

Reviewing the Plan for Solihull's Future

Solihull Local Plan Review

Site Assessments Addendum 2020

October 2020

Issues and Options

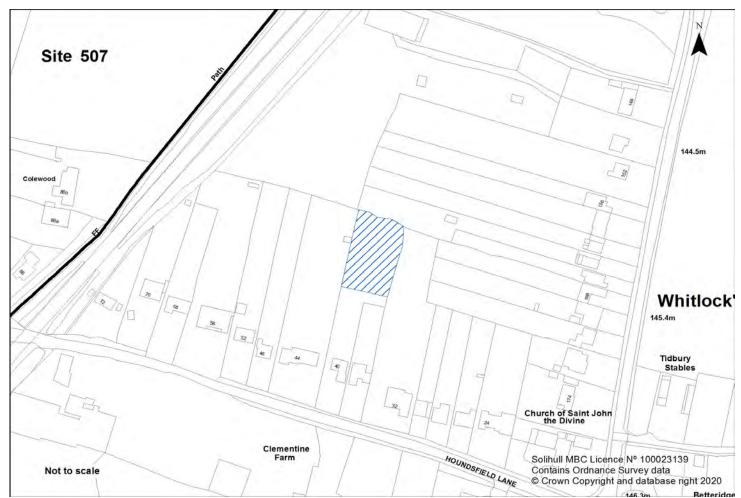
Draft Plan

Submission Plan Examination of Plan

Adoption of Plan

This page is left intentionally blank.

Site Reference	507	Site Name	40 Houndsfield Lane
Gross Area (Ha)	0.13	Ward	Blythe
Capacity (SHELAA)	5	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Policy Constraints	Green Belt
Hard Constraints	Group TPO on part of site
Soft constraints	Trees

SHELAA

Category 2 (some achievability constraints)

Accessibility Study

Primary School: MediumFood Store: LowGP Surgery: LowPublic Transport: Very High (Rail)Overall: MediumAccess: Footway along site frontage

Green Belt Assessment

Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.

Landscape Character Assessment

Within LCA2Landscape character sensitivity - HighVisual sensitivity - HighLandscape value - MediumLandscape capacity to accommodate change - Very Low

Sustainability Appraisal

CFS 74 (adj. site)Jan 2019 DraftAECOM 11518 Effects:3 positive;10 neutral;5 negative (1 significant)

Site Selection

Spatial Strategy

Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.

Site Selection Topic Paper

The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station

Site Selection Step 1

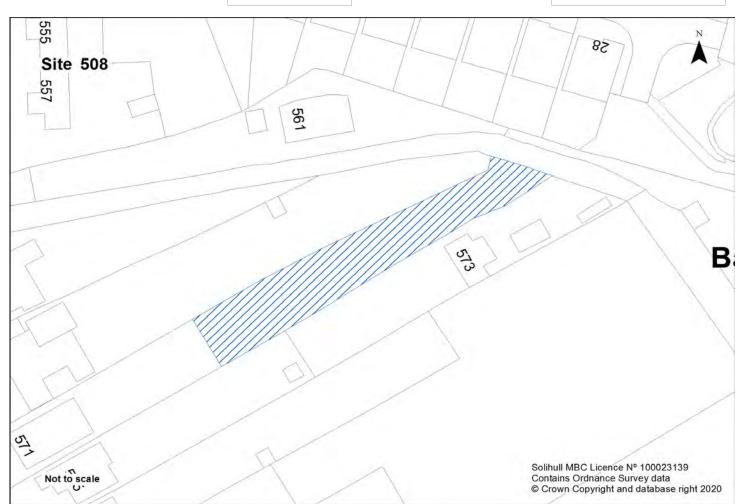
9

Commentary

The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouringtowns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change, however, it is in existing use and part backland development. The site has medium accessibility, with high accessibility to public transport and is greenfield garden land. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4 (BL1) West of Dickens Heath.

Site Selection Step 2

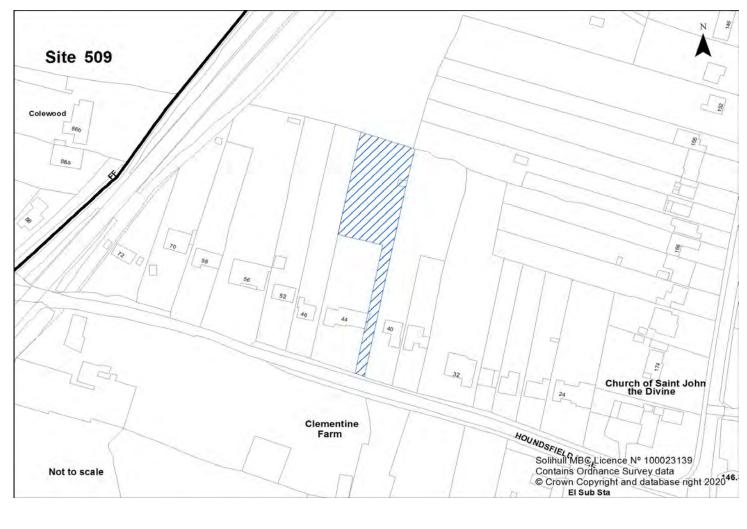
Site Reference	508	Site Name	rear 571 Tanworth Lane (ext to CFS 345)
Gross Area (Ha)	0.07	Ward	Blythe
Capacity (SHELAA)	2	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Policy Constraints	Green Belt
Hard Constraints	
Soft constraints	Trees

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: MediumFood Store: HighGP Surgery: HighPublic Transport: Very Low (Bus)Overall: MediumAccess: Footway along site frontage
Green Belt Assessment	Parcel (RP64) scores 0 and does not perform against the Green Belt purposes 1, 2, 3 or 4.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Not considered in SA
	Site Selection
Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Cheswick Green village is identified as suitable for small scale growth, with need toretain gaps between settlements, and avoid flood zones, sensitive landscapecharacter and River Blythe SSSI.
Site Selection Step 1	5
Commentary	The site is a small rear garden within a non-performing parcel of Green Belt and was not considered in the Landscape Character Assessment. The small greenfield site has high accessibility, with low accessibility to public transport. Development with CFS 345 would be a run of backland development between the main village of Cheswick Green and the recent development at Mount Dairy Farm.
Site Selection Step 2	R

Site Reference	509	Site Name	44 Houndsfield Lane
Gross Area (Ha)	0.19	Ward	Blythe
Capacity (SHELAA)	6	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Policy Constraints	Green Belt
Hard Constraints	Group TPO on part of site
Soft constraints	

SHELAA

Category 2 (some achievability constraints)

Accessibility Study

Primary School: MediumFood Store: LowGP Surgery: LowPublic Transport: Very High (Rail)Overall: MediumAccess: Footway along site frontage

Green Belt Assessment

Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.

Landscape Character Assessment

Within LCA2Landscape character sensitivity - HighVisual sensitivity - HighLandscape value - MediumLandscape capacity to accommodate change - Very Low

Sustainability Appraisal

See CFS 18 (adj. site)Jan 2019 DraftAECOM 12518 Effects:3 positive (2 significant);11 neutral;4 negative (1 significant)

Site Selection

Spatial Strategy

Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.

Site Selection Topic Paper

The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station

Site Selection Step 1

9

Commentary

The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouringtowns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change, however, it is in existing use and part backland development. The site has medium accessibility, with high accessibility to public transport and is greenfield garden land. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4 (BL1) West of Dickens Heath.

Site Selection Step 2

Site Reference	510	Site Name	160 Tilehouse Lane
Gross Area (Ha)	0.13	Ward	Blythe
Capacity (SHELAA)	4	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Policy Constraints	Green Belt
Hard Constraints	Group TPO on part of site
Soft constraints	

SHELAA

Category 2 (some achievability constraints)

Accessibility Study

Primary School: MediumFood Store: LowGP Surgery: LowPublic Transport: Very High (Rail)Overall: MediumAccess: Footway along site frontage

Green Belt Assessment

Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.

Landscape Character Assessment

Within LCA2Landscape character sensitivity - HighVisual sensitivity - HighLandscape value - MediumLandscape capacity to accommodate change - Very Low

Sustainability Appraisal

See CFS 74 (adj. site)Jan 2019 DraftAECOM 11518 Effects:3 positive;10 neutral;5 negative (1 significant)

Site Selection

Spatial Strategy

Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.

Site Selection Topic Paper

The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station

Site Selection Step 1

9

Commentary

The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouringtowns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change, however, it is in existing use and part backland development. The site has medium accessibility, with high accessibility to public transport and is greenfield garden land. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4 (BL1) West of Dickens Heath.

Site Selection Step 2

Site Reference	514	Site Name	52 Houndsfield Lane
Gross Area (Ha)	0.09	Ward	Blythe
Capacity (SHELAA)	3	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Policy Constraints	Green Belt
Hard Constraints	Group TPO on part of site
Soft constraints	Trees

SHELAA

Category 2 (some achievability constraints)

Accessibility Study

Primary School: MediumFood Store: LowGP Surgery: LowPublic Transport: Very High (Rail)Overall: MediumAccess: Footway along site frontage

Green Belt Assessment

Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.

Landscape Character Assessment

Within LCA2Landscape character sensitivity - HighVisual sensitivity - HighLandscape value - MediumLandscape capacity to accommodate change - Very Low

Sustainability Appraisal

See CFS 74 (adj. site)Jan 2019 DraftAECOM 11518 Effects:3 positive;10 neutral;5 negative (1 significant)

Site Selection

Spatial Strategy

Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.

Site Selection Topic Paper

The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station

Site Selection Step 1

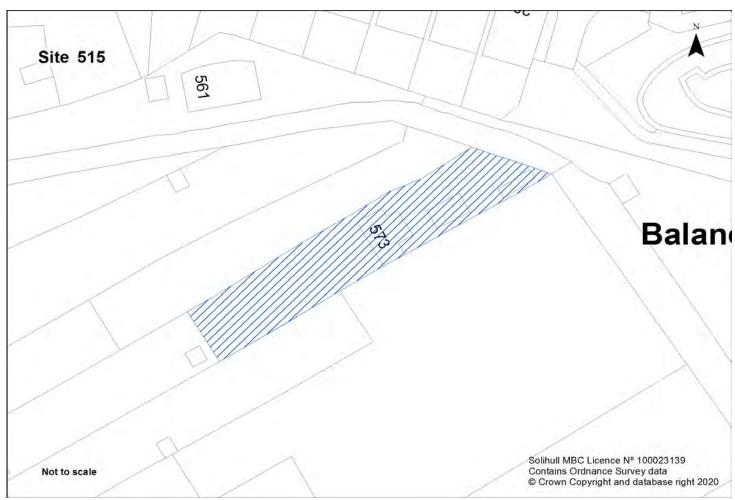
9

Commentary

The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouringtowns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change, however, it is in existing use and part backland development. The site has medium accessibility, with high accessibility to public transport and is greenfield garden land. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4 (BL1) West of Dickens Heath.

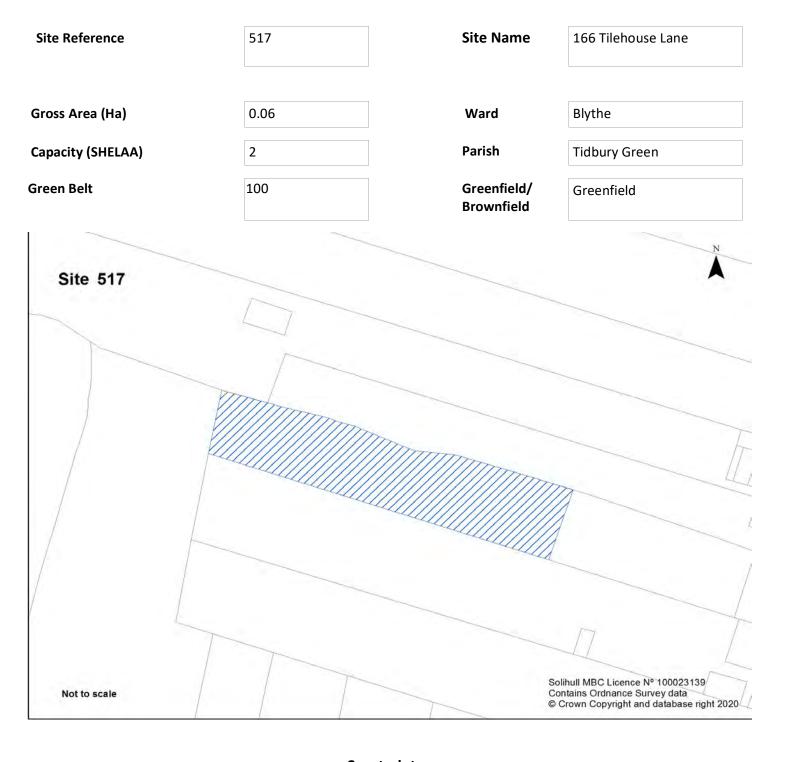
Site Selection Step 2

Site Reference	515	Site Name	573/ rear of 575 Tanworth Lane (ext to CFS 345)
Gross Area (Ha)	0.07	Ward	Blythe
Capacity (SHELAA)	3	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Policy Constraints	Green Belt
Hard Constraints	
Soft constraints	Existing property on site

SHELAA	Category 2 (some achievability constraints)	
Accessibility Study	Primary School: MediumFood Store: HighGP Surgery: HighPublic Transport: Very Low (Bus)Overall: MediumAccess: Footway along site frontage	
Green Belt Assessment	Parcel (RP64) scores 0 and does not perform against the Green Belt purposes 1, 2, 3 or 4.	
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.	
Sustainability Appraisal	Not considered in SA	
Site Selection		
Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements	
Site Selection Topic Paper	Cheswick Green village is identified as suitable for small scale growth, with need toretain gaps between settlements, and avoid flood zones, sensitive landscapecharacter and River Blythe SSSI.	
Site Selection Step 1	5	
Commentary	The site is a small rear garden within a non-performing parcel of Green Belt and was not considered in the Landscape Character Assessment. The small greenfield site has high accessibility, with low accessibility to public transport. Development with CFS 345 would be a run of backland development between the main village of Cheswick Green and the recent development at Mount Dairy Farm.	
Site Selection Step 2	R	



Policy Constraints	Green Belt
Hard Constraints	
Soft constraints	Trees

SHELAA

Category 2 (some achievability constraints)

Accessibility Study

Primary School: MediumFood Store: LowGP Surgery: LowPublic Transport: Very High (Rail)Overall: MediumAccess: Footway along site frontage

Green Belt Assessment

Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.

Landscape Character Assessment

Within LCA2Landscape character sensitivity - HighVisual sensitivity - HighLandscape value - MediumLandscape capacity to accommodate change - Very Low

Sustainability Appraisal

See CFS 74 (adj. site)Jan 2019 DraftAECOM 11518 Effects:3 positive;10 neutral;5 negative (1 significant)

Site Selection

Spatial Strategy

Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.

Site Selection Topic Paper

The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station

Site Selection Step 1

9

Commentary

The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouringtowns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change, however, it is in existing use and part backland development. The site has medium accessibility, with high accessibility to public transport and is greenfield garden land. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4 (BL1) West of Dickens Heath.

Site Selection Step 2

This page is left intentionally blank

Solihull MBC October 2020

Policy & Delivery
Economy & Infrastructure Directorate
Solihull MBC
Council House
Manor Square
Solihull
B91 3QB

Email: psp@solihull.gov.uk

Tel: (0121) 704 8008

Web site: www.solihull.gov.uk/lpr