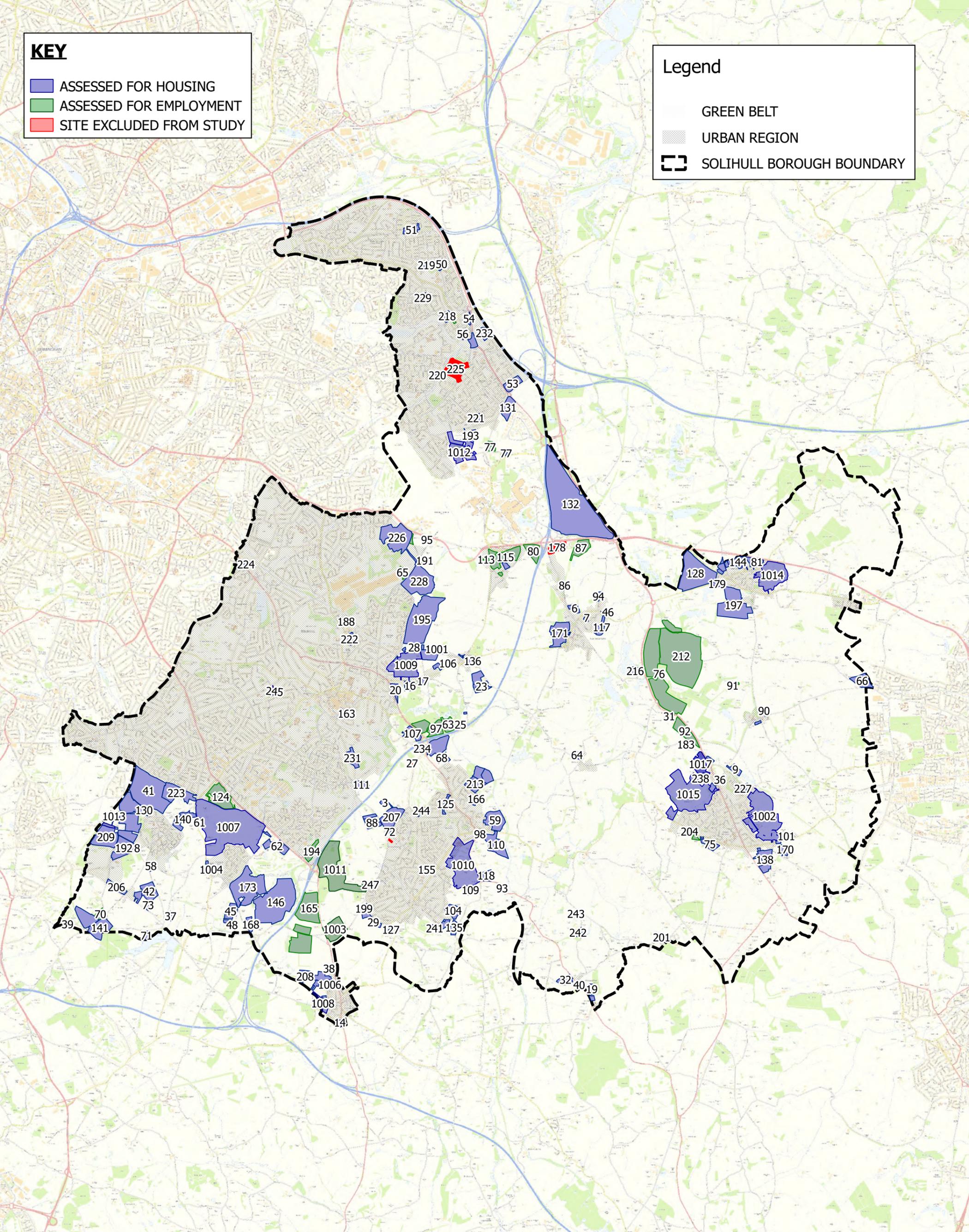


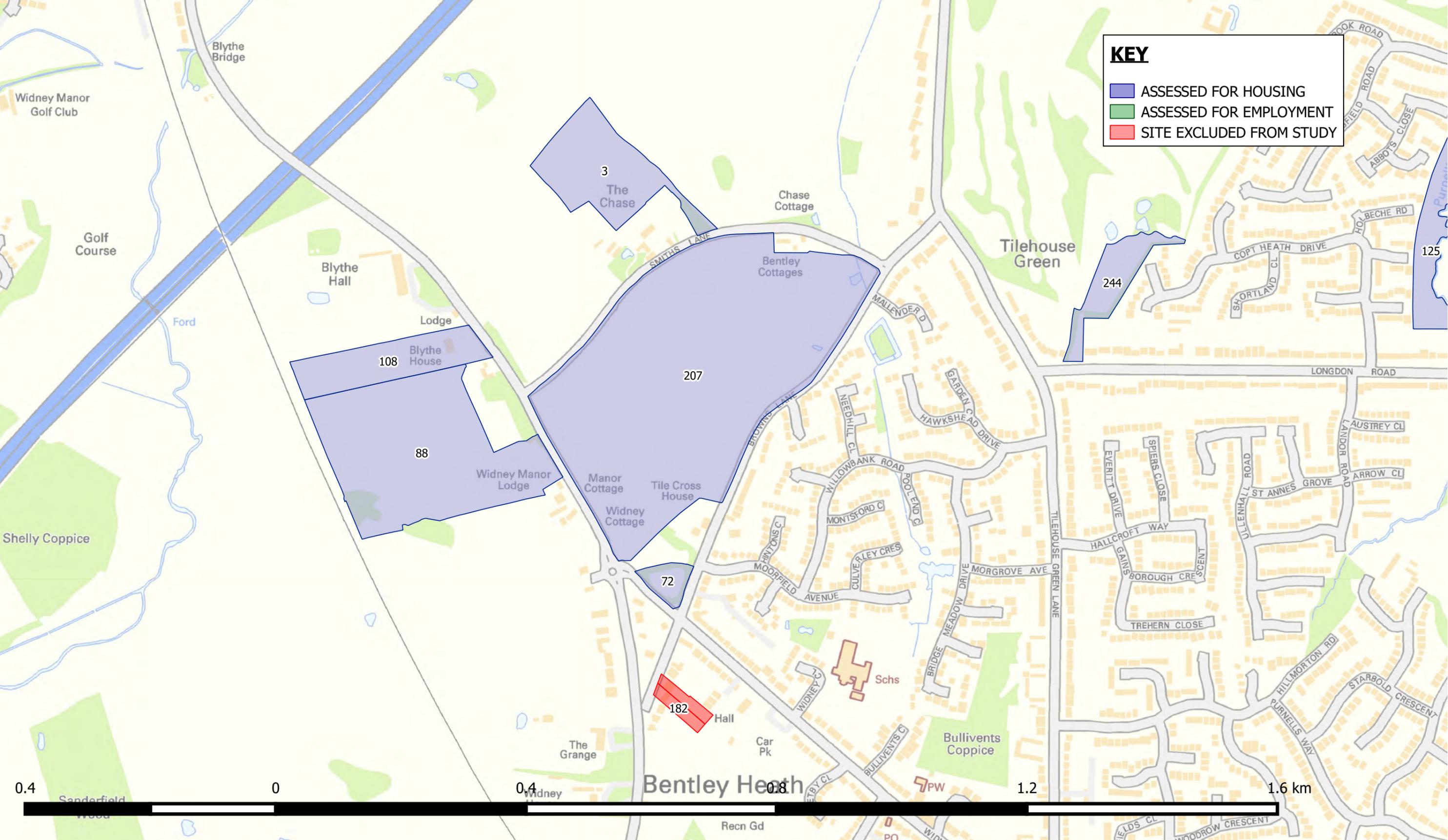
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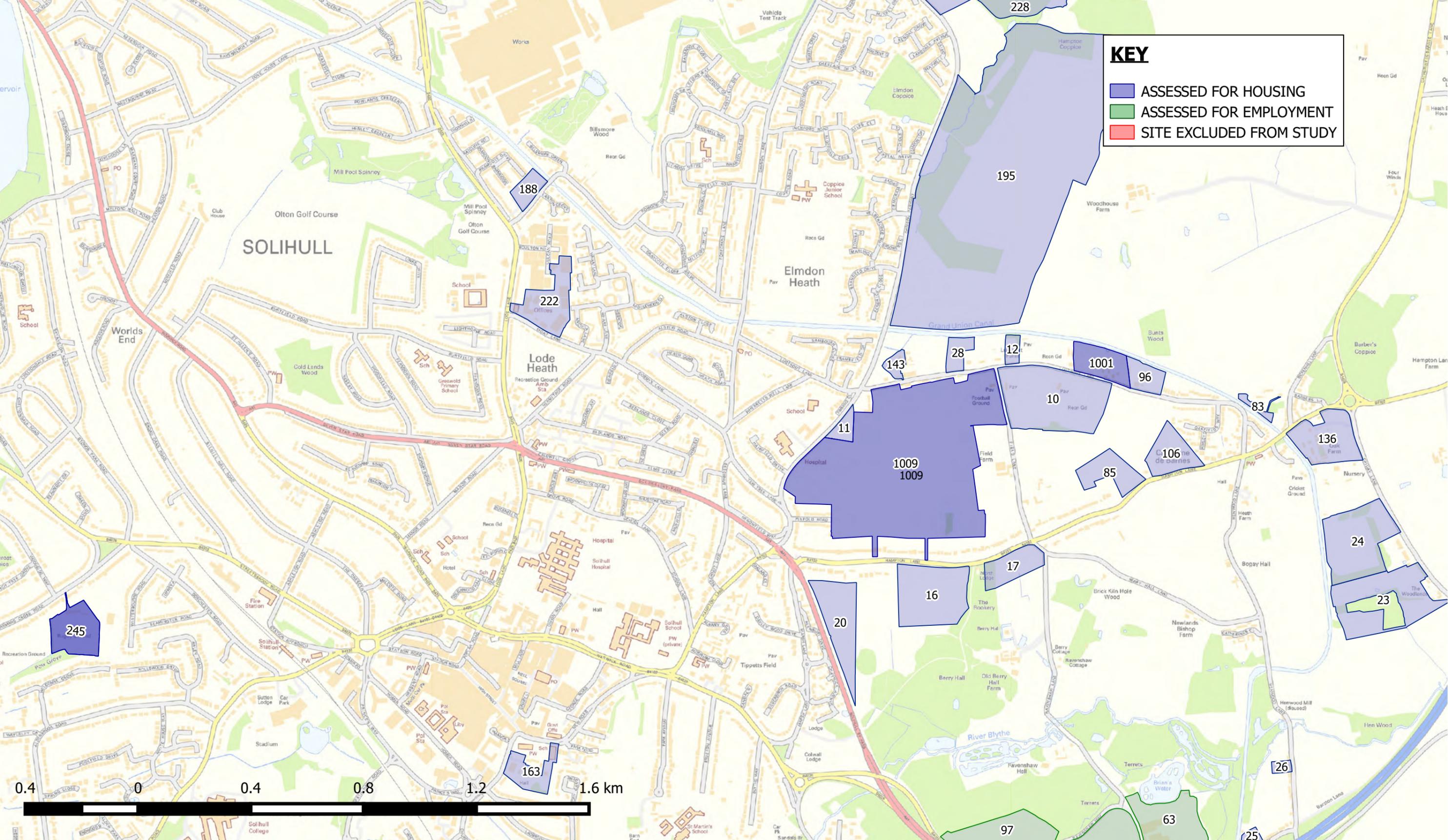
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- ASSESSED FOR EMPLOYMENT
- SITE EXCLUDED FROM STUDY

Legend

- GREEN BELT
- URBAN REGION
- SOLIHULL BOROUGH BOUNDARY







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SOLIHULL SHELAA

CATHERINE DE BARNES

Date: 29/09/16

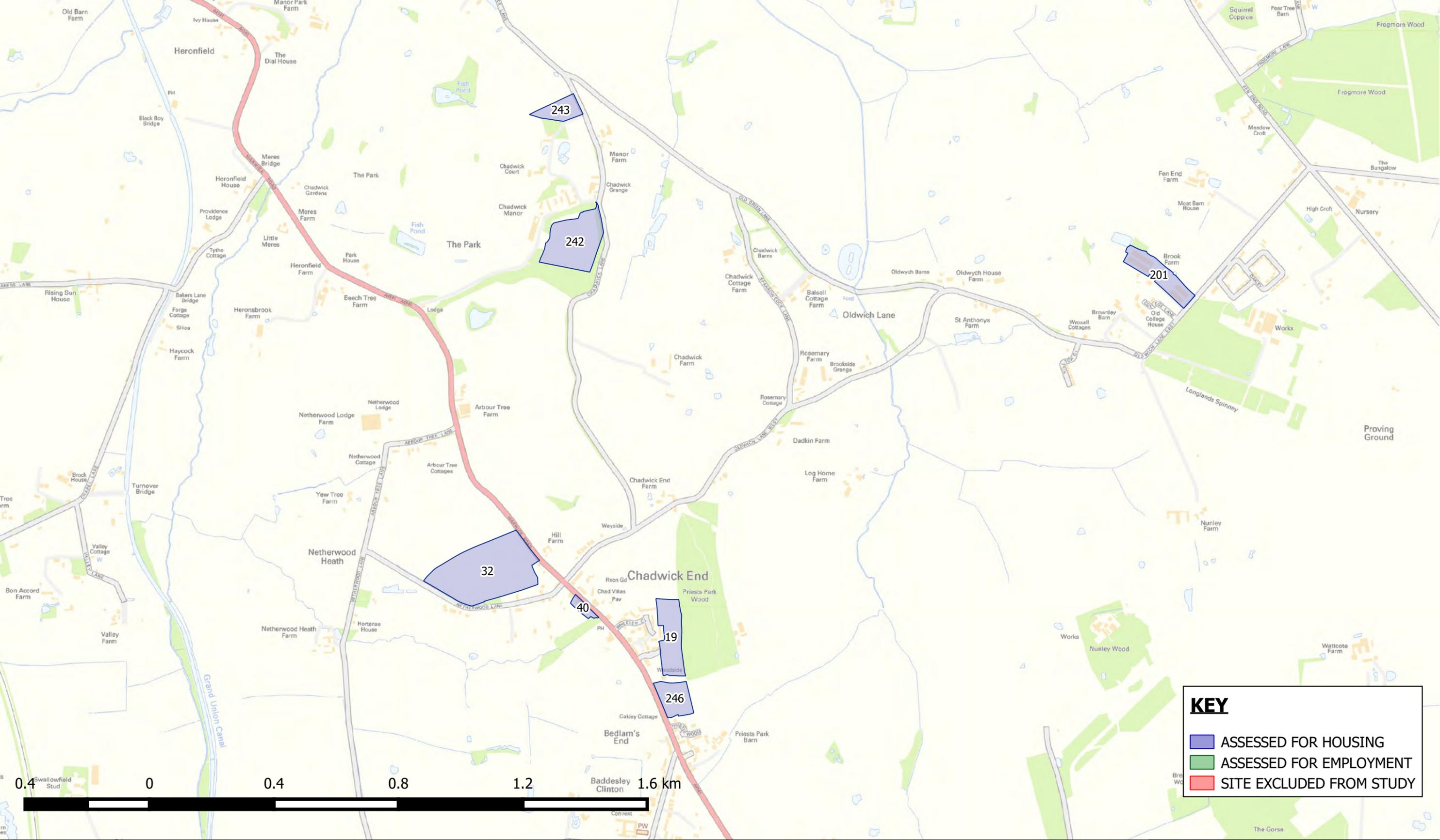
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Drawn By: MI

Checked By: MG

Revision: -

Figure No: -



KEY

- ASSESSED FOR HOUSING
- ASSESSED FOR EMPLOYMENT
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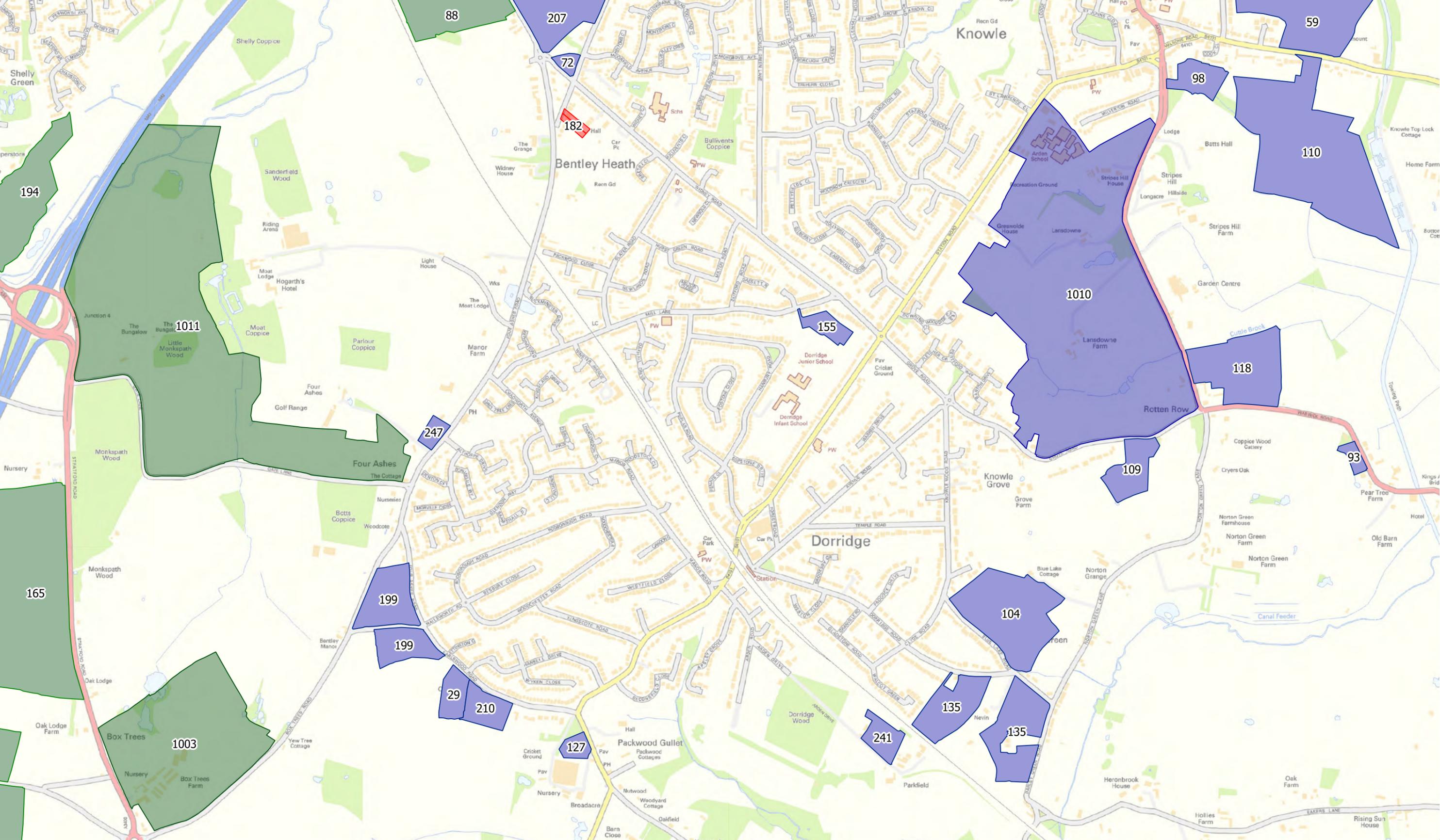
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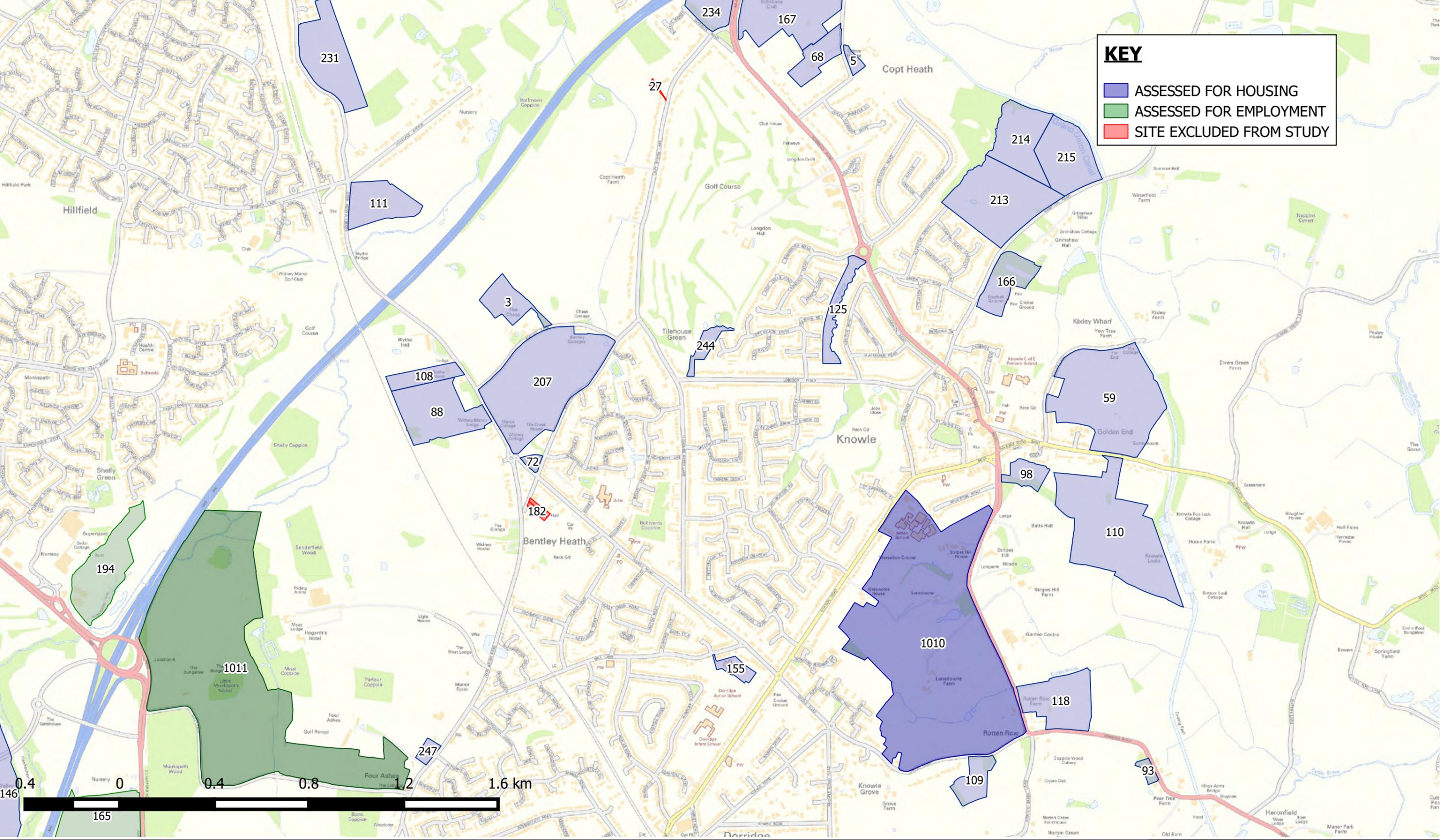


SOLIHULL SHELAA

CHADWICK END

Date: 29/09/16
Scale: -
Drawn By: MI
Checked By: MG
Revision: -
Figure No: -





Site Assessment Details

SHLAA Reference	1	Site Name	Springhill, Truggist Lane	Settlement	Balsall Common
Category:	2	Observations	Single detached dwelling and associated land which is adjacent to railway line. Access is via a narrow drive, which would need to be enhanced if this site was to come forward for development.		
Yield:	21		Site faces some suitability constraints		
Net developable area (ha)	0.648		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Backland site which is adjacent to railway line, which may subdue values.

Site Assessment Details

SHLAA Reference	3	Site Name	The Chase Field	Settlement	Knowle
Category:	2	Observations	New access needed through area of existing trees. Close to high-value housing. No apparent physical constraints (aside for a need for rear access), however the site is isolated and perhaps represents an inappropriate incursion into the open countryside.		
Yield:	59		Site faces some suitability constraints		
Net developable area (ha)	2.51		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a strong value area.

Site Assessment Details

SHLAA Reference	5	Site Name	Land At Grove House	Settlement	Knowle
Category:	1	Observations	Orchard meadow land which forms the frontage of Grove Farm House. A small-scale residential development on this land could be achieved on this site.		
Yield:	16		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.5				

Suitability Criteria

Access Infrastructure Constraints	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	5: Site has no bad neighbours
Biodiversity	5: Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a good value area.

Site Assessment Details

SHLAA Reference	6	Site Name	Land At Old Station Road, Hampton In Arden	Settlement	Hampton in Arden
Category:	1	Observations	Prime development site in a very sustainable location, adjacent to existing residential uses and close to Hampton-in-Arden railway station. Development here would round off the settlement.		
Yield:	90		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	3.2				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a good value area.

Site Assessment Details

SHLAA Reference	7	Site Name	Land Off Corbett's Close	Settlement	Hampton in Arden
Category:	1	Observations	Meadow land which would represent an appropriate residential infill development site, subject to overcoming site access constraints.		
Yield:	28		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.38				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a good value area.

Site Assessment Details

SHLAA Reference	8	Site Name	103 Birchy Leasowes Lane	Settlement	Dickens Heath
Category:	3	Observations	Woodland site containing mature trees adjacent to existing settlement.		
Yield:	18		Site faces significant suitability constraints		
Net developable area (ha)	0.57		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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	3: Site has bad neighbours with potential for mitigation
Biodiversity	0: Over 50% of the site is within a Local Wildlife Site
Suitability of Location Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	site identified through submission process - therefore assume willing owner Site is available

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site adjacent to new housing development.

Site Assessment Details

SHLAA Reference	9	Site Name	Land to Rear Lavender Hall Farm	Settlement	Berskwell
Category:	3	Observations	The site predominantly comprises an area of hardstanding/car park in commercial use. The site is relatively isolated via a railway line to the south. There is also evidence of new commercial buildings recently constructed on the site.		
Yield:	63		Site faces significant suitability constraints		
Net developable area (ha)	2.681		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	0: More than 50% of the site is within the constraint
Ground Condition Constraints	0: Treatment expected to be required on the majority 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	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Site was historically a landfill site and therefore increased development costs.

Site Assessment Details

SHLAA Reference	10	Site Name	Playing Fields At Lugtrout Lane	Settlement	Catherine de Barnes
Category:	2	Observations	The site comprises a series of football pitches. Development could come forward here in the longer term, subject to the availability of replacement recreational pitches or if the current pitches are deemed surplus to requirement.		
Yield:	178		Site faces some suitability constraints		
Net developable area (ha)	7.59		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	Isolated location

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site

Site Assessment Details

SHLAA Reference	11	Site Name	Land Adjoining SE side of Damson Parkway	Settlement	Solihull
Category:	1	Observations	Well contained triangular shaped greenfield parcel of land south east of Damson Parkway.		
Yield:	10		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.65				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a desirable location.

Site Assessment Details

SHLAA Reference	12	Site Name	Land Northside Lugtrout Lane - Next To Farm	Settlement	Catherine de Barnes
Category:	2	Observations	Land currently comprises vegetation and trees adjacent to a farm complex which could be suitable for a small scale development subject to ecological considerations.		
Yield:	4		Site faces some suitability constraints		
Net developable area (ha)	0.52		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	

Site Assessment Details

SHLAA Reference	14	Site Name	2440 Stratford Road and land adjacent	Settlement	Hockley Heath
Category:	1	Observations	The site comprises a residential dwelling and adjoining land south of Hockley Heath. The land could accommodate additional residential dwellings.		
Yield:	17		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.53				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner Site is available

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Desirable location.

Site Assessment Details

SHLAA Reference	16	Site Name	Land South Of Hampton Lane	Settlement	Solihull
Category:	1	Observations	Greenfield meadow land south of Hampton Lane which could be appropriate for residential uses and make an appropriate extension to the existing settlement.		
Yield:	181		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	5.02				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a strong market value area.

Site Assessment Details

SHLAA Reference	17	Site Name	Land West Of Ravenshaw Lane/South Of Hampton Lane	Settlement	Solihull
Category:	1	Observations	Greenfield meadow land with good access which could make an appropriate extension to the existing settlement.		
Yield:	49		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.96				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Good value market area.

Site Assessment Details

SHLAA Reference	19	Site Name	Land Adj To Bakehouse Lane/Wheeler Close	Settlement	Chadwick End
Category:	1	Observations	Well contained greenfield meadow land which is accessed through a modern housing development. Could be suitable for additional housing subject to access.		
Yield:	43		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.69				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	2: Site is within or adjacent to a 'smaller rural settlement'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a pleasant rural settlement.

Site Assessment Details

SHLAA Reference	20	Site Name	Land Adj to Solihull Bypass, South of Hampton Lane	Settlement	Solihull
Category:	3	Observations	Triangular shaped greenfield land. There is a significant height differential between the site and the adjoining bypass, which is bounded by a mature tree boundary. Development on this site may also impact upon the function of the bypass.		
Yield:	84		Site faces significant suitability constraints		
Net developable area (ha)	3.57		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	Access to the site is constrained by the adjoining Solihull bypass and existing dwellings to the north.

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a good value area.

Site Assessment Details

SHLAA Reference	23	Site Name	Land Adjacent To "The Woodlands"	Settlement	Catherine de Barnes
Category:	2	Observations	Greenfield site adjacent to Mar City Homes development, which is currently under construction. The site surrounds an area of woodland, although the area of woodland extends within the site. The site is relatively removed from services and facilities required to support further residential development. The development of this site could make an appropriate extension to the adjacent development		
Yield:	126		Site performs well against suitability criteria		
Net developable area (ha)	5.37		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	The desirability of this site will enhance if the adjacent Mar City Homes development comes forward for development in the first instance.

Site Assessment Details

SHLAA Reference	24	Site Name	Vacant Land off Friday Lane	Settlement	Solihull
Category:	2	Observations	Greenfield site adjacent to Mar City Homes development, which is currently under construction. Site is heavily wooded and relatively removed from services and facilities required to support further residential development. The development of this site could make an appropriate extension to the adjacent development scheme.		
Yield:	126		Site faces some suitability constraints		
Net developable area (ha)	5.37		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	0: More than 50% 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	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	5: Site has no bad neighbours
Biodiversity	5: Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	The desirability of this site will enhance if the adjacent Mar City Homes development comes forward for development in the first instance.

Site Assessment Details

SHLAA Reference	25	Site Name	Land at Barston Lane	Settlement	Catherine de Barnes
Category:	1	Observations	Greenfield site with good defensible boundaries. Development of the land along Barston Lane could represent an appropriate extension to the existing street scene. It will be important to consider noise mitigation owing to the proximity to the M42.		
Yield:	17		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.52				

Suitability Criteria

Access Infrastructure Constraints	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	4: Site is adjacent to a Local Wildlife Site
Suitability of Location Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	26	Site Name	Land At 201 Henwood Lane	Settlement	Catherine de Barnes
Category:	2	Observations	Site comprises a single detached residential dwelling and adjoining land. Any additional development on this land would comprise of backland development which is unlikely to be appropriate in this rural setting.		
Yield:	7		Site performs well against suitability criteria		
Net developable area (ha)	0.203		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	The site would comprise backland development and could impact on the value of the existing dwelling on the site if developed for additional housing.

Site Assessment Details

SHLAA Reference	28	Site Name	Land Lying To West Of 227 Lugtrout Lane	Settlement	Solihull
Category:	1	Observations	Well contained, vacant and overgrown greenfield site. The site is adjacent to a boarded up residential dwelling and could be suitable for a small scale residential scheme.		
Yield:	20		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.88				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a rural setting.

Site Assessment Details

SHLAA Reference	29	Site Name	The Orchard, Earlswood Road	Settlement	Dorridge
Category:	2	Observations	The site comprises a gated residential dwelling. Additional residential development on this site would comprise backland development.		
Yield:	14		Site performs well against suitability criteria		
Net developable area (ha)	0.484		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner Site is available

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Backland development site and possible impact on the value of existing dwelling effects achievability.

Site Assessment Details

SHLAA Reference	32	Site Name	Land At Netherwood Lane	Settlement	Chadwick End
Category:	1	Observations	Meadow land with undulating topography. If developed in its entirety, the site could be considered too large in relation to the existing settlement.		
Yield:	47		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	5.28				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	35	Site Name	Green Meads	Settlement	Meriden
Category:	2	Observations	Predominantly greenfield site, with access available from Green Meads, a private drive opposite Leys Lane. Green Meads leads down to a single dwelling and meadow/agricultural land. Could be suitable for development subject to access considerations.		
Yield:	60		Site performs well against suitability criteria		
Net developable area (ha)	1.576		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	5: Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Good market value area.

Site Assessment Details

SHLAA Reference	36	Site Name	Land Adjacent to Oakwood House	Settlement	Balsall Common
Category:	1	Observations	Small infill greenfield site containing mature trees and vegetation.		
Yield:	7		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.2				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	

Site Assessment Details

SHLAA Reference	37	Site Name	Bowyer Farm	Settlement	Solihull
Category:	2	Observations	Site in active sheep rearing use. The development of the site in its entirety is likely to represent an inappropriate incursion into the open countryside.		
Yield:	63		Site faces some suitability constraints		
Net developable area (ha)	2.71		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in rural setting.

Site Assessment Details

SHLAA Reference	38	Site Name	Stratford Road, Ashford Manor Farm, Hockley Heath	Settlement	Hockley Heath
Category:	1	Observations	Edge of settlement greenfield site with good access available from Stratford Road.		
Yield:	90		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	2.96				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	39	Site Name	Field adjacent to Tudor Croft	Settlement	Tidbury Green
Category:	2	Observations	Open land containing trees. Although the site performs well against the agreed criteria, the site is relatively isolated and removed from services and facilities.		
Yield:	5		Site faces some suitability constraints		
Net developable area (ha)	0.73		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	40	Site Name	Olton (Stable Cottage)	Settlement	Chadwick End
Category:	1	Observations	Residential property and associated land in a desirable location. Additional residential development on garden land could make an appropriately sized addition to the settlement.		
Yield:	5		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.135				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	

Site Assessment Details

SHLAA Reference	41	Site Name	Land At Whitlocks End Farm	Settlement	Shirley
Category:	2	Observations	Large greenfield site comprising a Christmas tree orchard. The development of this site in its entirety may be disproportionate to the size of the existing settlement area and would result in the coalescence of Shirley and Dickens Heath.		
Yield:	1300		Site performs well against suitability criteria		
Net developable area (ha)	54.54		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	3: Less than 50% of the site is within the constraint
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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Development of this site would undermine the viability of the existing Christmas tree orchard business.

Site Assessment Details

SHLAA Reference	42	Site Name	Big Cleobury Farm	Settlement	Earlswood
Category:	2	Observations	Agricultural fields surrounding a farm house and agricultural buildings. Development in this location would be relatively isolated and could impact upon the openness of surrounding countryside. However, aside from its location, the site scores well against the criteria and is relatively unconstrained.		
Yield:	251		Site faces some suitability constraints		
Net developable area (ha)	10.72		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	43	Site Name	Land Adjacent To Old Lodge Farm	Settlement	Balsall Common
Category:	2	Observations	Area of heavily vegetated land with very good access off the main road. The site is bounded by an A-road to the south-west and railway line to the north-west and is in close proximity to a range of commercial services including Beefeater and Premier Inn.		
Yield:	40		Site performs well against suitability criteria		
Net developable area (ha)	1.36		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Railway line and busy A452 may subdue values.

Site Assessment Details

SHLAA Reference	44	Site Name	Lodge Paddocks	Settlement	Cheswick Green
Category:	2	Observations	The site comprises an assortment of residential dwellings, farm buildings and associated land. The site is relatively isolated and development here may impact upon the rural nature of the surrounding environment.		
Yield:	11		Site performs well against suitability criteria		
Net developable area (ha)	0.828		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	3: Less than 50% of the site is within the constraint
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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Value of existing property on site may be impacted.

Site Assessment Details

SHLAA Reference	45	Site Name	Field Surrounding Lodge Paddocks	Settlement	Hockley Heath
Category:	1	Observations	Greenfield site in current agricultural use. The site is relatively isolated and development here may impact upon the rural nature of the surrounding environment and open countryside.		
Yield:	160		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	5.71				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a rural setting.

Site Assessment Details

SHLAA Reference	46	Site Name	Land Fronting B4102 Meriden Road, Hampton In Arden	Settlement	Hampton in Arden
Category:	3	Observations	Meadow/open land east of settlement which could make an appropriate residential extension to Hampton in Arden, subject to ecological considerations.		
Yield:	35		Site faces significant suitability constraints		
Net developable area (ha)	2.352		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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	2: 10% - 25% 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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	47	Site Name	Land South Of Kelsey Court	Settlement	Balsall Common
Category:	1	Observations	Small infill site containing mature trees/vegetation and buildings. The site could represent a small scale infill to Balsall Common, subject to ecological considerations.		
Yield:	5		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.39				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Predominantly greenfield site surrounding a modern housing development, therefore assume good marketability

Site Assessment Details

SHLAA Reference	48	Site Name	Earlsmere House	Settlement	Cheswick Green
Category:	2	Observations	The site comprises of a gated detached residential dwelling and associated land.		
Yield:	11		Site performs well against suitability criteria		
Net developable area (ha)	0.344		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Value of existing property on site may be impacted.

Site Assessment Details

SHLAA Reference	49	Site Name	Land Adjacent 84 School Road, Hockley Heath	Settlement	Hockley Heath
Category:	1	Observations	Small greenfield infill site containing trees and shrubs, which could be suitable for a small-scale residential scheme.		
Yield:	21		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.65				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	50	Site Name	Land At Arran Way	Settlement	Smith's Wood
Category:	3	Observations	The site comprises Smithswood Social and Community Centre, Arran Medical Centre and Action for Children nursery. The site is in multiple ownership and in active community use, however the site could come forward for development as part of a comprehensive scheme.		
Yield:	52		Site faces some suitability constraints		
Net developable area (ha)	2.24		Site performs well against availability criteria		
			Site faces significant achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	3: Less than 10% of the site is within a Local Wildlife Site
Suitability of Location Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	1: Poor marketability and/ or viability (unlikely to come forward within first ten years)
Comments (if applicable)	Low value area. Site would need to come forward as part of a comprehensive redevelopment scheme.

Site Assessment Details

SHLAA Reference	51	Site Name	Jensen House, Auckland Hall & Kingfisher PH	Settlement	Smith's Wood
Category:	3	Observations	PDL site comprising Bosworth Education Centre, Auckland Hall Community Centre, Kingfisher public house and local convenience store. The site is in multiple ownership and in active community use, however the site could come forward for development as part of a comprehensive scheme.		
Yield:	100		Site performs well against suitability criteria		
Net developable area (ha)	4.27		Site performs well against availability criteria		
			Site faces significant achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	1: Poor marketability and/ or viability (unlikely to come forward within first ten years)
Comments (if applicable)	Extensive site clearance required and relocation required. Site would need to come forward as part of a comprehensive scheme.

Site Assessment Details

SHLAA Reference	52	Site Name	Chester Rd/Moorend Ave Roundabout	Settlement	Fordbridge
Category:	3	Observations	Land including and surrounding a large roundabout. This site is considered to be unsuitable and unachievable.		
Yield:	90		Site faces significant suitability constraints		
Net developable area (ha)	3.84		Site performs well against availability criteria		
			Site faces significant achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	4: 10% - 50% of site area is within Flood Zone 2
Bad Neighbour Constraints	0: Site has bad neighbours with no potential for mitigation
Biodiversity	1: 25 - 50% of the site is within a Local Wildlife Site
Suitability of Location Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	Land including and surrounding a large roundabout.

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	1: Poor marketability and/ or viability (unlikely to come forward within first ten years)
Comments (if applicable)	Site comprises a roundabout - illogical development site.

Site Assessment Details

SHLAA Reference	53	Site Name	Bluebell Recreation Ground	Settlement	Chelmsley Wood
Category:	2	Observations	Greenfield site containing recreational pitches and allotments. Development could come forward here in the longer term, if the open space is deemed surplus to requirements. There is a pylon and overhead lines crossing the site.		
Yield:	161		Site performs well against suitability criteria		
Net developable area (ha)	6.876		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	0: Site lies within the High Pressure Inner Zone
Flood Risk Constraints	5: Within flood zone 1
Bad Neighbour Constraints	0: Site has bad neighbours with no potential for mitigation
Biodiversity	5: Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Moderate value area.

Site Assessment Details

SHLAA Reference	54	Site Name	Clopton Crescent Depot & British Legion Club	Settlement	Fordbridge
Category:	2	Observations	Site in active use as The Family Tree Social Club/Amey/SMBC Depot and a recreational ground. Development could come forward here in the longer term, if the open space is deemed surplus to requirement and replacement facilities are identified.		
Yield:	43		Site performs well against suitability criteria		
Net developable area (ha)	1.72		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Site clearance required and relocation required.

Site Assessment Details

SHLAA Reference	58	Site Name	Land At Cleobury Lane	Settlement	Dickens Heath
Category:	1	Observations	Greenfield land, with good defensible boundaries adjacent to David Wilson 'The Paddock' development. Bellway 'Dickens Manor' development is also in close proximity to the site. This site represents a logical next stage of development.		
Yield:	67		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	2.85				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Site is adjacent to new housing development.

Site Assessment Details

SHLAA Reference	59	Site Name	Golden End Farms	Settlement	Knowle
Category:	1	Observations	Greenfield site in agricultural use. The site represents a logical development opportunity and is in close proximity to a range of services and facilities.		
Yield:	250		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	15.11				

Suitability Criteria

Access Infrastructure Constraints	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	5: Site has no bad neighbours
Biodiversity	4: Site is adjacent to a Local Wildlife Site
Suitability of Location Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a strong market area.

Site Assessment Details

SHLAA Reference	61	Site Name	"Hilltop", 353 Tanworth Lane, Shirley	Settlement	Shirley
Category:	1	Observations	Small parcel of land comprising a dwelling, various agricultural sheds, caravans and associated land. The development of the site has the potential to enhance the surrounding street scene.		
Yield:	13		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.368				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Some site preparation costs required.

Site Assessment Details

SHLAA Reference	62	Site Name	Land Adjacent To Shirley Golf Course, Stratford Road	Settlement	Shirley
Category:	1	Observations	Large greenfield parcel of land in between a golf course to the south and Premier Inn hotel to the north which could round off the existing settlement if released for housing.		
Yield:	200		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	8.5				

Suitability Criteria

Access Infrastructure Constraints	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	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	64	Site Name	Land at Barston Lane/Oak Lane	Settlement	
Category:	1	Observations	Gated meadowland/woodland adjacent to existing residential uses in Barston.		
Yield:	43		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.7				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	2: Site is within or adjacent to a 'smaller rural settlement'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in rural setting.

Site Assessment Details

SHLAA Reference	66	Site Name	Land NE Side Of Back Lane	Settlement	Meriden
Category:	1	Observations	Large greenfield parcel of land with excellent defensible boundaries.		
Yield:	200		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	9.13				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	68	Site Name	Land off Jacobean Lane	Settlement	Knowle
Category:	1	Observations	The site comprises a residential dwelling and adjoining land. There is potential for additional residential development at the front on the existing dwelling.		
Yield:	54		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.666				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Desirable location

Site Assessment Details

SHLAA Reference	69	Site Name	Norton Lane, Earlswood	Settlement	Tidbury Green
Category:	2	Observations	This site comprises a vacant, boarded up house and associated land. Residential development on this land has the potential to round off the existing settlement.		
Yield:	90		Site faces some suitability constraints		
Net developable area (ha)	2.93		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Predominantly greenfield site in a good value market area.

Site Assessment Details

SHLAA Reference	71	Site Name	Land At 149-163 Wood Lane	Settlement	Earlswood
Category:	2	Observations	Well contained greenfield site which could be suitable for a small scale residential development.		
Yield:	35		Site faces some suitability constraints		
Net developable area (ha)	1.23		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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	5: Site is Grade 5 agricultural land
High Pressure Gas Pipeline	0: Site lies within the High Pressure Inner Zone
Flood Risk Constraints	4: 10% - 50% of site area is within Flood Zone 2
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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	72	Site Name	Land At Widney Road And Browns Lane	Settlement	Bentley Heath
Category:	1	Observations	Flat, developable greenfield site which would be appropriate for a small scale residential scheme.		
Yield:	14		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.39				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	73	Site Name	Earlswood Caravan/Ambleside Nursery, 448 Norton Lane	Settlement	Earlswood
Category:	3	Observations	PDL site in active commercial and residential use.		
Yield:	59		Site faces some suitability constraints		
Net developable area (ha)	1.92		Site performs well against availability criteria		
			Site faces significant achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	1: Poor marketability and/ or viability (unlikely to come forward within first ten years)
Comments (if applicable)	Business relocation and site clearance costs.

Site Assessment Details

SHLAA Reference	74	Site Name	Side/ Rear Of 162 Tilehouse Lane	Settlement	Shirley
Category:	3	Observations	Land off a private access drive which would represent an inappropriate, linear backland development if developed for residential use.		
Yield:	8		Site performs well against suitability criteria		
Net developable area (ha)	0.29		Site performs well against availability criteria		
			Site faces significant achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner Site is available

Achievability

Achievability Details	1: Poor marketability and/ or viability (unlikely to come forward within first ten years)
Comments (if applicable)	Backland site is unlikely to be attractive to developers.

Site Assessment Details

SHLAA Reference	75	Site Name	Land At Frog Lane	Settlement	Balsall Common
Category:	1	Observations	Flat, predominantly greenfield site, which is well contained by Frog Lane and existing residential dwellings along Balsall Street. The site has the potential to represent an appropriate extension to the settlement.		
Yield:	162		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	5.44				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Predominantly greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	79	Site Name	Land Fronting Waste Lane, Balsall Common	Settlement	Balsall Common
Category:	1	Observations	Small greenfield site which has the potential to represent a small scale extension to the existing settlement.		
Yield:	24		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.73				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	81	Site Name	Land At Fillongley Road, Meriden	Settlement	Meriden
Category:	2	Observations	Access to this predominantly greenfield site would require demolition of the dwelling at 143 Fillongley Road. Noise defences from A45 also likely to be required and access consideration needs to be made before the site is brought forward for development.		
Yield:	100		Site faces some suitability constraints		
Net developable area (ha)	3.73		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	2: Site lies within the High Pressure Outer 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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner Site is available

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Demolition of dwelling likely to be required to facilitate access.

Site Assessment Details

SHLAA Reference	82	Site Name	Land At Kenilworth Road	Settlement	Balsall Common
Category:	2	Observations	Site comprises a backland development of residential dwelling and associated gardens and sheds. The existing access is too constrained to enable the site to accommodate further development, however it is understood that the landowner proposes that 166 Kenworth Road is purchased and demolished to enable wider access, which would facilitate further development.		
Yield:	47		Site performs well against suitability criteria		
Net developable area (ha)	1.85		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	This site represents backland development and a dwelling may be required to be demolished to facilitate access.

Site Assessment Details

SHLAA Reference	83	Site Name	Land at Catherine de Barnes	Settlement	Catherine de Barnes
Category:	1	Observations	This site comprises of a track/PRoW, leading to an area of woodland fronting on to a canal.		
Yield:	13		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.39				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in pleasant location.

Site Assessment Details

SHLAA Reference	85	Site Name	Land Adj To 179 Hampton Lane, Catherine De Barnes	Settlement	Solihull
Category:	1	Observations	Open meadow land, which if developed has the potential to reduce the 'gap' between Catherine de Barnes and Solihull.		
Yield:	20	Site performs well against suitability, availability and achievability criteria			
Net developable area (ha)	2.01				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	86	Site Name	Land At Old Station Road	Settlement	Hampton in Arden
Category:	1	Observations	The site predominantly comprises vacant hardstanding, including part of a railway embankment which has become vegetated. The site is considered suitable for redevelopment.		
Yield:	30	Site performs well against suitability, availability and achievability criteria			
Net developable area (ha)	0.93				

Suitability Criteria

Access Infrastructure Constraints	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	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	

Site Assessment Details

SHLAA Reference	88	Site Name	Land At Widney Manor Road	Settlement	Solihull
Category:	2	Observations	Greenfield site containing mature trees. Site is bounded by a railway line to the west and cemetery to the south. The site intrudes into the open countryside and does not appear to be a 'logical' housing site in relation to the existing settlement.		
Yield:	153		Site faces some suitability constraints		
Net developable area (ha)	6.54		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	The site intrudes into the open countryside and does not appear to relate well to the existing settlement.

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	89	Site Name	Village Farm, Berkswell	Settlement	Berskwel
Category:	1	Observations	A complex of run-down cottages and agricultural buildings near to the village centre. If sensitively designed, re-development of the site for residential use has the potential to enhance the local environment.		
Yield:	15		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.74				

Suitability Criteria

Access Infrastructure Constraints	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	2: Site lies within the High Pressure Outer 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 Constraints	2: Site is within or adjacent to a 'smaller rural settlement'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Whilst some site clearance required is required, the site is within a good market value area.

Site Assessment Details

SHLAA Reference	90	Site Name	Land At Coventry Road, Berkswell	Settlement	Berskwel
Category:	1	Observations	The site is close to the village centre and benefits from being in relatively close proximity to a range of services and facilities, however the development of the site in its entirety is likely to be disproportionate relative to the existing settlement.		
Yield:	20		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	3.18				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	2: Site is within or adjacent to a 'smaller rural settlement'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	93	Site Name	Land At Heronfield	Settlement	Knowle
Category:	1	Observations	Gated vacant land containing trees and various building materials. The site is capable of accommodating a small scale infill residential development.		
Yield:	17		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.47				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Decent market value area

Site Assessment Details

SHLAA Reference	94	Site Name	Land At Diddington Lane, Hampton In Arden	Settlement	Hampton in Arden
Category:	1	Observations	Greenfield agricultural land, which represents a logical linear extension to the settlement.		
Yield:	37		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.28				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	96	Site Name	Land on North Side of Lugtrout Lane	Settlement	Catherine de Barnes
Category:	1	Observations	The site comprises a single isolated dwelling, surrounded by meadow land and a residential dwelling. This is an edge of settlement site which could accommodate a small scale residential scheme.		
Yield:	24		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.847				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Good market value area.

Site Assessment Details

SHLAA Reference	98	Site Name	Land To The Rear Of 1761 Warwick Road	Settlement	Knowle
Category:	2	Observations	Predominantly greenfield site which is heavily wooded. The development of this site would effectively round off the existing settlement and present a good opportunity for development.		
Yield:	39		Site faces some suitability constraints		
Net developable area (ha)	1.54		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a good value area.

Site Assessment Details

SHLAA Reference	100	Site Name	Land At Mount Dairy Farm	Settlement	Cheswick Green
Category:	2	Observations	Site comprises a residential dwelling and associated land. The site surrounds a Bloor Homes development which is currently under construction. The site would represent a logical additional phase of residential development.		
Yield:	10		Site faces some suitability constraints		
Net developable area (ha)	0.27		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% of the site is within the 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	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner Site is available

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Active developer interest adjacent to the site.

Site Assessment Details

SHLAA Reference	101	Site Name	Land At Old Waste Lane/Waste Lane, Balsall Common	Settlement	Balsall Common
Category:	1	Observations	Well contained greenfield site which fronts onto existing residential development, which could be appropriate for residential development.		
Yield:	40		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.64				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	104	Site Name	Land Off Blue Lake Road, Dorridge (Oak Green)	Settlement	Dorridge
Category:	1	Observations	Slightly undulating but well contained greenfield site which could make an appropriate residential extension to the existing settlement.		
Yield:	80		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	6.89				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	105	Site Name	Land On Maxstoke Lane, Meriden	Settlement	Meriden
Category:	2	Observations	Heavily screened well contained greenfield site adjacent to a modern housing development. Access is a constraint to development.		
Yield:	43		Site faces some suitability constraints		
Net developable area (ha)	1.43		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	Access.

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site adjacent to modern housing suggests the site is achievable.

Site Assessment Details

SHLAA Reference	106	Site Name	Land At Oakfields Way, Catherine De Barnes	Settlement	Catherine de Barnes
Category:	1	Observations	Well contained greenfield site which would be a logical extension to Catherine de Barnes although it will be important to be mindful of potential coalescence of Catherine de Barnes and Solihull.		
Yield:	50		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	2.14				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	107	Site Name	Land At Gentleshaw Lane	Settlement	Solihull
Category:	2	Observations	Well contained greenfield site in close proximity to motorway junction, which could round off the settlement.		
Yield:	150		Site faces some suitability constraints		
Net developable area (ha)	7.41		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	3: Existing road access requires upgrading
Contaminated Land / Landfill Site	3: Less than 50% 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	0: Site lies within the High Pressure Inner Zone
Flood Risk Constraints	5: Within flood zone 1
Bad Neighbour Constraints	0: Site has bad neighbours with no potential for mitigation
Biodiversity	3: Less than 10% of the site is within a Local Wildlife Site
Suitability of Location Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Marketability of the site constrained by proximity to motorway junction.

Site Assessment Details

SHLAA Reference	108	Site Name	Blythe House	Settlement	Solihull
Category:	2	Observations	Site comprise a very large, modern detached dwelling and associated land. Additional residential development here would represent backland development and intrude into the open countryside.		
Yield:	16		Site performs well against suitability criteria		
Net developable area (ha)	0.6475		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Additional residential development at this site may impact upon the value of the fronting property.

Site Assessment Details

SHLAA Reference	109	Site Name	Land south of Grove Road	Settlement	Knowle
Category:	2	Observations	There is significant tree coverage on frontage of site and development on the land to the rear of the site would not be in keeping with the linear nature of the site surrounding.		
Yield:	60		Site faces some suitability constraints		
Net developable area (ha)	2.12		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	110	Site Name	Land To Rear of 114 Kenilworth Road	Settlement	Knowle
Category:	1	Observations	Although suitable for development, the development of this irregular shaped agricultural site would represent an inappropriate incursion into the open countryside.		
Yield:	356	Site performs well against suitability, availability and achievability criteria			
Net developable area (ha)	15.23				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a strong market area.

Site Assessment Details

SHLAA Reference	111	Site Name	Land To Widney Manor Road	Settlement	Solihull
Category:	3	Observations	Agricultural land which could make an appropriate residential extension to the existing settlement.		
Yield:	120		Site faces significant suitability constraints		
Net developable area (ha)	4.04		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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	0: Site lies within the High Pressure Inner Zone
Flood Risk Constraints	2: 10% - 25% 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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a strong market area.

Site Assessment Details

SHLAA Reference	117	Site Name	Meriden Road Depot	Settlement	Hampton in Arden
Category:	3	Observations	The site is in active use as storage yard and therefore the site is unavailable for development in the short term, however could be suitable for development subject to overcoming contained land constraints. The site has been allocated for development within the Local Plan (Site 24).		
Yield:	110		Site faces significant suitability constraints		
Net developable area (ha)	3.61		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	0: More than 50% of the site is within the constraint
Ground Condition Constraints	0: Treatment expected to be required on the majority 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	2: Site lies within the High Pressure Outer Zone
Flood Risk Constraints	3: Over 50% of site area is within Flood Zone 2
Bad Neighbour Constraints	0: Site has bad neighbours with no potential for mitigation
Biodiversity	5: Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Good market value area.

Site Assessment Details

SHLAA Reference	118	Site Name	Fields Adjacent To Rotton Row Farm	Settlement	Knowle
Category:	1	Observations	Green Belt meadow land, which surrounds a rural enterprise estate. Although the site performs well against the agreed criteria, the site lacks surrounding services and facilities and would represent a relatively isolated development.		
Yield:	128		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	5.48				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Predominantly greenfield site.

Site Assessment Details

SHLAA Reference	119	Site Name	Land at Birmingham Road, Meriden	Settlement	Meriden
Category:	3	Observations	The site is used for caravan storage. The site represents a logical extension site to west of Meriden.		
Yield:	30		Site faces significant suitability constraints		
Net developable area (ha)	1.02		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	0: More than 50% of the site is within the constraint
Ground Condition Constraints	0: Treatment expected to be required on the majority 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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner Site is available

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Good value market area, however possible decontamination required.

Site Assessment Details

SHLAA Reference	120	Site Name	Land at Ashford Land, Hockley Heath	Settlement	Hockley Heath
Category:	1	Observations	Large greenfield site in pleasant area, which is suitable for development, subject to the provision of a suitable access.		
Yield:	190		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	8.12				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good value market area.

Site Assessment Details

SHLAA Reference	123	Site Name	Brooklin, Warings Green Road	Settlement	Cheswick Green
Category:	3	Observations	The site comprises a single detached residential dwellings and associated land. The site is relatively isolated and development here would represent back land development which may impact upon the rural nature of the surrounding environment.		
Yield:	36		Site faces significant suitability constraints		
Net developable area (ha)	1.44		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	3: Existing road access requires upgrading
Contaminated Land / Landfill Site	3: Less than 50% 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	1: 25 - 50% of the site is within a Local Wildlife Site
Suitability of Location Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Value of existing property on site may be impacted.

Site Assessment Details

SHLAA Reference	124	Site Name	The Former TRW site, Stratford Road,	Settlement	Shirley
Category:	2	Observations	Existing office and research facility in expansive grounds. The site has been put forward for mixed use development comprising housing, in addition to the existing employment uses on the site currently. The site could come forward for housing use, subject to the acceptability of the loss of employment land.		
Yield:	226		Site performs well against suitability criteria		
Net developable area (ha)	9.65		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	2: Site lies within the High Pressure Outer 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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Marketability of the site may be impacted by existing adjoining commercial uses.

Site Assessment Details

SHLAA Reference	125	Site Name	Land At Wychwood Roundabout	Settlement	Knowle
Category:	1	Observations	Narrow strip of land associated with Purnells Brook, which comprises trees and vegetation. The land is too narrow to accommodate development and access.		
Yield:	20		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.98				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	126	Site Name	Land To North Of Birchy Leasowes Lane, Dickens Heath	Settlement	Dickens Heath
Category:	2	Observations	Greenfield land in agricultural use surrounding Birchy Farm residences.		
Yield:	120		Site faces some suitability constraints		
Net developable area (ha)	7		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	3: Existing road access requires upgrading
Contaminated Land / Landfill Site	3: Less than 50% 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	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	127	Site Name	Woodford	Settlement	Dorridge
Category:	2	Observations	Private detached dwelling surrounded by mature woodland.		
Yield:	10		Site faces some suitability constraints		
Net developable area (ha)	0.434		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Predominantly greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	128	Site Name	Area G, Meriden	Settlement	Meriden
Category:	2	Observations	Quarry site which is heavily screened but well contained with a mature tree boundary. Development of the site in its entirety would represent a very large extension to the settlement.		
Yield:	959		Site faces some suitability constraints		
Net developable area (ha)	41		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	0: More than 50% of the site is within the constraint
Ground Condition Constraints	0: Treatment expected to be required on the majority 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	1: Site lies within the High Pressure Middle 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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Additional development costs associated with quarry site.

Site Assessment Details

SHLAA Reference	129	Site Name	Land Off Meriden Road, Hampton In Arden	Settlement	Hampton in Arden
Category:	2	Observations	The site lies adjacent to the Site 24 allocation within the existing Local Plan and forms part of the same landholding. This site would form a logical additional stage of development.		
Yield:	40		Site performs well against suitability criteria		
Net developable area (ha)	1.6		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	5: Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Site allocation to the north of this site would need to come forward for development in the first instance.

Site Assessment Details

SHLAA Reference	130	Site Name	Land At Tythe Barn Lane	Settlement	Dickens Heath
Category:	2	Observations	Greenfield land which would make logical residential extension. PRow on eastern site boundary which abuts existing residential development.		
Yield:	83		Site performs well against suitability criteria		
Net developable area (ha)	3.55		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	131	Site Name	Birmingham Business Park, Land Adj To Coleshill Heath Road	Settlement	Meriden
Category:	2	Observations	Open meadow with PRow/cycle path intersecting the site. The site surrounds a mixture of residential and employment uses and the benefits from good access to facilities and services.		
Yield:	250		Site faces some suitability constraints		
Net developable area (ha)	9.27		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Site adjacent to business park, which impacts upon the marketability of the site.

Site Assessment Details

SHLAA Reference	132	Site Name	HS2 Triangle	Settlement	Bickenhill
Category:	2	Observations	Large predominantly greenfield site which is segregated by Middle Bickenhall Lane where various detached dwellings are located.		
Yield:	1982		The site is partially located within the safeguarding zones for HS2. The extent to which this will		
			Site faces some suitability constraints		
Net developable area (ha)	84.696		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% of the site is within the 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	4: Site is Grade 4 agricultural land
High Pressure Gas Pipeline	5: Site does not lie within this constraint
Flood Risk Constraints	3: Over 50% of site area is within Flood Zone 2
Bad Neighbour Constraints	0: Site has bad neighbours with no potential for mitigation
Biodiversity	3: Less than 10% of the site is within a Local Wildlife Site
Suitability of Location Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	HS2

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Site identified within the Issues and Options Paper and has received good public support. Timescales for delivery are dependant on progression with HS2

Site Assessment Details

SHLAA Reference	133	Site Name	Creynolds Lane, Shirley	Settlement	Shirley
Category:	1	Observations	The site comprises two derelict houses which have become dilapidated and associated backland. The development of this site will enhance the street scene of Creynolds Lane.		
Yield:	21		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.76				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Predominantly greenfield site.

Site Assessment Details

SHLAA Reference	134	Site Name	114-118 Widney Manor Road	Settlement	Solihull
Category:	2	Observations	Residential backland site which is accessed via the driveway of an existing residential dwelling. The site is subject to TPOs which could be worked around.		
Yield:	22		Site performs well against suitability criteria		
Net developable area (ha)	1.19		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	5: Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Backland development site. Possible impact on the value of existing dwelling impacts upon the achievability of the site.

Site Assessment Details

SHLAA Reference	135	Site Name	Land at Dorridge Road	Settlement	Dorridge
Category:	2	Observations	Greenfield land surrounding a residential dwelling, which is slightly segregated from existing development		
Yield:	91		Site faces some suitability constraints		
Net developable area (ha)	3.87		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner Site is available

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Backland development site. Possible impact on the value of existing dwelling impacts upon the achievability of the site.

Site Assessment Details

SHLAA Reference	136	Site Name	Oak Farm, Catherine De Barnes	Settlement	Catherine de Barnes
Category:	2	Observations	The site comprises a rural enterprise centre comprising various units including Solihull Brewery. The site is also home to a private petrol station and various caravans, as well agricultural fields.		
Yield:	80		Site faces some suitability constraints		
Net developable area (ha)	3.43		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	5: Site does not lie within this constraint
Ground Condition Constraints	0: Treatment expected to be required on the majority 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	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Relocation of existing uses and tenants.

Site Assessment Details

SHLAA Reference	137	Site Name	The Firs	Settlement	Meriden
Category:	1	Observations	Site comprises meadow/ woodland adjacent to an apartment building. Vehicular access to the site is relatively constrained and would need to be enhanced should this site come forward for development.		
Yield:	38		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.52				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area, close to recent development.

Site Assessment Details

SHLAA Reference	138	Site Name	Land Between Kenilworth Road And Windmill Lane	Settlement	Balsall Common
Category:	1	Observations	Large area of well contained agricultural fields south of Balsall Common, which would represent a logical southerly extension to the existing settlement.		
Yield:	225		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	11.01				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	140	Site Name	Land At Dickens Heath Road	Settlement	Dickens Heath
Category:	1	Observations	Irregular shaped greenfield land surrounding a business estate. Whilst the site performs well against suitability, availability and achievability criteria, the development of this land could impact upon the setting of the open countryside.		
Yield:	175		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	8.17				

Suitability Criteria

Access Infrastructure Constraints	3: Existing road access requires upgrading
Contaminated Land / Landfill Site	3: Less than 50% 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	5: Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5: Site does not lie within this constraint
Flood Risk Constraints	4: 10% - 50% of site area is within Flood Zone 2
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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	141	Site Name	Land Around Earlswood Station	Settlement	Tidbury Green
Category:	1	Observations	A series of greenfield sites close to Earlswood station. Whilst the site performs well against suitability, availability and achievability criteria, the development of this land could impact upon the setting of the open countryside.		
Yield:	3000		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	51				

Suitability Criteria

Access Infrastructure Constraints	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	2: Site lies within the High Pressure Outer 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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site close to rail station.

Site Assessment Details

SHLAA Reference	143	Site Name	Lugtrout Lane	Settlement	Solihull
Category:	1	Observations	Small area of hardstanding outbuildings and vegetation which could be suitable for a small scale residential scheme.		
Yield:	17		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.51				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Good value market area.

Site Assessment Details

SHLAA Reference	144	Site Name	Land At Fillongley Road, Meriden	Settlement	Meriden
Category:	1	Observations	Greenfield land north of Meriden. Access indicated off Fillongley Rd appears to go through a primary school, whilst access from a recent new housing estate to the north could be subject to ransom. Site is deliverable subject to access.		
Yield:	118		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	6.66				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Good market value area.

Site Assessment Details

SHLAA Reference	145	Site Name	Land At School Road	Settlement	Hockley Heath
Category:	3	Observations	This irregular shaped site would represent an isolated development if brought forward for residential use. The land is accessed via a gated track		
Yield:	43		Site faces significant suitability constraints		
Net developable area (ha)	1.7		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	3: Existing road access requires upgrading
Contaminated Land / Landfill Site	0: More than 50% of the site is within the constraint
Ground Condition Constraints	0: Treatment expected to be required on the majority 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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Possible remediation required.

Site Assessment Details

SHLAA Reference	155	Site Name	St George And St Teresa Rc Primary School	Settlement	Dorridge
Category:	3	Observations	The site is in active use St George And St Teresa Rc Primary School, but would represent a logical infill site if the school was to relocate or is deemed surplus to requirement.		
Yield:	31		Site performs well against suitability criteria		
Net developable area (ha)	0.95		Site performs well against availability criteria		
			Site faces significant achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	1: Poor marketability and/ or viability (unlikely to come forward within first ten years)
Comments (if applicable)	Relocation of school and site clearance costs.

Site Assessment Details

SHLAA Reference	163	Site Name	The Former Rectory and Glebe Land	Settlement	Solihull
Category:	3	Observations	The site comprises Church Hall, Rectory and Primary School which leads up to gated housing. Site is in active multiple use and is likely to be unachievable.		
Yield:	17		Site performs well against suitability criteria		
Net developable area (ha)	1.169		Site performs well against availability criteria		
			Site faces significant achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	5: Site has no bad neighbours
Biodiversity	5: Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	1: Poor marketability and/ or viability (unlikely to come forward within first ten years)
Comments (if applicable)	Site clearance and relocation time and costs

Site Assessment Details

SHLAA Reference	166	Site Name	Land north and south of Hampton Road, Knowle	Settlement	Knowle
Category:	1	Observations	Land forms part of Football Club, which is in active use, however the football pitch in question is currently in use for construction parking and therefore could be surplus to requirement.		
Yield:	79		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	3.36				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	167	Site Name	The Memorial Clubhouse And Grounds	Settlement	Bentley Heath
Category:	2	Observations	Site comprises Old Silhillians Sports Club and playing pitches. The site could come forward for residential use if the existing recreational facilities were to relocate or there is identified a surplus of recreational land.		
Yield:	400		Site faces some suitability constraints		
Net developable area (ha)	14.8		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Proximity to motorway impacts desirability.

Site Assessment Details

SHLAA Reference	168	Site Name	Land At Illshaw Heath	Settlement	Cheswick Green
Category:	3	Observations	Isolated greenfield site which would represent a significant incursion into the open countryside if developed for residential use, however the site is adjacent to planned development at Blythe Valley Park.		
Yield:	86		Site faces significant suitability constraints		
Net developable area (ha)	3.696		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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	2: 10 - 24% of the site is within a Local Wildlife Site
Suitability of Location Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	170	Site Name	Pheasant Oak Farm	Settlement	Balsall Common
Category:	1	Observations	The site comprises agricultural land and various farm buildings. The site is in close proximity to large detached properties but not immediately adjacent to the settlement boundary.		
Yield:	80		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	3.51				

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Predominantly greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	171	Site Name	Hampton Manor	Settlement	Hampton in Arden
Category:	1	Observations	Historic manor and associated grounds which is in use as a hotel, restaurant and country house complex. There is potential for part of the site to be developed.		
Yield:	15		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	9				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Desirable country estate setting.

Site Assessment Details

SHLAA Reference	173	Site Name	Winterton Farm/Land To The North Of Blythe Valley Park	Settlement	Cheswick Green
Category:	2	Observations	Very large rural greenfield site containing mature trees, which if developed would represent an extremely large incursion into the open countryside and may be disproportionate in scale to the existing urban area. However, the site is adjacent to planned development at Blythe Valley Park. River Blythe SSSI watercourse runs watercourse runs within the site.		
Yield:	600		Site faces some suitability constraints		
Net developable area (ha)	42.23		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	3: Existing road access requires upgrading
Contaminated Land / Landfill Site	3: Less than 50% 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	0: Site lies within the High Pressure Inner Zone
Flood Risk Constraints	2: 10% - 25% 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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	176	Site Name	Land To The West Of Dickens Heath	Settlement	Dickens Heath
Category:	3	Observations	The site comprises recreational pitches from which multiple local football clubs operate. The site could potentially be suitable for residential redevelopment in the future subject to the provision of replacement facilities, and/or it is deemed that the pitches are surplus to requirement.		
Yield:	400		Site faces significant suitability constraints		
Net developable area (ha)	28.87		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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	2: 10 - 24% of the site is within a Local Wildlife Site
Suitability of Location Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	Loss of sports pitches and potential provision of replacement facilities.

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	179	Site Name	Hampton Lane, Meriden	Settlement	Meriden
Category:	3	Observations	The site comprises a series of large detached dwellings south of Hampton Lane surrounded by mature trees.		
Yield:	43		Site performs well against suitability criteria		
Net developable area (ha)	1.72		Site performs well against availability criteria		
			Site faces significant achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	1: Poor marketability and/ or viability (unlikely to come forward within first ten years)
Comments (if applicable)	Additional development here would impact upon the values of the existing dwellings.

Site Assessment Details

SHLAA Reference	180	Site Name	Site rear 122 School Road, Hockley Heath	Settlement	Hockley Heath
Category:	2	Observations	The site comprises a residential dwelling and associated land. A scheme here would amount to backland development and may incur into the open countryside.		
Yield:	44		Site performs well against suitability criteria		
Net developable area (ha)	1.74		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Backland development site and possible impact on the value of existing dwelling effects achievability.

Site Assessment Details

SHLAA Reference	183	Site Name	Wootton Green Barn	Settlement	Balsall Common
Category:	2	Observations	Relatively isolated converted barn dwelling and associated land on road bend which if developed in its entirety would represent an isolated residential development scheme.		
Yield:	28		Site faces some suitability constraints		
Net developable area (ha)	0.93		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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	5: Site has no bad neighbours
Biodiversity	5: Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	Isolated location on road bend - impact upon visibility.

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Predominantly greenfield site in good value area.

Site Assessment Details

SHLAA Reference	188	Site Name	Land At Rowood Drive And Associated With Lode Heath School	Settlement	Solihull
Category:	1	Observations	Open meadow land used by walkers. Ordnance Survey (OS) mapping lists site as football ground but no evidence of any sports use on the site. The site would make an excellent residential infill site in a good value area.		
Yield:	31		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.95				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	192	Site Name	Jordan Farm	Settlement	Tidbury Green
Category:	2	Observations	Well contained greenfield site which is in close proximity to existing residential uses. Part of the site could be developed for residential, although development of the entire site would result in the coalescence of Dickens Heath with Tidbury Green.		
Yield:	355		Site faces some suitability constraints		
Net developable area (ha)	15.17		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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	3: Less than 10% of the site is within a Local Wildlife Site
Suitability of Location Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	Development of the entire site would result in coalescence.

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	193	Site Name	Land At The Rear Of 74 - 108 Coleshill Heath Road	Settlement	Marston Green
Category:	3	Observations	The site is in active recreational use and could come forward for development if there is an identified surplus of recreational land. Access and existing trees on the site would need to be thoughtfully considered as part of any development scheme.		
Yield:	111		Site faces significant suitability constraints		
Net developable area (ha)	4.76		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	3: Existing road access requires upgrading
Contaminated Land / Landfill Site	0: More than 50% of the site is within the constraint
Ground Condition Constraints	0: Treatment expected to be required on the majority 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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	Recreational use

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Possible remediation required.

Site Assessment Details

SHLAA Reference	195	Site Name	Land At Damson Parkway	Settlement	Solihull
Category:	3	Observations	Extremely large section of greenfield land east of Damson Parkway containing Hampton Coppice woodland. Hampton Coppice is covered by TPOs which should be retained as part of any development proposals for the site.		
Yield:	950		Site faces significant suitability constraints		
Net developable area (ha)	38.598		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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	1: 25 - 50% of the site is within a Local Wildlife Site
Suitability of Location Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	Hampton Coppice woodland/TPOs.

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	197	Site Name	Land South Of Meriden, Solihull	Settlement	Meriden
Category:	3	Observations	Greenfield site to east of Penistone. Traditional terraced housing to south, industry to east, but screened by trees and non intrusive. Cricket ground to south. Green space not of particularly high quality- used by dog walkers etc- but on the edge of cou		
Yield:	200		Site faces significant suitability constraints		
Net developable area (ha)	34.56		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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	5: Site is Grade 5 agricultural land
High Pressure Gas Pipeline	5: Site does not lie within this constraint
Flood Risk Constraints	2: 10% - 25% 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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	199	Site Name	Land At Four Ashes Rd	Settlement	Dorridge
Category:	1	Observations	Greenfield site in grazing use with good defensible boundaries, which represents a logical residential extension to the existing settlement.		
Yield:	50		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	2.9				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	200	Site Name	Land to the west of Earlswood Road	Settlement	Dorridge
Category:	1	Observations	Greenfield site currently in grazing use. It would be preferable for Site 199 the north to come forward for development in the first instance so that this site becomes a rounding opportunity.		
Yield:	40		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.9				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	201	Site Name	Brook Farm	Settlement	Balsall Common
Category:	2	Observations	Isolated former farming site, which contains large animal sheds. The site is very isolated and lacks access to facilities and services.		
Yield:	38		Site performs well against suitability criteria		
Net developable area (ha)	1.5		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Isolated PDL site which requires site clearance.

Site Assessment Details

SHLAA Reference	204	Site Name	Land At Oaklands Farm	Settlement	Balsall Common
Category:	1	Observations	Greenfield site south of Balsall Common. The site is in close proximity to good quality housing.		
Yield:	34		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.19				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	207	Site Name	Land Bounded By Brown's Lane, Smiths Lane & Widney Manor Rd	Settlement	Bentley Heath
Category:	1	Observations	Large agricultural site which is wholly enclosed by existing roads. The site is slightly elevated but it is assumed that this does not present an insurmountable constraint to development.		
Yield:	300		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	15.37				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	208	Site Name	Land At School Road/Ashford Lane	Settlement	Hockley Heath
Category:	2	Observations	Gated residential dwelling and associated land. This irregular shaped site would represent a relatively isolated development if bought forward for residential use, however the site otherwise scores reasonably well against the agreed assessment criteria since it is fairly unconstrained.		
Yield:	64		Site performs well against suitability criteria		
Net developable area (ha)	2.73		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Backland development site. Possible impact on the value of existing dwelling impacts upon the achievability of the site.

Site Assessment Details

SHLAA Reference	209	Site Name	Tidbury Green Golf Club	Settlement	Tidbury Green
Category:	3	Observations	Tidbury Green Golf Club. Waterbody located towards the west of the site.		
Yield:	488		Site faces significant suitability constraints		
Net developable area (ha)	20.86		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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	5: Site does not lie within this constraint
Flood Risk Constraints	2: 10% - 25% 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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	210	Site Name	Land Between 39 And 79 Earlswood Road	Settlement	Dorridge
Category:	1	Observations	Land contains sheds, hardstanding and meadowland with a PRoW which intersects the site. There is also a water body in the south-western corner of the site. The site could be appropriate for a small scale residential scheme.		
Yield:	31		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.216				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Predominantly greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	213	Site Name	Land North of Hampton Road (1)	Settlement	Knowle
Category:	1	Observations	Greenfield agricultural site adjacent to existing residential development. The development of this site for residential uses would represent a logical extension to the existing settlement subject to the consideration of trees on site.		
Yield:	150		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	9.5				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good value market area.

Site Assessment Details

SHLAA Reference	214	Site Name	Land North of Hampton Road (2)	Settlement	Knowle
Category:	2	Observations	Greenfield site north of Knowle. It would be preferable if Sites 213 and 215 comes forward for development in the first instance to prevent the site being isolated.		
Yield:	100		Site faces some suitability constraints		
Net developable area (ha)	5.23		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	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	5: Site has no bad neighbours
Biodiversity	5: Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market area, however the site would be more marketable if adjoining land was to come forward in the first instance.

Site Assessment Details

SHLAA Reference	215	Site Name	Land North of Hampton Road (3)	Settlement	Knowle
Category:	1	Observations	Greenfield site north of Knowle. It would be preferable if Site 213 comes forward for development in the first instance to prevent the site being isolated.		
Yield:	100		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	5.64				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site.

Site Assessment Details

SHLAA Reference	216	Site Name	Land At Lincoln Farm Truckstop	Settlement	Hampton in Arden
Category:	3	Observations	Site is in active use a truckers café, petrol station and storage facility. The site is in a relatively isolated location for residential development.		
Yield:	98		Site faces significant suitability constraints		
Net developable area (ha)	4.2		Site performs well against availability criteria		
			Site faces significant achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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	5: Site does not lie within this constraint
Flood Risk Constraints	0: Over 50% 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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	1: Poor marketability and/ or viability (unlikely to come forward within first ten years)
Comments (if applicable)	Relocation of existing commercial uses and relatively isolated location.

Site Assessment Details

SHLAA Reference	218	Site Name	Endeavour House, Including Pavilions Sports Club And Allotments	Settlement	Kingshurst
Category:	2	Observations	Kingshurst Pavilion FC, allotments and Solihull housing. The site in active use and therefore the site appears to be unavailable for development in the short term. However, it has been put forward as part of the 'Call for Sites' exercise and so it is possible that land assembly could be achieved.		
Yield:	106		Site performs well against suitability criteria		
Net developable area (ha)	4.52		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Some site clearanceand

Site Assessment Details

SHLAA Reference 219 **Site Name** Land At Buckingham Road **Settlement** Kingshurst

Category: 1 **Observations** The site is in active use as a recreational ground. Development could come forward here in the longer term, if the open space is deemed surplus to requirements.

Yield: 38 Site performs well against suitability, availability and achievability criteria

Net developable area (ha) 1.33

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	Loss of sports pitches and potential provision of replacement facilities.

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site.

Site Assessment Details

SHLAA Reference	220	Site Name	Chapelhouse Depot, Including Conservative Club And Former Boy	Settlement	Fordbridge
Category:	2	Observations	Previously developed site comprising Chelmsley and District Conservative Club, The Chapel House and Boys & Girls Club.		
Yield:	30		Site performs well against suitability criteria		
Net developable area (ha)	1.03		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Significant site clearance and relocation costs, involved however funding and enabling works from the North Solihull Regeneration programme could increase deliverability.

Site Assessment Details

SHLAA Reference	221	Site Name	Onward Club And Chelmsley Wood Town Council Offices	Settlement	Chelmsley Wood
Category:	2	Observations	Site comprises Chelmsley Wood Town Centre offices, Onward Social Club, function room, squash and racket courts, play area. Development of the site would result in the loss of community facilities, however, development may be possible if this can be justified.		
Yield:	80		Site performs well against suitability criteria		
Net developable area (ha)	3.44		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Significant site clearance and relocation costs, involved however funding and enabling works from the North Solihull Regeneration programme could increase deliverability.

Site Assessment Details

SHLAA Reference	222	Site Name	Moat Lane Depot and Vulcan House Industrial Estate	Settlement	Solihull
Category:	3	Observations	The site comprises a waste refuse depot, various warehouses, offices and car park which is currently owned by Solihull Council.		
Yield:	71		Site faces some suitability constraints		
Net developable area (ha)	3.05		Site performs well against availability criteria		
			Site faces significant achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	1: Poor marketability and/ or viability (unlikely to come forward within first ten years)
Comments (if applicable)	Relocation of existing use, site clearance and remediation required.

Site Assessment Details

SHLAA Reference	223	Site Name	Land At Tanworth Lane, Sans Souci, Land At Woodloes Road, An	Settlement	Shirley
Category:	2	Observations	Predominantly open countryside which could make a logical residential extension south of Shirley.		
Yield:	380		Site faces some suitability constraints		
Net developable area (ha)	16.218		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Predominantly greenfield site.

Site Assessment Details

SHLAA Reference	224	Site Name	Brookvale, Warwick Road	Settlement	Olton
Category:	1	Observations	Former Brookvale Residential Care Home & Day Care Centre, but now vacant. Closed off and the building is set to be demolished in July 2016. Prime site for redevelopment.		
Yield:	17		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.54				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Cleared PDL site

Site Assessment Details

SHLAA Reference	226	Site Name	Land At Damson Parkway And Coventry Road	Settlement	Elmdon/Lynwood
Category:	3	Observations	Greenfield site which forms part of Elmdon Nature Park (accessed from Goodway Rd). The site is heavily wooded and the proximity of the site to Birmingham Airport means that the site is unsuitable for residential development.		
Yield:	751		Site faces significant suitability constraints		
Net developable area (ha)	32.11		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	0: Site has bad neighbours with no potential for mitigation
Biodiversity	0: Over 50% of the site is within a Local Wildlife Site
Suitability of Location Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Greenfield site, however proximity to Birmingham Airport may subdue values.

Site Assessment Details

SHLAA Reference	228	Site Name	Land At Whar Hall Farm	Settlement	Solihull
Category:	2	Observations	Large site, part of which has recently been developed for car storage associated with the expansion of Jaguar Land Rover. The site could be used to support the future expansion of JLR, or residential uses.		
Yield:	373		Site faces some suitability constraints		
Net developable area (ha)	15.955		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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	0: Site has bad neighbours with no potential for mitigation
Biodiversity	5: Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Site excluding the JLR holding area is greenfield in a good market area.

Site Assessment Details

SHLAA Reference	229	Site Name	Kingshurst Village Centre	Settlement	Kingshurst
Category:	3	Observations	The site comprises Kingshurst District Centre, library and church, with residential flats above the district centre. The site would be suitable for a comprehensive regeneration initiative.		
Yield:	83		Site faces some suitability constraints		
Net developable area (ha)	3.56		Site performs well against availability criteria		
			Site faces significant achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner Site is available

Achievability

Achievability Details	1: Poor marketability and/ or viability (unlikely to come forward within first ten years)
Comments (if applicable)	Low value area in multiple use/ownership. Significant site clearance and relocation required.

Site Assessment Details

SHLAA Reference	231	Site Name	Land At Widney Manor Road	Settlement	Solihull
Category:	1	Observations	Logical greenfield extension site east of Widney Manor. There may be some level differences to overcome in order to facilitate development.		
Yield:	158		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	6.76				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	

Site Assessment Details

SHLAA Reference	238	Site Name	33 Wootton Green Lane	Settlement	Balsall Common
Category:	2	Observations	Site comprises a residential dwelling and associated land and buildings. Additional development on this land would comprise backland development.		
Yield:	16		Site performs well against suitability criteria		
Net developable area (ha)	0.5		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Although a strong value area, additional development on this site may impact upon the value the existing dwelling.

Site Assessment Details

SHLAA Reference	239	Site Name	Land At Church Lane, Bickenhill	Settlement	Bickenhill
Category:	2	Observations	Land adjacent to the church hall could be suitable for a small scale residential development subject to acoustic considerations due to proximity to Birmingham Airport.		
Yield:	38		Site faces some suitability constraints		
Net developable area (ha)	1.51		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	3: Existing road access requires upgrading
Contaminated Land / Landfill Site	3: Less than 50% 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	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 Constraints	2: Site is within or adjacent to a 'smaller rural settlement'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in desirable rural location.

Site Assessment Details

SHLAA Reference	241	Site Name	Arden Lodge Field	Settlement	Dorridge
Category:	2	Observations	Greenfield meadow land surrounded by large executive housing which is accessible via a private track. The site could promote similar executive housing, but is not the most suitable location as the site is on the 'wrong side' of the railway track.		
Yield:	10		Site faces some suitability constraints		
Net developable area (ha)	1.22		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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	4: Site is adjacent to a Local Wildlife Site
Suitability of Location Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a good market value area.

Site Assessment Details

SHLAA Reference	242	Site Name	Land East Chadwick Manor	Settlement	Knowle
Category:	1	Observations	Meadowland adjacent to the Chadwick Manor complex which is accessible via a road or narrow track. Additional development here may have a detrimental impact on the setting of this heritage asset.		
Yield:	50		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	2.78				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Desirable rural setting.

Site Assessment Details

SHLAA Reference	243	Site Name	Land North Chadwick Court	Settlement	Knowle
Category:	1	Observations	Relatively isolated rural greenfield site.		
Yield:	15		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	0.79				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Desirable rural setting.

Site Assessment Details

SHLAA Reference	244	Site Name	Land At Tilehouse Green, Kno	Settlement	Knowle
Category:	1	Observations	Logical 'rounding off' site. Golf course to the north and west would prevent further expansion into the countryside.		
Yield:	30		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.05				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	245	Site Name	Sharmans Cross Road	Settlement	Solihull
Category:	2	Observations	The site comprises a sports pitch which is currently gated and an area of hardstanding associated with a former pavilion which has become vegetated. The site could be suited for residential development if the recreational land is deemed surplus to requirements.		
Yield:	62		Site faces some suitability constraints		
Net developable area (ha)	2.67		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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% of the site is within a Local Wildlife Site
Suitability of Location Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Predominantly greenfield site in good market area.

Site Assessment Details

SHLAA Reference	246	Site Name	Land At Warwick Rd	Settlement	Chadwick End
Category:	1	Observations	Well contained greenfield grassland adjacent to a cottage and modern housing. The site would make a suitable small scale residential infill which is in keeping with the existing settlement.		
Yield:	32		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.12				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	2: Site is within or adjacent to a 'smaller rural settlement'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in rural setting.

Site Assessment Details

SHLAA Reference	247	Site Name	Manor Farm, Four Ashes Rd	Settlement	Dorridge
Category:	1	Observations	Well contained meadow land with direct access from Four Ashes Road. Although technically suitable for development, the site is considered to be on the 'wrong side' of the road. Further consideration would also need to be given to a tree belt on the other side of Four Ashes Rd.		
Yield:	33		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	1.15				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	1001	Site Name	Land Adj 339/337 Lugtrout Lane	Settlement	Catherine de Barnes
Category:	2	Observations	Amalgamation of Sites 2 and 21. The site comprises large detached dwellings surrounded by meadow land. The site could accommodate additional dwellings of a similar scale.		
Yield:	49		Site faces some suitability constraints		
Net developable area (ha)	2.09		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	

Site Assessment Details

SHLAA Reference	1002	Site Name	Land east of Balsall Common	Settlement	Balsall Common
Category:	3	Observations	Amalgamation of Sites 33 and 102. Extremely large area of greenfield land east of Balsall Common, which could represent a substantial residential scheme if bought forward for development.		
Yield:	1146		The site is partially located within the safeguarding zones for HS2. The extent to which this will		
Net developable area (ha)	48.987		Site faces significant suitability constraints		
			Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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	2: 10% - 25% 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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in a good market value area.

Site Assessment Details

SHLAA Reference	1004	Site Name	Land To Rear 575A to 587 Tanworth Lane	Settlement	Cheswick Green
Category:	2	Observations	Amalgamation of Sites 4, 78 and 235. The site comprises two large detached dwellings and meadow land. It would be necessary for at least one of the dwellings to be demolished in order to facilitate access. If developed, the site would represent inappropriate backland development.		
Yield:	36		Site faces some suitability constraints		
Net developable area (ha)	1.24		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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	5: Site is not within, or adjacent to, a Local Wildlife Site
Suitability of Location Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Development would involve the loss of existing residential dwellings, which impacts on the viability of proposals

Site Assessment Details

SHLAA Reference	1005	Site Name	Land south of Houndsfield Lane	Settlement	Tidbury Green
Category:	2	Observations	Amalgamation of Sites 22 and 84. The site contains mature trees and hardstanding which is partially used for storage. If developed the site has the potential to enhance the existing street scene.		
Yield:	38		Site faces some suitability constraints		
Net developable area (ha)	1.52		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	Heavy tree coverage

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	1006	Site Name	Land West Of Stratford Road, Hockley Heath	Settlement	Hockley Heath
Category:	1	Observations	Amalgamation of Sites 13 and 121. Greenfield site north-west of Hockley Heath which could round off the settlement if developed for residential uses.		
Yield:	81		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	3.46				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	1007	Site Name	Land south of Dog Kennel Lane	Settlement	Shirley
Category:	3	Observations	Amalgamation of Sites 99, 122, 184 and 217. Large greenfield site in agricultural use which would result in the coalescence of Shirley with Cheswick Green if the entirety of the site was to come forward for development.		
Yield:	2821		Site faces significant suitability constraints		
Net developable area (ha)	120.57		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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	2: 10% - 25% 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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	1008	Site Name	Land South Of School Road, Hockley Heath	Settlement	Hockley Heath
Category:	1	Observations	Amalgamation of Sites 139 and 175. Large well contained greenfield site south of Hockley Heath.		
Yield:	139		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	5.96				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	1009	Site Name	Land At Hampton Lane, Solihull	Settlement	Solihull
Category:	1	Observations	Amalgamation of Sites 15, 67, 147 and 230. Large greenfield site currently in agricultural use east of Solihull, which would represent an extremely large residential extension if developed in its entirety		
Yield:	718		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	30.67				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	1010	Site Name	Arden Triangle	Settlement	Hockley Heath
Category:	1	Observations	Amalgamation of Sites 148, 149, 150, 151, 152, 153, 154 and 156. The site is predominantly greenfield, but includes Arden Academy. A comprehensive masterplan is proposed which includes residential development, alongside the redevelopment of Arden Academy, as well as an attached primary school, 600 seat Performing Arts Theatre, Swimming Pool, Sports Centre, Community Library,		
Yield:	1162		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	49.66				

Suitability Criteria

Access Infrastructure Constraints	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	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 Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner Site is available

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	

Site Assessment Details

SHLAA Reference	1012	Site Name	Land At Bickenhill Road	Settlement	Bickenhill
Category:	3	Observations	Amalgamation of Sites 196 and 237. Large area of greenfield land containing areas of woodland which could represent an appropriate extension to the existing settlement.		
Yield:	497		Site faces significant suitability constraints		
Net developable area (ha)	21.22		Site performs well against availability criteria		
			Site performs well against achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	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	2: 10% - 25% of site area is within Flood Zone 3
Bad Neighbour Constraints	5: Site has no bad neighbours
Biodiversity	3: Less than 10% of the site is within a Local Wildlife Site
Suitability of Location Constraints	5: Site is within or adjacent to a settlement within the Major Urban Area
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Predominantly greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	1013	Site Name	Land to and to the rear of 146-152 Tilehouse Lane	Settlement	Whitlocks End
Category:	2	Observations	Amalgamation of Sites 18 and 116. The site comprises residential dwellings and land to the rear which is partially in storage use. Development of this site would comprise backland development.		
Yield:	18		Site faces some suitability constraints		
Net developable area (ha)	0.7		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	0: Site does not fall into one of the above categories.
Other Suitability Considerations (if applicable)	Backland development

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Backland site. Development could involve the loss of existing residential dwellings, which would impact upon the viability of proposals

Site Assessment Details

SHLAA Reference	1014	Site Name	Land east of Meriden	Settlement	Meriden
Category:	1	Observations	Amalgamation of Sites 186, 187 and 211. Large greenfield site currently in agricultural use east of Meriden, which would represent an extremely large residential extension to the settlement if developed in its entirety.		
Yield:	740		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	31.64				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	1015	Site Name	Land North West Of Balsall Common	Settlement	Balsall Common
Category:	1	Observations	Amalgamation of Sites 142, 198 and 233. Extremely large area of greenfield land west of Balsall Common, which could represent a substantial residential scheme if bought forward for development.		
Yield:	1538		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	65.71				

Suitability Criteria

Access Infrastructure Constraints	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	3: Less than 10% of the site is within a Local Wildlife Site
Suitability of Location Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	1016	Site Name	Land Off Oxhayes Close	Settlement	Balsall Common
Category:	1	Observations	Amalgamation of Sites 30, 196 and 236. This greenfield site would represent a logical extension of Balsall Common, if it is deemed that the (former) recreational use on the site is surplus to requirements.		
Yield:	100		Site performs well against suitability, availability and achievability criteria		
Net developable area (ha)	4.28				

Suitability Criteria

Access Infrastructure Constraints	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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	3: Good marketability and/ or viability (likely to come forward within first five years)
Comments (if applicable)	Greenfield site in good market value area.

Site Assessment Details

SHLAA Reference	1017	Site Name	Land At Wootton Green Lane	Settlement	Balsall Common
Category:	2	Observations	Amalgamation of Sites 60, 158, 159, 160, 161, 162 and 240. The site is in active use for a range of commercial services including a car sales garage, and guest house. There is a small residential community in the centre of the site, which is surrounded by residential uses.		
Yield:	265		Site performs well against suitability criteria		
Net developable area (ha)	11.31		Site performs well against availability criteria		
			Site faces some achievability constraints		

Suitability Criteria

Access Infrastructure Constraints	5: Existing road access is adequate
Contaminated Land / Landfill Site	3: Less than 50% 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 Constraints	3: Site is within or adjacent to a 'free standing rural village'
Other Suitability Considerations (if applicable)	

Availability Criteria

Availability Details	3: Held by developer / willing owner / public sector, vacant land and buildings or sites with pre-app discussions are taking place
Comments (if applicable)	Site identified through submission process - therefore assume willing owner.

Achievability

Achievability Details	2: Moderate marketability and/ or viability (unlikely to come forward within first five years)
Comments (if applicable)	Whilst the site is predominately a greenfield site in good market value area, there are existing commercial uses on the site which would require relocating.