>
<b>Total deliverable (up to 2036)</b>											<b>1,539</b>

**H. Sites with planning permission (communal dwellings) (started) – Housing Supply Row 9**

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2003.01	Nursing home 246 Prince of Wales Lane Solihull Lodge B14 4LJ	Change of use of garage site, demolition of existing garage block and single storey extensions to nursing home including new car parking spaces with access from Grafton Road	16/03145	13/12/17	FPP	7	7	0	0	7	7
2138.02	1353 & 1355 Stratford Road, Shirley	Demolition of existing houses and retail unit at 1353 and 1355 Stratford Road and Shirley Aquatics and the erection of a 80 bed care home (Class C2).	16/02122	02/12/16	FPP	80	80	0	0	80	80
2190.01	Wyevale Garden Centre Barston Lane Barston B92 0JJ	Demolition of existing garden centre and associated buildings, and the erection of a care facility (Use Class C2) comprising a 50 bed care home, 18 extra care two bedroom units and 12 extra care two bedroom apartments, and associated works including car parking, access, landscaping and related engineering works.	16/03178	29/08/17	FPP	50	50	0	0	50	50
2238.01	The Green, Stratford Road, Shirley	Development of a 86 bed care home (Use Class C2), formation of a new vehicular and pedestrian access, removal of trees, landscaping and formation of a swale.	18/03229	05/03/18	FPP	86	86	0	0	86	86
Sub-total of deliverable											223
<b>Total deliverable (5YLS)</b>											<b>124</b>
<b>Total deliverable (up to 2036)</b>											

## I. Historic Windfall Rates

The table below sets out the number of completions that have taken place in the years indicated from 'windfall sites'.

Year	Net
1992/93	135
1993/94	233
1994/95	258
1995/96	205
1996/97	155
1997/98	253
1998/99	61
1999/00	199
2000/01	85
2001/02	3
2002/03	6
2003/04	183
2004/05	269
2005/06	301
2006/07	344
2007/08	394
2008/09	222
2009/10	21

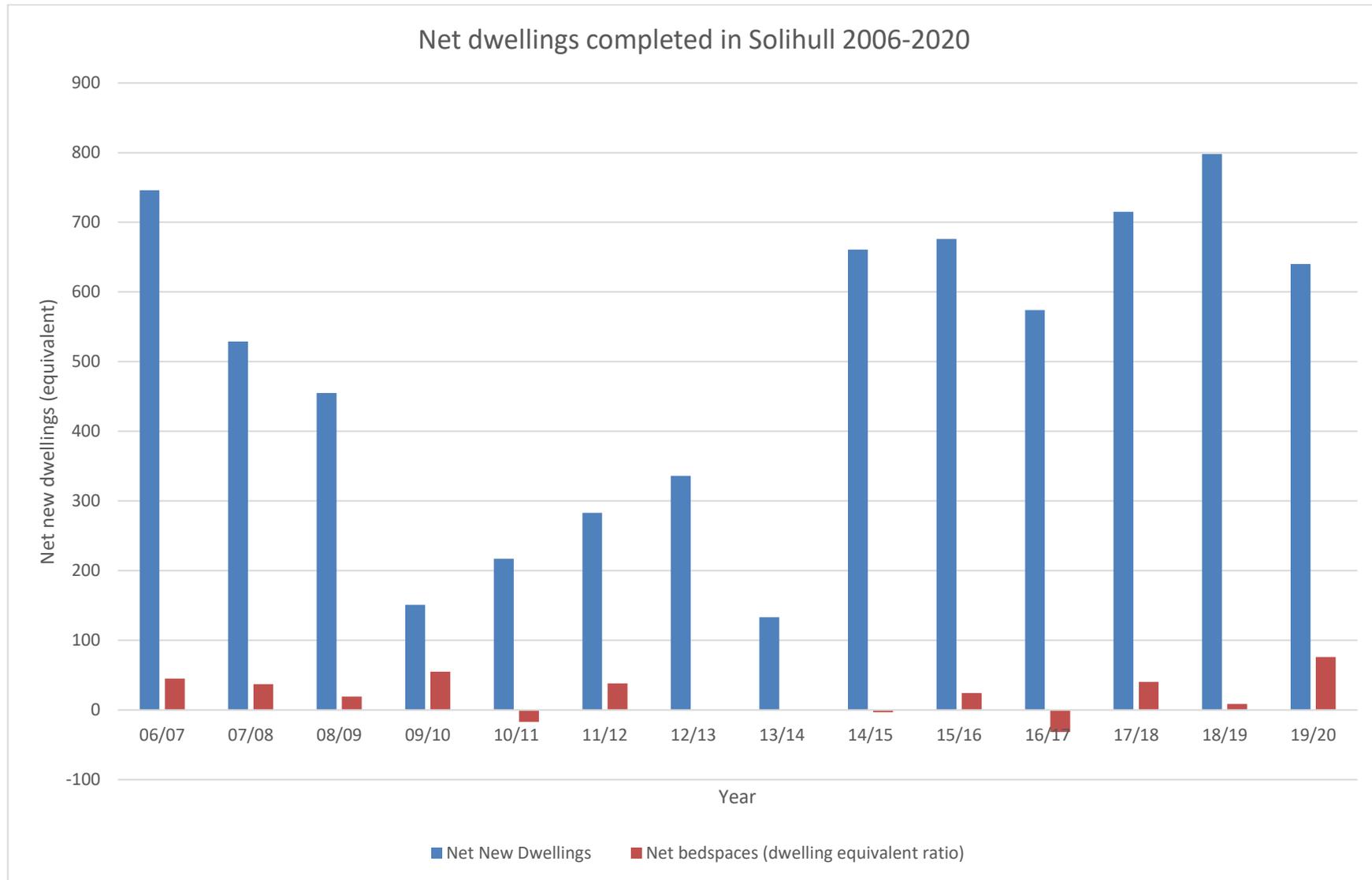
2010/11	218
2011/12	185
2012/13	218
2013/14	234
2014/15	437
2015/16	190
2016/17	200
2017/18	158
2018/19	295
2019/20 <sup>12</sup>	370
<b>All Years Mean (1992-2020)</b>	208
Ten Year Mean (2010-2020)	251
Five Year Mean (2015-2020)	243

<sup>12</sup> In the Five Year Housing Land Supply report, 389 net dwellings were reported. However, this was the gross figure, not the net figure, which has been revised to 370 here.

**J. Densities - 2013 Local Plan Sites to date**

SLP Site Name	SLP Site Number	Settlement	No of Dwellings	Whole Site Area	Developable Site Area	Whole Site Density dph	Developable Site Density dph	Dwelling Mix	Bedrooms per ha
Foxglove Crescent	1	North Solihull	52	2.09	2.09	25	<b>25</b>	Houses	98
Bishop Wilson	4	North Solihull	147	3.09	2.43	48	<b>60</b>	Apartments/Houses	131
Low Brook	5	North Solihull	56	1.72	1.37	33	<b>41</b>	Apartments/Houses	111
Birmingham Road	7	North Solihull	38	1.50	1.37	25	<b>28</b>	Apartments/Houses	79
Chelmsley Lane / Coleshill Road	9	Marston Green	68	1.96	1.83	35	<b>37</b>	Apartments/Houses	98
Four Ashes Road	12	Bentley Heath	44	1.72	1.30	26	<b>34</b>	Houses	107
Four Ashes Road - 49	12	Bentley Heath	28	0.95	0.88	29	<b>32</b>	Houses	100
Four Ashes Road - the paddocks	12	Bentley Heath	51	0.81	0.40	63	<b>128</b>	Apartments	208
Hampton Road	13	Knowle	88	2.55	2.34	35	<b>38</b>	Apartments/Houses	109
Middlefield	14	Dorridge	110	2.86	2.76	38	<b>40</b>	Apartments/Houses	108
Aquaduct Road	15	Solihull Lodge	200	8.30	6.00	24	<b>33</b>	Houses	105
Braggs Farm / Brickiln Farm	17	Dickens Heath	71	2.63	2.07	27	<b>34</b>	Houses	101
Griffin Lane	18	Dickens Heath	23	1.17	0.74	20	<b>31</b>	Houses	103
Cleobury Lane	20	Dickens Heath	128	4.59	3.83	28	<b>33</b>	Houses/Apartments	94
Mount Dairy Farm	21	Cheswick Green	274	11.55	6.59	24	<b>42</b>	Houses	105
Kenilworth Road	22	Balsall Common	80	3.30	1.89	24	<b>42</b>	Apartments/Houses	110
Kenilworth Road / Windmill Road	23	Balsall Common	35	1.15	0.80	30	<b>44</b>	Apartments/Houses	106
Powergen (Inc. Extra Care)	11	Shirley	374	3.95	3.44	95	<b>109</b>	Apartments/Houses	208
Blythe Valley Park (Sub-Site 1)	10	Blythe Valley	170	4.42	4.42	38	<b>38</b>	Houses	115
Blythe Valley Park (Sub-Site 2)	10	Blythe Valley	169	4.75	4.52	36	<b>37</b>	Houses/Apartments	116
Blythe Valley Park (Sub-Site 3)	10	Blythe Valley	124	2.79	2.79	44	<b>44</b>	Houses/Apartments	125
Blythe Valley Park (Sub-Site 5)	10	Blythe Valley	125	2.48	2	50	<b>63</b>	Apartments/Houses	142
Blythe Valley Park (Sub-Site 6)	10	Blythe Valley	48	0.54	0.54	89	<b>89</b>	Apartments	144

**K. Completions - 2006/07 to 2019/20**



## L. Employment Sites Assessments - Summary

Summary of post-2016 Employment Sites Assessment								
CFS Reference and address	Proposed uses (alternatives to housing)	Employment use being assessed	Total site area	Site area after constraints	Constraints (more detail in Proforma)	Demand Attractiveness to occupiers	Located in green belt	Availability (site promoter)
Site 1, Spring Hill, 443 Station Road, Balsall Common	B1	Local office	0.72	0.72		Poor	Yes	2021-2026
Site 24 Vacant Land off Friday Lane	B2	Industrial estate	5.36	Up to 5.36	High Pressure gas pipeline, Contaminated Land	Poor	Yes	2021-2026
Site 123 Brooklyn, Warings Green Road, Hockley Heath	B1, B2, B8, community facilities, leisure	Industrial Estate	1.84	0.93	Local Wildlife Site	Poor	Yes	2021-2026
Site 128 Area G Meriden	B1, B2 and B8 and leisure uses	Industrial Estate	43.32	Up to 43.32	Quarry	Reasonable	Yes	2026-2031
Site 141 Land around Earlswood Station	B class component. Also suggests retail, leisure, tourism and community facilities	Industrial estate	23.27	23.27	Adjacent to SSSI	Good	Yes	202-2031
Site 167 The Memorial Clubhouse and Grounds	B1 office	Strategic Distribution Park	14.68	14.68		Good	Yes	2021-2026
Site 336 Land off Coventry Road, Elmdon	B1 (office) B2 (industry) B8 (storage and distribution) Leisure, Housing, Specialist Housing	Industrial estate	3.53	0.00	All of site is Local Wildlife Site	Good	Yes	2021-2026
Site 346a Land around the edge of Blythe Valley Business Park forming a larger parcel of land	B1, B2 and B8	Strategic Distribution Park	53.8 (not including existing BVP)	25	Local Wildlife Site, Oil pipeline, Flood Zones, Existing site	Good	Yes	2021-2031
Site 346b Land to the north of existing Blythe	B1, B2 and B8	Strategic Distribution Park	1.93	1.93	Pylons	Good	Yes	2021-2026

Valley Business Park								
Site 346c Land around and including Blythe Valley Park and adjacent to Junction 4 of M42	B1, B2 and B8	Strategic Distribution Park	3.99	3.99	Pylons	Good	Yes	2021-2026
Site 424 Whale Tankers	B1, B2 and B8	Strategic distribution park	17.59	15.49	High Pressure gas pipeline Existing employment land uses on site	Good	Yes	2021-2031
Site 534 (including CFS 92 and 305) –Land south of Park Lane, Balsall Common	B1, B2, and B8	Industrial Estate	20.83 (net additional) Whole site = 33.8ha	Up to 20.83	High Pressure Gas Pipeline, HS2 safeguarding site	Reasonable	Yes	2031-2036
Site 553 (includes CFS 165) – Land at Boxtrees 2	B1, B2 and B8	Strategic Distribution Park	42.79 (net additional) Whole site = 94ha	Up to 38.52	Local Wildlife Site, Flood Zones, Listed Buildings	Good	Yes	2021-2031
<b>TOTAL</b>			<b>233.6 ha</b>	<b>Up to 195 ha</b>				

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## **M. Residential SHELAA Assessments (2016-2020)**

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**SHELAA Reference** 300

**Site Name** Land adjacent to 50 Hampton Lane

Gross Area (ha)	0.39	% Green Belt	100
Net Area (ha)	0.39	GF/BF	GF
Density	36	Ward	Bickenhill
Capacity	14	Parish	Hampton-in-Arden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments Adjacent to CFS 16.

**SHELAA Reference** 301                      **Site Name** Vulcan Industrial Estate

Gross Area (ha)	1.96	% Green Belt	0
Net Area (ha)	1.96	GF/BF	BF
Density	40	Ward	Silhill
Capacity	55	Parish	N/A

Suitability            Site faces some suitability constraints  
Availability           Site performs well against availability criteria  
Achievability        Site performs well against availability criteria  
Overall Category    3

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	0	At least 50 per cent of the site is within the constraint
Ground Condition Constraints	0	Treatment expected to be required on the majority of the
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Contaminated land greater than 50% of site.

### Availability

Held by developer/willing owner/public                      3

### Achievability

Poor marketability and/or viability    1  
Site in multiple ownership with existing range of uses.

Other comments                      Overlaps in part with CFS 222.

**SHELAA Reference** 302

**Site Name** Land on the south west side of Stratford Road,

Gross Area (ha)	1.44	% Green Belt	100
Net Area (ha)	1.44	GF/BF	GF
Density	36	Ward	Blythe
Capacity	41	Parish	Cheswick Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments Adjacent to CFS 62.





**SHELAA Reference** 305                      **Site Name** North of Balsall Common

Gross Area (ha)	20.83	% Green Belt	100
Net Area (ha)	15.62	GF/BF	GF
Density	36	Ward	Meriden
Capacity	366	Parish	Berkswell

Suitability            Site faces some suitability constraints  
Availability           Site performs well against availability criteria  
Achievability        Site performs well against availability criteria  
Overall Category    2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	3	Treatment expected to be required on part of the site
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments                                      Part of Site will include HS2 Line, and majority of site would be included in HS2 safeguarded zone, therefore would not be suitable for development before 2026.

### Availability

Held by developer/willing owner/public                                      3

### Achievability

Moderate marketability and/or viability                                      2

Greenfield site in good market area, but HS2 line cuts through north-east quadrant of the site.

Other comments

**SHELAA Reference** 306

**Site Name** Land at Sharmans Cross Road and Arden Tennis Club

Gross Area (ha)	4.33	% Green Belt	0
Net Area (ha)	4.33	GF/BF	GF/BF
Density	40	Ward	St Alphege
Capacity	113	Parish	N/A

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	3	Less than 10 per cent of the site is within a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'

Comments Site comprises former sports pitch and tennis club which is in active use. Site could be suited for residential development if the sport and recreation land is deemed surplus to requirements or

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

High value market area.

Other comments Site overlaps with CFS 245.

**SHELAA Reference** 307

**Site Name** Land Eastcote Road / Bellemere Road

Gross Area (ha)	10.34	% Green Belt	100
Net Area (ha)	9	GF/BF	GF
Density	36	Ward	Bickenhill
Capacity	211	Parish	Hampton-in-Arden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	0	Site lies within the High Pressure Inner Zone
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments South-west quadrant has high pressure gas pipeline and existing buildings to consider.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Predominantly greenfield site in good market area.

Other comments

**SHELAA Reference** 308

**Site Name** Land between Widney Manor Station & Widney Manor Rd

Gross Area (ha)	0.32	% Green Belt	100
Net Area (ha)	0.32	GF/BF	GF
Density	36	Ward	St Alphege
Capacity	12	Parish	N/A

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Small parcel of land between rear gardens and station car parking.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Located within a good market value area, but site access constraints, shape and size of parcel and trees may limit number of dwellings achievable.

Other comments Part of CFS 205.

**SHELAA Reference** 310

**Site Name** Land fronting Lady Lane and Cleobury Lane

Gross Area (ha)	3.66	% Green Belt	100
Net Area (ha)	3.66	GF/BF	GF
Density	36	Ward	Blythe
Capacity	86	Parish	Tidbury Green

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Development in this location would be relatively isolated and could impact on the openness of the surrounding countryside. However, aside from its location, the site scores well against the

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments

**SHELAA Reference** 311

**Site Name** Meriden Hall Mobile Home Park site 1

Gross Area (ha)	0.27	% Green Belt	100
Net Area (ha)	0.27	GF/BF	GF
Density	36	Ward	Meriden
Capacity	10	Parish	Meriden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Site put forward for further residential mobile homes. TPOs on site would need to be retained.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments

**SHELAA Reference** 312

**Site Name** Meriden Hall Mobile Home Park site 2

Gross Area (ha)	0.74	% Green Belt	100
Net Area (ha)	0.74	GF/BF	GF
Density	36	Ward	Meriden
Capacity	24	Parish	Meriden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Site put forward for further residential mobile homes. Lots of trees on site covered by TPO.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments

**SHELAA Reference** 313                      **Site Name** Fulford Hall Farm

Gross Area (ha)	76.54	% Green Belt	100
Net Area (ha)	75.01	GF/BF	GF
Density	36	Ward	Blythe
Capacity	1755	Parish	Tidbury Green

Suitability            Site faces some suitability constraints  
Availability           Site performs well against availability criteria  
Achievability        Site performs well against availability criteria  
Overall Category    2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	3	Less than 50 per cent of the site is within the constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	2	Up to 24 per cent of site area is within Flood Zone 3
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments    If CFS 313 came forward in its entirety, it would constitute a new settlement and coalesce Earlswood with Tidbury Green.

### Availability

Held by developer/willing owner/public    3

### Achievability

Good marketability and/or viability    3

Good market value area

Other comments    If CFS 313 came forward in its entirety, it would constitute a new settlement and coalesce Earlswood with Tidbury Green.



**SHELAA Reference** 314

**Site Name** Leam Corner House, Windmill Lane

Gross Area (ha)	2.07	% Green Belt	100
Net Area (ha)	2.07	GF/BF	GF/BF
Density	36	Ward	Meriden
Capacity	49	Parish	Berkswell & Balsall

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Existing buildings on site would reduce net developable area if retained.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Predominantly greenfield site in a good market value area.

Other comments Adjacent to CFS 138.

**SHELAA Reference** 315

**Site Name** New Holly Lane Farm

Gross Area (ha)	42.03	% Green Belt	100
Net Area (ha)	36.57	GF/BF	GF
Density	36	Ward	Meriden
Capacity	856	Parish	Balsall

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	2	Up to 24 per cent of site area is within Flood Zone 3
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Isolated site from main settlement.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments Unnamed watercourse through north of site.

**SHELAA Reference** 316

**Site Name** Land Fronting Dickens Heath Road & Cleobury Lane

Gross Area (ha)	2.24	% Green Belt	100
Net Area (ha)	2.24	GF/BF	GF
Density	36	Ward	Blythe
Capacity	52	Parish	Tidbury Green

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	3	Treatment expected to be required on part of the site
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Site is strip of arable land between two ancient woodlands, that are also designated Local Wildlife Sites, and has a pylon in the centre with power lines overhead.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Potential removal of pylon.

Other comments Site is strip of land lying between two parcels of ancient woodland.

**SHELAA Reference** 317

**Site Name** Land at Dunstan Farm Old Damson Lane

Gross Area (ha)	6.32	% Green Belt	100
Net Area (ha)	4.29	GF/BF	GF/BF
Density	36	Ward	Bickenhill
Capacity	101	Parish	Bickenhill & MG (part)

Suitability Site faces significant suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 3

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	1	25 - 50 per cent of site area is within Flood Zone 3
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	0	Over 50 per cent of the site is within a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Site includes floodplains and Local Wildlife Site.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Proximity to airport runway.

Other comments Large part of site is constrained by Local Wildlife Site and Flood Zone 3.

**SHELAA Reference** 318

**Site Name** The Uplands 74 Dickens Heath Road

Gross Area (ha)	2.09	% Green Belt	90
Net Area (ha)	2.09	GF/BF	GF/BF
Density	36	Ward	Blythe
Capacity	49	Parish	Dickens Heath

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Site comprises a Gypsy and Traveller Site allocation and allotments in active use.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments Site comprises an active allotment site and an allocated Gypsy and Traveller Site.

**SHELAA Reference** 319

**Site Name** Land at and off 1939 Warwick Road

Gross Area (ha)	10.09	% Green Belt	100
Net Area (ha)	10.09	GF/BF	GF
Density	36	Ward	Knowle
Capacity	236	Parish	N/A

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Development in this location would be relatively isolated and could impact on the openness of the surrounding countryside. However, aside from its location, the site scores well against the

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments Site is removed from main village.

**SHELAA Reference** 320

**Site Name** Land at Balsall Common, Pheasant Oak Farm,

Gross Area (ha)	8.05	% Green Belt	100
Net Area (ha)	8.05	GF/BF	GF/BF
Density	36	Ward	Meriden
Capacity	188	Parish	Berkswell

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Mobile homes on site.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments Development of site would extend boundary of Balsall Common to east of Windmill Lane.

**SHELAA Reference** 421

**Site Name** Silver Tree Farm, Balsall St

Gross Area (ha)	0.44	% Green Belt	100
Net Area (ha)	0.44	GF/BF	GF/BF
Density	36	Ward	Meriden
Capacity	16	Parish	Balsall

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	3	Less than 50 per cent of the site is within the constraint
Ground Condition Constraints	3	Treatment expected to be required on part of the site
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Backland development. Existing buildings on site would reduce net developable area if retained. Only small part of site is classed as contaminated land.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments Abuts CFS 198 and CFS 233.

**SHELAA Reference** 321

**Site Name** The Limes Solihull Road HIA

Gross Area (ha)	0.41	% Green Belt	100
Net Area (ha)	0.41	GF/BF	GF/BF
Density	36	Ward	Bickenhill
Capacity	15	Parish	Hampton-in-Arden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Backland development. Existing buildings on site would reduce net developable area if retained.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Site removed from main village.

Other comments

**SHELAA Reference** 322

**Site Name** 145 Old Station Road HIA

Gross Area (ha)	7.17	% Green Belt	100
Net Area (ha)	6.26	GF/BF	GF
Density	36	Ward	Bickenhill
Capacity	146	Parish	Hampton-in-Arden

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	0	No existing road access to the site
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	2	Site is within or adjacent to a 'smaller rural settlement'

Comments Western edge of site abuts train line and M42. Northern area of site lies within 100m buffer zone from 400kV high voltage pylon.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments Adjacent to CFS 335.

**SHELAA Reference** 323

**Site Name** Land off Jacobean Lane Knowle

Gross Area (ha)	0.32	% Green Belt	100
Net Area (ha)	0.32	GF/BF	GF
Density	36	Ward	Knowle
Capacity	12	Parish	N/A

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments Field adjacent to end of ribbon development.

**SHELAA Reference** 324

**Site Name** Land R/O 15 Jacobean Lane Knowle

Gross Area (ha)	0.91	% Green Belt	100
Net Area (ha)	0.91	GF/BF	GF/BF
Density	36	Ward	Knowle
Capacity	29	Parish	N/A

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	0	No existing road access to the site
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Backland development.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments Partially includes and overlaps CFS 68

**SHELAA Reference** 325

**Site Name** Land adj. 157 Hampton Lane Solihull

Gross Area (ha)	0.37	% Green Belt	100
Net Area (ha)	0.37	GF/BF	GF
Density	36	Ward	Bickenhill
Capacity	13	Parish	Hampton-in-Arden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Site may be suitable for small residential development at end of ribbon development on Hampton Lane, but could risk coalescence between the main Solihull urban area and Catherine de Barnes

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments Adjacent to CFS 85/326. Development of the site may risk coalescence between ribbon development on Hampton Lane and Catherine de Barnes village.

**SHELAA Reference** 326

**Site Name** Land R/O 157 Hampton Lane Solihull

Gross Area (ha)	2.01	% Green Belt	100
Net Area (ha)	2.01	GF/BF	GF
Density	36	Ward	Bickenhill
Capacity	47	Parish	Hampton-in-Arden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments Site overlaps entirely with CFS 85.

**SHELAA Reference** 327

**Site Name** Land adj. 378 Lugtrout Lane

Gross Area (ha)	4.97	% Green Belt	100
Net Area (ha)	4.97	GF/BF	GF
Density	36	Ward	Bickenhill
Capacity	116	Parish	Hampton-in-Arden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments Adjacent to CFS 85, 106, 10. Opposite CFS 96, 21.

**SHELAA Reference** 328

**Site Name** Houses and land to R/O 84,86 and 90 School Road

Gross Area (ha)	0.92	% Green Belt	100
Net Area (ha)	0.92	GF/BF	GF/BF
Density	36	Ward	Dorridge & HH
Capacity	30	Parish	Hockley Heath

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Backland development. Existing buildings on site would reduce net developable area if retained.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Good market value area, but backland site with limited access.

Other comments Adjacent to CFS 49.

**SHELAA Reference** 330

**Site Name** Land Western side Darley Green Road

Gross Area (ha)	0.66	% Green Belt	100
Net Area (ha)	0.4	GF/BF	GF
Density	36	Ward	Dorridge & HH
Capacity	14	Parish	N/A

Suitability Site faces significant suitability constraints

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 3

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	2	Up to 24 per cent of site area is within Flood Zone 3
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Poor marketability and/or viability 1

Not feasible to build out most of site.

Other comments

**SHELAA Reference** 331

**Site Name** Widney Manor golf club

Gross Area (ha)	44.36	% Green Belt	100
Net Area (ha)	23.07	GF/BF	GF/BF
Density	36	Ward	Blythe/St Alphege
Capacity	540	Parish	N/A

Suitability Site faces significant suitability constraints

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 3

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	3	Less than 50 per cent of the site is within the constraint
Ground Condition Constraints	3	Treatment expected to be required on part of the site
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	0	Site lies within the High Pressure Inner Zone
Flood Risk Constraints	1	25 - 50 per cent of site area is within Flood Zone 3
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'

Comments About a third of the site (to the north-west) is historic landfill and classed as contaminated. The stretch of the golf course parallel to the M42 has a high pressure oil pipeline running through it. A

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

It would be necessary to move or build around Esso pipeline and remediate historic landfill part of site.

Other comments



**SHELAA Reference** 334

**Site Name** Land at Ilshaw Heath Road

Gross Area (ha)	0.32	% Green Belt	100
Net Area (ha)	0.32	GF/BF	GF
Density	36	Ward	Blythe
Capacity	11	Parish	Cheswick Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments

**SHELAA Reference** 336

**Site Name** Land off Coventry Road Elmdon

Gross Area (ha)	3.53	% Green Belt	100
Net Area (ha)	3.53	GF/BF	GF
Density	36	Ward	Elmdon
Capacity	83	Parish	Bickenhill & MG (part)

Suitability Site faces significant suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 3

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	0	Over 50 per cent of the site is within a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Site lies entirely within Elmdon Grange Wood Local Wildlife Site and is wooded.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Wooded/shrubbed over site in close proximity to airport runway.

Other comments Adjacent to CFS 226.

**SHELAA Reference** 337

**Site Name** Land of Coleshill Heath Road

Gross Area (ha)	0.65	% Green Belt	100
Net Area (ha)	0.65	GF/BF	GF/BF
Density	36	Ward	Bickenhill
Capacity	21	Parish	Bickenhill & MG

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market area.

Other comments Site would extend ribbon development south of Marston Green.

**SHELAA Reference** 338

**Site Name** Land at Kenilworth Road BC

Gross Area (ha)	5.85	% Green Belt	100
Net Area (ha)	5.85	GF/BF	GF/BF
Density	36	Ward	Meriden
Capacity	137	Parish	Balsall

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Site lies between recent Harper Fields Care Home development and Kenilworth Road.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Predominantly greenfield site in good market value area. May need to relocate alternative use on site.

Other comments

**SHELAA Reference** 339

**Site Name** Land adjacent 161 Lugtrout Lane

Gross Area (ha)	3.41	% Green Belt	100
Net Area (ha)	3.41	GF/BF	GF/BF
Density	36	Ward	Bickenhill
Capacity	80	Parish	Hampton-in-Arden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Site abuts canal along northern edge. Existing dwellings fronting Lugtrout Lane included within site area.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments Encompasses CFS 410. Site abuts Grand Union canal.

**SHELAA Reference** 340

**Site Name** Land at Three Maypoles Farm Dickens Heath Road

Gross Area (ha)	12.13	% Green Belt	100
Net Area (ha)	12.13	GF/BF	GF
Density	36	Ward	Blythe
Capacity	284	Parish	Dickens Heath

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	3	Less than 50 per cent of the site is within the constraint
Ground Condition Constraints	3	Treatment expected to be required on part of the site
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Area of farmland north of canal and Dickens Heath village.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments

**SHELAA Reference** 341

**Site Name** Land between 70 & 84 Chelmsley Road

Gross Area (ha)	1.97	% Green Belt	100
Net Area (ha)	1.97	GF/BF	GF
Density	36	Ward	Bickenhill
Capacity	50	Parish	Bickenhill & MG

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments Site is adjacent to Site 9 'Chelmsley Lane' in current 2013 Local Plan.



**SHELAA Reference** 345

**Site Name** Extension to SHELAA Ref. 1004

Gross Area (ha)	1.55	% Green Belt	100
Net Area (ha)	1.55	GF/BF	GF/BF
Density	36	Ward	Blythe
Capacity	39	Parish	Cheswick Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	3	Less than 50 per cent of the site is within the constraint
Ground Condition Constraints	3	Treatment expected to be required on part of the site
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Backland development

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Backland development and would involve loss of existing residential dwellings, which would impact on viability.

Other comments

**SHELAA Reference** 346a      **Site Name** Land incl BVP & Adj Jct 4 M42 (parcel inc. and

Gross Area (ha)	53.79	% Green Belt	92.6
Net Area (ha)	42.49	GF/BF	GF
Density	36	Ward	Blythe
Capacity	994	Parish	Cheswick Green

Suitability      Site faces significant suitability constraints  
Availability      Site performs well against availability criteria  
Achievability      Site performs well against availability criteria  
Overall Category      3

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	3	Less than 50 per cent of the site is within the constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	2	Up to 24 per cent of site area is within Flood Zone 3
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	0	Over 50 per cent of the site is within a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments      Site includes Country Park around BVP and oil pipeline next to M42

### Availability

Held by developer/willing owner/public      3

### Achievability

Good marketability and/or viability      3

Good market value area.

Other comments      CFS 146, or 2013 Local Plan allocated Site 10, Blythe Valley Park has been deducted from the site area.

**SHELAA Reference** 400

**Site Name** Western parcel of land at Moseley Cricket Club

Gross Area (ha)	1.9	% Green Belt	0
Net Area (ha)	1.9	GF/BF	GF/BF
Density	36	Ward	Olton
Capacity	48	Parish	N/A

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'

Comments The site could potentially be suitable for residential development in the future subject to the provision of replacement sports pitches, and/or it is deemed that the pitches are surplus to requirement.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments

**SHELAA Reference** 404

**Site Name** Land at Fulford Hall Road

Gross Area (ha)	11.2	% Green Belt	100
Net Area (ha)	11.2	GF/BF	GF
Density	36	Ward	Blythe
Capacity	262	Parish	Tidbury Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	2	Site is within or adjacent to a 'smaller rural settlement'

Comments Large number of trees on north-west corner of site.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments Adjacent to Tidbury Heights development.

**SHELAA Reference** 407

**Site Name** Land at Widney Manor Road

Gross Area (ha)	1.03	% Green Belt	100
Net Area (ha)	0.84	GF/BF	GF
Density	36	Ward	St Alphege
Capacity	27	Parish	N/A

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments	20% of site is part of Malvern and Brueton Park LNR.	

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments

**SHELAA Reference** 408

**Site Name** Land at Waste Lane

Gross Area (ha)	0.72	% Green Belt	100
Net Area (ha)	0.72	GF/BF	GF
Density	36	Ward	Meriden
Capacity	23	Parish	Berkswell

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments

**SHELAA Reference** 410

**Site Name** 147 Lugtrout Lane

Gross Area (ha)	0.27	% Green Belt	100
Net Area (ha)	0.27	GF/BF	GF/BF
Density	36	Ward	Bickenhill
Capacity	10	Parish	Hampton-in-Arden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Backland development. Existing buildings on site would reduce net developable area if retained.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area, but existing large dwelling on site that may need to be replaced.

Other comments Site overlaps with CFS 339.

**SHELAA Reference** 411

**Site Name** Friday Lane Nurseries

Gross Area (ha)	2.82	% Green Belt	100
Net Area (ha)	2.15	GF/BF	BF
Density	36	Ward	Bickenhill
Capacity	50	Parish	Hampton-in-Arden

Suitability Site faces significant suitability constraints

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 3

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	0	At least 50 per cent of the site is within the constraint
Ground Condition Constraints	0	Treatment expected to be required on the majority of the
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	0	Site lies within the High Pressure Inner Zone
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Entire site is contaminated and part of site includes the Esso oil pipeline and HPP gas pipeline.

### Availability

Held by developer/willing owner/public 3

### Achievability

Poor marketability and/or viability 1

Remediation costs, potential relocation of existing business and oil pipeline beneath site.

Other comments

**SHELAA Reference** 412

**Site Name** Red Star Sports, Lugtrout Lane

Gross Area (ha)	1.6	% Green Belt	100
Net Area (ha)	1.6	GF/BF	GF
Density	36	Ward	Bickenhill
Capacity	40	Parish	Hampton-in-Arden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Site comprises sports pitch. Site could be suited for residential development if the sport and recreation land is deemed surplus to requirements.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments Site abuts Grand Union Canal.

**SHELAA Reference** 413

**Site Name** Land at Oak Green, Dorridge

Gross Area (ha)	27.09	% Green Belt	100
Net Area (ha)	27.09	GF/BF	GF
Density	36	Ward	Knowle
Capacity	634	Parish	N/A

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	3	Less than 10 per cent of the site is within a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Predominantly greenfield site in good market value area.

Other comments

**SHELAA Reference** 414 **Site Name** Land at Hob Lane

Gross Area (ha)	12.73	% Green Belt	100
Net Area (ha)	12.73	GF/BF	GF/BF
Density	36	Ward	Meriden
Capacity	298	Parish	Berkswell

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	3	Treatment expected to be required on part of the site
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Existing uses may need to be relocated, such as Adlington Turkey farm and caravan storage site.

Other comments

**SHELAA Reference** 415

**Site Name** 149-163 Wood Lane Earlswood

Gross Area (ha)	0.88	% Green Belt	100
Net Area (ha)	0.51	GF/BF	GF
Density	36	Ward	Blythe
Capacity	17	Parish	Tidbury Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	3	Less than 50 per cent of the site is within the constraint
Ground Condition Constraints	3	Treatment expected to be required on part of the site
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments High pressure gas pipeline runs under site.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments

**SHELAA Reference** 416

**Site Name** Land North of School Road

Gross Area (ha)	1.84	% Green Belt	100
Net Area (ha)	1.84	GF/BF	GF
Density	36	Ward	Dorridge & HH
Capacity	46	Parish	Hockley Heath

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments Adjacent to CFS 208.

**SHELAA Reference** 417

**Site Name** Land West of Stratford Road

Gross Area (ha)	16.84	% Green Belt	100
Net Area (ha)	16.84	GF/BF	GF
Density	36	Ward	Dorridge & HH
Capacity	394	Parish	Hockley Heath

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Predominately greenfield site in good market value area.

Other comments Includes part of CFS 120 and most of CFS 38.

**SHELAA Reference** 418

**Site Name** Diddington Lane

Gross Area (ha)	51.35	% Green Belt	100
Net Area (ha)	38.51	GF/BF	GF
Density	36	Ward	Bickenhill
Capacity	901	Parish	Hampton-in-Arden

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	2	Up to 24 per cent of site area is within Flood Zone 3
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Shadow' Brook runs through the north of the site, with associated floodplain. The area of FZ2 and FZ3 has been deducted from the gross area, and the suitability score adjusted to 1. Two Listed

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments Includes whole of CFS 94.

**SHELAA Reference** 419

**Site Name** 60 Four Ashes Road

Gross Area (ha)	2.54	% Green Belt	100
Net Area (ha)	2.54	GF/BF	GF/BF
Density	36	Ward	Dorridge & HH
Capacity	59	Parish	N/A

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Backland development. Existing buildings on site would reduce net developable area if retained.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments

**SHELAA Reference** 420

**Site Name** Land at Meriden - IM Land

Gross Area (ha)	7.27	% Green Belt	99
Net Area (ha)	7.27	GF/BF	GF
Density	36	Ward	Meriden
Capacity	170	Parish	Meriden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Site includes allotments that would need to be retained or re-provided, unless surplus to requirements.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments

**SHELAA Reference** 422

**Site Name** Rose Bank, Balsall St

Gross Area (ha)	0.77	% Green Belt	75
Net Area (ha)	0.77	GF/BF	GF/BF
Density	36	Ward	Meriden
Capacity	25	Parish	Balsall

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Backland development. Existing buildings on site would reduce net developable area if retained.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Backland site. Development could involve the loss of existing residential dwellings, which would impact upon the viability of proposals.

Other comments

**SHELAA Reference** 423

**Site Name** Lovelace Hill, 123 Widney Manor Road

Gross Area (ha)	0.99	% Green Belt	100
Net Area (ha)	0.99	GF/BF	GF/BF
Density	36	Ward	St Alphege
Capacity	32	Parish	N/A

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Additional residential development at this site may impact upon the value of the main property.

Other comments

**SHELAA Reference** 424

**Site Name** Whale Tankers, Jn5 M42

Gross Area (ha)	17.59	% Green Belt	100
Net Area (ha)	15.13	GF/BF	GF
Density	36	Ward	Knowle
Capacity	354	Parish	N/A

Suitability Site faces significant suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 3

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	0	Site lies within the High Pressure Inner Zone
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Oil pipeline through north of site. Isolated location from existing communities, bound by M42 & A41. Adjacent to Ravenshaw employment site to the east.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Marketability of the site constrained by proximity to motorway junction.

Other comments

**SHELAA Reference** 425 **Site Name** Windmill Lane

Gross Area (ha)	6.56	% Green Belt	100
Net Area (ha)	6.56	GF/BF	GF
Density	36	Ward	Meriden
Capacity	154	Parish	Berkswell

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments

**SHELAA Reference** 426

**Site Name** Land South of Broad Lane

Gross Area (ha)	31.43	% Green Belt	100
Net Area (ha)	31.43	GF/BF	GF
Density	36	Ward	Meriden
Capacity	735	Parish	Berkswell

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	0	At least 50 per cent of the site is within the constraint
Ground Condition Constraints	0	Treatment expected to be required on the majority of the
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Coalescence with Coventry. Old maps show that previously used as a factory.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Greenfield site, but may require remediation.

Other comments Risk of coalescence with urban area of Coventry.

**SHELAA Reference** 500                      **Site Name** Land Holding Balsall common

Gross Area (ha)	27.49	% Green Belt	100
Net Area (ha)	27.08	GF/BF	GF
Density	36	Ward	Meriden
Capacity	634	Parish	Berkswell

Suitability            Site faces some suitability constraints  
Availability           Site performs well against availability criteria  
Achievability        Site performs well against availability criteria  
Overall Category    2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	2	Up to 24 per cent of site area is within Flood Zone 3
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments    Abuts proposed HS2 line, and is partly within HS2 safeguarding area, so development would have to commence post-2027. Isolated from existing village. LWS along NE side of site.

### Availability

Held by developer/willing owner/public    3

### Achievability

Good marketability and/or viability    3

Greenfield site, good market value area.

Other comments                      Abuts CFS 33 & is within proposed LPR Site BC1 Barratts Farm

**SHELAA Reference** 501                      **Site Name** Land to the north Lugtrout Lane

Gross Area (ha)	1.91	% Green Belt	100
Net Area (ha)	1.91	GF/BF	GF
Density	36	Ward	Bickenhill
Capacity	48	Parish	N/A

Suitability            Site performs well against suitability criteria  
Availability           Site performs well against availability criteria  
Achievability        Site performs well against availability criteria  
Overall Category    1

**Suitability**

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Abuts canal to the north of site.

**Availability**

Held by developer/willing owner/public                      3

**Achievability**

Good marketability and/or viability    3

Good marketability. Close to major urban area.

Other comments                      Abuts CFS 143 & 23.

**SHELAA Reference** 502

**Site Name** Land off Jacobean Lane Knowle

Gross Area (ha)	7.22	% Green Belt	100
Net Area (ha)	7.22	GF/BF	GF
Density	36	Ward	Knowle
Capacity	169	Parish	N/A

Suitability Site faces significant suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 3

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	0	At least 50 per cent of the site is within the constraint
Ground Condition Constraints	0	Treatment expected to be required on the majority of the
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Significantly contaminated site, historic landfill, abuts canal and M42; potential noise pollution.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Greenfield site. Good Market area - may be impacted by proximity to M42 junction. Some physical constraints.

Other comments Abuts CFS 167. Abuts Grand union canal.

**SHELAA Reference** 503

**Site Name** Land off Stratford Road Hockley Heath

Gross Area (ha)	1.62	% Green Belt	100
Net Area (ha)	1.62	GF/BF	GF
Density	36	Ward	Dorridge & Hockley Heath
Capacity	41	Parish	Hockley Heath

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Ribbon development. Extending village further north.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Greenfield site in good market value area.

Other comments

**SHELAA Reference** 506

**Site Name** 227 Lugtrout Lane

Gross Area (ha)	0.39	% Green Belt	100
Net Area (ha)	0.39	GF/BF	BF
Density	36	Ward	Bickenhill
Capacity	14	Parish	N/A

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Abuts canal to the north of site.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Dwelling already on site and garden land. Close to major urban area.

Other comments

**SHELAA Reference** 507

**Site Name** 40 Houndsfield Lane

Gross Area (ha)	0.13	% Green Belt	100
Net Area (ha)	0.13	GF/BF	GF
Density	36	Ward	Blythe
Capacity	5	Parish	Tidbury Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	2	Site is within or adjacent to a 'smaller rural settlement'

Comments Backland development.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Garden land, TPOs on site. Good market value area - Achievability would increase if several adjacent sites come forward together.

Other comments Adj to CFS 74

**SHELAA Reference** 508                      **Site Name** Land rear of 571 Tanworth Lane

Gross Area (ha)	0.07	% Green Belt	100
Net Area (ha)	0.07	GF/BF	GF
Density	36	Ward	Blythe
Capacity	2	Parish	Cheswick Green

Suitability            Site performs well against suitability criteria  
Availability           Site performs well against availability criteria  
Achievability        Site performs well against availability criteria  
Overall Category    2

**Suitability**

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments                                      Backland development.

**Availability**

Held by developer/willing owner/public                                      3

**Achievability**

Moderate marketability and/or viability                                      2

Garden land, with access from existing dwelling. Good market value area - Achievability would increase if several adjacent sites come forward together.

Other comments                              Extends CFS 345 (Amalgamated SHELAA Site 1004)

**SHELAA Reference** 509

**Site Name** 44 Houndsfield Lane Shirley

Gross Area (ha)	0.19	% Green Belt	100
Net Area (ha)	0.17	GF/BF	GF
Density	36	Ward	Blythe
Capacity	6	Parish	Tidbury Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	2	Site is within or adjacent to a 'smaller rural settlement'

Comments Backland development.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Garden land, TPOs on site. Good market value area - Achievability would increase if several adjacent sites come forward together.

Other comments

**SHELAA Reference** 510

**Site Name** 160 Tilehouse Lane Shirley

Gross Area (ha)	0.13	% Green Belt	100
Net Area (ha)	0.11	GF/BF	GF
Density	36	Ward	Blythe
Capacity	4	Parish	Tidbury Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	2	Site is within or adjacent to a 'smaller rural settlement'

Comments Backland development.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Garden land, TPOs on site. Good market value area - Achievability would increase if several adjacent sites come forward together.

Other comments

**SHELAA Reference** 511

**Site Name** Stoneycroft Wootton Green Lane

Gross Area (ha)	0.55	% Green Belt	100
Net Area (ha)	0.55	GF/BF	BF
Density	36	Ward	Meriden
Capacity	18	Parish	Balsall

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Existing residential on site which may need to be relocated or mitigated.

Other comments

**SHELAA Reference** 513                      **Site Name** Land east Grange Road Dorridge

Gross Area (ha)	4.09	% Green Belt	100
Net Area (ha)	4.09	GF/BF	BF/GF
Density	36	Ward	Dorridge & Hockley Heath
Capacity	96	Parish	N/A

Suitability            Site faces some suitability constraints  
Availability           Site performs well against availability criteria  
Achievability        Site performs well against availability criteria  
Overall Category    2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments                                    Entire site is covered by group TPO.

### Availability

Held by developer/willing owner/public                                    3

### Achievability

Good marketability and/or viability                                    3

Good market value area.

Other comments

**SHELAA Reference** 514

**Site Name** 52 Houndsfield Lane

Gross Area (ha)	0.09	% Green Belt	100
Net Area (ha)	0.08	GF/BF	GF
Density	36	Ward	Blythe
Capacity	3	Parish	Tidbury Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	2	Site is within or adjacent to a 'smaller rural settlement'

Comments Backland development. Small proportion of site covered in group TPO.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Garden land, TPOs on site. Good market value area - Achievability would increase if several adjacent sites come forward together.

Other comments Extends CFS 74 and 116

**SHELAA Reference** 515

**Site Name** 573 /rear 575 Tanworth Lane

Gross Area (ha)	0.07	% Green Belt	100
Net Area (ha)	0.07	GF/BF	BF/GF
Density	36	Ward	Blythe
Capacity	3	Parish	Cheswick Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Backland development. Near to potential LWS.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Garden land. Good market value area - Achievability would increase if several adjacent sites come forward together.

Other comments

**SHELAA Reference** 517

**Site Name** rear of 166 Tilehouse Lane

Gross Area (ha)	0.06	% Green Belt	100
Net Area (ha)	0.06	GF/BF	GF
Density	36	Ward	Blythe
Capacity	2	Parish	Tidbury Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	2	Site is within or adjacent to a 'smaller rural settlement'

Comments Backland development.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Garden land. Good market value area - Achievability would increase if several adjacent sites come forward together.

Other comments

**SHELAA Reference** 518

**Site Name** Nevin , 136 Dorridge Road Dorridge

Gross Area (ha)	1.9	% Green Belt	100
Net Area (ha)	1.9	GF/BF	GF/BF
Density	36	Ward	Dorridge & Hockley Heath
Capacity	48	Parish	N/A

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Part of site potential LWS. Adjacent to trainline.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments Extension to CFS 135.

**SHELAA Reference** 519

**Site Name** rear 168 Tilehouse Lane Shirley

Gross Area (ha)	0.04	% Green Belt	100
Net Area (ha)	0.04	GF/BF	GF
Density	36	Ward	Blythe
Capacity	1	Parish	Tidbury Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	2	Site is within or adjacent to a 'smaller rural settlement'

Comments Backland development. Trainline near site

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Garden land. Good market value area - Achievability would increase if several adjacent sites come forward together.

Other comments

**SHELAA Reference** 520 **Site Name** rear 46 Houndsfield Lane Shirley

Gross Area (ha)	0.08	% Green Belt	100
Net Area (ha)	0.07	GF/BF	GF
Density	36	Ward	Blythe
Capacity	2	Parish	Tidbury Green

Suitability Site performs well against suitability criteria  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	2	Site is within or adjacent to a 'smaller rural settlement'

Comments Backland development. Trainline near site.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Garden land. Good market value area - Achievability would increase if several adjacent sites come forward together.

Other comments

**SHELAA Reference** 521

**Site Name** rear 158 Tilehouse Lane Shirley

Gross Area (ha)	0.08	% Green Belt	100
Net Area (ha)	0.07	GF/BF	GF
Density	36	Ward	Blythe
Capacity	2	Parish	Tidbury Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	2	Site is within or adjacent to a 'smaller rural settlement'

Comments Backland development. Trainline near site.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Garden land. Good market value area - Achievability would increase if several adjacent sites come forward together.

Other comments

**SHELAA Reference** 522

**Site Name** Land south east of Meriden

Gross Area (ha)	7.84	% Green Belt	100
Net Area (ha)	7.84	GF/BF	GF
Density	36	Ward	Meriden
Capacity	184	Parish	Meriden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	2	Site is Grade 2 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments

**SHELAA Reference** 523

**Site Name** land rear 32/34 & 36 Creynolds Lane

Gross Area (ha)	0.19	% Green Belt	100
Net Area (ha)	0.19	GF/BF	GF
Density	36	Ward	Blythe
Capacity	7	Parish	Cheswick Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Backland development

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Good market value are. Some surface flood near the site

Other comments Extension to CFS 342 & 133.

**SHELAA Reference** 524

**Site Name** land east Nailcote Farm Burton Green

Gross Area (ha)	51.72	% Green Belt	100
Net Area (ha)	51.72	GF/BF	GF
Density	36	Ward	Meriden
Capacity	1210	Parish	Berkswell

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Abuts Solihull border with Coventry and Warwick. Abuts trainline

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

TPOs on site

Other comments Coalescence with neighbouring towns.

**SHELAA Reference** 525

**Site Name** Land at Darley Green Road Dorridge

Gross Area (ha)	3.02	% Green Belt	100
Net Area (ha)	2.74	GF/BF	GF
Density	36	Ward	Dorridge & Hockley Heath
Capacity	64	Parish	N/A

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	2	Up to 24 per cent of site area is within Flood Zone 3
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	2	Site is within or adjacent to a 'smaller rural settlement'

Comments Abuts trainline. Part of the site susceptible to flooding.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area. Site covered in group TPO.

Other comments

**SHELAA Reference** 526

**Site Name** Land at 15 Jacobean Land Knowle

Gross Area (ha)	2.68	% Green Belt	100
Net Area (ha)	2.68	GF/BF	GF
Density	36	Ward	Knowle
Capacity	63	Parish	N/A

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Partially backland development. Close to M42 junction.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Could result in loss of existing dwelling. Good market value area. Group TPOs on site.

Other comments Some surface flooding NW side of site

**SHELAA Reference** 527                      **Site Name** Land at Four Ashes Road

Gross Area (ha)	30.56	% Green Belt	100
Net Area (ha)	28.76	GF/BF	GF
Density	36	Ward	Dorridge & HH
Capacity	673	Parish	N/A

Suitability            Site faces some suitability constraints  
Availability           Site performs well against availability criteria  
Achievability        Site performs well against availability criteria  
Overall Category    2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	2	10 – 24 per cent of the site is within a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments    Large site adjacent to large village.

### Availability

Held by developer/willing owner/public    3

### Achievability

Good marketability and/or viability    3

Good market value area. Portion of site LWS but could be retained.

Other comments

**SHELAA Reference** 528

**Site Name** Revised site 195 - Damson Parkway

Gross Area (ha)	30.24	% Green Belt	100
Net Area (ha)	30.24	GF/BF	GF
Density	36	Ward	Bickenhill
Capacity	708	Parish	Hampton-in-Arden

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Adjacent to urban area.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area. Site covered in group TPO.

Other comments

**SHELAA Reference** 529

**Site Name** Revised site 196 Bickenhill Road

Gross Area (ha)	8.02	% Green Belt	100
Net Area (ha)	3.61	GF/BF	GF
Density	36	Ward	Bickenhill
Capacity	84	Parish	Bickenhill & MG

Suitability Site faces significant suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 3

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	2	Up to 24 per cent of site area is within Flood Zone 3
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	1	25 – 50 per cent of the site is within a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Adjacent to urban area, bad neighbours to the south

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2  
Marketability of the site constrained by proximity to airport.

Other comments

**SHELAA Reference** 530

**Site Name** Revised site 197 Berkswell Road

Gross Area (ha)	1.79	% Green Belt	100
Net Area (ha)	1.6	GF/BF	GF
Density	36	Ward	Meriden
Capacity	40	Parish	Meriden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Adjacent to large village, lacks defensible boundary.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area. Site covered in group TPO.

Other comments

**SHELAA Reference** 531

**Site Name** Land at Braggs Farm Lane

Gross Area (ha)	2.2	% Green Belt	100
Net Area (ha)	2.2	GF/BF	GF
Density	36	Ward	Blythe
Capacity	52	Parish	Tidbury Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Site adjacent to large village.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments

**SHELAA Reference** 533

**Site Name** Land adj. 237 Tythe Barn Lane

Gross Area (ha)	0.3	% Green Belt	100
Net Area (ha)	0.1	GF/BF	GF/BF
Density	36	Ward	Blythe
Capacity	4	Parish	Dickens Heath

Suitability Site faces significant suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 3

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	1	25 – 50 per cent of the site is within a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Site adjacent to village. Extension of ribbon development.  
Site constrained by Ancient Woodland Local Wildlife Site.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2  
Good market value area, but site would affect Ancient Woodland.

Other comments

**SHELAA Reference** 535

**Site Name** Cleobury Lane - WM21924

Gross Area (ha)	1.45	% Green Belt	100
Net Area (ha)	1.45	GF/BF	GF
Density	36	Ward	Blythe
Capacity	42	Parish	Tidbury Green

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Site is located in relatively isolated location.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area, marketability constrained by accessibility & isolation.

Other comments

**SHELAA Reference** 536

**Site Name** Cleobury Lane - WM12915

Gross Area (ha)	0.7	% Green Belt	100
Net Area (ha)	0.7	GF/BF	GF
Density	36	Ward	Blythe
Capacity	23	Parish	Tidbury Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Site is located in relatively isolated location.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area, marketability constrained by accessibility & isolation.

Other comments

**SHELAA Reference** 537

**Site Name** Cleobury Lane - WM47626

Gross Area (ha)	1.46	% Green Belt	100
Net Area (ha)	1.46	GF/BF	GF
Density	36	Ward	Blythe
Capacity	42	Parish	Tidbury Green

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Site is located in relatively isolated location.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area, marketability constrained by accessibility & isolation.

Other comments

**SHELAA Reference** 538

**Site Name** The Yew Tree

Gross Area (ha)	1.51	% Green Belt	100
Net Area (ha)	1.51	GF/BF	BF
Density	36	Ward	Knowle
Capacity	38	Parish	N/A

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Adjacent to large village.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Good market value area.

Other comments

**SHELAA Reference** 542

**Site Name** Mayfield & Melbourne

Gross Area (ha)	1.11	% Green Belt	100
Net Area (ha)	1.46	GF/BF	BF/GF
Density	36	Ward	Bickenhill
Capacity	42	Parish	Bickenhill & MG

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 3

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	3	Less than 50 per cent of the site is within the constraint
Ground Condition Constraints	3	Treatment expected to be required on part of the site
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	0	Site does not fall into one of the above categories

Comments Immediately south of Airport runway, more suited towards commercial development.

### Availability

Held by developer/willing owner/public 3

### Achievability

Poor marketability and/or viability 1

Marketability constrained by proximity to airport runway and A45, and noise pollution.

Other comments

**SHELAA Reference** 543

**Site Name** Land to the rear of 74-108 Colehill Road

Gross Area (ha)	1.44	% Green Belt	100
Net Area (ha)	1.44	GF/BF	BF/GF
Density	36	Ward	Bickenhill
Capacity	42	Parish	Bickenhill & MG

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Adjacent to urban area.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments

**SHELAA Reference** 544 **Site Name** Broad Lane, Hawkhurst

Gross Area (ha)	64.63	% Green Belt	100
Net Area (ha)	7.95	GF/BF	GF
Density	36	Ward	Meriden
Capacity	186	Parish	Berkswell

Suitability Site faces significant suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 3

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	0	At least 50 per cent of the site is within the constraint
Ground Condition Constraints	0	Treatment expected to be required on the majority of the
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Adjacent to urban area (Coventry border).

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments Site would cause coalescence with Coventry.

**SHELAA Reference** 548

**Site Name** Land at rear of Stratford Road

Gross Area (ha)	3.5	% Green Belt	100
Net Area (ha)	3.5	GF/BF	GF
Density	36	Ward	Dorridge & Hockley Heath
Capacity	82	Parish	Hockley Heath

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Adjacent to village & local facilities.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments

**SHELAA Reference** 549                      **Site Name** Land at Three Maypoles

Gross Area (ha)	12.49	% Green Belt	100
Net Area (ha)	11.24	GF/BF	GF
Density	36	Ward	Blythe
Capacity	263	Parish	Dickens Heath

Suitability            Site performs well against suitability criteria

Availability           Site performs well against availability criteria

Achievability         Site performs well against availability criteria

Overall Category    1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	4	Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments    Large site adjacent to large village.

### Availability

Held by developer/willing owner/public    3

### Achievability

Good marketability and/or viability    3

Good market value area.

Other comments

**SHELAA Reference** 551

**Site Name** Land East Widney Manor Road

Gross Area (ha)	0.8	% Green Belt	100
Net Area (ha)	0.8	GF/BF	GF
Density	36	Ward	St Alphege
Capacity	26	Parish	N/A

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Within built up area.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments

**SHELAA Reference** 552

**Site Name** Land at Warwick Road

Gross Area (ha)	2.13	% Green Belt	100
Net Area (ha)	2.13	GF/BF	GF
Density	36	Ward	Knowle
Capacity	50	Parish	N/A

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Adjacent to village & local facilities.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Other comments

**SHELAA Reference** 554                      **Site Name** Land off Rumbush Lane

Gross Area (ha)	9.21	% Green Belt	100
Net Area (ha)	9.21	GF/BF	GF
Density	36	Ward	Blythe
Capacity	216	Parish	Tidbury Green

Suitability            Site performs well against suitability criteria  
Availability           Site performs well against availability criteria  
Achievability        Site performs well against availability criteria  
Overall Category    1

**Suitability**

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	3	Less than 50 per cent of the site is within the constraint
Ground Condition Constraints	3	Treatment expected to be required on part of the site
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments    Site abuts Clowes Wood SSSI and ancient woodland

**Availability**

Held by developer/willing owner/public    3

**Achievability**

Good marketability and/or viability    3

Other comments

**SHELAA Reference** 556

**Site Name** Land North of Main Road

Gross Area (ha)	9.36	% Green Belt	100
Net Area (ha)	9.36	GF/BF	GF
Density	36	Ward	Meriden
Capacity	219	Parish	Meriden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Close to village and local facilities.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments

**SHELAA Reference** 557

**Site Name** Barratts Farm - new sub

Gross Area (ha)	85.52	% Green Belt	100
Net Area (ha)	82.1	GF/BF	GF
Density	36	Ward	Meriden
Capacity	1921	Parish	Berkswell

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Other comments

**SHELAA Reference** 558

**Site Name** Blossomfield Sports Club

Gross Area (ha)	2.82	% Green Belt	0
Net Area (ha)	2.82	GF/BF	GF/BF
Density	36	Ward	St Alphege
Capacity	66	Parish	N/A

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 2

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	3	Site has bad neighbours with potential for mitigation
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Within built up area.

### Availability

Held by developer/willing owner/public 3

### Achievability

Moderate marketability and/or viability 2

Would need to replace playing pitches.

Other comments Current sports use



**SHELAA Reference** 561 **Site Name** Damson Parkway

Gross Area (ha)	17.39	% Green Belt	100
Net Area (ha)	17.39	GF/BF	GF
Density	36	Ward	Bickenhill
Capacity	407	Parish	Hampton-in-Arden

Suitability Site faces some suitability constraints  
Availability Site performs well against availability criteria  
Achievability Site performs well against availability criteria  
Overall Category 2

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	3	Site is Grade 3 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	4	Site is adjacent to a Local Wildlife Site
Suitability of Location	5	Site is within or adjacent to a settlement within the 'Major Urban Area'
Comments		Adjacent to built up area. Abuts large LWS on edge of settlement.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Other comments

**SHELAA Reference** 562

**Site Name** Land at Berkswell Road, Meriden

Gross Area (ha)	4.25	% Green Belt	100
Net Area (ha)	3.83	GF/BF	GF
Density	36	Ward	Meriden
Capacity	90	Parish	Meriden

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	3	Existing road access requires upgrading
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	4	Site abuts or is adjacent to a Nationally or Locally Listed Building
BMV Agricultural Land	2	Site is Grade 2 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Adjacent to village & local facilities.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments



**SHELAA Reference** 564

**Site Name** Land West of Four Ashes Road

Gross Area (ha)	0.32	% Green Belt	100
Net Area (ha)	0.32	GF/BF	GF
Density	36	Ward	Dorridge & HH
Capacity	11	Parish	N/A

Suitability Site performs well against suitability criteria

Availability Site performs well against availability criteria

Achievability Site performs well against availability criteria

Overall Category 1

### Suitability

Access Infrastructure	5	Existing road access is adequate
Contaminated Land/Landfill Site	5	Site does not lie within this constraint
Ground Condition Constraints	5	Treatment not expected to be required
Heritage	5	Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building
BMV Agricultural Land	5	Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5	Site does not lie within this constraint
Flood Risk Constraints	5	Within Flood Zone 1
Bad Neighbour Constraints	5	Site has no 'bad neighbours'
Biodiversity	5	Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location	3	Site is within or adjacent to a 'free standing rural village'

Comments Small parcel of vacant greenfield land, close to village.

### Availability

Held by developer/willing owner/public 3

### Achievability

Good marketability and/or viability 3

Good market value area.

Other comments

## **N. Employment SHELAA Assessments (2016-2020)**

Section No.	Section Description	CODES	Comments
1	Site ID	1	
2	Site Name	Springhill	
<b>Basic Facts</b>			
3	Site Address	Springhill, 443 Station Road, Balsall Common	
4	Site area (ha)	0.72	
5	Brief description	currently in residential use - two detached dwellings and garages	
6	Current Use	residential	
7	Is the site currently allocated, or has a permission, for employment use?	No	
8	Has the site previously been allocated, or had a permission, for employment use?	No	
9	Is the site previously developed Land?	Yes / Part	
10	Brief explanation of above responses (if required)	Add notes if applicable	
11	Site's sequential location?	iv) adjacent to the built up area	
12	Site location map/photos		
<b>Proposal</b>			
13	Land uses being promoted	B1	
14	Employment use being assessed	Local Office	
15	Brief qualification, if necessary of the use being assessed.	Preferred use indicated on call for sites form is housing, but alternative use being assessed	
16	Proportion of the site proposed for employment land use	100% if existing buildings redeveloped.	
17	Site area proposed for employment use (ha)	Up to 0.72ha	
<b>Planning Policy constraints</b>			
18	Green Belt	Yes	
19	Nature Conservation designations	No	
20	Heritage designations	No	
21	Bad neighbour impact	3. None	
22	Any other (specify)?	Add notes if applicable	
23	Any other (impact)?	3. none	
24	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Planning Policy Summary</b>			
25	Is site subject to policy constraints	3. major constraints	rural green belt site
<b>Other supply constraints</b>			
Physical constraints			
26	Ground conditions	3. None	
27	Contaminated land/ historic landfill site	3. None	
28	Overhead line buffer	3. None	

29	High pressure gas pipeline	3. None	
30	Impact on flood risk area	3. None	
31	Hazardous installations	3. None	
32	Any other (specify)?	Add notes if applicable	
33	Any other (impact)?	3. None	
34	Detail any constraint(s) referred to above	Add notes if applicable	
35	Conclusion: Is the site physically constrained.	3. None	
<b>Infrastructure constraints</b>			
36	Roads	2. minor	access would need to be created
37	Utilities	3. None	existing dwellings
38	Any other (specify)?	Add notes if applicable	
39	Any other (impact)?	3. None 2. Minor 1. Major	
40	Detail any constraint(s) referred to above	Add notes if applicable	
41	Conclusion: Is the site infrastructure constrained.	2. Minor constraints	no constraints in terms of providing for small scale employment uses
<b>Ownership constraints</b>			
42	Any apparent ownership constraints	No	
43	Safeguarded land (HS2)	Within HS2 safeguarding zone	
44	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Other supply constraints: Summary</b>			
45	When is the site likely to be available?	2. available in the plan period	
46	Proportion of the site available for employment land use (after deductions for constraints)	Assume all site	
47	Site area available for employment use (ha)	0.72	
48	Comment	Add notes if applicable	
<b>Demand - attractiveness to occupiers and market balance</b>			
Attractiveness to occupiers			
External environment			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc.	small site, not prominent	
50	Score	1. Poor	limited prominence, could serve small scale rural office need
Internal environment			
51	Describe - an problems with shape, gradient, boundary etc.	existing dwellings on site	
52	Score	3. good	
Strategic accessibility			
53	Describe - proximity to Motorway/principal roads	Add notes if applicable	
54	Score	1. Poor	

Local access by road			
55	Describe - access to site/strategic road network	No existing road access to the site	
56	Score	2. Reasonable	Access to main highway could be accomodated
Public transport access			
57	Is the site close to a railway station (within 400m)?	Yes Berkswell Station	
58	Describe, e.g. station, bus stops	station and adjacent roads served by public transport	
59	Score	2. Reasonable	
Attractiveness: Summary			
60	How attractive will the site be to occupiers of the completed development?	2. Reasonable	may not appeal to wider market but could serve small scale rural office market
61	Comment	Site could be ideal for rural market e.g. creative sector. Adjacent to the site is Berkswell station. The site has Poor connections to the strategic road network which reduces its attraction to strategic businesses.	
Market balance			
62	Market evidence (description)	Lack of rural employment land	
63	Score	1. Poor	
Demand Summary			
64	Assuming constraints are resolved, what are prospects of the site being developed and occupied?	1.Poor	more likely to be developed for residential

Section No.	Section Description	CODES	Comments
1	Site ID	24	
2	Site Name	Vacant Land off Friday Lane	
<b>Basic Facts</b>			
3	Site Address	Friday Lane, Hampton in Arden	
4	Site area (ha)	5.36 ha	
5	Brief description	it is understood the site was used a a landfill site during the construction of the M42 in the 1980s. Ground contamination may therefore be considered a possibility. Large hardstanding exists on site left by previous use. The site is not within the environment agency flood plain mapping	Adjacent to horticultural nursery and housing
6	Current Use	Currently vacant and unused, previous plant storage	Mechanical plant storage site associated with M42 construction. Touring caravan site refused 2008
7	Is the site currently allocated, or has a permission, for employment use?	No	
8	Has the site previously been allocated, or had a permission, for employment use?	No	
9	Is the site previously developed Land?	Yes	
10	Brief explanation of above responses (if required)	Add notes if applicable	
11	Site's sequential location?	v) outside built up area	
12	Site location map/photos		
<b>Proposal</b>			
13	Land uses being promoted	B2	
14	Employment use being assessed	Industrial Estate	
15	Brief qualification, if necessary of the use being assessed.	Proposed for housing (mixed use or as an alternative)	
16	Proportion of the site proposed for employment land use	100%	
17	Site area proposed for employment use (ha)	5.36 ha	
<b>Planning Policy constraints</b>			
18	Green Belt	Yes	
19	Nature Conservation designations	No	
20	Heritage designations	No	
21	Bad neighbour impact	3. None	
22	Any other (specify)?	Add notes if applicable	

23	Any other (impact)?	3. None 2. Minor 1. Major	
24	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Planning Policy Summary</b>			
25	Is site subject to policy constraints	1. major constraint	Green Belt
<b>Other supply constraints</b>			
Physical constraints			
26	Ground conditions	2. Minor	May require treatment given site was used for landfill during construction of M42
27	Contaminated land/ historic landfill site	2. Minor	it is understood the site was used a landfill site during the construction of the M42 in the 1980s. Ground contamination may therefore be considred a possibility. Large hardstanding exists on site left by previous use. The site is not within the environment agency flood plain mapping
28	Overhead line buffer	1. Major	Two existing electricity pylons cross the site diagonally from north / east to south / west
29	High pressure gas pipeline	3. Major	High pressure gas pipeline, historic landfill site
30	Impact on flood risk area	3. None	
31	Hazardous installations	3. None	
32	Any other (specify)?	An oil pipeline crosses the full width of the site which is understood serves Birmingham Airport. It is possible there is a Severn Trent Water main crossing the site but this needs to be verified	
33	Any other (impact)?	1. Major	
34	Detail any constraint(s) referred to above		
35	Conclusion: Is the site physically constrained.	1. Major	oil pipeline, high pressure gas pipeline, electricity pipelines
Infrastructure constraints			
36	Roads	2. Minor	Vehicle access exists off Friday Lane but this would require improving to an improved standard
37	Utilities	1. Major	There are no utilities serving the site
38	Any other (specify)?	Add notes if applicable	

39	Any other (impact)?	1. Major	High pressure gas pipeline, historic landfill site
40	Detail any constraint(s) referred to above	Add notes if applicable	
41	Conclusion: Is the site infrastructure constrained.	1. Major	The existing oil pipeline and adjacent gas governor site would reduce the overall development potential of the site due to reduced densities having to be applied. • due to previous land fill use of the site foundation design of buildings will have a financial impact on any proposed development.
<b>Ownership constraints</b>			
42	Any apparent ownership constraints	No	The existing site topography will reduce the full development of the available site area.
43	Safeguarded land (HS2)	No	
44	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Other supply constraints: Summary</b>			
45	When is the site likely to be available?	2. available in the plan period	
46	Proportion of the site available for employment land use (after deductions for constraints)	Site is highly constrained and may not be suitable for redevelopment.	
47	Site area available for employment use (ha)	Up to 5.36ha	Depends on how much of site can be developed over pipelines
48	Comment	Site is highly constrained and may not be suitable for redevelopment.	
<b>Demand - attractiveness to occupiers and market balance</b>			
Attractiveness to occupiers			
External environment			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc.	Rural site could serve rural employment needs, less prominent to wider market	
50	Score	2. Reasonable	
Internal environment			
51	Describe - an problems with shape, gradient, boundary etc.	Add notes if applicable	
52	Score	2. Reasonable	
Strategic accessibility			
53	Describe - proximity to Motorway/principal roads	Add notes if applicable	
54	Score	1. Poor	
Local access by road			

55	Describe - access to site/strategic road network	Add notes if applicable	Vehicle access exists off Friday Lane but this would require improving to an improved standard
56	Score	1. Poor	
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	No	
58	Describe, e.g. station, bus stops	Add notes if applicable	
59	Score	1. Poor	
<b>Attractiveness: Summary</b>			
60	How attractive will the site be to occupiers of the completed development?	2. Reasonable	
61	Comment	Rural site less prominent to wider market. Could be ideal for Creative market.	
<b>Market balance</b>			
62	Market evidence (description)	Close to major networks	
63	Score	2. Reasonable	
<b>Demand Summary</b>			
64	Assuming constraints are resolved, what are prospects of the site being developed and occupied?	1. Poor	

Section No.	Section Description	CODES	Comments
1	Site ID	123	
2	Site Name	Brooklyn	
<b>Basic Facts</b>			
3	Site Address	Warings Green Road, Hockley Heath, Solihull B94 6BT	
4	Site area (ha)	1.84	
5	Brief description	Single dwelling including stables, garage and workshop	
6	Current Use	Single dwelling including stables, garage and workshop	
7	Is the site currently allocated, or has a permission, for employment use?	No	
8	Has the site previously been allocated, or had a permission, for employment use?	No	
9	Is the site previously developed Land?	Yes / Part	Part green field / part brownfield
10	Brief explanation of above responses (if required)	Add notes if applicable	
11	Site's sequential location?	v) outside built up area	
12	Site location map/photos		
<b>Proposal</b>			
13	Land uses being promoted	B1, B2, B8, community facilities, leisure	Proposed primarily for housing also indicated B class uses on call for sites form
14	Employment use being assessed	Industrial	small scale rural employment / Light industrial
15	Brief qualification, if necessary of the use being assessed.	Add notes if applicable	
16	Proportion of the site proposed for employment land use	100% could be put forward (also proposed for residential)	
17	Site area proposed for employment use (ha)	1.84ha	
<b>Planning Policy constraints</b>			
18	Green Belt	Yes	
19	Nature Conservation designations	Yes	About 50% of site is a Local Wildlife Site
20	Heritage designations	No	
21	Bad neighbour impact	3. None	
22	Any other (specify)?	Add notes if applicable	
23	Any other (impact)?	3. None	
24	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Planning Policy Summary</b>			
25	Is site subject to policy constraints	1. Major constraints	Green belt outside built up area, and ca. 50% of site is Local Wildlife Site.

Other supply constraints			
Physical constraints			
26	Ground conditions	2. Minor	Treatment may be required on small part of site which is classed as historic landfill
27	Contaminated land/ historic landfill site	2. Minor	10-25% of site contaminated land
28	Overhead line buffer	3. None	
29	High pressure gas pipeline	3. None	
30	Impact on flood risk area	3. None	
31	Hazardous installations	3. None	
32	Any other (specify)?	Add notes if applicable	
33	Any other (impact)?	3. None	
34	Detail any constraint(s) referred to above	Add notes if applicable	
35	Conclusion: Is the site physically constrained.	2. Minor	
Infrastructure constraints			
36	Roads	3. None	existing access to dwellings
37	Utilities	3. None	utilities connected to existing dwelling
38	Any other (specify)?	Add notes if applicable	
39	Any other (impact)?	3. None	
40	Detail any constraint(s) referred to above	Add notes if applicable	
41	Conclusion: Is the site infrastructure constrained.	3. None	
Ownership constraints			
42	Any apparent ownership constraints	No	
43	Safeguarded land (HS2)	No	
44	Detail any constraint(s) referred to above		
Other supply constraints: Summary			
45	When is the site likely to be available?	3. Immediately available	
46	Proportion of the site available for employment land use (after deductions for constraints)	51%	Site has been submitted for housing as well
47	Site area available for employment use (ha)	0.93ha	
48	Comment	The site area has been reduced to remove the Local Wildlife Site - and may be further reduced if the existing dwellinghouse is retained for residential	
Demand - attractiveness to occupiers and market balance			
Attractiveness to occupiers			
External environment			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc.	The site's isolation and poor connections to the strategic road network reduce its attraction even to those accessing local markets	

50	Score	1. Poor	
<b>Internal environment</b>			
51	Describe - an problems with shape, gradient, boundary etc.	site of existing dwelling and stables	
52	Score	3. Good	
<b>Strategic accessibility</b>			
53	Describe - proximity to Motorway/principal roads	Add notes if applicable	
54	Score	1. Poor	
<b>Local access by road</b>			
55	Describe - access to site/strategic road network	Add notes if applicable	
56	Score	1. Poor	
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	No	
58	Describe, e.g. station, bus stops	Existing public transport provision within Hockley heath	
59	Score	1. Poor	
<b>Attractiveness: Summary</b>			
60	How attractive will the site be to occupiers of the completed development?	1. Poor	
61	Comment	Rural - lack of public transport & connectivity	
<b>Market balance</b>			
62	Market evidence (description)	May not appeal to wider market but could serve small scale rural commercial requirements	
63	Score	1. Poor	
<b>Demand Summary</b>			
64	Assuming constraints are resolved, what are prospects of the site being developed and occupied?	1. Poor	Likely to be more suitable for housing

Section No.	Section Description	CODES	Comments
1	Site ID	128	
2	Site Name	Area G Meriden	
<b>Basic Facts</b>			
3	Site Address	Meriden	
4	Site area (ha)	43.32	
5	Brief description	Quarry site	
6	Current Use	Existing quarry	
7	Is the site currently allocated, or has a permission, for employment use?	No	Existing use as quarry
8	Has the site previously been allocated, or had a permission, for employment use?	No	Existing use as quarry
9	Is the site previously developed Land?	Yes	
10	Brief explanation of above responses (if required)		
11	Site's sequential location?	v) outside the built up area	
12	Site location map/photos		
<b>Proposal</b>			
13	Land uses being promoted	B1, B2 and B8 and leisure uses	
14	Employment use being assessed	Industrial	
15	Brief qualification, if necessary of the use being assessed.		
16	Proportion of the site proposed for employment land use	43.32ha	
17	Site area proposed for employment use (ha)	43.32ha	
<b>Planning Policy constraints</b>			
18	Green Belt	Yes	
19	Nature Conservation designations	No	
20	Heritage designations	No	to north east of site Grade II* listed Forest Hall and associated Pavilion
21	Bad neighbour impact	2. Minor	Site has bad neighbours with potential for mitigation
22	Any other (specify)?	Add notes if applicable	
23	Any other (impact)?	3. None 2. Minor 1. Major	
24	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Planning Policy Summary</b>			
25	Is site subject to policy constraints	1. Major constraints	Mineral safeguarded area - Loss of existing quarry facilities / contaminated land. Area of search for waste management facilities. Green belt

Other supply constraints			
Physical constraints			
26	Ground conditions	1. Major	Treatment needed on majority of the site topography includes a large depression from mineral extraction, being infilled and consent permits a dome to be formed. Recontouring work would be necessary
27	Contaminated land/ historic landfill site	1. Major	Majority of site contaminated by existing quarry use Mineral extraction site
28	Overhead line buffer	3. None	
29	High pressure gas pipeline	2. Minor	Lies within the high pressure outer zone
30	Impact on flood risk area	3. None	Within flood zone 1
31	Hazardous installations	3. None	
32	Any other (specify)?	Add notes if applicable	
33	Any other (impact)?	2. Minor	Drainage -suitable infilling and restoration could ensure on site drainage issues are addressed
34	Detail any constraint(s) referred to above	Add notes if applicable	
35	Conclusion: Is the site physically constrained.	1. Major	Site significantly constrained in terms of land contamination, high pressure gas pipeline. Potential for restoration works following cessation of mineral extraction
Infrastructure constraints			
36	Roads	3. None	existing access is wide with good visibility, currently main agreed access for operations on site
37	Utilities	3. Major	No utilities or pipelines serving the site
38	Any other (specify)?	Add notes if applicable	
39	Any other (impact)?	3. None 2. Minor 1. Major	
40	Detail any constraint(s) referred to above	Add notes if applicable	
41	Conclusion: Is the site infrastructure constrained.	2. Minor	site constrained by existing lack of utilities
Ownership constraints			
42	Any apparent ownership constraints	No	
43	Safeguarded land (HS2)	No	
44	Detail any constraint(s) referred to above	Add notes if applicable	

<b>Other supply constraints: Summary</b>			
45	When is the site likely to be available?	2. available in the plan period	Potential for works to start in short term and completed in medium term before 2031
46	Proportion of the site available for employment land use (after deductions for constraints)	100%	
47	Site area available for employment use (ha)	43.32ha	Assume whole site is available, may change after remediation.
48	Comment	Remediation would be required on site, and could affect overall site balance	
<b>Demand - attractiveness to occupiers and market balance</b>			
<b>Attractiveness to occupiers</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc.	Landscape shaped by quarry activities	
50	Score	1. Poor	
<b>Internal environment</b>			
51	Describe - an problems with shape, gradient, boundary etc.	Landscape shaped by quarry activities	
52	Score	1. Poor	
<b>Strategic accessibility</b>			
53	Describe - proximity to Motorway/principal roads	Access to strategic highway network. Close to A45 junction without passing through Meriden village	
54	Score	2. Reasonable	
<b>Local access by road</b>			
55	Describe - access to site/strategic road network	Existing road access is adequate. Close to A45 junction	
56	Score	3. Good	
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	No	
58	Describe, e.g. station, bus stops	Limited public transport provision in close proximity	
59	Score	1. Poor	
<b>Attractiveness: Summary</b>			
60	How attractive will the site be to occupiers of the completed development?	3. Good	requires significant remediation, site not prominent
61	Comment	The site's location with direct access on to A45 and close proximity to the NEC, airport and JLR	
<b>Market balance</b>			
62	Market evidence (description)	Close proximity to the motorway network, the site therefore likely to attract operators of office or distribution activity	
63	Score	2. Reasonable	requires significant remediation
<b>Demand Summary</b>			

64	Assuming constraints are resolved, what are prospects of the site being developed and occupied?	2. Reasonable	
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Section No.	Section Description	CODES	Comments
1	Site ID	141	
2	Site Name	Land around Earlswood Station	
<b>Basic Facts</b>			
3	Site Address	Broad location for development around Earlswood Station on land adjacent to Foreshaw Heath Road	
4	Site area (ha)	23.27 in Solihull	
5	Brief description	Land surrounding Earlswood station proposed for mixed use housing and employment	
6	Current Use	Agricultural	
7	Is the site currently allocated, or has a permission, for employment use?	No	
8	Has the site previously been allocated, or had a permission, for employment use?	No	
9	Is the site previously developed Land?	No	
10	Brief explanation of above responses (if required)	Add notes if applicable	
11	Site's sequential location?	v) outside the built up area	
12	Site location map/photos		
<b>Proposal</b>			
13	Land uses being promoted	Residential led mixed use development including B1, B2 and B8	
14	Employment use being assessed	Industrial	
15	Brief qualification, if necessary of the use being assessed.	Residential led mixed use development - assessment of B class component. Also suggests retail, leisure, tourism and community facilities	
16	Proportion of the site proposed for employment land use	100%	
17	Site area proposed for employment use (ha)	23.27ha	
<b>Planning Policy constraints</b>			
18	Green Belt	Yes	
19	Nature Conservation designations	No	proximity to SSSI
20	Heritage designations	No	
21	Bad neighbour impact	3. None	
22	Any other (specify)?	Add notes if applicable	
23	Any other (impact)?	3. None	
24	Detail any constraint(s) referred to above	Green belt site currently open fields, not well located to existing built form	
<b>Planning Policy Summary</b>			
25	Is site subject to policy constraints	3. major constraint	Green belt land
<b>Other supply constraints</b>			
Physical constraints			
26	Ground conditions	3. None	

27	Contaminated land/ historic landfill site	3. None	
28	Overhead line buffer	3. None	
29	High pressure gas pipeline	3. None	
30	Impact on flood risk area	3. None	
31	Hazardous installations	3. None	
32	Any other (specify)?	Add notes if applicable	
33	Any other (impact)?	3. None	
34	Detail any constraint(s) referred to above	Add notes if applicable	
35	Conclusion: Is the site physically constrained.	3. major constraint	Green belt land
<b>Infrastructure constraints</b>			
36	Roads	2. Minor	existing road structure insufficient to accommodate large scale development would be accommodated as part of the wider scheme
37	Utilities	2. Minor	some utilities in place
38	Any other (specify)?	Add notes if applicable	
39	Any other (impact)?	3. None 2. Minor 1. Major	
40	Detail any constraint(s) referred to above	Add notes if applicable	
41	Conclusion: Is the site infrastructure constrained.	2. Minor	
<b>Ownership constraints</b>			
42	Any apparent ownership constraints	No	
43	Safeguarded land (HS2)	No	
44	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Other supply constraints: Summary</b>			
45	When is the site likely to be available?	2. available in the plan period	
46	Proportion of the site available for employment land use (after deductions for constraints)	100%	
47	Site area available for employment use (ha)	23.27ha (within Solihull Boundary)	
48	Comment	Site has been put forward for mixed use, and the proportion for employment uses has not been specified.	
<b>Demand - attractiveness to occupiers and market balance</b>			
<b>Attractiveness to occupiers</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc.	Good quality environment, employment will be attractive as part of development of wider site	
50	Score	3. Good	
<b>Internal environment</b>			
51	Describe - an problems with shape, gradient, boundary etc.	Add notes if applicable	

52	Score	3. Good	
<b>Strategic accessibility</b>			
53	Describe - proximity to Motorway/principal roads	Employment would be accessible via junction 3 of the M42	
54	Score	3. Good	
<b>Local access by road</b>			
55	Describe - access to site/strategic road network	Access to M42 via junction 3 - southern part of the site	
56	Score	3. Good	
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes	
58	Describe, e.g. station, bus stops	integrated public transport system planned around station	
59	Score	3. Good	
<b>Attractiveness: Summary</b>			
60	How attractive will the site be to occupiers of the completed development?	3. Good	
61	Comment	Close to M42 Junction, Good connectivity to the motorway networks	
<b>Market balance</b>			
62	Market evidence (description)	Demand along the M42 Corridor has seen significant update in recent years	
63	Score	3. Good	
<b>Demand Summary</b>			
64	Assuming constraints are resolved, what are prospects of the site being developed and occupied?	3. Good	

Section No.	Section Description	CODES	Comments
1	Site ID	167	
2	Site Name	The Memorial Clubhouse and Grounds	
<b>Basic Facts</b>			
3	Site Address	Warwick Road, Copt Heath, Solihull	
4	Site area (ha)	14.68	
5	Brief description	Comprises of Silhillians Sports Club and playing pitches	
6	Current Use	Sports Club and playing pitches	
7	Is the site currently allocated, or has a permission, for employment use?	No	
8	Has the site previously been allocated, or had a permission, for employment use?	No	Consent for astroturf pitch / consent for clubhouse refurbishment and new changing rooms/ consent for a care home, built and no longer forming part of the site
9	Is the site previously developed Land?	part (clubhouse)	Sports Club remainder playing pitches
10	Brief explanation of above responses (if required)	Add notes if applicable	
11	Site's sequential location?	iv) adjacent to built up area	
12	Site location map/photos		
<b>Proposal</b>			
13	Land uses being promoted	B1 office	
14	Employment use being assessed	Strategic Distribution Park	
15	Brief qualification, if necessary of the use being assessed.	Site proposed for housing, specialist housing and B1 office. CFS proposes 75,000sqm. Multiple units depending on size and layout	
16	Proportion of the site proposed for employment land use	Up to 100%	
17	Site area proposed for employment use (ha)	Up to 14.68ha	
<b>Planning Policy constraints</b>			
18	Green Belt	Yes	
19	Nature Conservation designations	No	
20	Heritage designations	No	
21	Bad neighbour impact	3.None	
22	Any other (specify)?	Add notes if applicable	
23	Any other (impact)?	3.None	
24	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Planning Policy Summary</b>			
25	Is site subject to policy constraints	2. Major constraints	Loss of playing fields and site within green belt
<b>Other supply constraints</b>			
Physical constraints			

26	Ground conditions	3.None	
27	Contaminated land/ historic landfill site	3.None	
28	Overhead line buffer	3.None	
29	High pressure gas pipeline	3.None	
30	Impact on flood risk area	3. None	
31	Hazardous installations	3. None	
32	Any other (specify)?	Playing pitches and sports club on site	
33	Any other (impact)?	3. None	
34	Detail any constraint(s) referred to above	Playing pitches would need to be replaced if not deemed to be in surplus.	
35	Conclusion: Is the site physically constrained.	2. Minor	
<b>Infrastructure constraints</b>			
36	Roads	3. None	However creating a more appropriate access would underpin the sites attractiveness and deliverability
37	Utilities	3. None	existing utilities serve clubhouse
38	Any other (specify)?	Add notes if applicable	
39	Any other (impact)?	3. None 2. Minor 1. Major	
40	Detail any constraint(s) referred to above	Add notes if applicable	
41	Conclusion: Is the site infrastructure constrained.	3. None	
<b>Ownership constraints</b>			
42	Any apparent ownership constraints	No	
43	Safeguarded land (HS2)	No	
44	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Other supply constraints: Summary</b>			
45	When is the site likely to be available?	2. available in the plan period	
46	Proportion of the site available for employment land use (after deductions for constraints)	Up to 100%	
47	Site area available for employment use (ha)	Up to 14.68ha	
48	Comment	CFS form indicates that 75,000sqm would be available for employment uses.	
<b>Demand - attractiveness to occupiers and market balance</b>			
<b>Attractiveness to occupiers</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc.	Good prominence, close to M42 junction. Creating a more appropriate access separate to existing care home would underpin the sites attractiveness and deliverability	
50	Score	3.Good	

Internal environment			
51	Describe - an problems with shape, gradient, boundary etc.	Add notes if applicable	
52	Score	3.Good	
Strategic accessibility			
53	Describe - proximity to Motorway/principal roads	adjacent to junction 5 of M42	
54	Score	3. Good	
Local access by road			
55	Describe - access to site/strategic road network	Direct access to Coventry Road and junction 5 of M42 beyond	
56	Score	3. Good	
Public transport access			
57	Is the site close to a railway station (within 400m)?	No	
58	Describe, e.g. station, bus stops	public transport access on Coventry Road	
59	Score	3. Good	
Attractiveness: Summary			
60	How attractive will the site be to occupiers of the completed development?	3. Good	
61	Comment	Likely to be attractive to distribution park developers/occupiers due to its strategic location very close to J5 of M42 and the A41.	
Market balance			
62	Market evidence (description)	M42 market has seen significant take-up in recent years	
63	Score	3. Good	
Demand Summary			
64	Assuming constraints are resolved, what are prospects of the site being developed and occupied?	3.Good	

Section No.	Section Description	Codes	Comments
1	Site ID	336	
2	Site Name	Land off Coventry Road, Elmdon	
<b>Basic</b>			
3	Site Address	Land off Coventry Road, Elmdon	
4	Site area (ha)	3.53	
5	Brief description	Land at Coventry Road,	
6	Current Use	Vacant Land / parkland	
7	Is the site currently allocated, or has a permission, for employment use?	No	
8	Has the site previously been allocated, or had a permission, for employment use?	No	
9	Is the site previously developed Land?	No, greenfield site	
10	Brief explanation of above responses (if required)	N/A	
11	Site's sequential location?	iv) adjacent to the built-up area	
12	Site location map/photos	See maps	
<b>Proposal</b>			
13	Land uses being promoted	B1 (office) B2 (industry) B8 (storage and distribution) Leisure Housing Specialist Housing	
14	Employment use being assessed	Industrial	
15	Brief qualification, if necessary of the use being assessed.	Mixed preferred use - proposed housing capacity 60 dwellings (mix of houses, apartments, communal and supported housing)	
16	Proportion of the site proposed for employment land use	Not stated specifically how much of site would be preferred use.	
17	Site area proposed for employment use (ha)	If all of site was used for employment use.	
<b>Planning</b>			
18	Green Belt	100%	
19	Nature Conservation designations	Entire site is within a Local Wildlife Site, Elmdon Grange Wood, and is a wooded site.	
20	Heritage designations	None indicated on form	
21	Bad neighbour impact	2. minor - site has bad neighbours with potential for mitigation.	
22	Any other (specify)?	None	
23	Any other (impact)?	None	
24	Detail any constraint(s) referred to above	Potential impact of proposed operations on adjacent residential area depending on composition of uses	
<b>Planning</b>			
25	Is site subject to policy constraints	1. Major constraints	Green Belt
<b>Other</b>			
<b>Physical</b>			
26	Ground conditions	3. None	

27	Contaminated land/ historic landfill site	3. None	
28	Overhead line buffer	3. None	
29	High pressure gas pipeline	3. None	
30	Impact on flood risk area	3. None. Within Flood Zone 1.	
31	Hazardous installations	3. None	
32	Any other (specify)?	N/A	
33	Any other (impact)?	2. Minor - woodland	
34	Detail any constraint(s) referred to above	N/A	
35	Conclusion: Is the site physically constrained.	2. Minor	

#### Infrastruc

36	Roads	3. none existing road access is adequate	
37	Utilities	3. None	
38	Any other (specify)?	N/A	
39	Any other (impact)?	3. None	
40	Detail any constraint(s) referred to above	N/A	
41	Conclusion: Is the site infrastructure constrained.	3. None	

#### Ownershi

42	Any apparent ownership constraints	No	
43	Safeguarded land (HS2)	No	
44	Detail any constraint(s) referred to above	None known.	

#### Other

45	When is the site likely to be available?	2. available in the plan period	
46	Proportion of the site available for employment land use (after deductions for constraints)	Oha is available	All of site is LWS and wooded, therefore not considered suitable for redevelopment.
47	Site area available for employment use (ha)	Oha is available	
48	Comment		

#### Demand -

##### Attractiveness to occupiers

##### External environment

49	Describe - prominence, compatibility of the surroundings, access to amenities, etc.	Good access to strategic highway network via A45. The site is located immediately to the south of the airport. It is bounded by the road network with agricultural land beyond to the south and east.	
50	Score	3. Good	

##### Internal

51	Describe - an problems with shape, gradient, boundary etc.	None indicated on form	
52	Score	3. Good	

##### Strategic accessibility

53	Describe - proximity to Motorway/principal roads	Adjacent to A45 Coventry Road	
54	Score	3. Good	

**Local access by road**

55	Describe - access to site/strategic road network	Good access to strategic highway network via A45 Coventry Road	
56	Score	3. Good	

**Public transport access**

57	Is the site close to a railway station (within 400m)?	No	
58	Describe, e.g. station, bus stops	Existing public transport services	
59	Score	2.Reasonable	

**Attractiv**

60	How attractive will the site be to occupiers of the completed development?	3. Good	
61	Comment	Relatively prominent adjacent to strategic highway A45 Coventry Road	

**Market**

62	Market evidence (description)	Excellent connectivity. Other commercial sites are well occupied in close proximity such as The Gateway and Elmdon Trading Estate.	
63	Score	3. Good	

**Demand**

64	Assuming constraints are resolved, what are prospects of the site being developed and occupied?	3. Good	
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Section No.	Section Description	CODES	Comments
1	Site ID	346a	
2	Site Name	Land around and including Blythe Valley Park and adjacent to Junction 4 of M42	
<b>Basic Facts</b>			
3	Site Address	Land at Blythe Valley Park	
4	Site area (ha)	53.8ha	This excludes the existing Local Plan 2013 Site allocation from the whole area (118.17ha) of the site submitted
5	Brief description	Land around the edge of Blythe Valley Business Park forming larger parcel of land	
6	Current Use	Vacant land	
7	Is the site currently allocated, or has a permission, for employment use?	The site surrounds the existing Blythe Valley Business Park, previously allocated in SLP 2013 and with planning permission for employment	
8	Has the site previously been allocated, or had a permission, for employment use?	The site surrounds the existing Blythe Valley Business Park, previously allocated in SLP 2013 and with planning permission for employment	
9	Is the site previously developed Land?	No	
10	Brief explanation of above responses (if required)		
11	Site's sequential location?	i) adjacent to the built up area	
12	Site location map/photos		
<b>Proposal</b>			
13	Land uses being promoted	B1, B2 and B8	
14	Employment use being assessed	Strategic Distribution Park (in association with other sub-sites)	
15	Brief qualification, if necessary of the use being assessed.	Extension of existing business type uses at BVP.	
16	Proportion of the site proposed for employment land use	46%	
17	Site area proposed for employment use (ha)	25ha	CFS states 25ha across all 3 sites, but land available is much greater. Form also suggests potential for 65,000sqm
<b>Planning Policy constraints</b>			
18	Green Belt	Yes	100% of site.
19	Nature Conservation designations	Yes	Local Wildlife Site. Between 25 - 50% within LWS; 37ha of site is within Country Park.
20	Heritage designations	No	
21	Bad neighbour impact	2. Minor	Proximity to M42 on eastern boundary.

22	Any other (specify)?	Flood Risk	11.2% of site within Flood Zone 3.
23	Any other (impact)?	3. None 2. Minor 1. Major	
24	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Planning Policy Summary</b>			
25	Is site subject to policy constraints	1. major	Green Belt
<b>Other supply constraints</b>			
Physical constraints			
26	Ground conditions	3. None	Treatment not expected to be needed. Grade 3 agricultural land
27	Contaminated land/ historic landfill site	2. minor	Less than 50% - contaminated land / landfill site - in small part
28	Overhead line buffer	3. None	
29	High pressure gas pipeline	3 None	
30	Impact on flood risk area	2. Minor up to 50% of area is within Flood Zone 2	11.2% of site within Flood Zone 3, 21.2% of site within Flood Zone 2.
31	Hazardous installations	3. None	
32	Any other (specify)?	Oil pipeline	
33	Any other (impact)?	2. Minor	Landscape character sensitivity - Part of site within LCA2 high visual sensitivity, high landscape value, medium landscape capacity to accommodate change
34	Detail any constraint(s) referred to above	Oil pipeline	
35	Conclusion: Is the site physically constrained.	1.Major	
Infrastructure constraints			
36	Roads	3. None - existing road access is adequate	
37	Utilities	3. None	
38	Any other (specify)?	Add notes if applicable	
39	Any other (impact)?	3. None 2. Minor 1. Major	
40	Detail any constraint(s) referred to above	Add notes if applicable	
41	Conclusion: Is the site infrastructure constrained.	3. None	
Ownership constraints			
42	Any apparent ownership constraints	No	
43	Safeguarded land (HS2)	No	
44	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Other supply constraints: Summary</b>			
45	When is the site likely to be available?	2. available in the plan period	

46	Proportion of the site available for employment land use (after deductions for constraints)	54%	Excluding LWS and Flood Zones.
47	Site area available for employment use (ha)	ca. 25ha	
48	Comment	Area for Flood Zones, Local Wildlife Site/Country Park, Oil pipeline and 25m buffer and roads are excluded.	
<b>Demand - attractiveness to occupiers and market balance</b>			
Attractiveness to occupiers			
External environment			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc.	Extension to existing Blythe Valley Business Park, good quality location, former RIS site	
50	Score	3 Good	
Internal environment			
51	Describe - any problems with shape, gradient, boundary etc.	N/A	
52	Score	3 Good	
Strategic accessibility			
53	Describe - proximity to Motorway/principal roads	Strategic location adjacent to junction 4 of M42	
54	Score	3 Good	
Local access by road			
55	Describe - access to site/strategic road network	Add notes if applicable	
56	Score	3 Good	
Public transport access			
57	Is the site close to a railway station (within 400m)?	No	
58	Describe, e.g. station, bus stops	Add notes if applicable	
59	Score	3. Good 2. Reasonable 1. Poor	
<b>Attractiveness: Summary</b>			
60	How attractive will the site be to occupiers of the completed development?	3 Good	
61	Comment	Very attractive, the site has seen some very successful deals complete in the last 18 months.	
<b>Market balance</b>			
62	Market evidence (description)	BVP has seen some significant investment deals in recent years. Take up has been very significant	
63	Score	3 Good	
<b>Demand Summary</b>			
64	Assuming constraints are resolved, what are prospects of the site being developed and occupied?	3. Good	Would form extension to existing attractive business park

Section No.	Section Description	Codes	Comments
1	Site ID	<b>346b</b>	
2	Site Name	Land around and including Blythe Business Park and adjacent to junction 4 of M42	
<b>Basic Facts</b>			
3	Site Address	Northern parcel to east of M42	
4	Site area (ha)	1.93	
5	Brief description	Land to the north of existing Blythe Valley Business Park	
6	Current Use	Vacant	
7	Is the site currently allocated, or has a permission, for employment use?	Adjacent to the existing Blythe Valley Business Park, previously allocated in SLP 2013 and with planning permission for employment	
8	Has the site previously been allocated, or had a permission, for employment use?	Adjacent to the existing Blythe Valley Business Park, previously allocated in SLP 2013 and with planning permission for employment	
9	Is the site previously developed Land?	No	
10	Brief explanation of above responses (if required)	N/A	
11	Site's sequential location?	iv) adjacent to the built up area	
12	Site location map/photos	See Maps	
<b>Proposal</b>			
13	Land uses being promoted	B1, B2 and B8	
14	Employment use being assessed	Strategic Distribution Park (in association with other sub-sites)	
15	Brief qualification, if necessary of the use being assessed.	Extension of existing business type uses at BVP.	
16	Proportion of the site proposed for employment land use	100%	
17	Site area proposed for employment use (ha)	1.93	
<b>Planning Policy constraints</b>			
18	Green Belt	Yes	
19	Nature Conservation designations	Yes.	Adjacent to Local Wildlife Site on opposite side of road.
20	Heritage designations	No	
21	Bad neighbour impact	2. minor	
22	Any other (specify)?	Add notes if applicable	
23	Any other (impact)?	3. None	
24	Detail any constraint(s) referred to above	Adjacent to M42 and noise mitigation may be required.	
<b>Planning Policy Summary</b>			
25	Is site subject to policy constraints	3. No constraints	
<b>Other supply constraints</b>			
Physical constraints			
26	Ground conditions	3. none	Grade 3 agricultural land

27	Contaminated land/ historic landfill site	3. none	
28	Overhead line buffer	3. None	
29	High pressure gas pipeline	3. None	
30	Impact on flood risk area	3. None	within flood zone 1
31	Hazardous installations	3.none	
32	Any other (specify)?	Add notes if applicable	
33	Any other (impact)?	3.none	Landscape character sensitivity - Part of site within LCA2 high visual sensitivity, high landscape value, medium landscape capacity to accommodate change
34	Detail any constraint(s) referred to above	Add notes if applicable	
35	Conclusion: Is the site physically constrained.	3. none	
<b>Infrastructure constraints</b>			
36	Roads	2. minor	existing road access requires upgrading
37	Utilities	3. none	
38	Any other (specify)?	Add notes if applicable	
39	Any other (impact)?	3. None 2. Minor 1. Major	
40	Detail any constraint(s) referred to above	Add notes if applicable	
41	Conclusion: Is the site infrastructure constrained.	2. Minor	
<b>Ownership constraints</b>			
42	Any apparent ownership constraints	No	
43	Safeguarded land (HS2)	No	
44	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Other supply constraints: Summary</b>			
45	When is the site likely to be available?	3. immediately available	
46	Proportion of the site available for employment land use (after deductions for constraints)	100%	
47	Site area available for employment use (ha)	1.93	
48	Comment	Adjacent to former RIS site	
<b>Demand - attractiveness to occupiers and market balance</b>			
<b>Attractiveness to occupiers</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc.	Adjacent to existing prominent business park	
50	Score	3. Good	
<b>Internal environment</b>			
51	Describe - an problems with shape, gradient, boundary etc.	Add notes if applicable	
52	Score	3. good	

Strategic accessibility			
53	Describe - proximity to Motorway/principal roads	Adjacent to M42 and A340 Stratford Road	
54	Score	3.Good	
Local access by road			
55	Describe - access to site/strategic road network	Adjacent to M42 and A340 Stratford Road	
56	Score	3. Good. Access to strategic motorway network M42.	access to strategic motorway network M42
Public transport access			
57	Is the site close to a railway station (within 400m)?	No	
58	Describe, e.g. station, bus stops	Add notes if applicable	
59	Score	2. Reasonable	Business park already served by public transport
Attractiveness: Summary			
60	How attractive will the site be to occupiers of the completed development?	3 Good	
61	Comment	Very attractive, the site has seen some very successful deals complete in the last 18 months.	
Market balance			
62	Market evidence (description)	BVP has seen some significant investment deals in recent years. Take up has been very significant	
63	Score	3 Good	
Demand Summary			
64	Assuming constraints are resolved, what are prospects of the site being developed and occupied?	3. Good	

Section No.	Section Description	CODES	Comments
1	Site ID	<b>346c</b>	
2	Site Name	Land around and including Blythe Valley Park and adjacent to Junction 4 of M42	
<b>Basic Facts</b>			
3	Site Address	Adjacent to M42 and A340 Stratford Road	
4	Site area (ha)	3.99	
5	Brief description	Land to the south of existing Blythe Valley Business Park - Southern parcel to east of M42	
6	Current Use	Vacant Land	
7	Is the site currently allocated, or has a permission, for employment use?	The site surrounds the existing Blythe Valley Business Park, previously allocated in SLP 2013 and with planning permission for employment	
8	Has the site previously been allocated, or had a permission, for employment use?	The site surrounds the existing Blythe Valley Business Park, previously allocated in SLP 2013 and with planning permission for employment	
9	Is the site previously developed Land?	No	
10	Brief explanation of above responses (if required)		
11	Site's sequential location?	iv) adjacent to the built up area	
12	Site location map/photos		
<b>Proposal</b>			
13	Land uses being promoted	B1, B2 B8	
14	Employment use being assessed	Strategic Distribution Park (in association with other sub-sites)	
15	Brief qualification, if necessary of the use being assessed.	Extension of existing business type uses at BVP.	
16	Proportion of the site proposed for employment land use	100%	
17	Site area proposed for employment use (ha)	3.99 ha	
<b>Planning Policy constraints</b>			
18	Green Belt	Yes	100%
19	Nature Conservation designations	Yes	Adjacent to a local wildlife site
20	Heritage designations	No	
21	Bad neighbour impact	2. Minor	Adjacent to M42
22	Any other (specify)?	Add notes if applicable	
23	Any other (impact)?		
24	Detail any constraint(s) referred to above		
<b>Planning Policy Summary</b>			
25	Is site subject to policy constraints	1. major constraints	Green Belt
<b>Other supply constraints</b>			
Physical constraints			
26	Ground conditions	3. none	

27	Contaminated land/ historic landfill site	3. none	
28	Overhead line buffer	3. None 2. Minor 1. Major	
29	High pressure gas pipeline	3. none	
30	Impact on flood risk area	3. none	Within Flood zone 1
31	Hazardous installations	3. None	
32	Any other (specify)?	Add notes if applicable	
33	Any other (impact)?	3. None 2. Minor 1. Major	Landscape character sensitivity - Part of site within LCA2 high visual sensitivity, high landscape value, medium landscape capacity to accommodate change
34	Detail any constraint(s) referred to above	Add notes if applicable	
35	Conclusion: Is the site physically constrained.	3. None	
<b>Infrastructure constraints</b>			
36	Roads	2. Minor	Existing road access requires upgrading
37	Utilities	3. none	
38	Any other (specify)?	Add notes if applicable	
39	Any other (impact)?	3. None 2. Minor 1. Major	
40	Detail any constraint(s) referred to above	Add notes if applicable	
41	Conclusion: Is the site infrastructure constrained.	3 none	
<b>Ownership constraints</b>			
42	Any apparent ownership constraints	No	
43	Safeguarded land (HS2)	No	
44	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Other supply constraints: Summary</b>			
45	When is the site likely to be available?	3. immediately available	
46	Proportion of the site available for employment land use (after deductions for constraints)	100%	
47	Site area available for employment use (ha)	3.99	
48	Comment	Add notes if applicable	
<b>Demand - attractiveness to occupiers and market balance</b>			
<b>Attractiveness to occupiers</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc.	Adjacent (and will form part of) to existing prominent business park	
50	Score	3. Good	
<b>Internal environment</b>			

51	Describe - an problems with shape, gradient, boundary etc.	Add notes if applicable	
52	Score	3. good	
<b>Strategic accessibility</b>			
53	Describe - proximity to Motorway/principal roads	Adjacent to M42 and A340 Stratford Road	
54	Score	3. good	
<b>Local access by road</b>			
55	Describe - access to site/strategic road network	Adjacent to M42 and A340 Stratford Road	
56	Score	3 good	
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	no	
58	Describe, e.g. station, bus stops	existing public transport provision associated with existing business park	
59	Score	3. good	
<b>Attractiveness: Summary</b>			
60	How attractive will the site be to occupiers of the completed development?	3 Good	
61	Comment	Very attractive, the site has seen some very successful deals complete in the last 18 months.	
<b>Market balance</b>			
62	Market evidence (description)	BVP has seen some significant investment deals in recent years. Take up has been very significant	
63	Score	3 Good	
<b>Demand Summary</b>			
64	Assuming constraints are resolved, what are prospects of the site being developed and occupied?	3. Good	

Section No.	Section Description	CODES	Comments
1	Site ID	424	
2	Site Name	Whale Tankers	
<b>Basic Facts</b>			
3	Site Address	Off Junction 5 M42	
4	Site area (ha)	17.59	Taken from housing SHELAA section
5	Brief description	Existing employment site - Isolated site bound by M42 & A41	
6	Current Use	Existing employment site	
7	Is the site currently allocated, or has a permission, for employment use?	No	Adjacent to existing employment site
8	Has the site previously been allocated, or had a permission, for employment use?	No	Adjacent to existing employment site
9	Is the site previously developed Land?	No	Adjacent to existing employment site
10	Brief explanation of above responses (if required)	Add notes if applicable	
11	Site's sequential location?	v) outside built up area	
12	Site location map/photos		
<b>Proposal</b>			
13	Land uses being promoted	B1, B2, B8	
14	Employment use being assessed	Strategic Distribution Park	
15	Brief qualification, if necessary of the use being assessed.	Also proposed separately for housing	
16	Proportion of the site proposed for employment land use	Gross area 17.59	Includes internal road
17	Site area proposed for employment use (ha)	Gross area 17.59	
<b>Planning Policy constraints</b>			
18	Green Belt	Yes	100%
19	Nature Conservation designations	No	
20	Heritage designations	No	
21	Bad neighbour impact	2. Minor	Site has adjacent bad neighbours (Factory could be bad neighbour if retained) with potential for mitigation depending on new employment uses
22	Any other (specify)?	Add notes if applicable	
23	Any other (impact)?	2. Minor	TPO on small area on west of site.
24	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Planning Policy Summary</b>			
25	Is site subject to policy constraints	2. Major - Green Belt release required	
<b>Other supply constraints</b>			
Physical constraints			
26	Ground conditions	3. None	

27	Contaminated land/ historic landfill site	3. None	
28	Overhead line buffer	3. None	
29	High pressure gas pipeline	3. Major	High pressure gas pipeline runs through centre of site.
30	Impact on flood risk area	3. None	Within flood zone 1
31	Hazardous installations	3. None	
32	Any other (specify)?	Add notes if applicable	
33	Any other (impact)?	2. Minor	Oil pipeline through western part of site.
34	Detail any constraint(s) referred to above	Add notes if applicable	
35	Conclusion: Is the site physically constrained.	2. Minor	Reduces area of site.
<b>Infrastructure constraints</b>			
36	Roads	3. None	Existing road access
37	Utilities	3. None	Existing buildings
38	Any other (specify)?	Add notes if applicable	
39	Any other (impact)?	3. None	
40	Detail any constraint(s) referred to above	Add notes if applicable	
41	Conclusion: Is the site infrastructure constrained.	3. None	
<b>Ownership constraints</b>			
42	Any apparent ownership constraints	No	
43	Safeguarded land (HS2)	No	
44	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Other supply constraints: Summary</b>			
45	When is the site likely to be available?	3 immediately available	
46	Proportion of the site available for employment land use (after deductions for constraints)	86%	14% of site area excluded to take into account the pipelines and buffer - may not be necessary on further assessment.
47	Site area available for employment use (ha)	15.49ha	
48	Comment	Add notes if applicable	
<b>Demand - attractiveness to occupiers and market balance</b>			
Attractiveness to occupiers			
External environment			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc.	Add notes if applicable	
50	Score	2. Reasonable	
Internal environment			
51	Describe - an problems with shape, gradient, boundary etc.	Add notes if applicable	
52	Score	3. Good	
Strategic accessibility			
53	Describe - proximity to Motorway/principal roads	Well located adjacent to junction 5 off M42	
54	Score	3. Good	
Local access by road			

55	Describe - access to site/strategic road network	Existing road access is adequate	
56	Score	3. Good	
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	No	
58	Describe, e.g. station, bus stops	no public transport to the site	
59	Score	1. Poor	
<b>Attractiveness: Summary</b>			
60	How attractive will the site be to occupiers of the completed development?	3. Good	
61	Comment	Close proximity to M42, good connectivity.	
<b>Market balance</b>			
62	Market evidence (description)	Demand would be there in the market place.	
63	Score	3. Good	
<b>Demand Summary</b>			
64	Assuming constraints are resolved, what are prospects of the site being developed and occupied?	3. Good	

Section No.	Section Description	CODES	Comments
1	Site ID	534	
2	Site Name	Land South of Park Lane Balsall Common	
<b>Basic Facts</b>			
3	Site Address	Land South of Park Lane Balsall Common, Balsall Common	Northern parcel was submitted as CFS 92 and southern parcel submitted as CFS 305; this submission combines both.
4	Site area (ha)	33.84	
5	Brief description	Two parcels of farmland adjacent to West Coast mainline railway line	Marketed as B1, B2, B8 site. Close proximity to proposed HS2 line
6	Current Use	Agricultural	
7	Is the site currently allocated, or has a permission, for employment use?	No	
8	Has the site previously been allocated, or had a permission, for employment use?	No	
9	Is the site previously developed Land?	No	
10	Brief explanation of above responses (if required)	Add notes if applicable	
11	Site's sequential location?	v) outside the built-up area	
12	Site location map/photos	(See attached)	
<b>Proposal</b>			
13	Land uses being promoted	B1, B2, B8, A1/E	
14	Employment use being assessed	Industrial	Northern parcel (CFS 92) was assessed as 'Industrial Estate' in the 2016 SHELAA.
15	Brief qualification, if necessary of the use being assessed.	Light industrial uses	
16	Proportion of the site proposed for employment land use	100%	
17	Site area proposed for employment use (ha)	33.84	
<b>Planning Policy constraints</b>			
18	Green Belt	Yes	
19	Nature Conservation designations	No	
20	Heritage designations	No	
21	Bad neighbour impact	2. Minor	
22	Any other (specify)?		Close proximity to HS2 line & WMCL railway line. Noise mitigation may be required.
23	Any other (impact)?	3. None	

24	Detail any constraint(s) referred to above	(see map)	
<b>Planning Policy Summary</b>			
25	Is site subject to policy constraints	1. Major constraints	Green belt release required
<b>Other supply constraints</b>			
Physical constraints			
26	Ground conditions	3. None	
27	Contaminated land/ historic landfill site	3. None	
28	Overhead line buffer	3. None	
29	High pressure gas pipeline	1. Major	Western parcel
30	Impact on flood risk area	3. None	None noted on CFS form.
31	Hazardous installations	3. None	
32	Any other (specify)?	Add notes if applicable	
33	Any other (impact)?	3. None 2. Minor 1. Major	
34	Detail any constraint(s) referred to above	Add notes if applicable	
35	Conclusion: Is the site physically constrained.	3. None	
Infrastructure constraints			
36	Roads	2. Minor	Would require updated access
37	Utilities	3. None	
38	Any other (specify)?	Add notes if applicable	
39	Any other (impact)?	3. None	
40	Detail any constraint(s) referred to above	Add notes if applicable	
41	Conclusion: Is the site infrastructure constrained.	3. None	
Ownership constraints			
42	Any apparent ownership constraints	No	
43	Safeguarded land (HS2)	Yes	Close to HS2 line
44	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Other supply constraints: Summary</b>			
45	When is the site likely to be available?	2. available in the plan period	
46	Proportion of the site available for employment land use (after deductions for constraints)	Assume whole site available	
47	Site area available for employment use (ha)	33.8ha	
48	Comment	Add notes if applicable	
<b>Demand - attractiveness to occupiers and market balance</b>			
Attractiveness to occupiers			
External environment			

49	Describe - prominence, compatibility of the surroundings, access to amenities, etc.	Site would have prominence immediately adjacent to the A452. Commercial to the north and agricultural neighbours. Remote from amenities. Nearest amenities in Balsall Common, but limited in range.	<i>Comment from 2016 Report</i>
50	Score	1. Poor	<i>Comment from 2016 Report</i>
<b>Internal environment</b>			
51	Describe - an problems with shape, gradient, boundary etc.	No obvious issues. Although promoter refers to topography and trees.	Western parcel could create good defensible boundary.
52	Score	2. Reasonable	
<b>Strategic accessibility</b>			
53	Describe - proximity to Motorway/principal roads	Add notes if applicable	Immediately adjacent to A452, but >5km from M42.
54	Score	1. Poor	
<b>Local access by road</b>			
55	Describe - access to site/strategic road network	Immediately adjacent to A452, but would need to create access	Immediately adjacent to A452, but would need to create access
56	Score	2. Reasonable	
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	No	Berkswell Railway Station is the nearest station.
58	Describe, e.g. station, bus stops	Add notes if applicable	Bus stops in the vicinity
59	Score	2. Reasonable	Close to existing village, including bus services and railway station
<b>Attractiveness: Summary</b>			
60	How attractive will the site be to occupiers of the completed development?	2. Reasonable	
61	Comment	The site is less well located than others. But HS2 may make the site more attractive for employment use.	
<b>Market balance</b>			
62	Market evidence (description)	Limited industrial sites in the local area. Could be attractive to the creative sector.	
63	Score	2. Reasonable	
<b>Demand Summary</b>			
64	Assuming constraints are resolved, what are prospects of the site being developed and occupied?	2. Reasonable	

Section No.	Section Description	CODES	Comments
1	Site ID	553	
2	Site Name	Land South of J4 M42	
<b>Basic Facts</b>			
3	Site Address	Land to West Side of Stratford road, Hockley Heath, Solihull	
4	Site area (ha)	94.01 (42.79 net new area)	Whole site area
5	Brief description	A large area of agricultural land on the eastern side of the M42 opposite Blythe Valley business park, immediately south of J4 M42. Site is bisected by Kinton Lane	This is an extended site of CFS 165 'Box Trees 2' assessed in the 2016 SHELAA.
6	Current Use	Greenfield land/agricultural	
7	Is the site currently allocated, or has a permission, for employment use?	No	
8	Has the site previously been allocated, or had a permission, for employment use?	No	
9	Is the site previously developed Land?	No	
10	Brief explanation of above responses (if required)	Add notes if applicable	
11	Site's sequential location?	v) outside the built-up area	Close to M42 J4
12	Site location map/photos		
<b>Proposal</b>			
13	Land uses being promoted	B1, B2, B8, C3, C2, Leisure, MSA	Site put forward for mix of commercial and residential, large site area.
14	Employment use being assessed	Site assessed for employment only - Strategic Distribution Park	
15	Brief qualification, if necessary of the use being assessed.	Add notes if applicable	
16	Proportion of the site proposed for employment land use	Assume whole site	Not stated on form
17	Site area proposed for employment use (ha)	Assume whole site	Not stated on form
<b>Planning Policy constraints</b>			
18	Green Belt	Yes	
19	Nature Conservation designations	Yes	Eastern edge of site LWS (less than 10%)
20	Heritage designations	No	
21	Bad neighbour impact	2. Minor	M42 noise impact (dependent on use pursued)
22	Any other (specify)?	Add notes if applicable	
23	Any other (impact)?	3. None	
24	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Planning Policy Summary</b>			

25	Is site subject to policy constraints	1. Major constraints	Green Belt release
<b>Other supply constraints</b>			
Physical constraints			
26	Ground conditions	3. None	
27	Contaminated land/ historic landfill site	3. None	
28	Overhead line buffer	3. None	
29	High pressure gas pipeline	2. Minor	Eastern edge of site - potential for mitigation
30	Impact on flood risk area	2. Minor	"On part adj M42"
31	Hazardous installations	3. None	
32	Any other (specify)?	Add notes if applicable	
33	Any other (impact)?	3. None	
34	Detail any constraint(s) referred to above	Add notes if applicable	
35	Conclusion: Is the site physically constrained.	2. Minor	Minor physical constraints that could be mitigated given the size of site.
Infrastructure constraints			
36	Roads	2. Minor	road access requires upgrading
37	Utilities	2. Minor	no existing development on site
38	Any other (specify)?	Add notes if applicable	
39	Any other (impact)?	3. None	
40	Detail any constraint(s) referred to above	Add notes if applicable	
41	Conclusion: Is the site infrastructure constrained.	2. Minor	
Ownership constraints			
42	Any apparent ownership constraints	No	
43	Safeguarded land (HS2)	No	
44	Detail any constraint(s) referred to above	Add notes if applicable	
<b>Other supply constraints: Summary</b>			
45	When is the site likely to be available?	2. available in the plan period	
46	Proportion of the site available for employment land use (after deductions for constraints)	90%	Ca. 10% of whole Site is Local Wildlife Site. Small Percentage of site is Flood Risk Zone. Percentage of site is covered by oil pipeline

47	Site area available for employment use (ha)	38.52	Dependent on how much land can be built around pipeline.
48	Comment	Add notes if applicable	
<b>Demand - attractiveness to occupiers and market balance</b>			
Attractiveness to occupiers			
External environment			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc.	The site borders the M42 to the west, with the business park immediately beyond. Prominent site relative to the M42. On all other sides the site is surrounded by open farm land. No local amenities.	<i>Comment from 2016 Report</i>
50	Score	2. Reasonable	<i>2. Reasonable</i>
Internal environment			
51	Describe - an problems with shape, gradient, boundary etc.	Add notes if applicable	
52	Score	3. Good	
Strategic accessibility			
53	Describe - proximity to Motorway/principal roads	Add notes if applicable	
54	Score	3. Good	Close to M42 J4
Local access by road			
55	Describe - access to site/strategic road network	Add notes if applicable	
56	Score	3. Good	
Public transport access			
57	Is the site close to a railway station (within 400m)?	No	
58	Describe, e.g. station, bus stops	Add notes if applicable	Bus service from Hockley Heath to Solihull. Close proximity to BVP
59	Score	2. Reasonable	
<b>Attractiveness: Summary</b>			
60	How attractive will the site be to occupiers of the completed development?	3. Good	3. Good
61	Comment	Add notes if applicable	Due to the scale of the site and the proximity and ease of access to the Mway junction this site would be attractive to operators of office and R&D operations.
<b>Market balance</b>			
62	Market evidence (description)	Add notes if applicable	Opportunity to develop more mix of commerical
63	Score	3. Good	3. Good
<b>Demand Summary</b>			
64	Assuming constraints are resolved, what are prospects of the site being developed and occupied?	3. Good	3. Good

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