

## **Solihull Metropolitan Borough Council**

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# **Solihull Strategic Housing and Employment Land Availability Assessment 2016**

**Volume B: Appendices**

**Peter Brett Associates**

November 2016

## Document Control Sheet

**Project Name:** Solihull Strategic Housing and Employment Land Availability  
Assessment 2016

**Report Title:** Volume B: Appendices

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	Name	Position	Signature	Date
<b>Prepared by</b>	Bal Tiwana	Planner Associate	BT	November 2016
	Andrew Lynch		AL	November 2016
<b>Reviewed by</b>	Michael Gilbert	Senior Associate	MG	November 2016
<b>Approved by</b>	Bernard Greep	Equity Director	BG	November 2016
<b>For and on behalf of Peter Brett Associates LLP</b>				

Revision	Date	Description	Prepared	Reviewed	Approved

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## APPENDIX 1: SITE ASSESSMENT CRITERIA



# TECHNICAL NOTE

**Job Name: Solihull SHELAA**

**Job No: 37888**

**Date: July 2016**

**Note: No.6**

**Subject: SHELAA Assessment Criteria Note – Housing**

Item	Subject		
1.	<p><b>ABSOLUTE CONSTRAINTS</b></p> <p>If any of the following conditions are fulfilled, the site will be completely ruled out of the housing element of the SHELAA:</p> <ul style="list-style-type: none"> <li>▪ The site contains a Scheduled or Nationally Important Monument, or is a Registered Park or Garden (Local Plan Policy P16)</li> <li>▪ The site forms part of an Ancient Woodland, Local Nature Reserve or Site of Special Scientific Interest (Local Plan Policy P10)</li> <li>▪ Site contains an Overhead Line Buffer (Local Plan Policy P14)</li> <li>▪ Site is highly unlikely to be suitable during the 15 year period of the study*</li> <li>▪ Site is highly unlikely to be available during the 15 year period of the study*</li> <li>▪ Site is highly unlikely to be achievable during the 15 year period of the study*</li> </ul> <p>Where only part of the site falls within one of these designations, the site will be redrawn so that only the part of the site which falls outside of the designation is considered in the SHLAA (subject to the inclusion of a suitable buffer where appropriate).</p> <p><i>* As assessed on-site by the surveyor. To be ruled out on this basis, there must be serious issues affecting the site; if those issues/constraints are capable of being addressed/overcome then they will not be treated as 'absolute constraints'.</i></p>		
2.	<p><b>'SUITABILITY' CRITERIA</b></p> <p>Note: <u>Underlined</u> criteria are considered particularly important. If a site achieves a low score against any underlined criteria, the site's overall suitability score will be capped accordingly (as described in more detail below). Where a site falls only partially within a designation which constitutes a key criterion, we will look at the possibility of excluding part of the site and assessing only those parts of the site which fall outside of the designation.</p> <p><b><i>Suitability of Location for Development</i></b></p> <table border="0"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> <li>▪ Site is within or adjacent to a settlement within the 'Major Urban Area'<sup>1</sup></li> <li>▪ Site is within or adjacent to a 'free standing rural village'<sup>2</sup></li> <li>▪ Site is within or adjacent to a 'smaller rural settlement'<sup>3</sup></li> <li>▪ Site does not fall into one of the above categories</li> </ul> </td> <td style="vertical-align: top; text-align: right;"> <p>5</p> <p>3</p> <p>2</p> <p>0</p> </td> </tr> </table>	<ul style="list-style-type: none"> <li>▪ Site is within or adjacent to a settlement within the 'Major Urban Area'<sup>1</sup></li> <li>▪ Site is within or adjacent to a 'free standing rural village'<sup>2</sup></li> <li>▪ Site is within or adjacent to a 'smaller rural settlement'<sup>3</sup></li> <li>▪ Site does not fall into one of the above categories</li> </ul>	<p>5</p> <p>3</p> <p>2</p> <p>0</p>
<ul style="list-style-type: none"> <li>▪ Site is within or adjacent to a settlement within the 'Major Urban Area'<sup>1</sup></li> <li>▪ Site is within or adjacent to a 'free standing rural village'<sup>2</sup></li> <li>▪ Site is within or adjacent to a 'smaller rural settlement'<sup>3</sup></li> <li>▪ Site does not fall into one of the above categories</li> </ul>	<p>5</p> <p>3</p> <p>2</p> <p>0</p>		

<sup>1</sup> The Major Urban Area comprises; Castle Bromwich, Chemsley Wood, Elmdon / Lyndon, Fordbridge, Kingshurst, Smiths Wood, Marston Green, Monkspath, Olton, Solihull and Shirley.

<sup>2</sup> Free standing rural villages comprise; Balsall Common, Bentley Heath, Catherine de Barnes, Cheswick Green, Dickens Heath, Dorridge, Hampton-in-Arden, Hockley Heath, Knowle, Meriden and Tidbury Green.

<sup>3</sup> Smaller rural settlements comprise: Barston, Bickenhill, Berkswell, Chadwick End, Millisons Wood and Temple Balsall.



## TECHNICAL NOTE

Item	Subject
	<p><b>Site Access Score (Local Plan Policy P8)</b></p> <ul style="list-style-type: none"> <li>▪ Existing road access is adequate 5</li> <li>▪ Existing road access requires upgrading 3</li> <li>▪ No existing road access to the site 0</li> </ul>
	<p><b>Bad Neighbour Constraints (Local Plan Policy P14)</b></p> <ul style="list-style-type: none"> <li>▪ Site has no 'bad neighbours' 5</li> <li>▪ Site has bad neighbours with potential for mitigation 3</li> <li>▪ Site has bad neighbours with no potential for mitigation 0</li> </ul>
	<p><b>Ground Condition Constraints (Local Plan Policy P14)</b></p> <ul style="list-style-type: none"> <li>▪ Treatment not expected to be required (e.g. sites within primarily residential areas, where there is no obvious indication of previous contaminating uses) 5</li> <li>▪ Treatment expected to be required on part of the site (e.g. sites where an existing industrial use occupies only a small proportion of the overall site area) 3</li> <li>▪ Treatment expected to be required on the majority of the site (e.g. sites within employment areas, which would potentially require contamination treatment) 0</li> </ul>
	<p><b><u>Contaminated Land/Historic Landfill Site (Local Plan Policy P14)</u></b></p> <ul style="list-style-type: none"> <li>▪ Site does not lie within this constraint, as identified by the Council 5</li> <li>▪ Less than 50 per cent of the site is within the constraint, as identified by the Council 3</li> <li>▪ At least 50 per cent of the site is within the constraint, as identified by the Council 0</li> </ul>
	<p><b><u>Impact on Flood Risk Areas (Local Plan Policy P11)</u></b></p> <ul style="list-style-type: none"> <li>▪ Within Flood Zone 1 5</li> <li>▪ Up to 50 per cent of site area is within Flood Zone 2 4</li> <li>▪ Over 50 per cent of site area is within Flood Zone 2 3</li> <li>▪ Up to 24 per cent of site area is within Flood Zone 3 2</li> <li>▪ 25 - 50 per cent of site area is within Flood Zone 3 1</li> <li>▪ Over 50 per cent of site area is within Flood Zone 3 0</li> </ul>
	<p><b>High Pressure Gas Pipeline Constraints<sup>4</sup> (Local Plan Policy P14)</b></p> <ul style="list-style-type: none"> <li>▪ Site does not lie within this constraint, as identified by the Council 5</li> <li>▪ Site lies within the High Pressure Outer Zone, as identified by the Council 2</li> <li>▪ Site lies within the High Pressure Middle Zone, as identified by the Council 1</li> <li>▪ Site lies within the High Pressure Inner Zone, as identified by the Council 0</li> </ul>

<sup>4</sup> The categorisation of this criterion is based upon the zone classification of the majority of the site. For the purposes of this assessment, the presence of these criteria is only a 'minor' constraint because they can normally be developed around. In these cases an appropriate discount to the site's developable area will be applied.

## TECHNICAL NOTE

Item	Subject
	<p><b><u>Biodiversity</u></b></p> <ul style="list-style-type: none"> <li>▪ Site is not within, or adjacent to, a Local Wildlife Site 5</li> <li>▪ Site is adjacent to a Local Wildlife Site 4</li> <li>▪ Less than 10 per cent of the site is within a Local Wildlife Site 3</li> <li>▪ 10 – 24 per cent of the site is within a Local Wildlife Site 2</li> <li>▪ 25 – 50 per cent of the site is within a Local Wildlife Site 1</li> <li>▪ Over 50 per cent of the site is within a Local Wildlife Site 0</li> </ul> <p><b><u>Heritage</u></b></p> <ul style="list-style-type: none"> <li>▪ Site does not include, nor is it adjacent to, a Nationally or Locally Listed Building 5</li> <li>▪ Site abuts or is adjacent to a Nationally or Locally Listed Building 4</li> <li>▪ Site comprises a Nationally or Locally Listed Building 3</li> </ul> <p><b><u>Best and Most Versatile Agricultural Land<sup>5</sup></u></b></p> <ul style="list-style-type: none"> <li>▪ Site is Grade 5 agricultural land 5</li> <li>▪ Site is Grade 4 agricultural land 4</li> <li>▪ Site is Grade 3 agricultural land 3</li> <li>▪ Site is Grade 2 agricultural land 2</li> <li>▪ Site is Grade 1 agricultural land 1</li> </ul> <p><b><u>Overall Score for ‘Suitability’</u></b></p> <ul style="list-style-type: none"> <li>▪ Maximum possible unweighted ‘suitability’ score = 50 (i.e. 10 criteria, each with a maximum potential score of 5)</li> <li>▪ Sites with a total ‘suitability’ score of over 35 are given an overall suitability score of 3 (site is suitable and could contribute to the five-year supply).</li> <li>▪ Sites with a total ‘suitability’ score of 20-34 are given an overall suitability score of 2 (site is potentially suitable but faces some constraints and should not be included in the five-year supply).</li> <li>▪ Sites with a total ‘suitability’ score of under 20 are given an overall suitability score of 1 (site faces significant suitability constraints).</li> <li>▪ Criteria marked by underlining are particularly important. If a site scores 0 or 1 against any of these criteria, the site can only achieve a maximum overall ‘suitability’ score of 1. If a site scores 3 against any of these asterisked criteria, the site can only achieve a maximum overall ‘suitability’ score of 2.</li> <li>▪ In exceptional circumstances suitability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully in the sites database.</li> </ul>

<sup>5</sup> The categorisation of this criterion is based upon the agricultural land classification of the majority of the site.

## TECHNICAL NOTE

Item	Subject
3.	<p><b>‘AVAILABILITY’ CRITERIA</b></p> <p>It is outside the scope of a strategic study of this nature to collect and assess detailed information on legal and ownership issues. Thus, sites will be scored on the basis of available information as follows:</p> <ul style="list-style-type: none"> <li>▪ Held by developer/willing owner/public sector (e.g. Call for Sites submissions, and sites being actively marketed), vacant land and buildings or sites where it is known that pre-application discussions are underway <span style="float: right;">3</span></li> <li>▪ Established single/ low intensity land uses use (e.g. business, sports club, school, agriculture, informal car parking) <span style="float: right;">2</span></li> <li>▪ Thought to be in particularly complex/multiple ownership (e.g. industrial estate, retail parade), or apparently subject to ransom strip <span style="float: right;">1</span></li> </ul> <p>Note: Where a site is known to be held by a developer, willing owner or public sector body then it should score 3 even if one of the other conditions is also fulfilled – so, for example, an established business where the site is being promoted for housing by the landowner would score 3.</p> <p><b>Overall Score for ‘Availability’</b></p> <ul style="list-style-type: none"> <li>▪ The above key criterion directly scores the ‘availability’ of each site.</li> <li>▪ The ‘availability’ score can range from 1 to 3.</li> </ul>
4.	<p><b>ACHIEVABILITY’ CRITERIA</b></p> <p>We will score on the basis of known information (e.g. on land values, locality, market conditions, physical constraints, etc), using a sliding scale as follows:</p> <ul style="list-style-type: none"> <li>▪ Good marketability and/or viability. Site faces few achievability constraints and is likely to be achievable within 5 years <span style="float: right;">3</span></li> <li>▪ Moderate marketability and/or viability. Site is potentially achievable but faces some constraints and should not be included in the five-year supply <span style="float: right;">2</span></li> <li>▪ Poor marketability and/or viability. Site faces significant achievability constraints and is unlikely to be achievable within the first ten years of the study <span style="float: right;">1</span></li> </ul> <p><b>Overall Score for ‘Achievability’</b></p> <ul style="list-style-type: none"> <li>▪ The above key criterion directly scores the ‘achievability’ of each site.</li> <li>▪ The ‘achievability’ score can range from 1 to 3.</li> </ul>
5.	<p><b>OVERALL SCORE AND SITE CATEGORISATION</b></p> <p>Each site thus achieves three separate scores, as follows:</p> <ul style="list-style-type: none"> <li>▪ an overall ‘suitability score’ of 3, 2 or 1;</li> <li>▪ an overall ‘availability score’ of 3, 2 or 1; and</li> <li>▪ an overall ‘achievability score’ of 3, 2 or 1.</li> </ul> <p>The sites are assigned to an overall Category band (1, 2 or 3) on the basis of these scores. Our approach to site categorisation is set out in Table 5.1 below.</p> <p>For a site to be placed within Category 1 – which, in turn, theoretically means that it could commence within the five-year period – it must be ‘deliverable’; that is, the site should be <i>‘available now, offer a suitable location for housing now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan’</i><sup>6</sup>. Category 1 sites</p>

<sup>6</sup> As per footnote 11 on page 12 of the NPPF.

## TECHNICAL NOTE

Item	Subject																																							
	<p>must, therefore, attain high overall scores against each of the suitability and availability criteria, and a moderate or high overall score against the achievability criteria.</p> <p>Sites placed within 'Category 2' are those likely to be potentially 'developable' over the next 10 years, but where any development is unlikely to commence within the first 5 years. Footnote 12 of the NPPF states: <i>'To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged'</i>. Category 2 sites must, therefore, attain a high overall score against the 'suitability' criteria, and reasonable overall scores against the 'availability' and 'achievability' criteria.</p> <p>Category 3 sites are those which can be regarded as 'not currently developable'. These sites are not likely to be appropriate for residential development in their current form, or are unlikely to come forward for development in the next 10 year period, unless evidence is brought forward to demonstrate that the significant constraints can be overcome/mitigated. Category 3 sites, therefore, attain low scores against any or all of the 'suitability', 'availability' and 'achievability' criteria.</p> <p><b>Table 5.1 – Summary of Site Categorisation Methodology</b></p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Permutation of Scores</th> <th colspan="3">Overall Score (out of 5)</th> </tr> <tr> <th>Suitability Criteria</th> <th>Availability Criteria</th> <th>Achievability Criteria</th> </tr> </thead> <tbody> <tr> <td style="background-color: #90EE90;"><b>Category 1 – Deliverable Sites</b></td> <td style="background-color: #90EE90;">A</td> <td style="background-color: #90EE90;"><b>3</b></td> <td style="background-color: #90EE90;"><b>3</b></td> <td style="background-color: #90EE90;"><b>3</b></td> </tr> <tr> <td rowspan="3" style="background-color: #FFFF00;"><b>Category 2 – Developable Sites</b></td> <td style="background-color: #FFFF00;">A</td> <td style="background-color: #FFFF00;"><b>2</b></td> <td style="background-color: #FFFF00;">2 – 3</td> <td style="background-color: #FFFF00;">2 - 3</td> </tr> <tr> <td style="background-color: #FFFF00;">B</td> <td style="background-color: #FFFF00;">2 – 3</td> <td style="background-color: #FFFF00;"><b>2</b></td> <td style="background-color: #FFFF00;">2 – 3</td> </tr> <tr> <td style="background-color: #FFFF00;">C</td> <td style="background-color: #FFFF00;">2 - 3</td> <td style="background-color: #FFFF00;">2 - 3</td> <td style="background-color: #FFFF00;"><b>2</b></td> </tr> <tr> <td rowspan="3" style="background-color: #FFB6C1;"><b>Category 3 – Not Currently Developable Sites</b></td> <td style="background-color: #FFB6C1;">A</td> <td style="background-color: #FFB6C1;"><b>1</b></td> <td style="background-color: #FFB6C1;">1 – 3</td> <td style="background-color: #FFB6C1;">1 – 3</td> </tr> <tr> <td style="background-color: #FFB6C1;">B</td> <td style="background-color: #FFB6C1;">1 – 3</td> <td style="background-color: #FFB6C1;"><b>1</b></td> <td style="background-color: #FFB6C1;">1 - 3</td> </tr> <tr> <td style="background-color: #FFB6C1;">C</td> <td style="background-color: #FFB6C1;">1 - 3</td> <td style="background-color: #FFB6C1;">1 - 3</td> <td style="background-color: #FFB6C1;"><b>1</b></td> </tr> </tbody> </table> <p>Note: Scores which are highlighted in bold in each row, are definitive in determining the Category band of a site (as long as the site also scores within the defined range for each of the other two criteria)</p> <p>There are three possible permutations of scores for Category 2 and Category 3 sites. The three different permutations have been labelled A, B and C.</p> <p>Thus Table 5.1 shows that:</p> <ul style="list-style-type: none"> <li>Category 1 sites must achieve high overall scores of 3 against each of the suitability, availability and achievability criteria;</li> <li>Category 2 sites achieve moderate (but not low) overall scores against one, two or all three of the criteria. Thus, if a site achieves an overall score of 2 against the suitability criteria, <b>or</b> 2 against the availability criteria, <b>or</b> 2 against the achievability criteria – and scores higher than 1 for all criteria – it is designated as Category 2; and</li> <li>Category 3 sites achieve low scores against one, two or all three of the criteria. Thus, if a site achieves an overall score of 1 against the suitability criteria, <b>or</b> 1 against the availability criteria, <b>or</b> 1 against the achievability criteria, it is designated as Category 3.</li> </ul>		Permutation of Scores	Overall Score (out of 5)			Suitability Criteria	Availability Criteria	Achievability Criteria	<b>Category 1 – Deliverable Sites</b>	A	<b>3</b>	<b>3</b>	<b>3</b>	<b>Category 2 – Developable Sites</b>	A	<b>2</b>	2 – 3	2 - 3	B	2 – 3	<b>2</b>	2 – 3	C	2 - 3	2 - 3	<b>2</b>	<b>Category 3 – Not Currently Developable Sites</b>	A	<b>1</b>	1 – 3	1 – 3	B	1 – 3	<b>1</b>	1 - 3	C	1 - 3	1 - 3	<b>1</b>
	Permutation of Scores			Overall Score (out of 5)																																				
		Suitability Criteria	Availability Criteria	Achievability Criteria																																				
<b>Category 1 – Deliverable Sites</b>	A	<b>3</b>	<b>3</b>	<b>3</b>																																				
<b>Category 2 – Developable Sites</b>	A	<b>2</b>	2 – 3	2 - 3																																				
	B	2 – 3	<b>2</b>	2 – 3																																				
	C	2 - 3	2 - 3	<b>2</b>																																				
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	B	1 – 3	<b>1</b>	1 - 3																																				
	C	1 - 3	1 - 3	<b>1</b>																																				



## APPENDIX 2: SITE OVERVIEW MASTERSHEET



SITE REF	PB REF	SITE NAME	WARD	SITE AREA (HA)	COMMENT	PERCENTAGE OF SITE WITHIN GREEN BELT
1	64	Springhill	Meriden	0.72	Assessed for Housing	100
2	8	Land adj 339/337 Lugtrout Lane	Bickenhill	2.09	Forms part of amalgamated site 1001	100
3	96	The Chase Field	Dickens Heath	2.51	Assessed for Housing	100
4	24	Land to the rear of houses in Tanworth Lane	Blythe	0.35	Forms part of amalgamated site 1004	100
5	97	Land at Grove House	Knowle	0.50	Assessed for Housing	100
6	58	Land at Old Station Road, Hampton in Arden	Bickenhill	3.20	Assessed for Housing	100
7	98	Land Off Corbetts Close	Bickenhill	1.38	Assessed for Housing	0
8	4	103 Birchy Leasowes Lane	Blythe	0.57	Assessed for Housing	100
9	69	Land to rear Lavender Hall Farm	Meriden	3.83	Assessed for Housing	100
10	73	Playing Fields at Lugtrout Lane	Bickenhill	7.59	Assessed for Housing	100
11	72	Land adjoining SE side of Damson Parkway	Bickenhill	0.65	Assessed for Housing	100
12	71	Land northside Lugtrout Lane - next to farm	Bickenhill	0.52	Assessed for Housing	100
13	34	Land at rear of 2214 Stratford Rd, Hockley Heath	Dickens Heath	3.39	Forms part of amalgamated site 1006	100
14	40	2440 Stratford Road and land adjacent	Dickens Heath	1.06	Assessed for Housing	100
15	54	Former Pinfold Nursery (inc 67 Hampton Lane)	Bickenhill	5.29	Forms part of amalgamated site 1009	100
16	56	Land South of Hampton Lane	Bickenhill	5.02	Assessed for Housing	100
17	55	Land west of Ravenshaw Lane/South of Hampton Lane	Bickenhill	1.96	Assessed for Housing	100
18	211	Land to the rear of 146/152 Tilehouse Lane	Blythe	1.21	Forms part of amalgamated site 1013	100
19	19	Land adj to Bakehouse Lane/Wheeler Close	Knowle	1.69	Assessed for Housing	100
20	99	Land adj to Solihull bypass, south of Hampton Lane	Bickenhill	3.57	Assessed for Housing	100
21	87	The Paddock	Bickenhill	0.24	Forms part of amalgamated site 1001	100
22	225	Land to the south of Houndsfield Lane (former Clementine Farm)	Blythe	0.69	Forms part of amalgamated site 1005	100
23	100	Land adjacent to "The Woodlands"	Bickenhill	5.37	Assessed for Housing	100
24	101	Vacant land off Friday Lane	Bickenhill	5.37	Assessed for Housing	100
25	102	Land at Barston Lane	Bickenhill	0.52	Assessed for Housing	100
26	103	Land at 201 Henwood Lane	Bickenhill	0.29	Assessed for Housing	100
27	104	Land at rear of 36 Lady Byron Lane	Knowle	0.08	Site excluded from study - site below minimum site threshold.	100
28	105	Land lying to west of 227 Lugtrout Lane	Bickenhill	0.88	Assessed for Housing	100
29	106	The Orchard, Earlswood Road	Dickens Heath	1.21	Assessed for Housing	100
30	234	Land rear of 67-95 Meeting House Lane	Meriden	2.41	Forms part of amalgamated site 1016	100
31	70	Solihull Blooms Garden Centre	Meriden	3.00	Assessed for Employment	100
32	26	Land at Netherwood Lane	Knowle	5.28	Assessed for Housing	100
33	244	Barrett's Lane Farm, BC	Meriden	50.65	Forms part of amalgamated site 1002	100
34	107	Box Tree Farm Craft Centre	Dickens Heath	18.06	Forms part of amalgamated site 1003	100
35	108	Green Meads	Meriden	1.97	Assessed for Housing	97
36	22	Land adjacent to Oakwood House	Meriden	0.20	Assessed for Housing	100
37	109	Bowyer Farm	Blythe	2.71	Assessed for Housing	100
38	110	Stratford Road, Ashford Manor Farm, Hockley Heath	Dickens Heath	2.96	Assessed for Housing	100
39	1	Field adjacent to Tudor Croft	Blythe	0.73	Assessed for Housing	100
40	16	Olton (Stable Cottage)	Knowle	0.27	Assessed for Housing	100
41	21	Land at Whitlocks End Farm	Blythe	54.54	Assessed for Housing	100
42	111	Big Cleobury Farm	Blythe	10.72	Assessed for Housing	100
43	112	Land adjacent to Old Lodge Farm	Meriden	1.36	Assessed for Housing	100
44	113	Lodge Paddocks	Blythe	1.38	Assessed for Housing	100
45	114	Field surrounding Lodge Paddocks	Blythe	5.71	Assessed for Housing	100
46	68	Land fronting B4102 Meriden Road, Hampton in Arden	Bickenhill	2.94	Assessed for Housing	100
47	88	Land south of Kelsey Court	Meriden	0.39	Assessed for Housing	100
48	86	Earlsmere House	Blythe	0.85	Assessed for Housing	100
49	63	Land adjacent 84 School Road, Hockley Heath	Dickens Heath	0.65	Assessed for Housing	100
50	115	Land at Arran Way	Smith's Wood	2.24	Assessed for Housing. 2% of the site is impacted by an absolute constraint (Local Nature Reserve)	0
51	116	Jenson House, Auckland Hall & Kingfisher PH	Smith's Wood	4.27	Assessed for Housing	0
52	13	Chester Rd/Moorend Ave Roundabout	Chelmsley Wood	3.84	Assessed for Housing. 0.5% of the site impacted by an absolute constraint (Local Nature Reserve)	100
53	117	Bluebell Recreation Ground	Chelmsley Wood	7.64	Assessed for Housing. 8% of the site impacted by an absolute constraint (Overhead Line buffer)	0
54	14	Clopton Crescent Depot & British Legion Club	Chelmsley Wood	1.72	Assessed for Housing	0
55	118	Bacons End Centre	Chelmsley Wood	0.51	Assessed for Employment	0

SITE REF	PB REF	SITE NAME	WARD	SITE AREA (HA)	COMMENT	PERCENTAGE OF SITE WITHIN GREEN BELT
56	15	Lambeth Close & Centurion PH	Chelmsley Wood	1.19	SLP Allocation. Assessed for Housing.	0
57	119	Land adjoining 2102 Stratford Road	Dickens Heath	0.12	Site excluded from study - site below minimum site threshold.	100
58	120	Land at Cleobury Lane, Dickens Heath	Blythe	2.85	Assessed for Housing	100
59	20	Golden End Farms	Knowle	15.11	Assessed for Housing	100
60	121	Land at Wootton Green Lane	Meriden	1.72	Forms part of amalgamated site 1017	100
61	126	"Hilltop", 353 Tanworth Lane, Shirley	Blythe	0.46	Assessed for Housing	100
62	59	Land adjacent to Shirley Golf Course, Stratford Road	Blythe	8.50	Assessed for Housing	100
63	82	Ravenshaw	Knowle	6.66	Assessed for Employment	100
64	127	Land at Barston Lane/Oak Lane	Blythe	1.70	Assessed for Housing	100
65	129	land at Damson Parkway, Solihull Moors	Bickenhill	3.78	Assessed for Employment	100
66	5	Land NE side of Back Lane	Meriden	9.13	Assessed for Housing	100
67	67	Land to rear of 81, 81A and 83 Hampton Lane	Bickenhill	0.82	Forms part of amalgamated site 1009	100
68	29	Land off Jacobean Lane	Knowle	2.38	Assessed for Housing	100
69	130	Norton Lane, Earlswood	Blythe	2.93	Assessed for Housing	100
70	131	Kidpile Farm	Blythe	3.52	Assessed for Employment	100
71	132	Land at 149-163 Wood Lane	Blythe	1.23	Assessed for Housing	100
72	75	Land at Widney Road and Browns Lane	Dickens Heath	0.39	Assessed for Housing	100
73	133	Earlswood Caravan/Ambleside Nursery.448 Norton Lane	Blythe	1.92	Assessed for Housing	100
74	61	Rear of 162 Tilehouse Lane/side of	Blythe	0.29	Assessed for Housing	100
75	12	Land at Frog Lane	Meriden	5.44	Assessed for Housing	96
76	188	Berkswell Quarry - potential extension land	Meriden	70.26	Assessed for Employment	100
77	206/207	Birmingham Business Park, MG	Bickenhill	3.27	Assessed for Employment	100
78	91	land to rear 575a to 587 tanworth lane and 587 to 597 Tanworth Lane (Site 2)	Blythe	1.24	Forms part of amalgamated site 1004	100
79	134	Land fronting Waste Lane, Balsall Common	Meriden	0.73	Assessed for Housing	100
80	60	Wyckhams Close	Bickenhill	8.94	Assessed for Employment. 47% of the site is impacted by an absolute constraint (Overhead Line buffer)	100
81	135	Land at Fillongley Road, Meriden	Meriden	3.73	Assessed for Housing	99
82	18	Land at Kenilworth Road	Meriden	1.85	Assessed for Housing	95
83	136	Land at Catherine de Barnes	Bickenhill	0.39	Assessed for Housing	72
84	224	Land at Houndsfield Lane	Blythe	1.52	Forms part of amalgamated site 1005	100
85	137	Land adj to 179 Hampton Lane, Catherine de Barnes	Bickenhill	2.01	Assessed for Housing	100
86	27	Land at Old Station Road	Bickenhill	0.93	Assessed for Housing	100
87	76	Arden Brickworks	Bickenhill	10.53	Assessed for Employment	100
88	23	Land at Widney Manor Road	Dickens Heath	6.54	Assessed for Housing	100
89	138	Village Farm, Berkswell	Meriden	0.74	Assessed for Housing	100
90	139	Land at Coventry Road, Berkswell	Meriden	3.18	Assessed for Housing	100
91	140	Home Farm, Berkswell	Meriden	2.29	Assessed for Employment	100
92	141	New Mercote Farm	Meriden	13.01	Assessed for Employment	100
93	142	Land at Heronfield	Knowle	0.47	Assessed for Housing	100
94	62	Land at Diddington Lane, Hampton in Arden	Bickenhill	1.28	Assessed for Housing	100
95	37	Village Farm, Elmdon	Bickenhill	2.26	Assessed for Employment	100
96	28	Land on north side of Lugtrout Lane	Bickenhill	1.21	Assessed for Housing	100
97	46	Land at Ravenshaw Way	Knowle	16.18	Assessed for Employment	100
98	143	Land to the rear of 1761 Warwick Road	Knowle	1.54	Assessed for Housing	100
99	85	Land at Tanworth Lane, Shirley	Blythe	6.94	Forms part of amalgamated site 1007	100
100	156	Land at Mount Dairy Farm	Blythe	0.45	Assessed for Housing	96
101	208	Land at Old Waste Lane/Waste Lane, Balsall Common	Meriden	1.64	Assessed for Housing	100
102	50	Land at Meeting House Lane and Waste Lane	Meriden	6.37	Forms part of amalgamated site 1002	100
103	144	Box Tree Farm Craft Centre	Dickens Heath	21.76	Forms part of amalgamated site 1011	100
104	209	Land off Blue Lake Road, Dorridge (Oak Green)	Knowle	6.89	Assessed for Housing	100
105	36	Land on Maxstoke Lane, Meriden	Meriden	1.43	Assessed for Housing	63
106	145	Land at Oakfields Way, Catherine de Barnes	Bickenhill	2.14	Assessed for Housing	100
107	146	Land at Gentleshaw Lane	Knowle	7.41	Assessed for Housing	100
108	147	Blythe House	Dickens Heath	1.85	Assessed for Housing	100
109	3	Land south of Grove Road	Knowle	2.12	Assessed for Housing	100
110	153	Land to rear of 114 Kenilworth Road	Knowle	15.23	Assessed for Housing	100
111	210	Land to Widney Manor Road	St Alphege	4.04	Assessed for Housing	100
112	148	Field at rear of Fernhill Court	Meriden	1.40	Assessed for Employment	100
113	149	Melbourne	Bickenhill	0.57	Assessed for Employment	100
114	150	Mayfield	Bickenhill	0.55	Assessed for Employment	100

SITE REF	PB REF	SITE NAME	WARD	SITE AREA (HA)	COMMENT	PERCENTAGE OF SITE WITHIN GREEN BELT
115	151	Land between Bickenhill Village and A45	Bickenhill	19.55	Assessed for Employment	100
116	212	Land to and to the rear of 146-152 Tilehouse Lane	Blythe	1.75	Forms part of amalgamated site 1013	100
117	83	Meriden Road Depot	Bickenhill	3.61	Assessed for Housing	100
118	152	Fields adjacent to Rotton Row Farm	Knowle	5.48	Assessed for Housing	100
119	17	Land at Birmingham Road, Meriden	Meriden	1.02	Assessed for Housing	100
120	154	Land at Ashford Land, Hockley Heath	Dickens Heath	8.12	Assessed for Housing	100
121	155	Land west of Stratford Road, Hockley Heath	Dickens Heath	3.45	Forms part of amalgamated site 1006	100
122	31	Dog Kennel Lane	Blythe	120.25	Forms part of amalgamated site 1007	100
123	213	Brooklin	Blythe	1.84	Assessed for Housing	100
124	157	The Former TRW Site	Shirley South	19.32	Assessed for Housing	0
125	158	Land at Wychwood Roundabout	Knowle	1.98	Assessed for Housing	0
126	214	Land to north of Birchy Leasowes Lane, Dickens Heath	Blythe	7.00	Assessed for Housing	100
127	159	Woodford	Dickens Heath	0.62	Assessed for Housing	100
128	160	Area G, Meriden	Meriden	43.32	Assessed for Housing	100
129	84	Land off Meriden Road, Hampton in Arden	Bickenhill	1.60	Assessed for Housing	100
130	48	Land at Tythe Barn Lane	Blythe	3.55	Assessed for Housing	100
131	77	Birmingham Business Park, land adj to Coleshill Heath Road	Bickenhill	9.27	Assessed for Housing	100
132	215	HS2 Triangle	Bickenhill	141.16	Assessed for Housing. 11% of the site is impacted by an absolute constraint (Overhead Line buffer)	100
133	161	Creynolds Lane, Shirley	Blythe	0.76	Assessed for Housing	100
134	30	114-118 Widney Manor Road	St Alphege	1.19	Assessed for Housing	100
135	44	Land at Dorridge Rd, DOR	Dickens Heath	3.87	Assessed for Housing	100
136	53	Oak Farm, Catherine de Barnes	Bickenhill	3.43	Assessed for Housing	100
137	216	The Firs	Meriden	2.22	Assessed for Housing	100
138	7	Land between Kenilworth Road and Windmill Lane, Balsall Common	Meriden	11.01	Assessed for Housing	100
139	217	Land south of School Road, Hockley Heath	Dickens Heath	5.96	Forms part of amalgamated site 1008	100
140	218	Land at Dickens Heath Road	Blythe	8.17	Assessed for Housing	100
141	162	Land around Earlswood Station	Blythe	51.00	Assessed for Housing	100
142	163	Grange Farm, Balsall Common	Meriden	49.60	Forms part of amalgamated site 1015	100
143	164	Lugtrout Lane	Bickenhill	0.51	Assessed for Housing	100
144	2	Land at Fillongley Road, Meriden	Meriden	6.66	Assessed for Housing	100
145	165	Land at School Road	Dickens Heath	1.70	Assessed for Housing	100
146	9	Blythe Valley Park	Blythe	64.37	SLP Allocation. Assessed for Housing.	0
147	65	Land at Hampton Lane, Solihull	Bickenhill	27.79	Forms part of amalgamated site 1009	100
148	166	Lansdowne	Knowle	8.45	Forms part of amalgamated site 1010	100
149	167	Lansdowne Farm Part D	Knowle	8.45	Forms part of amalgamated site 1010	100
150	52	Lansdowne Farm Part A	Knowle	2.28	Forms part of amalgamated site 1010	100
151	219	Lansdowne Farm Part B & 1928 Warwick Road	Knowle	7.99	Forms part of amalgamated site 1010	100
152	220	Lansdowne Farm Part C & Jacknett Barn	Knowle	4.93	Forms part of amalgamated site 1010	100
153	231	Proposed new Arden Academy Site	Knowle	9.04	Forms part of amalgamated site 1010	100
154	229	Potential site for a new 2FE Catholic Primary School	Knowle	1.21	Forms part of amalgamated site 1010	100
155	168	St George and St Teresa RC Primary School	Dickens Heath	0.95	Assessed for Housing	0
156	230	Arden Academy	Knowle	6.14	Forms part of amalgamated site 1010	100
157	42	Land to the east of Knowle forming part of the Arden Triangle	Knowle	49.54	Forms part of amalgamated site 1010	100
158	57	Land of rear of Kenilworth Road, Balsall Common	Meriden	0.52	Forms part of amalgamated site 1017	87
159	125	Land fronting Wootton Green Lane, Balsall Common	Meriden	0.63	Forms part of amalgamated site 1017	100
160	124	Land adjacent 32 Wootton Green Lane, Balsall Common	Meriden	0.22	Forms part of amalgamated site 1017	100
161	122	Land at Wootton Green Lane	Meriden	6.65	Forms part of amalgamated site 1017	100
162	123	Land at the Hollies, Kenilworth Rd & Wootton Green Lane	Meriden	1.44	Forms part of amalgamated site 1017	100
163	169	The former rectory and glebe land	St Alphege	1.67	Assessed for Housing	0
164	170	Boxtrees Site 1	Dickens Heath	50.69	Forms part of amalgamated site 1011. 0.5% of the site is impacted by an absolute constraint (SSSI)	100
165	78	Boxtrees Site 2	Dickens Heath	51.27	Assessed for Employment	100
166	93	Land north and south of Hampton Road, Knowle	Knowle	3.36	Assessed for Housing	100
167	171	The Memorial Clubhouse and Grounds	Knowle	14.68	Assessed for Housing	100
168	172	Land at Illshaw Heath	Blythe	4.62	Assessed for Housing	100
169	233	Blessed Robert Grissold	Meriden	1.87	Forms part of amalgamated site 1016	100
170	25	Pheasant Oak Farm	Meriden	3.51	Assessed for Housing	100

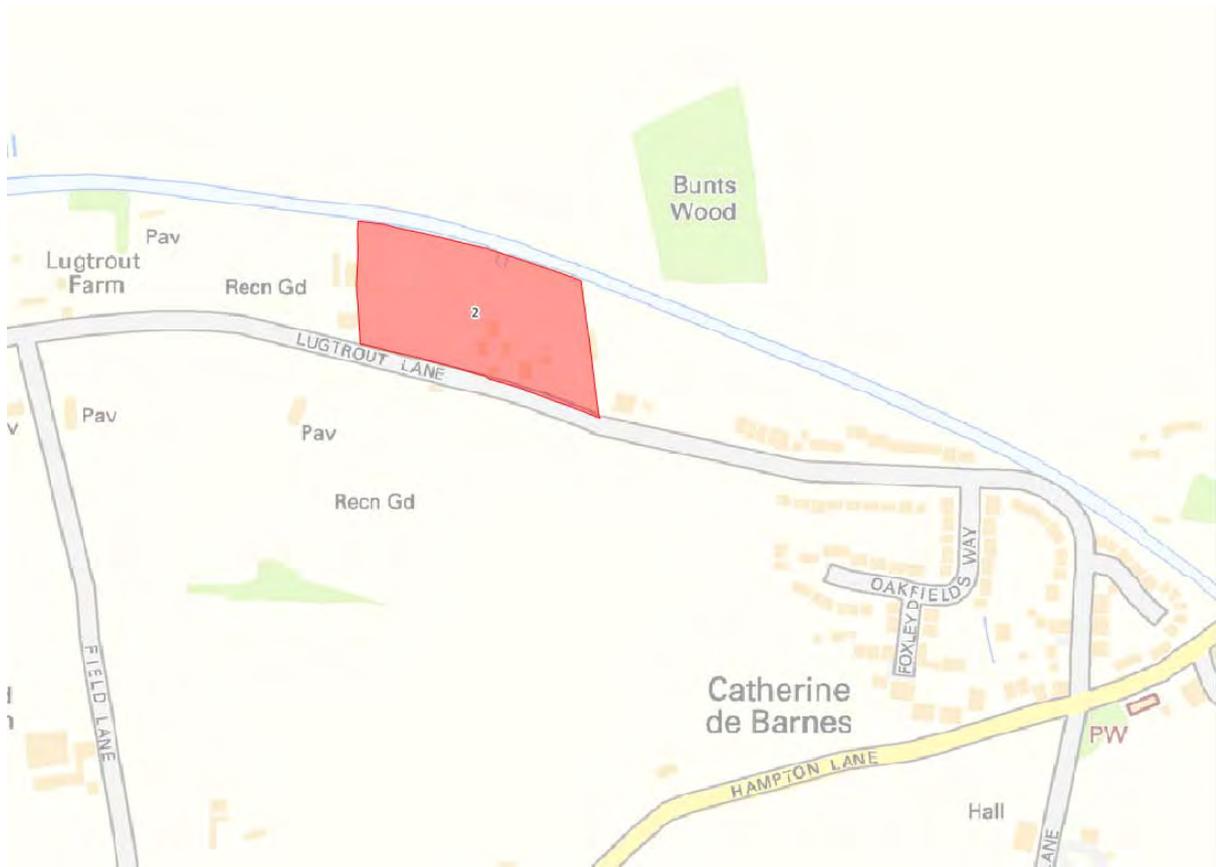
SITE REF	PB REF	SITE NAME	WARD	SITE AREA (HA)	COMMENT	PERCENTAGE OF SITE WITHIN GREEN BELT
171	79	Hampton Manor	Bickenhill	18.00	Assessed for Housing. 1% of the site is impacted by an absolute constraint (Scheduled Monument)	100
172	232	Service Station, Kenilworth Rd, BC	Meriden	0.13	Forms part of amalgamated site 1017	97
173	173	Winterton Farm/Land to the north of Blythe Valley Park	Blythe	42.23	Assessed for Housing. 1% of the site is impacted by an absolute constraint (SSSI)	100
174	n/a	land between Catherine de Barnes and Hampton in Arder	Bickenhill	n/a	Site excluded from study - Site is a broad location without a clearly delineated boundary	n/a
175	41	Land to the south of School Road, Hockley Heath	Dickens Heath	3.14	Forms part of amalgamated site 1008	100
176	11	Land to the west of Dickens Heath	Blythe	28.87	Assessed for Housing	100
177	n/a	Land between Hallmeadow Road and the West Coast Mainline	Meriden	2.00	Site excluded from study - Inadequate boundary information.	n/a
178	174	The National Motorcycle Museum	Bickenhill	6.97	Site excluded from study - site promoted for leisure uses.	100
179	175	Hampton Lane, Meriden	Meriden	1.72	Assessed for Housing	100
180	176	Site rear 122 School Road, Hockley Heath	Dickens Heath	1.74	Assessed for Housing	100
181	35	All or part of 20 Browns Lane, Knowle	Dickens Heath	0.18	Site excluded from study - site below minimum site threshold.	0
182	89	18 Browns Lane	Dickens Heath	0.18	Site excluded from study - site below minimum site threshold.	0
183	177	Wootton Green Barn	Meriden	0.93	Assessed for Housing	100
184	10	Rear of Cheswick Green Primary School	Blythe	2.72	Site excluded from study - site withdrawn by submitter.	100
185	n/a	Winterton Farm	Blythe	n/a	Site excluded from study - site withdrawn by submitter.	n/a
186	45	Land to the east of Leys Lane	Meriden	0.91	Forms part of amalgamated site 1014	88
187	221	Land to the east of Leys Lane	Meriden	1.27	Forms part of amalgamated site 1014	100
188	178	Land at Rowood Drive and associated with Lode Heath School	Shirley	0.95	Assessed for Housing	0
189	92	Damson Parkway, Village Farm	Bickenhill	7.28	Assessed for Employment	100
190	128	Land west of Damson Parkway	Bickenhill	1.04	Assessed for Employment	100
191	81	Land fronting Old Damson Lane	Bickenhill	1.53	Assessed for Employment	100
192	66	Jordan Farm	Blythe	15.17	Assessed for Housing	100
193	179	Land at the rear of 74 - 108 Coleshill Heath Road	Bickenhill	4.76	Assessed for Housing	98
194	49	Fore Business Park	Blythe	6.47	Assessed for Employment	61
195	6	Land at Damson Parkway	Bickenhill	55.14	Assessed for Housing	100
196	51	Land at Bickenhill Road	Bickenhill	21.15	Forms part of amalgamated site 1012	100
197	180	Land south of Meriden, Solihull	Meriden	34.56	Assessed for Housing	100
198	181	Land north-west of Balsall Common, Solihull	Meriden	11.53	Forms part of amalgamated site 1015	100
199	33	Land at Four Ashes Rd, DOR	Dickens Heath	2.90	Assessed for Housing	100
200	32	Land to the west of Earlswood Road	Dickens Heath	1.90	Assessed for Housing	100
201	182	Brook Farm	Meriden	1.50	Assessed for Housing	100
202	90	Parkway Kennels and Cattery	Bickenhill	0.63	Assessed for Employment	100
203	183	Box Trees Farm	Dickens Heath	4.98	Forms part of amalgamated site 1003	100
204	184	33.18 hectares of land at Oaklands Farm	Meriden	1.19	Assessed for Housing	100
205	47	Land at Widney Manor Rd, SOL	St Alphege	1.66	Site excluded from study - The site comprises of a number of existing residential dwellings and is very unlikely to generate any additional yield.	100
206	222	Land at Norton Lane, Tidbury Green	Blythe	5.07	Site excluded from study - The site comprises of a number of existing residential dwellings and is very unlikely to generate any additional yield.	100
207	38	Land bounded by Brown's Lane, Smiths Lane & Widney Manor Rc	Dickens Heath	15.37	Assessed for Housing	100
208	185	Land at School Road/Ashford Lane	Dickens Heath	3.90	Assessed for Housing	100
209	223	Tidbury Green Golf Club	Blythe	20.87	Assessed for Housing	100
210	186	Land between 39 and 79 Earlswood Road	Dickens Heath	1.52	Assessed for Housing	100
211	187	Land between Main Road and Fillongley Road, Merider	Meriden	29.95	Forms part of amalgamated site 1014	100
212	80	Berkswell Quarry	Meriden	96.67	Assessed for Employment. 0.1% of the site is impacted by an absolute constraint (SSSI)	100
213	39	Land North of Hampton Road (1)	Knowle	9.50	Assessed for Housing	100
214	94	Land North of Hampton Road (2)	Knowle	5.23	Assessed for Housing	100
215	95	Land North of Hampton Road (3)	Knowle	5.64	Assessed for Housing	100
216	189	Land at Lincoln Farm Truckstop	Meriden	4.20	Assessed for Housing	100
217	190	Land at Creynolds Lane	Blythe	15.79	Forms part of amalgamated site 1007	100
218	191	Endeavour House, including Pavilions Sports Club and Allotments	Kingshurst and Fordbridge	4.52	Assessed for Housing	100
219	192	Land at Buckingham Road	Smith's Wood	1.33	Assessed for Housing	0
220	193	Chapelhouse Depot, including Conservative Club and former Boys Club	Kingshurst and Fordbridge	1.03	Assessed for Housing	0
221	194	Onward Club and Chelmsley Wood Town Council Offices	Chelmsley Wood	3.44	Assessed for Housing	0

SITE REF	PB REF	SITE NAME	WARD	SITE AREA (HA)	COMMENT	PERCENTAGE OF SITE WITHIN GREEN BELT
222	195	Moat Lane Depot and Vulcan House Industrial Estate	Shirley	3.05	Assessed for Housing	0
223	196	Land at Tanworth Lane, Sans Souci, Land at Woodloes Road, and Land at Baxters Green	Blythe	18.02	Assessed for Housing	100
224	197	Brookvale	Olton	0.54	Assessed for Housing	0
225	198	Chelmsley Wood Town Centre	Chelmsley Wood	16.55	Site excluded from study - There is an ongoing regeneration masterplan for this town centre. The site is not suitable for inclusion within the SHELAA study.	0
226	226	Land at Damson Parkway and Coventry Road	Elmdon	32.11	Assessed for Housing	100
227	199	Land at Hallmeadow Road	Meriden	1.81	SLP Allocation. Assessed for Housing.	12
228	227	Land at Whar Hall Farm	Bickenhill	31.91	Assessed for Housing	100
229	200	Kingshurst Village Centre	Smith's Wood	3.56	Assessed for Housing	0
230	201	Land at Lugtrout Lane	Bickenhill	16.31	Forms part of amalgamated site 1009	100
231	202	Land at Widney Manor Road	St Alphege	6.76	Assessed for Housing	100
232	203	Simon Digby Campus	Chelmsley Wood	5.11	SLP Allocation. Assessed for Housing. 1% of the site is impacted by an absolute constraint (Local Nature Reserve)	19
233	204	Land North West of Balsall Common	Meriden	65.67	Forms part of amalgamated site 1015	100
234	205	Land at Lady Byron Lane	Knowle	2.57	Assessed for Employment	100
235	228	Land at Tanworth Lane	Blythe	0.67	Forms part of amalgamated site 1004	100
236	235	Land off Oxhayes Close	Meriden	4.25	Forms part of amalgamated site 1016	100
237	236	Land at Bickenhill Road	Bickenhill	0.24	Forms part of amalgamated site 1012	100
238	237	33 Wootton Green lane	Meriden	1.00	Assessed for Housing	100
239	238	Land at Church Lane, Bickenhill	Bickenhill	1.51	Assessed for Housing	100
240	239	Land at Wootton Green Lane	Meriden	11.31	Forms part of amalgamated site 1017	100
241	240	Arden Lodge Field, DORR	Dickens Heath	1.22	Assessed for Housing	100
242	242	Land East Chadwick Manor	Knowle	2.78	Assessed for Housing	100
243	241	Land North Chadwick Court	Knowle	0.79	Assessed for Housing	100
244	243	Land at Tilehouse Green, KNO	Knowle	1.05	Assessed for Housing	83
245	245	Sharmans Cross Rd	St Alphege	2.67	Assessed for Housing	0
246	246	Land at Warwick Rd, CE	Knowle	1.12	Assessed for Housing	96
247	247	Manor Farm, Four Ashes Rd, DOR	Dickens Heath	1.15	Assessed for Housing	100
1001		Land Adj 339/337 Lugtrout Lane	Bickenhill	2.09	Assessed for Housing. Amalgamation of Sites 2 and 21.	100
1002		Land east of Balsall Common	Meriden	54.43	Assessed for Housing. Amalgamation of Sites 33 and 102.	100
1003		Box Tree Farm Craft Centre	Dorridge and Hockley Heath	18.06	Assessed for Employment. Amalgamation of Sites 34 and 203.	100
1004		Land To Rear 575A to 587 Tanworth Lane	Blythe	1.24	Assessed for Housing. Amalgamation of Sites 4, 78 and 235.	100
1005		Land south of Houndsfield Lane	Blythe	1.52	Assessed for Housing. Amalgamation of Sites 22 and 84.	100
1006		Land West Of Stratford Road, Hockley Heath	Dorridge and Hockley Heath	3.46	Assessed for Housing. Amalgamation of Sites 13 and 121.	100
1007		Land south of Dog Kennel Lane	Blythe	120.57	Assessed for Housing. Amalgamation of Sites 99, 122 and 217.	100
1008		Land South Of School Road, Hockley Heath	Dorridge and Hockley Heath	5.96	Assessed for Housing. Amalgamation of Sites 139 and 175.	100
1009		Land At Hampton Lane, Solihull	Bickenhill	30.67	Assessed for Housing. Amalgamation of Sites 15, 67, 147 and 230.	100
1010		Arden Triangle	Shirleyhill	49.66	Assessed for Housing. Amalgamation of Sites 148, 149, 150, 151, 152, 153, 154, 156 and 157.	100
1011		Box Tree Farm Craft Centre	Knowleowle	50.71	Assessed for Employment. Amalgamation of Sites 103 and 164.	100
1012		Land At Bickenhill Road	Dorridge and Hockley Heath	21.22	Assessed for Housing. Amalgamation of Sites 196 and 237.	100
1013		Land to and to the rear of 146-152 Tilehouse Lane	Whitlocks End	1.75	Assessed for Housing. Amalgamation of Sites 18 and 116.	100
1014		Land east of Meriden	St Alphege	31.64	Assessed for Housing. Amalgamation of Sites 186, 187 and 211.	100
1015		Land North West Of Balsall Common	Meriden	65.71	Assessed for Housing. Amalgamation of Sites 142, 198 and 233	100
1016		Land Off Oxhayes Close	Meriden	4.28	Assessed for Housing. Amalgamation of Sites 30, 169 and 236.	100
1017		Land At Wootton Green Lane	Meriden	11.31	Assessed for Housing. Amalgamation of Sites 60, 158, 159, 160, 161, 162, 172 and 240.	100

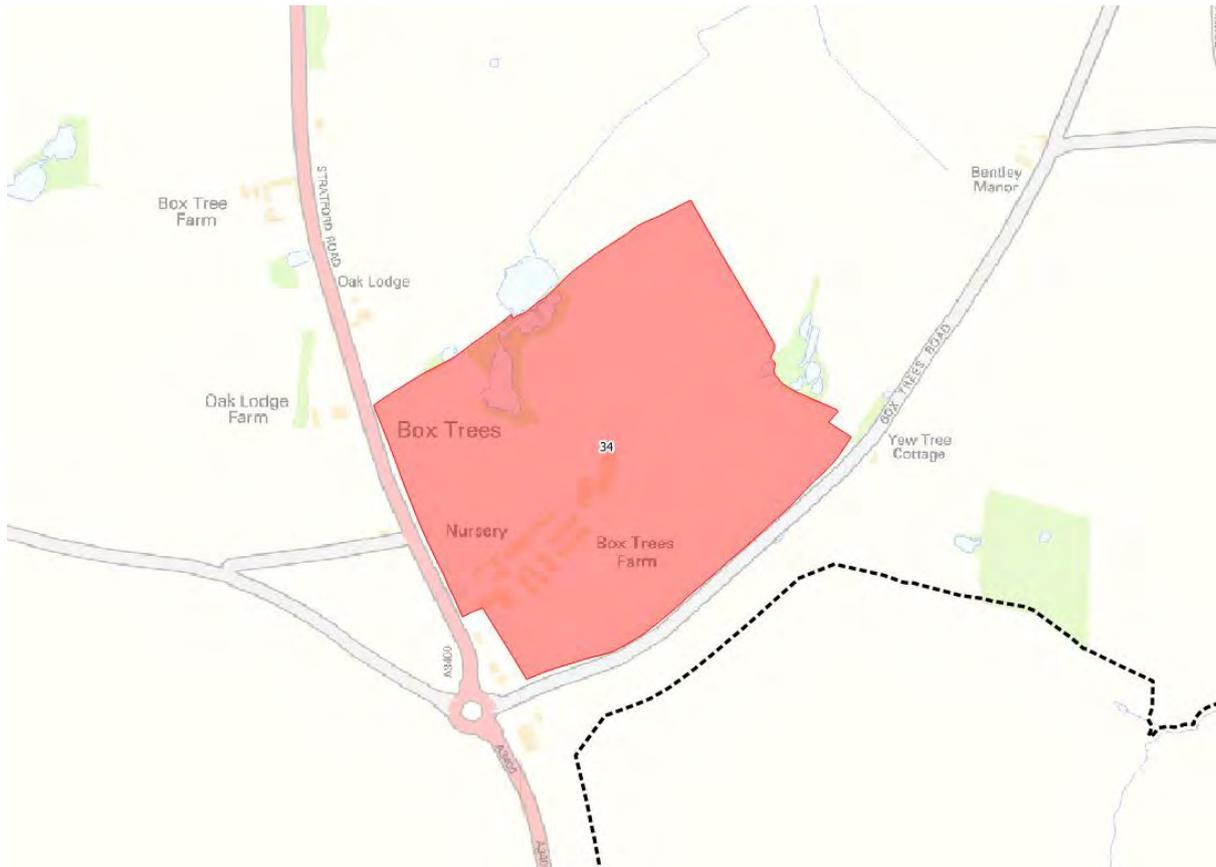
## **APPENDIX 3: COMPONENTS OF AMALGAMATED SITES SCORING AND PLANS**

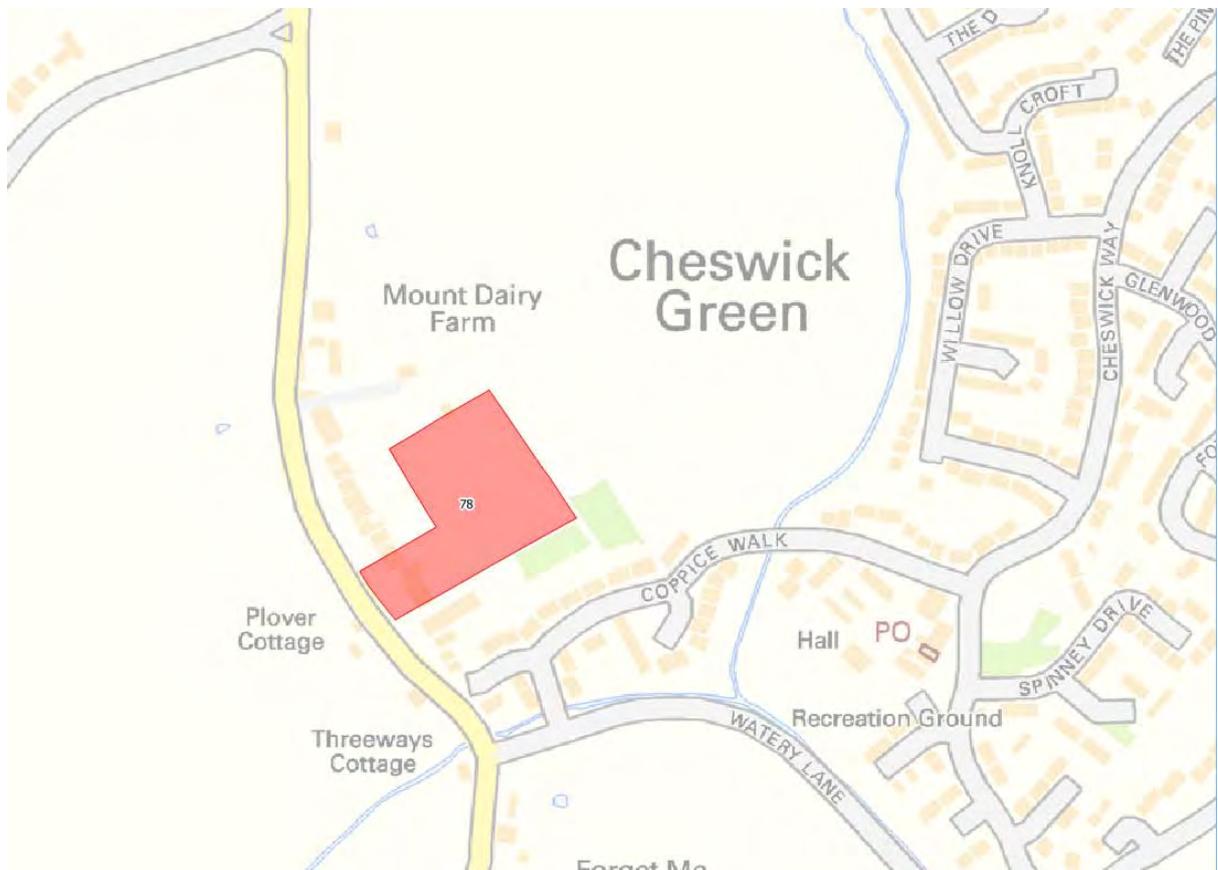


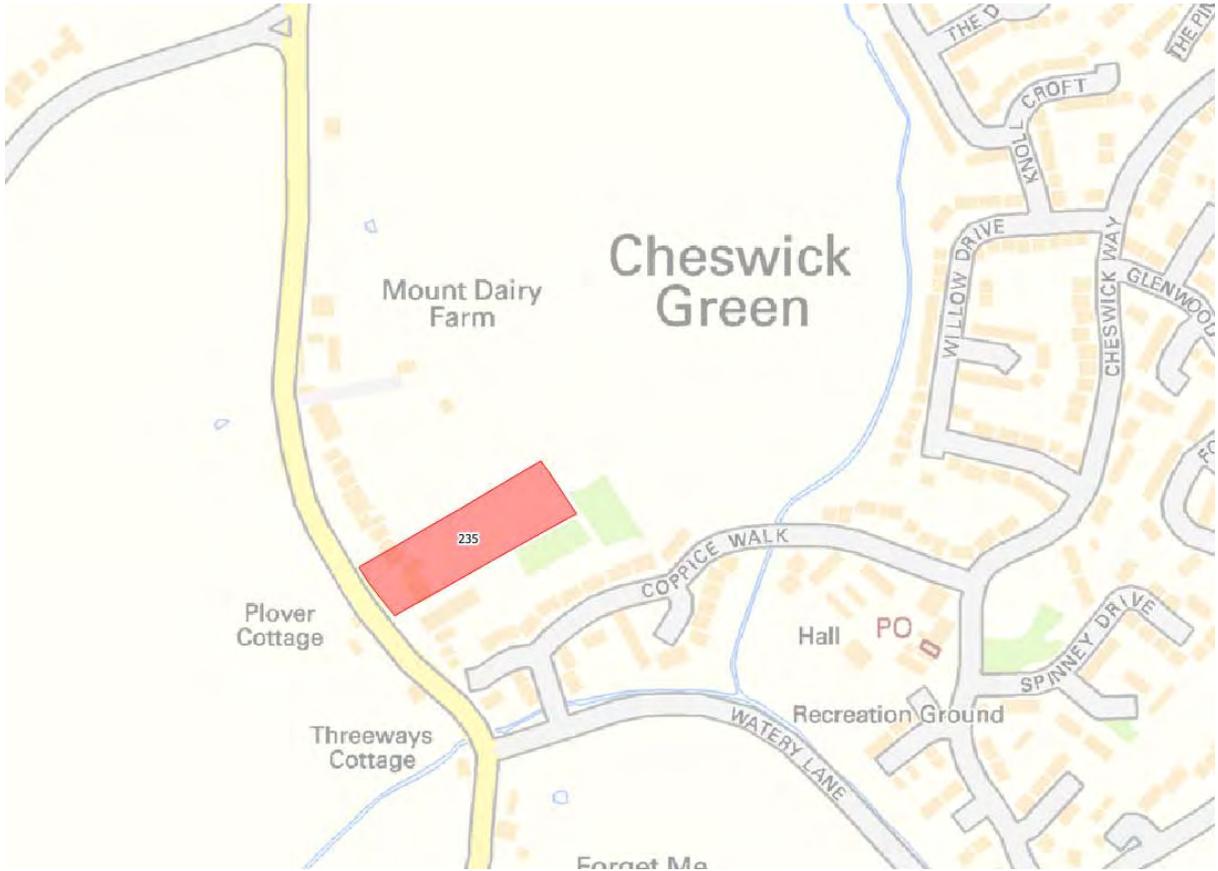
Site Reference	Site Address	Post Code	Suitability of Location for Development	Site Access Score	Bad Neighbour Score	Ground Condition Score	Contaminated Land / Historic Landfill Score	Impact on Flood Risk Areas	High Pressure Gas Pipeline Score	Biodiversity	Heritage	Best and Most Versatile Agricultural Land Score	Net Suitability Score	TPOs	PRoW	Pylons	Conservation Area	Overall Suitability Score	Overall Availability Score	Overall Achievability Score	Overall Site Category
2	Land adj 339/337 Lutrout Lane	B91 2TW	0	5	3	5	5	5	5	5	5	3	39	NO	NO	NO	NO	3	3	3	GREEN
4	Land to the rear of houses in Tanworth Lane	B90 4JE	0	0	5	5	5	5	5	5	5	3	33	NO	NO	NO	NO	2	3	2	AMBER
13	Land at rear of 2214 Stratford Rd, Hockley Heath	B94 6SD	0	3	5	5	5	5	5	5	5	3	41	NO	NO	NO	NO	3	3	3	GREEN
15	Former Pinfold Nursery (inc 67 Hampton Lane)	B91 2QD	0	5	5	5	5	5	5	5	5	3	43	NO	NO	NO	NO	3	3	2	AMBER
18	Land to the rear of 146/152 Tilehouse Lane	B90 1PW	1	5	5	5	5	5	5	5	5	4	45	NO	NO	NO	NO	3	3	1	RED
21	The Paddock	B91 2TW	0	5	5	5	5	5	5	5	5	3	43	NO	NO	NO	NO	3	3	3	GREEN
22	Land to the south of Houndsfield Lane (former Clementine Farm)	B90 1PR	1	5	5	5	0	5	5	5	5	4	40	NO	NO	NO	NO	3	3	3	GREEN
30	Land rear of 67-95 Meeting House Lane	CV7 7GD	2	3	5	5	5	5	5	5	5	3	43	YES	NO	NO	NO	3	3	3	GREEN
33	Barrett's Lane Farm, BC	CV7 7GA	1	5	5	5	5	2	5	5	5	3	41	NO	YES	NO	NO	3	3	3	GREEN
34	Box Tree Craft Centre	B94 6EA	0	5	5	5	3	5	5	5	5	3	41	NO	NO	NO	NO	3	3	3	GREEN
60	Land at Wootton Green Lane	CV7 7EZ	0	3	5	5	5	5	5	5	5	3	41	NO	NO	NO	NO	3	3	3	GREEN
67	Land to rear of 81, 81A and 83 Hampton Lane	B91 2QD	0	0	5	5	5	5	5	5	5	3	38	NO	NO	NO	NO	3	3	2	AMBER
78	Land to rear 575a to 587 tanworth lane and 587 to 597 Tanworth Lane (Site 2)	B90 4JE	0	0	5	5	5	5	5	5	5	3	38	NO	NO	NO	NO	3	3	2	AMBER
84	Land at Houndsfield Lane	B90 1PR	1	5	5	5	3	5	5	5	5	4	43	NO	NO	NO	NO	3	3	3	GREEN
99	Land at Tanworth Lane, Shirley	B90 4DX	0	5	5	5	5	2	5	5	5	4	41	NO	NO	NO	NO	3	3	3	GREEN
102	Land at Meeting House Lane and Waste Lane	CV7 7GS	0	5	5	5	5	5	5	5	5	3	39	NO	YES	NO	NO	3	3	3	GREEN
103	Box Tree Farm	B93 8QE	0	3	3	5	5	2	5	5	5	3	36	YES	YES	NO	NO	3	3	3	GREEN
116	Land to and to the rear of 146-152 Tilehouse Lane	B90 1PW	1	0	5	5	5	5	5	5	5	4	40	NO	NO	NO	NO	3	3	1	RED
121	Land west of Stratford Road, Hockley Heath	B94 6SD	0	3	5	5	5	5	5	5	5	3	41	NO	NO	NO	NO	3	3	3	GREEN
122	Dog Kennel Lane	B90 4JT	0	5	5	5	3	2	5	5	5	3	38	YES	YES	NO	NO	3	3	3	GREEN
139	Land south of School Road, Hockley Heath	B94 6QZ	0	5	5	5	5	5	5	5	5	4	44	NO	NO	NO	NO	3	3	3	GREEN
142	Grange Farm, Balsall Common	CV7 7AD	0	3	5	5	5	5	5	5	5	3	41	NO	YES	NO	NO	3	3	3	GREEN
147	Land at Hampton Lane, Solihull	B91 2QD	0	3	5	5	5	5	5	5	5	3	41	NO	NO	NO	NO	3	3	3	GREEN
148	Lansdowne	B93 0DT	0	5	5	5	3	5	5	5	5	3	41	NO	NO	NO	NO	3	3	3	GREEN
149	Lansdowne Farm Part D	B93 0PL	0	5	5	5	5	5	5	5	5	3	43	NO	NO	NO	NO	3	3	3	GREEN
150	Lansdowne Farm Part A	B93 0DU	0	0	5	5	5	5	5	5	5	3	38	NO	YES	NO	NO	3	3	2	AMBER
151	Lansdowne Farm Part B & 1928 Warwick Road	B93 0DU	0	5	5	5	5	5	5	5	5	3	43	NO	YES	NO	NO	3	3	2	AMBER
152	Lansdowne Farm Part C & Jacknett Barn	B93 0DU	0	3	0	5	5	5	5	5	5	3	36	NO	YES	NO	NO	3	3	3	GREEN
153	Proposed new Arden Academy Site	B93 0DU	0	3	5	5	5	5	5	5	5	3	41	NO	YES	NO	NO	3	3	3	GREEN
154	Potential site for a new 2FE Catholic Primary School	B93 0DU	0	0	5	5	5	5	5	5	5	3	38	NO	NO	NO	NO	3	3	2	AMBER
156	Arden Academy	B93 0PT	0	5	5	5	5	5	5	5	5	5	45	NO	YES	NO	NO	3	3	2	AMBER
157	Land to the east of Knowle forming part of the Arden Triangle	B93 0DU	3	3	3	3	3	5	5	5	5	4	36	YES	NO	NO	NO	3	3	3	GREEN
158	Land of rear of Kenilworth Road, Balsall Common	CV7 7EY	0	5	3	0	3	5	5	5	5	3	34	NO	NO	NO	NO	2	3	2	AMBER
159	Land fronting Wootton Green Lane, Balsall Common	CV7 7EZ	0	3	5	0	5	5	5	5	5	3	36	NO	NO	NO	NO	3	3	2	AMBER
160	Land adjacent 32 Wootton Green Lane, Balsall Common	CV7 7EZ	0	3	5	5	5	5	5	5	5	3	41	NO	NO	NO	NO	3	3	3	GREEN
161	Land at Wootton Green Lane	CV7 7BQ	0	3	5	5	5	5	5	5	5	3	41	NO	NO	NO	NO	3	3	3	GREEN
162	Land at the Hollies, Kenilworth Rd & Wootton Green Lane	CV7 7EY	0	5	3	5	3	5	5	5	5	3	39	NO	NO	NO	NO	3	3	1	RED
164	Boxtrees Site 1	B93 8QE	0	5	5	5	3	2	5	5	5	3	38	YES	YES	NO	NO	3	3	3	GREEN
169	Blessed Robert Grissold	CV7 7GB	2	3	5	5	5	5	5	5	5	3	43	YES	YES	NO	NO	3	3	3	GREEN
172	Service Station, Kenilworth Rd, BC	CV7 7EY	0	5	3	0	0	5	5	5	5	3	31	NO	NO	NO	NO	2	3	2	AMBER
175	Land to the south of School Road, Hockley Heath	B94 6QE	0	5	5	5	5	5	5	5	5	4	44	NO	NO	NO	NO	3	3	3	GREEN
186	Land to the east of Leys Lane	CV7 7PW	0	3	5	5	5	5	5	5	5	3	41	NO	NO	NO	NO	3	3	3	GREEN
187	Land to the east of Leys Lane	CV7 7PW	0	5	5	5	5	5	5	5	5	3	43	NO	NO	NO	NO	3	3	3	GREEN
196	Land at Bickenhill Road	B37 7ER	0	5	5	5	5	2	5	5	5	3	37	YES	YES	NO	NO	3	3	3	GREEN
198	Land north-west of Balsall Common, Solihull	CV7 7AE	0	5	5	5	5	5	5	5	5	3	43	NO	YES	NO	NO	3	3	3	GREEN
203	Box Trees Farm	B94 6EA	0	5	5	5	3	5	5	5	5	3	41	NO	NO	NO	NO	3	3	3	GREEN
211	Land between Main Road and Fillingley Road, Meriden	CV7 7LT	0	5	3	5	5	5	5	5	5	3	41	NO	YES	NO	NO	3	3	3	GREEN
217	Land at Creynolds Lane	B90 4FB	0	3	5	5	5	5	5	5	5	3	41	YES	YES	NO	NO	3	3	3	GREEN
230	Land at Lutrout Lane	B91 2RU	0	5	5	5	5	5	5	5	5	3	43	NO	NO	NO	NO	3	3	3	GREEN
233	Land North West of Balsall Common	CV7 7AD	1	3	5	5	5	5	5	5	5	3	42	NO	YES	NO	NO	3	3	3	GREEN
235	Land at Tanworth Lane	B90 4HZ	0	3	3	5	5	5	5	5	5	3	39	NO	NO	NO	NO	3	3	2	AMBER
236	Land off Oxhayes Close	CV7 7GB	2	3	5	5	5	5	5	5	5	3	43	YES	YES	NO	NO	3	3	3	GREEN
237	Land at Bickenhill Road	B37 7EU	0	0	5	5	5	5	5	5	5	3	38	NO	NO	NO	NO	3	3	3	GREEN
240	Land at Wootton Green Lane	CV7 7BQ	0	5	0	3	3	5	5	5	5	3	34	NO	NO	NO	NO	2	3	2	AMBER



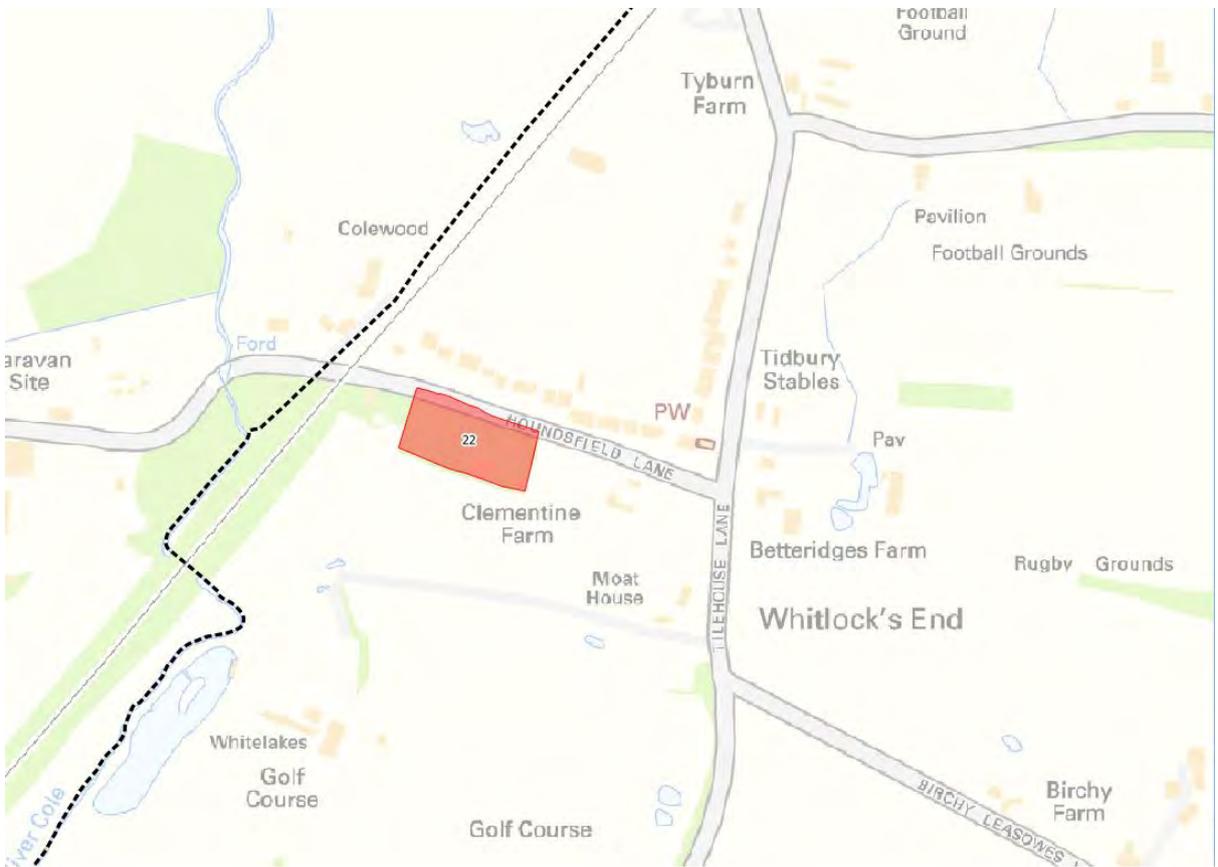


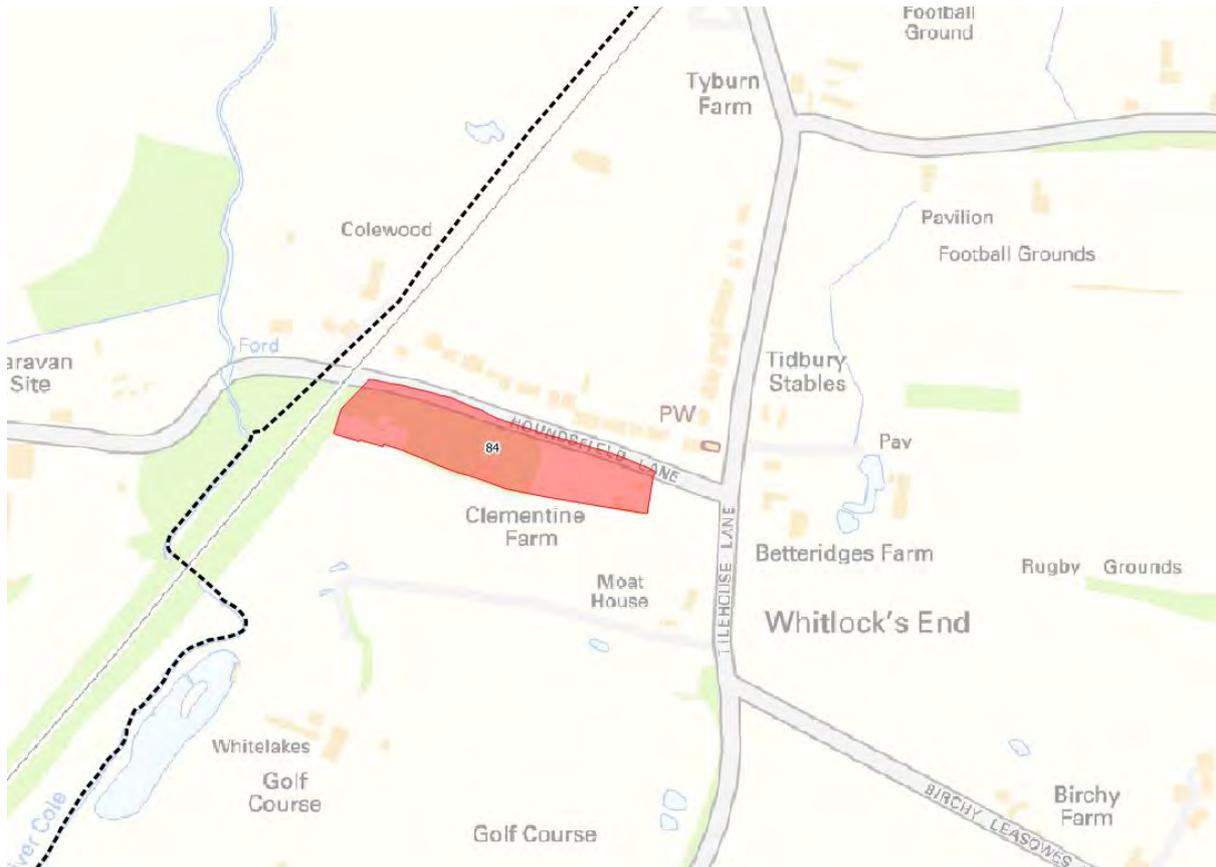






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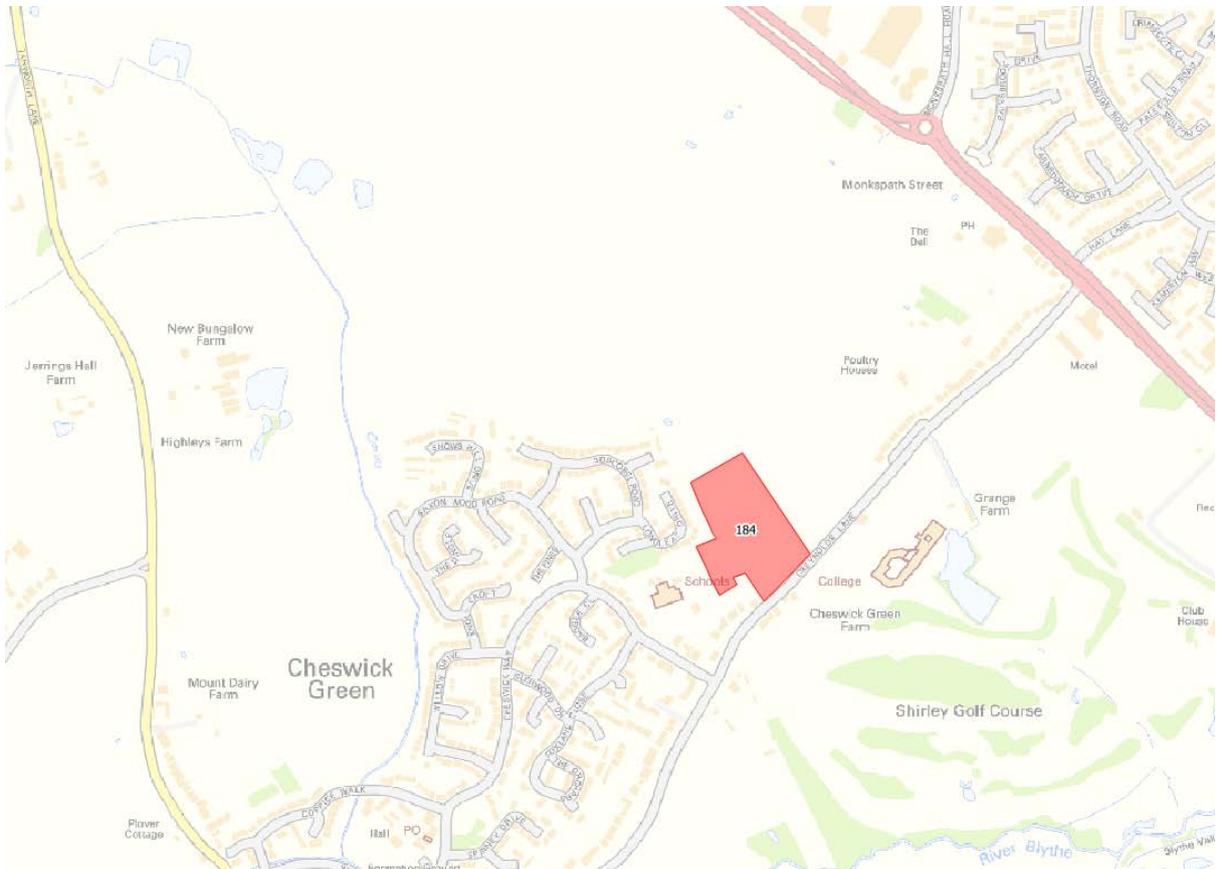
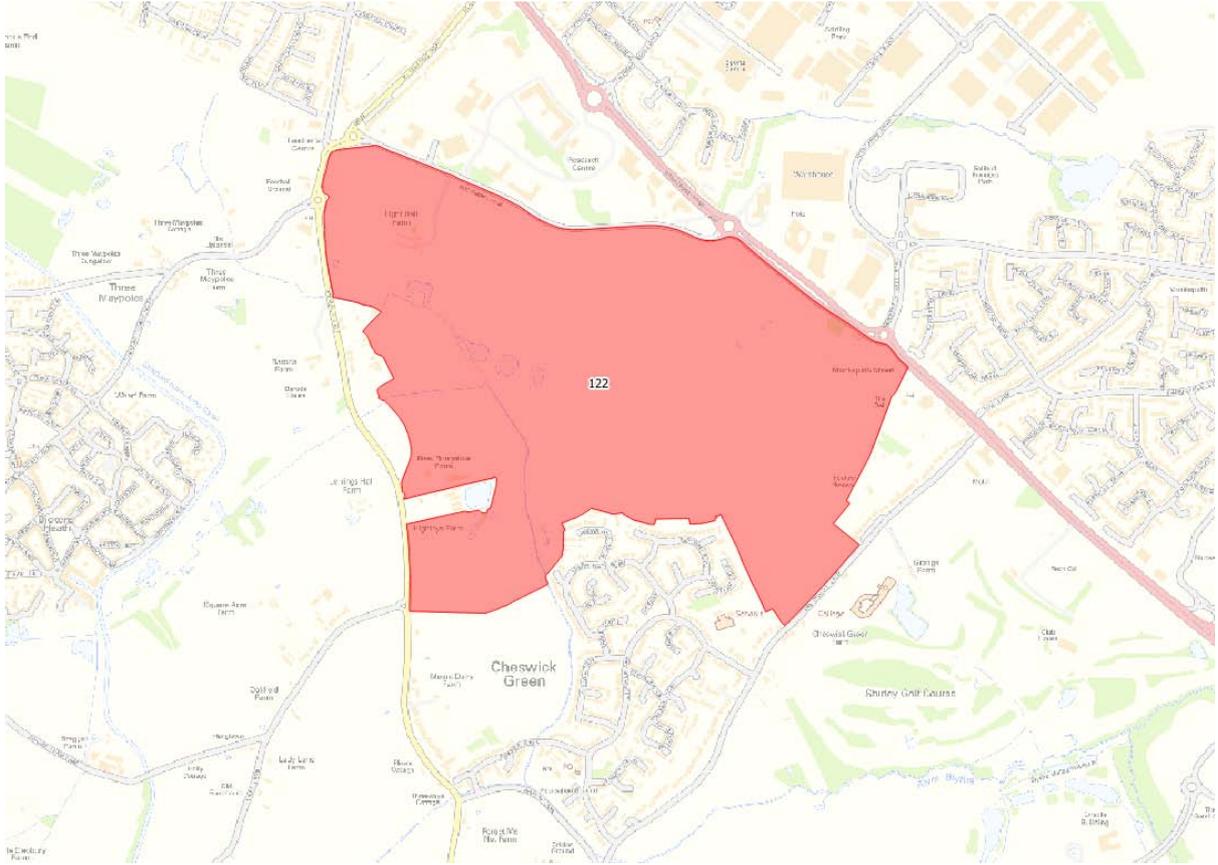
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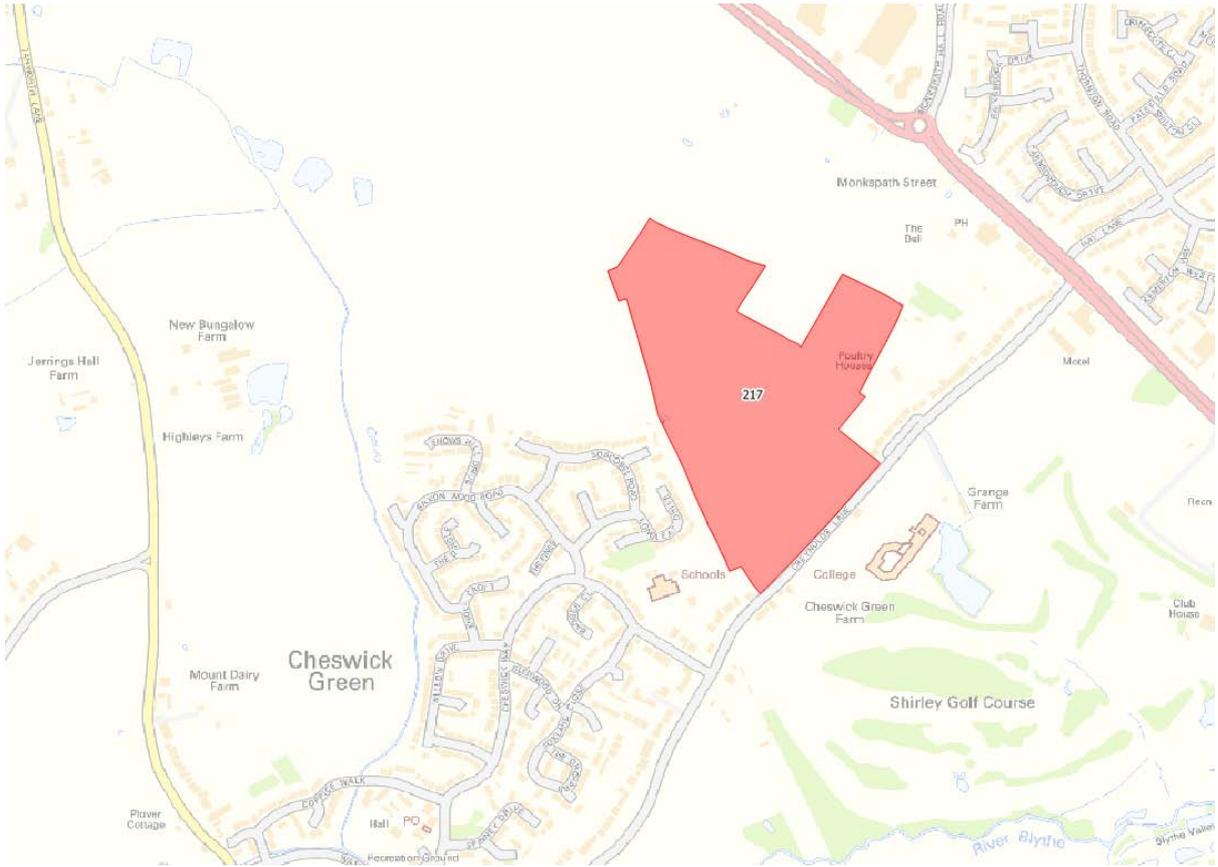




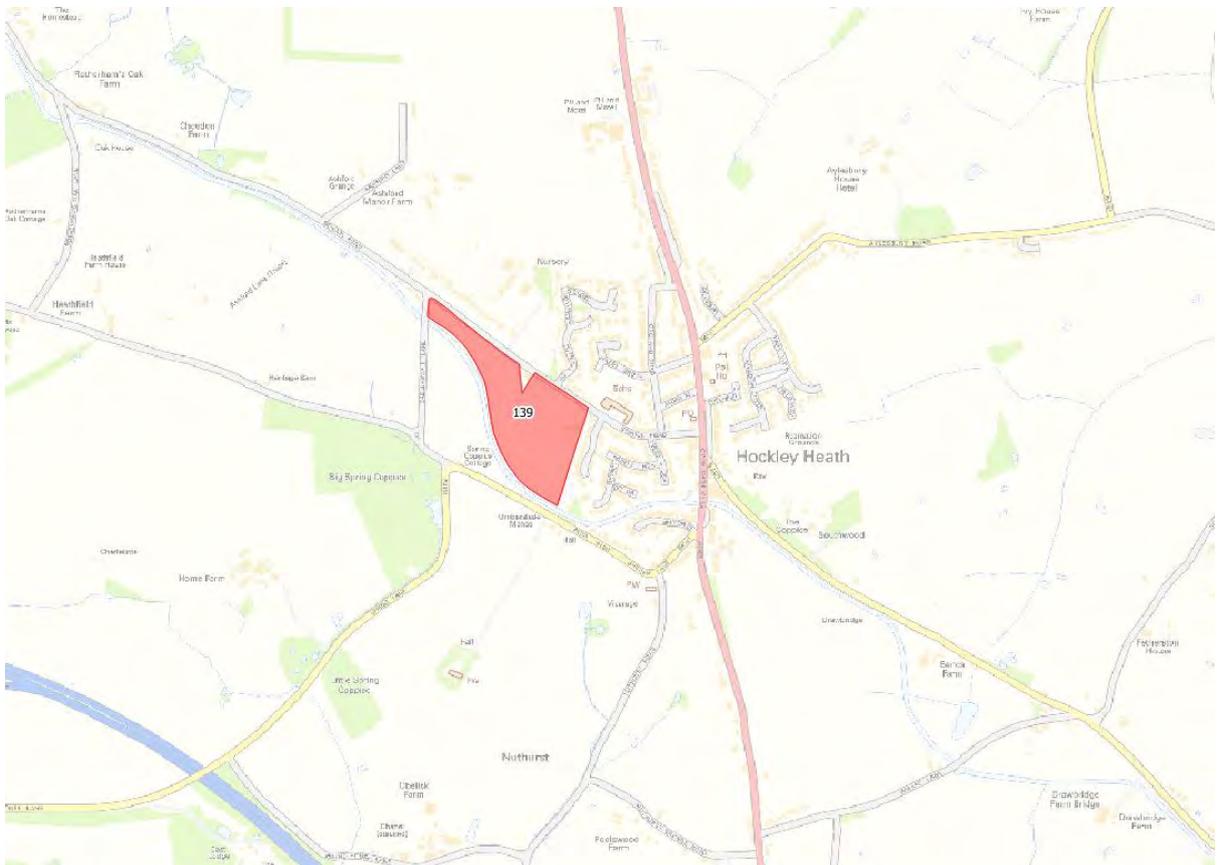
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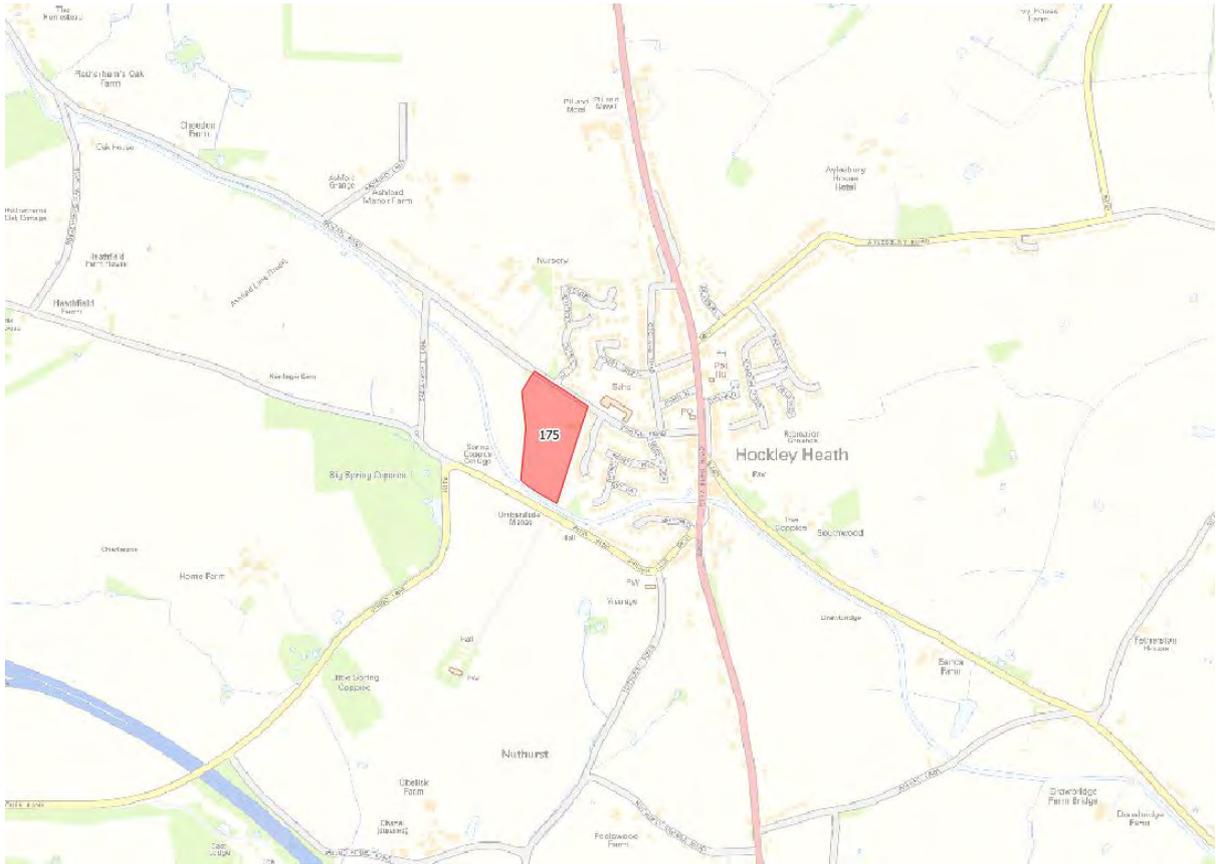




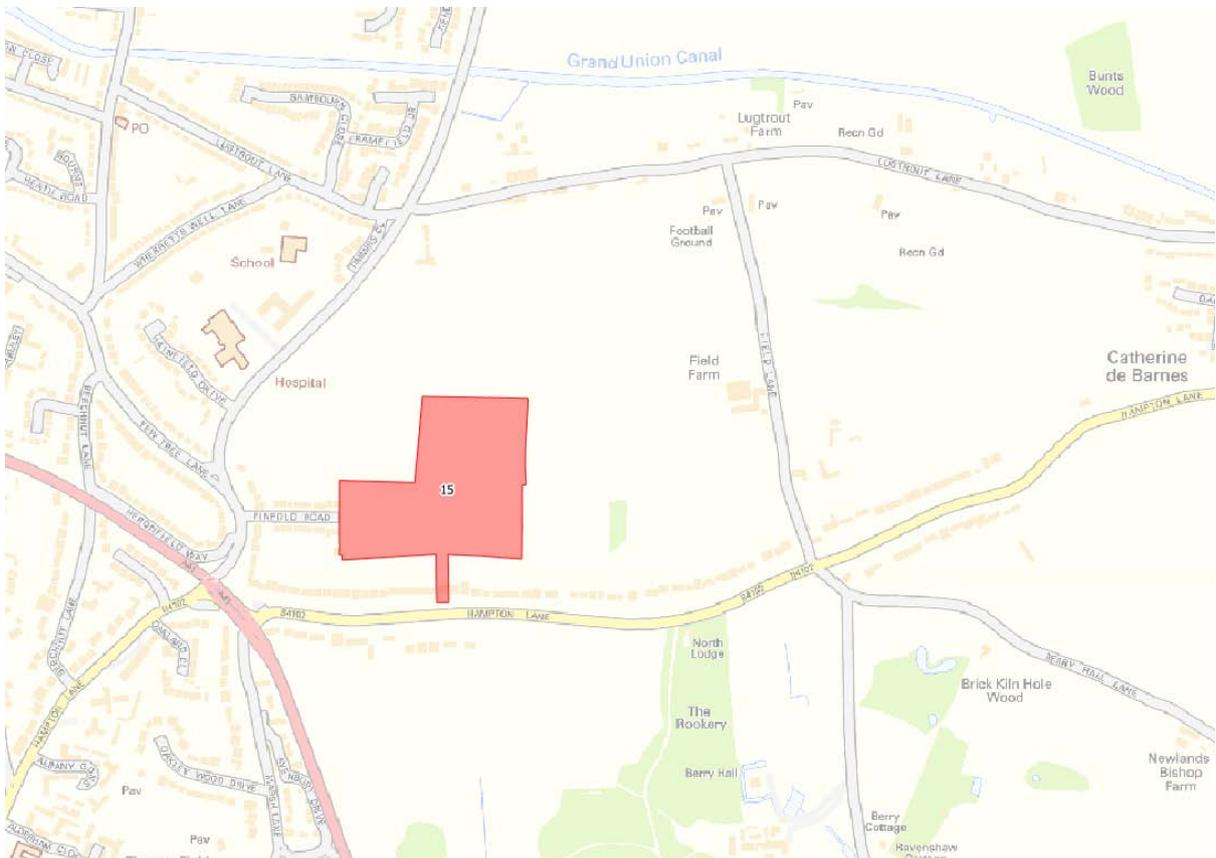


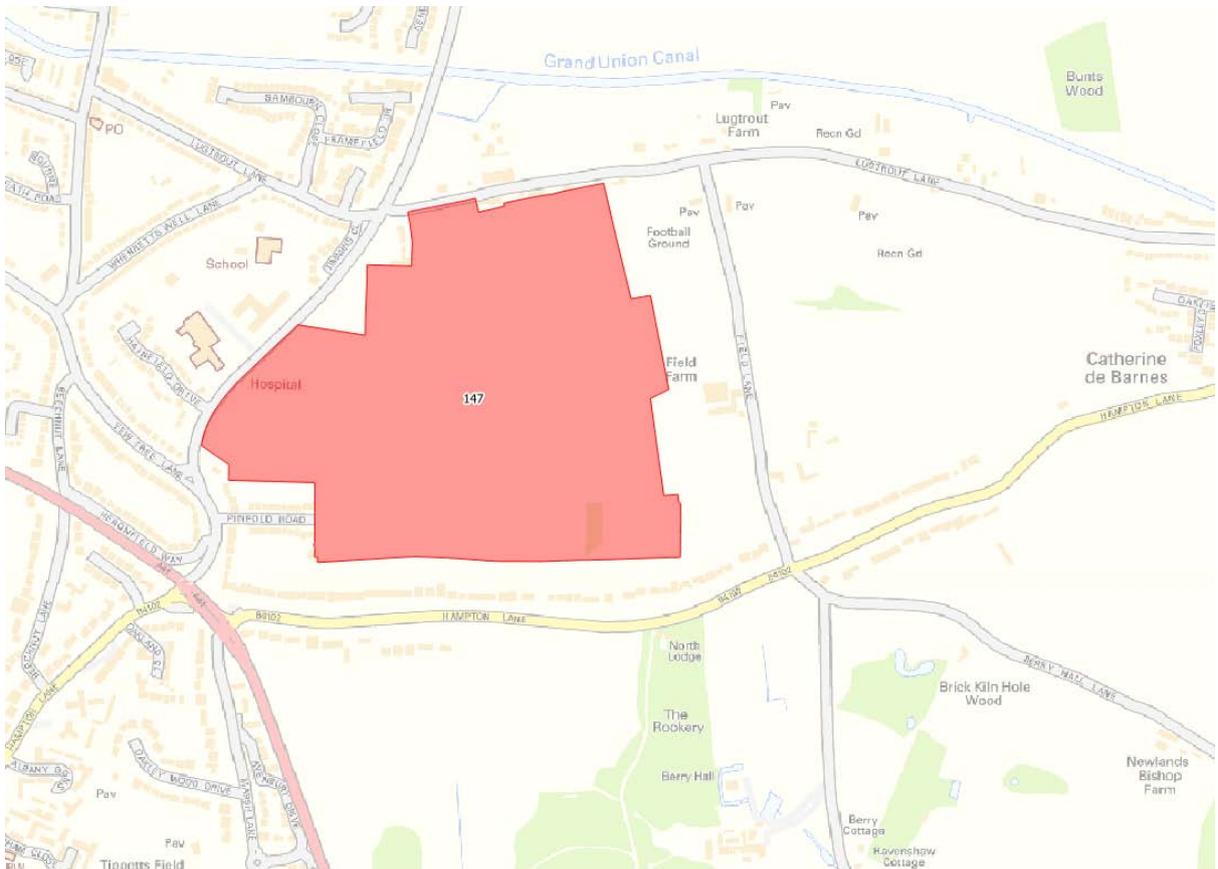
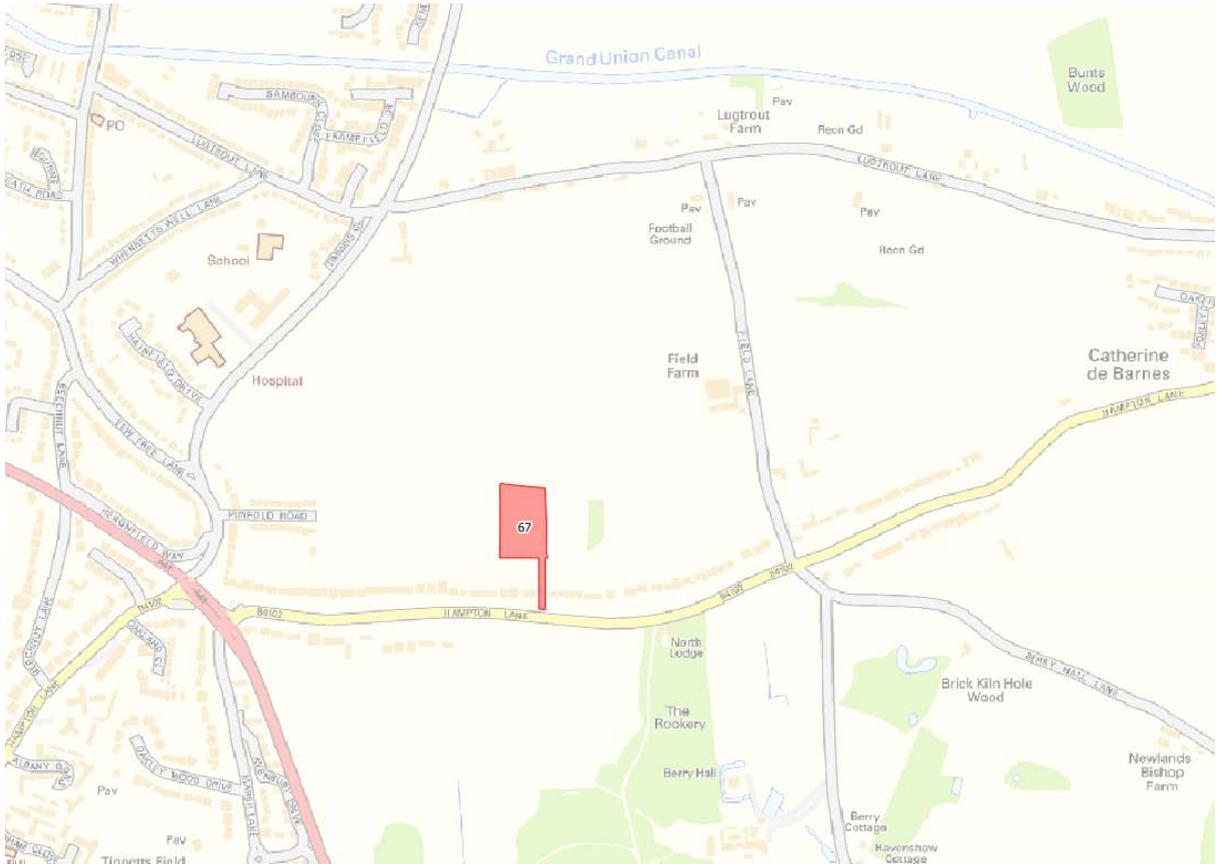
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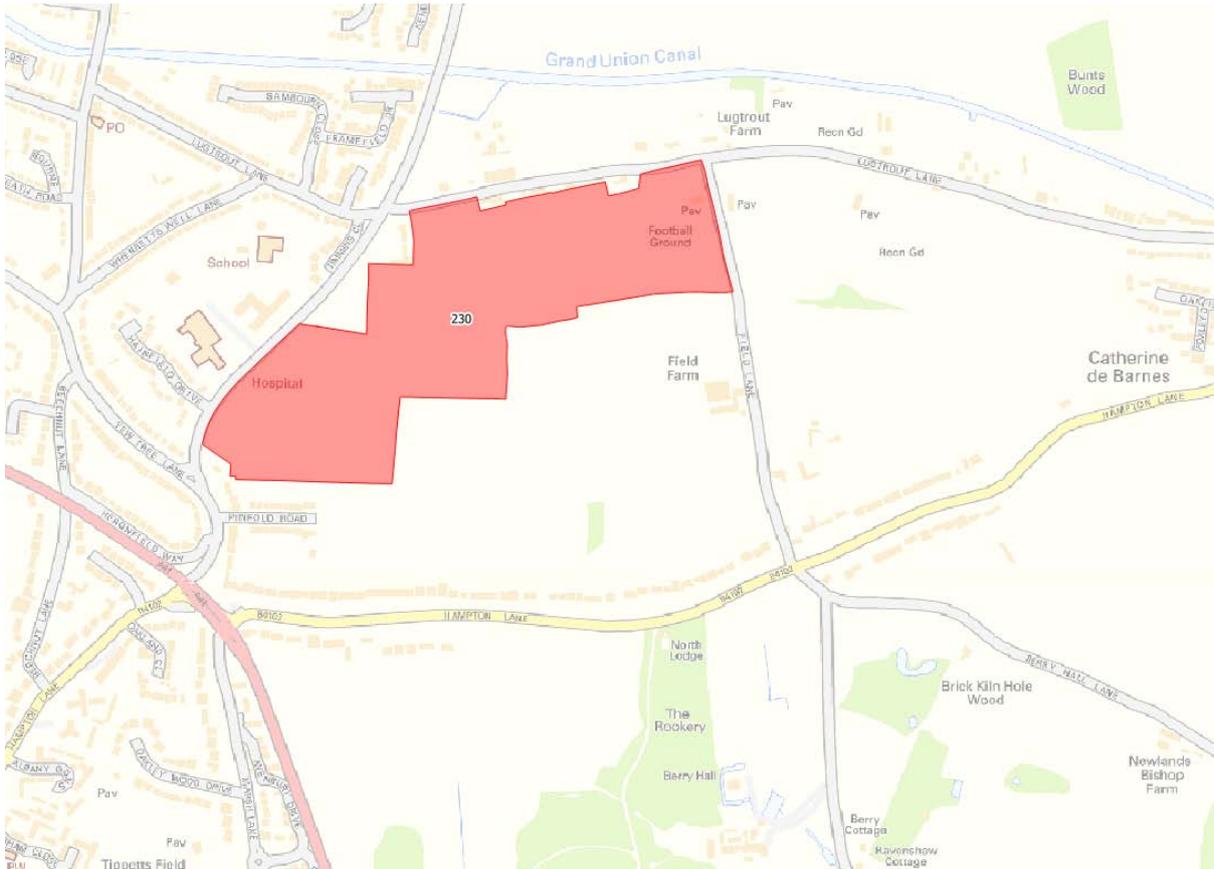




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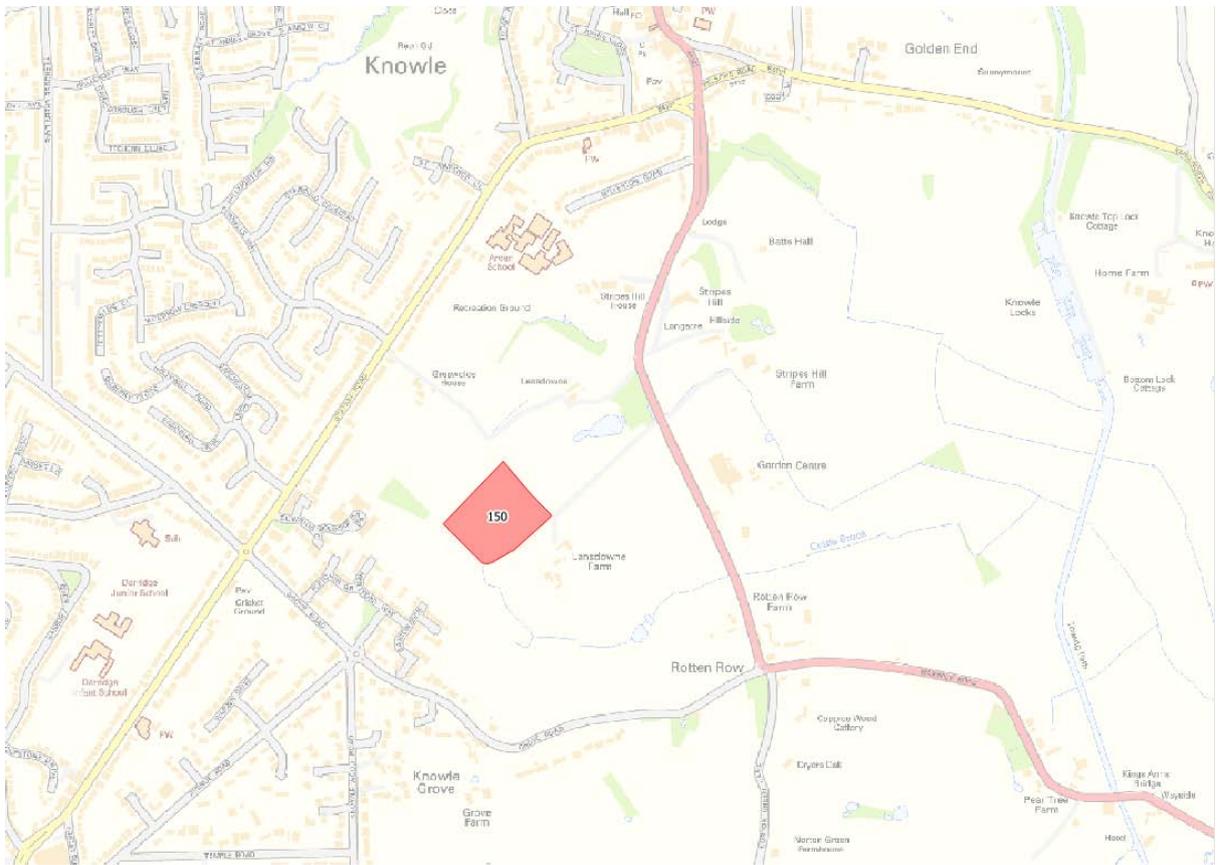
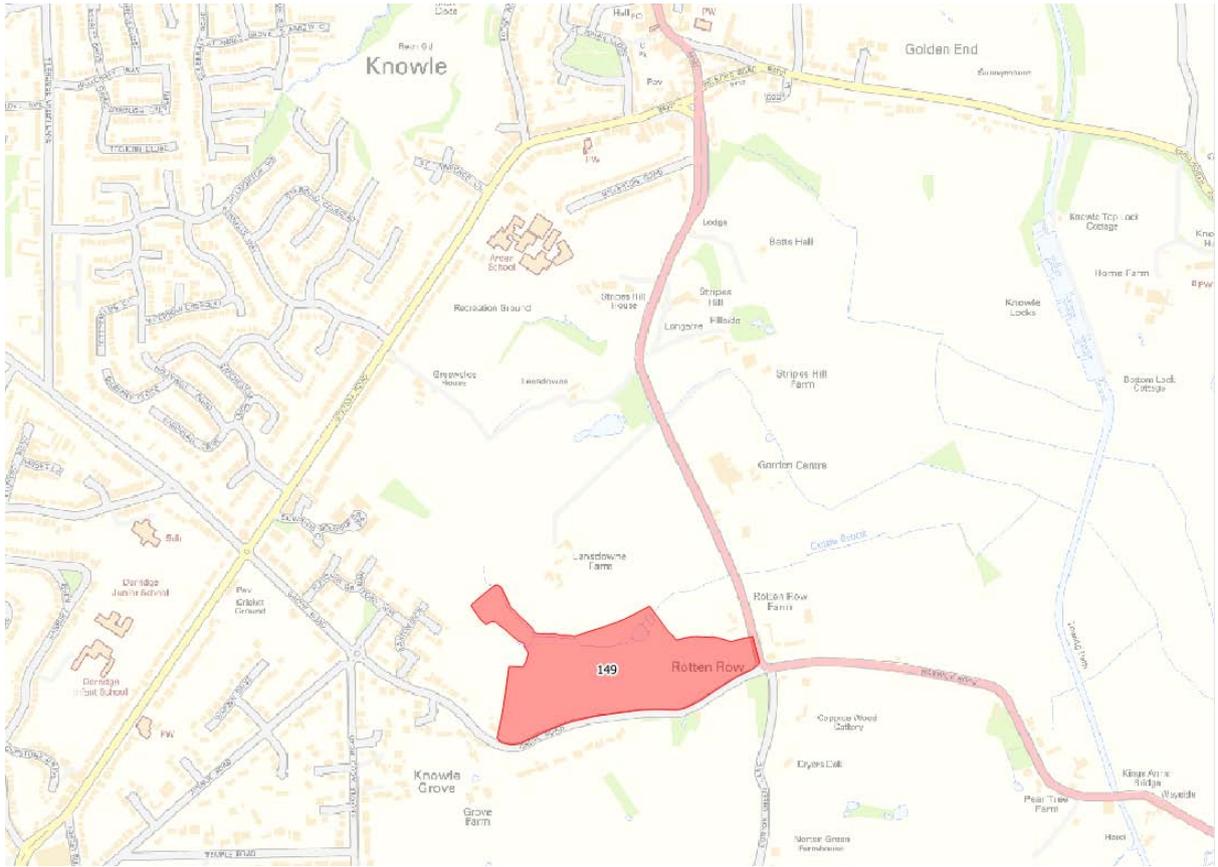


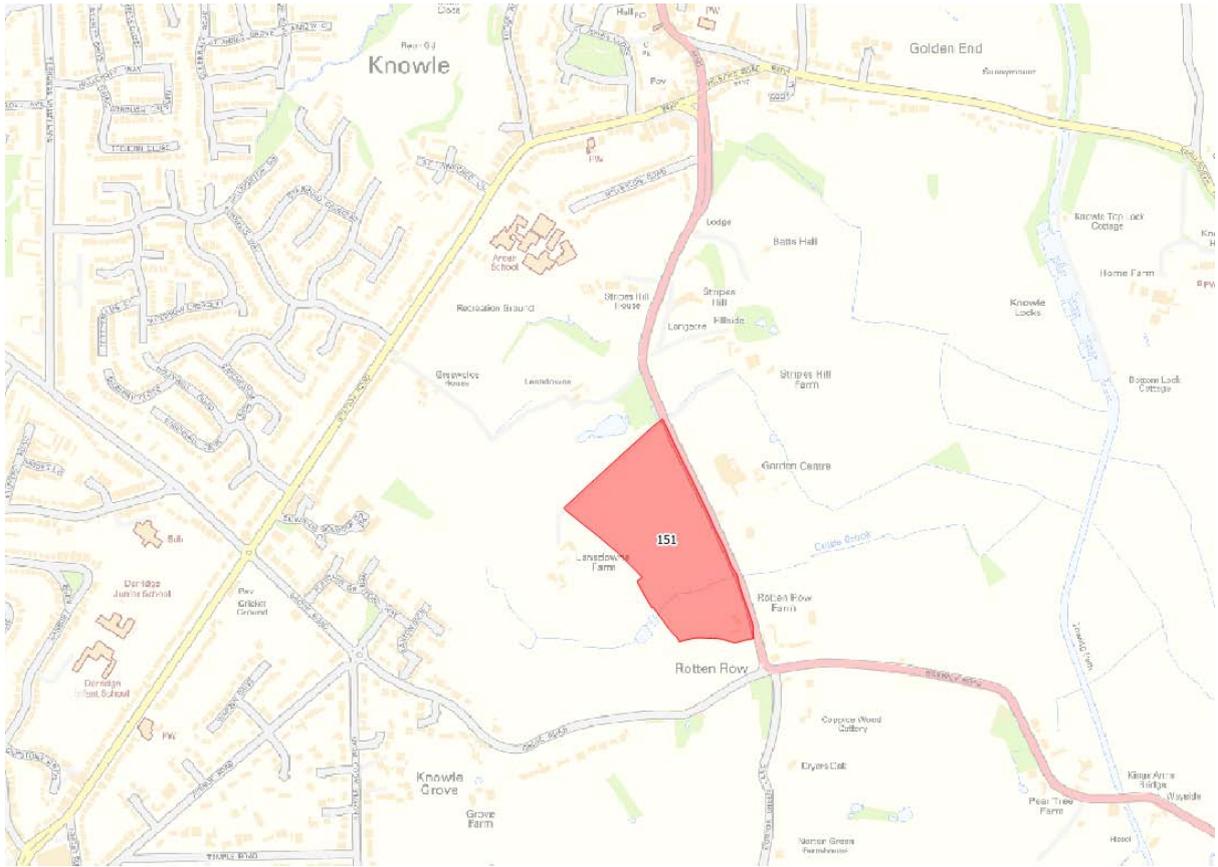




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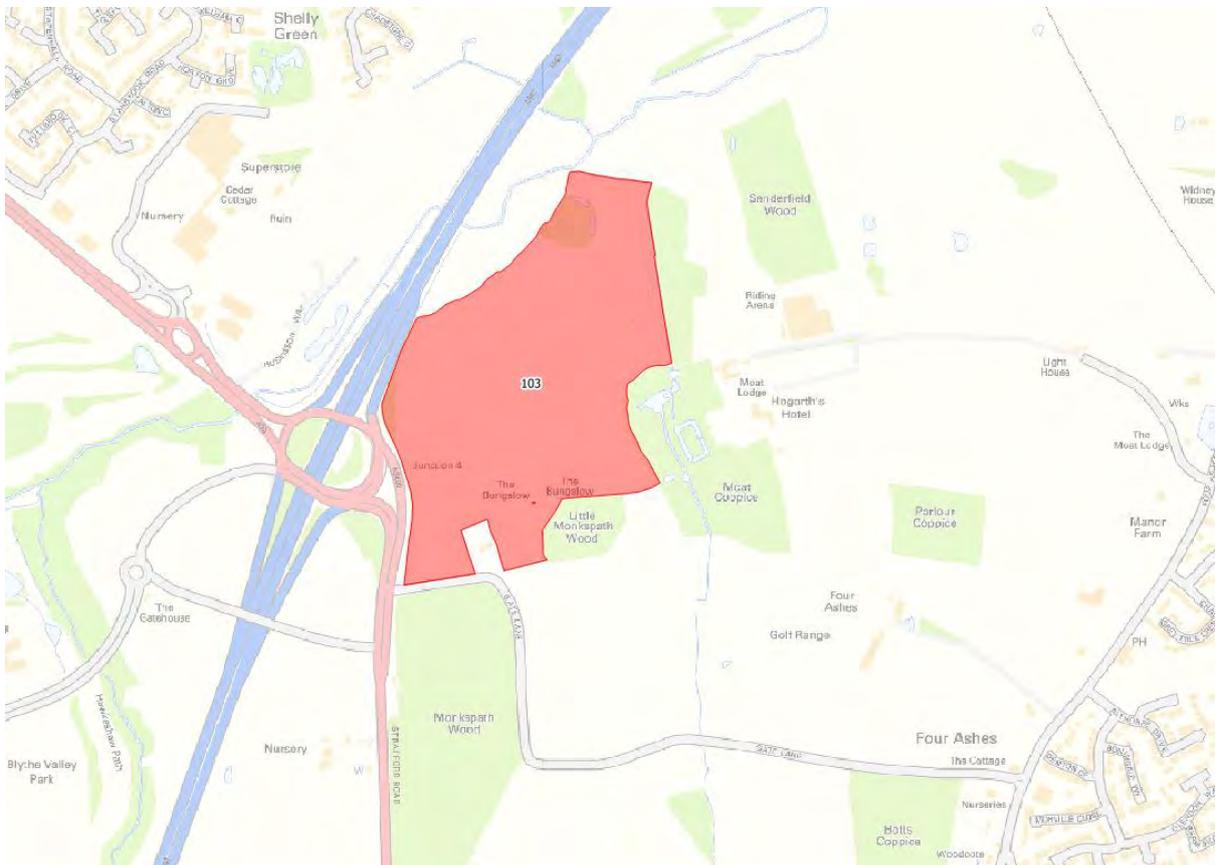


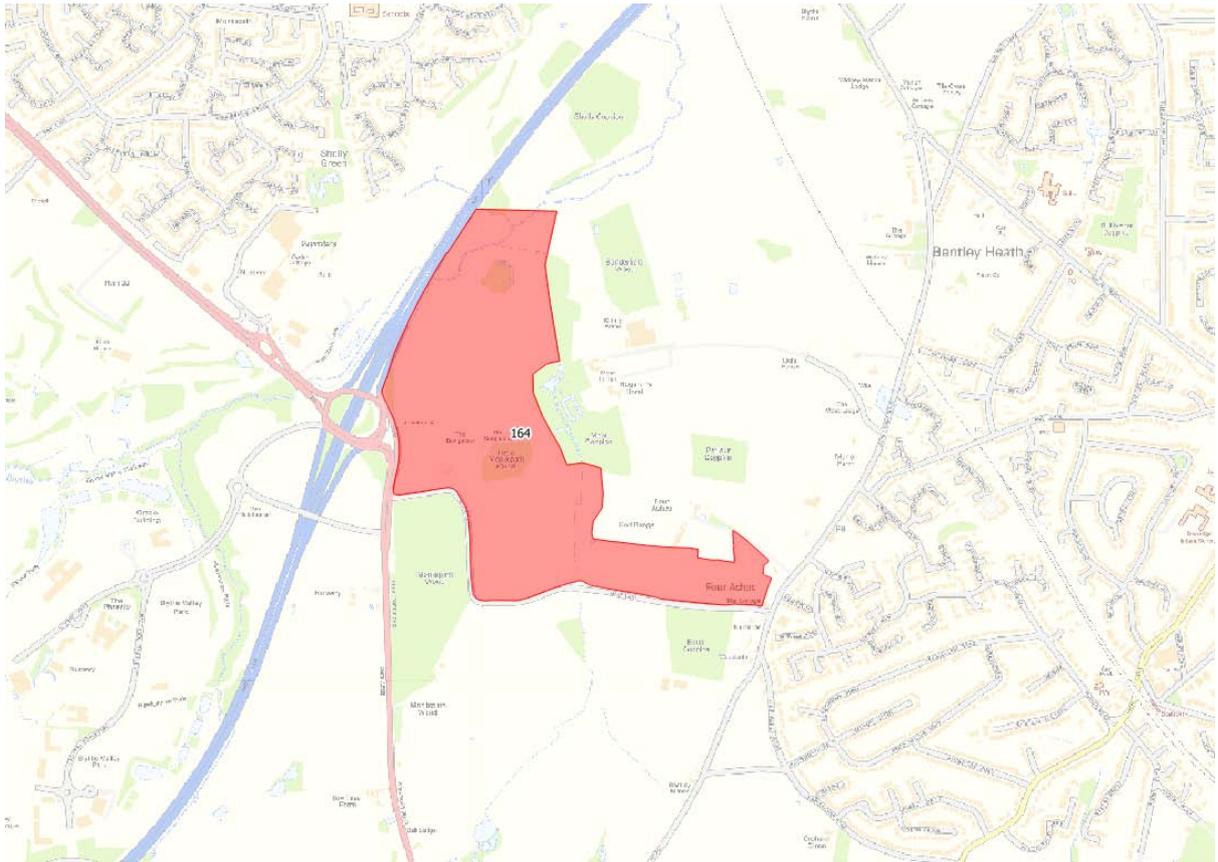




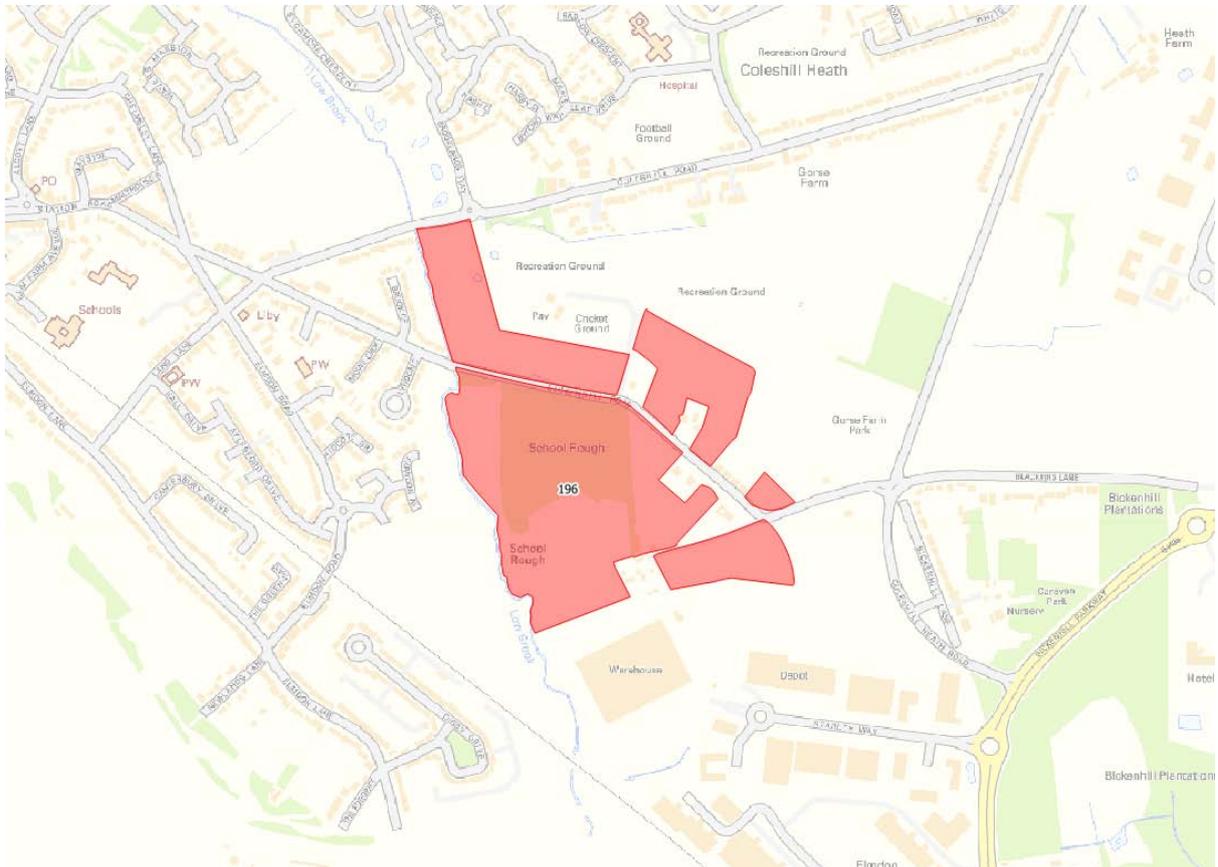


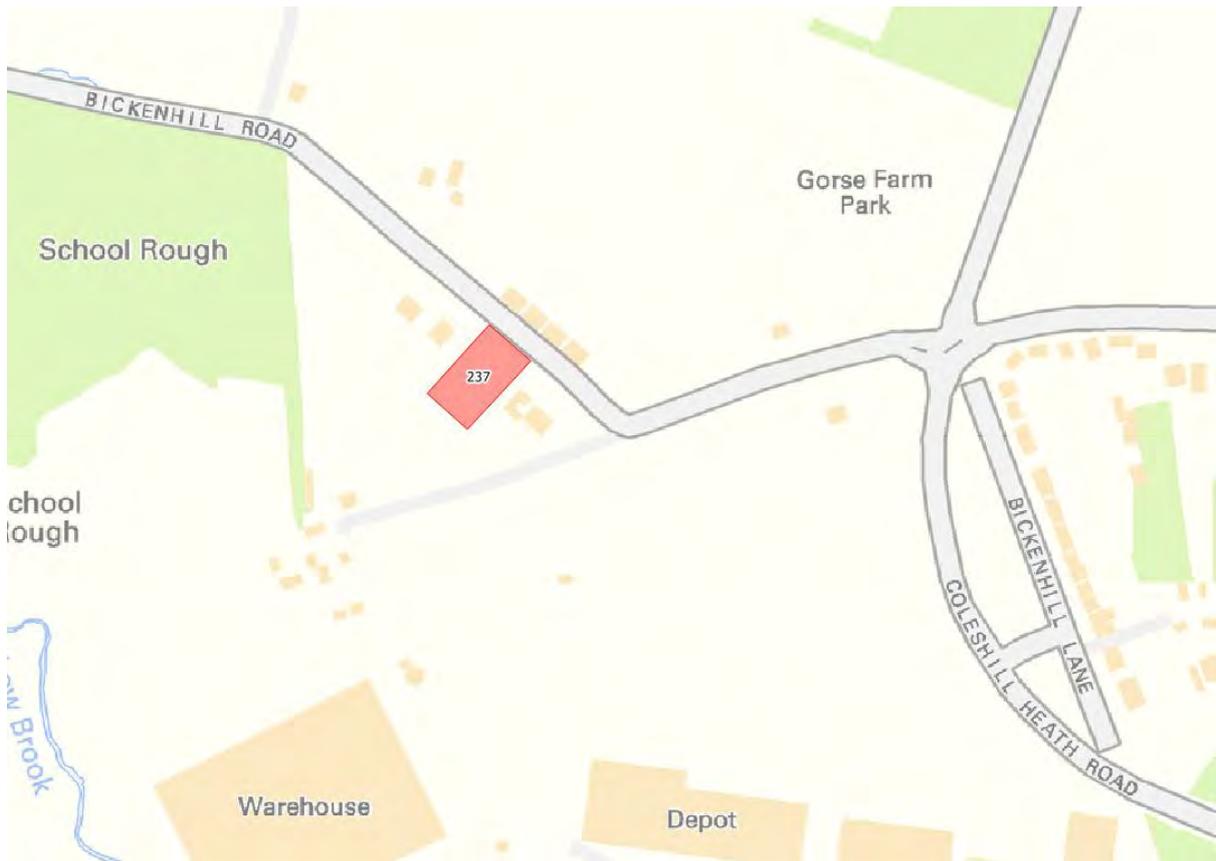
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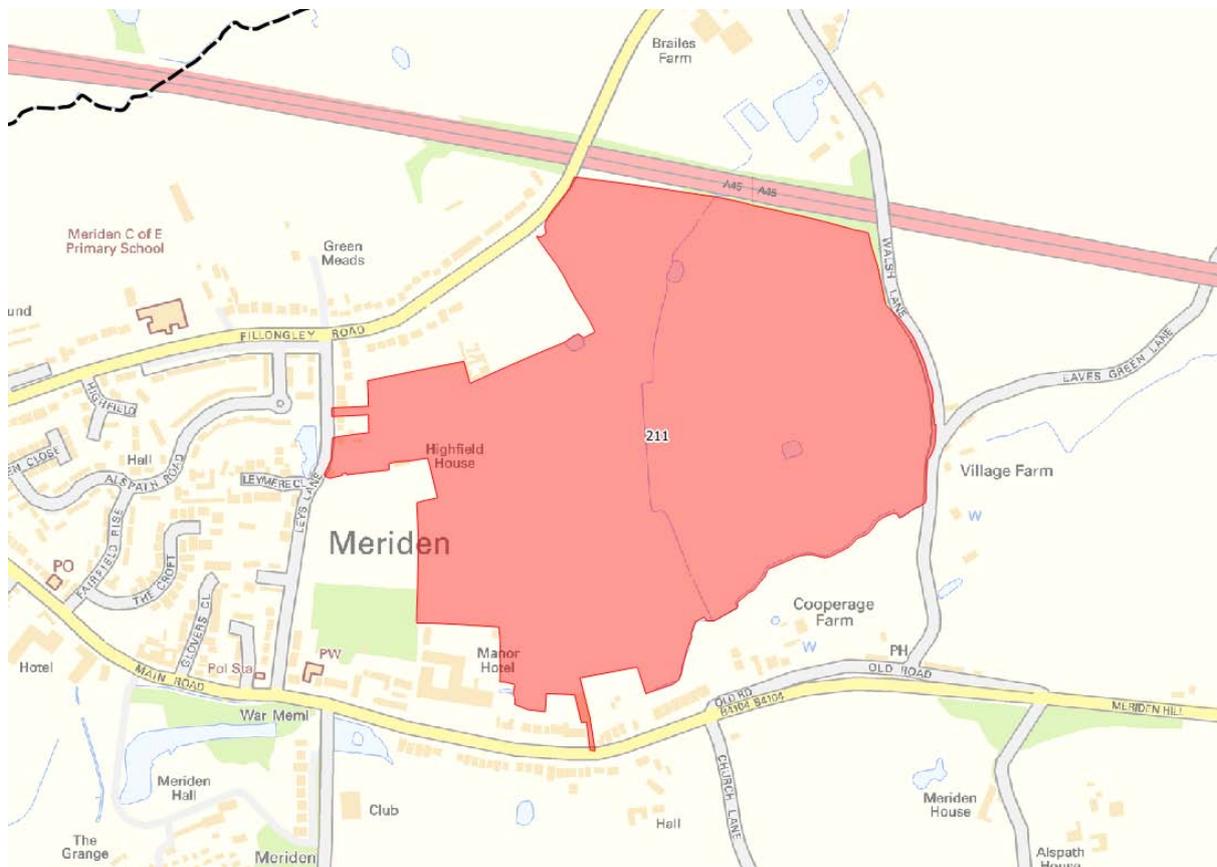
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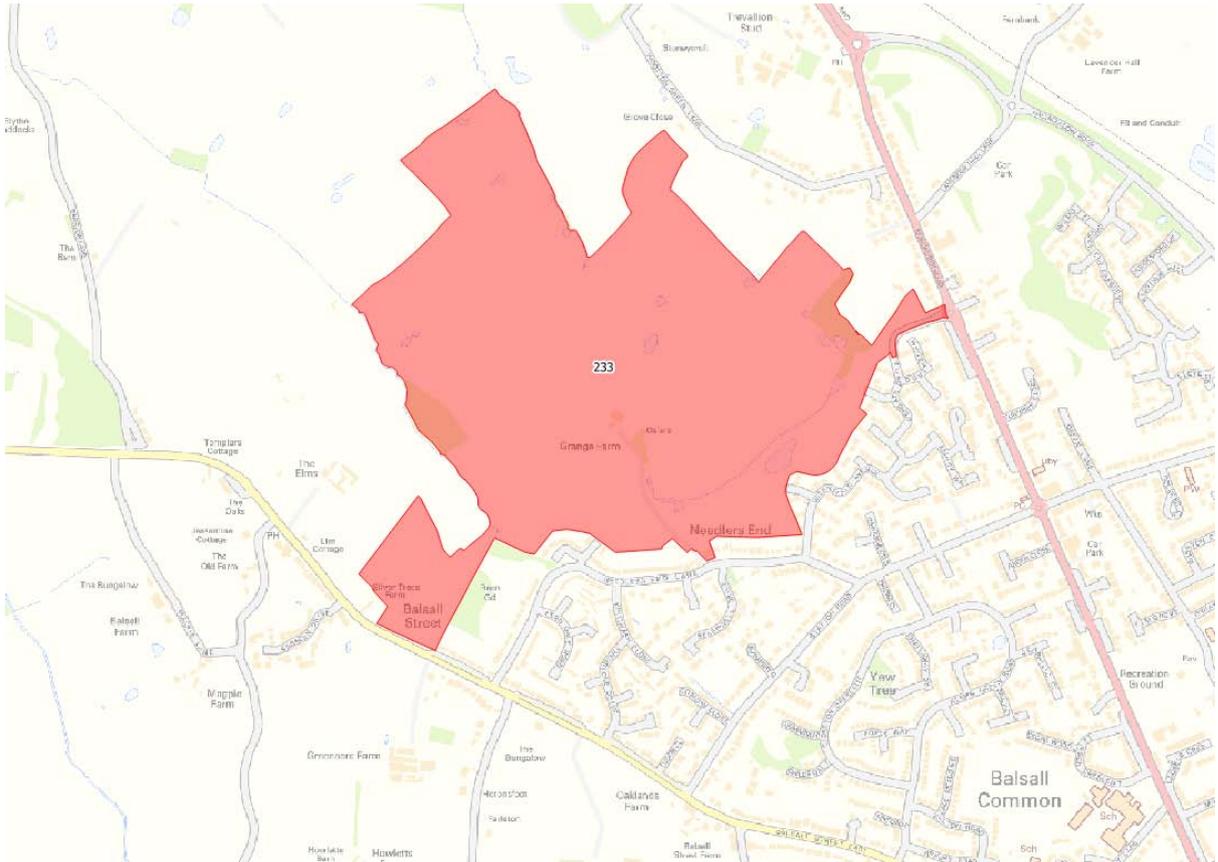


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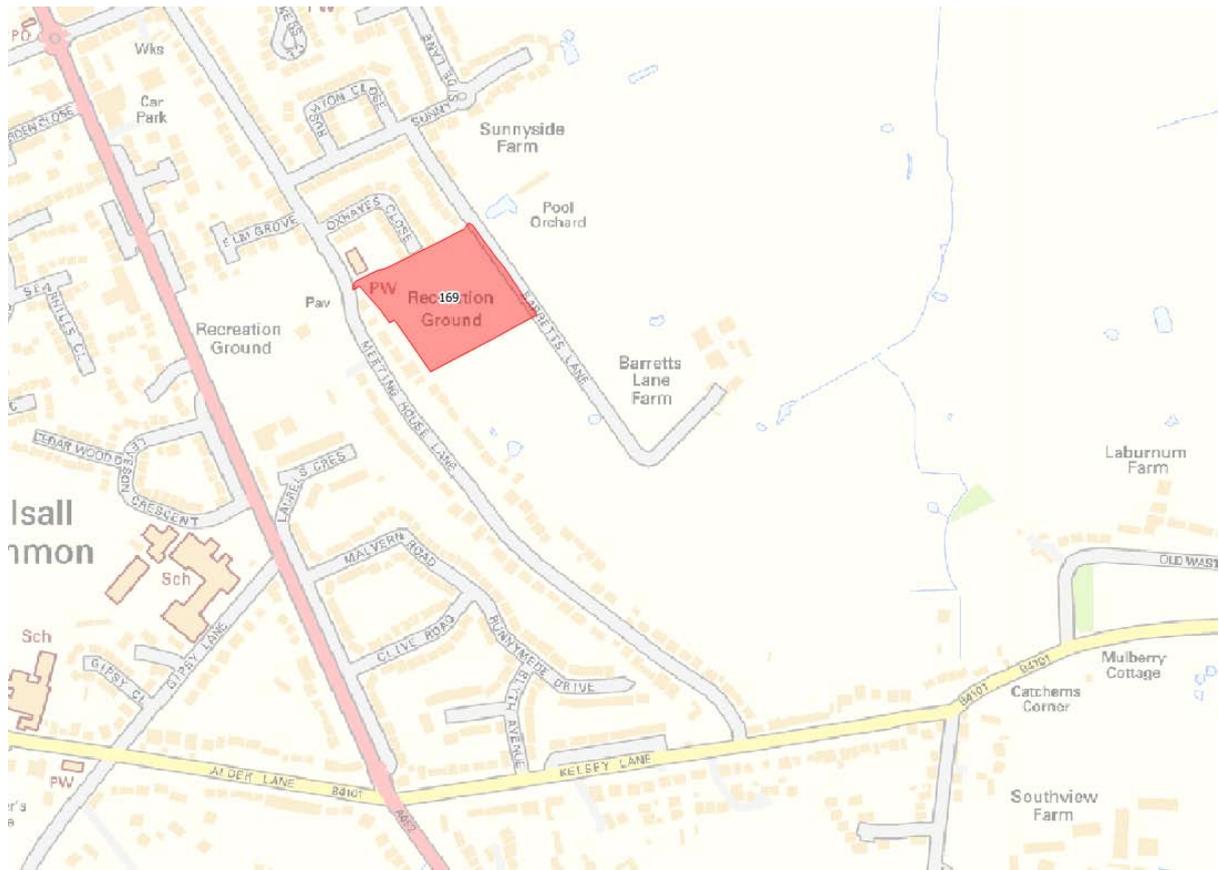


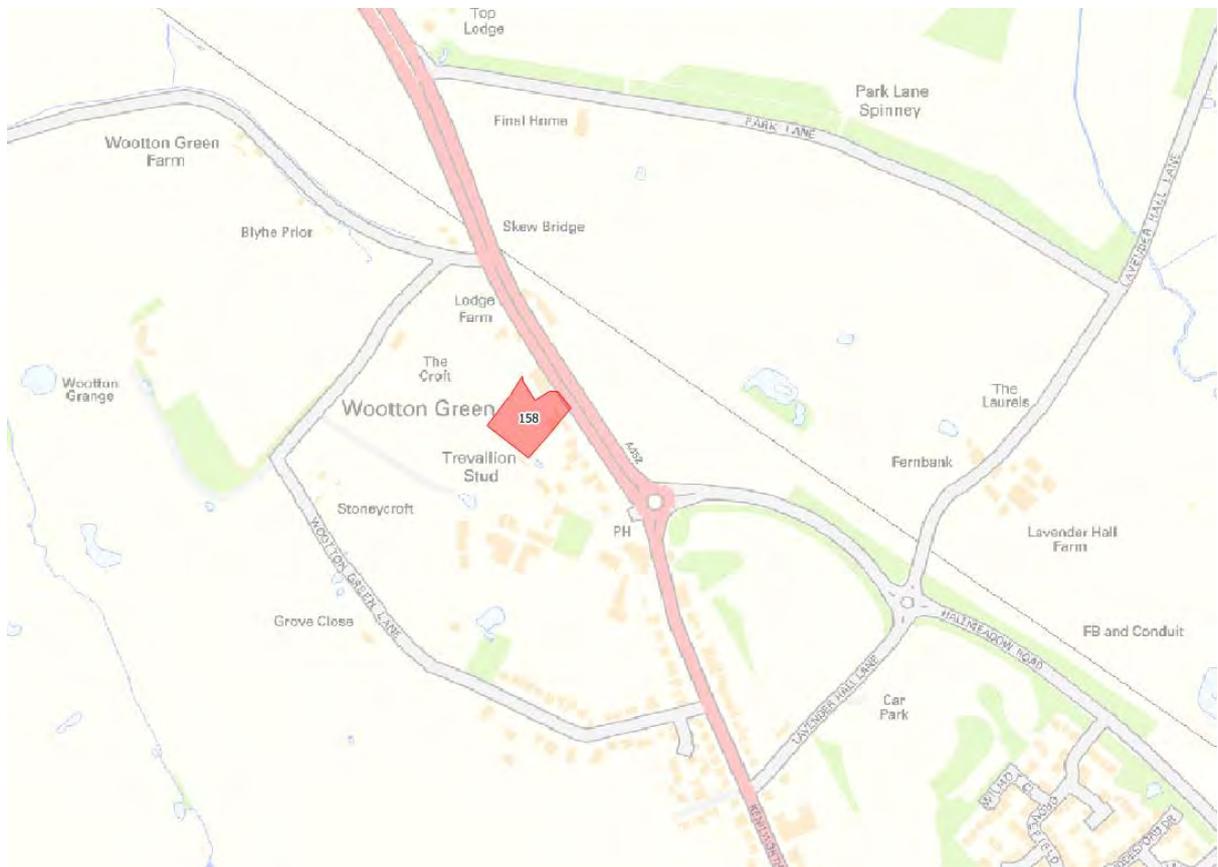
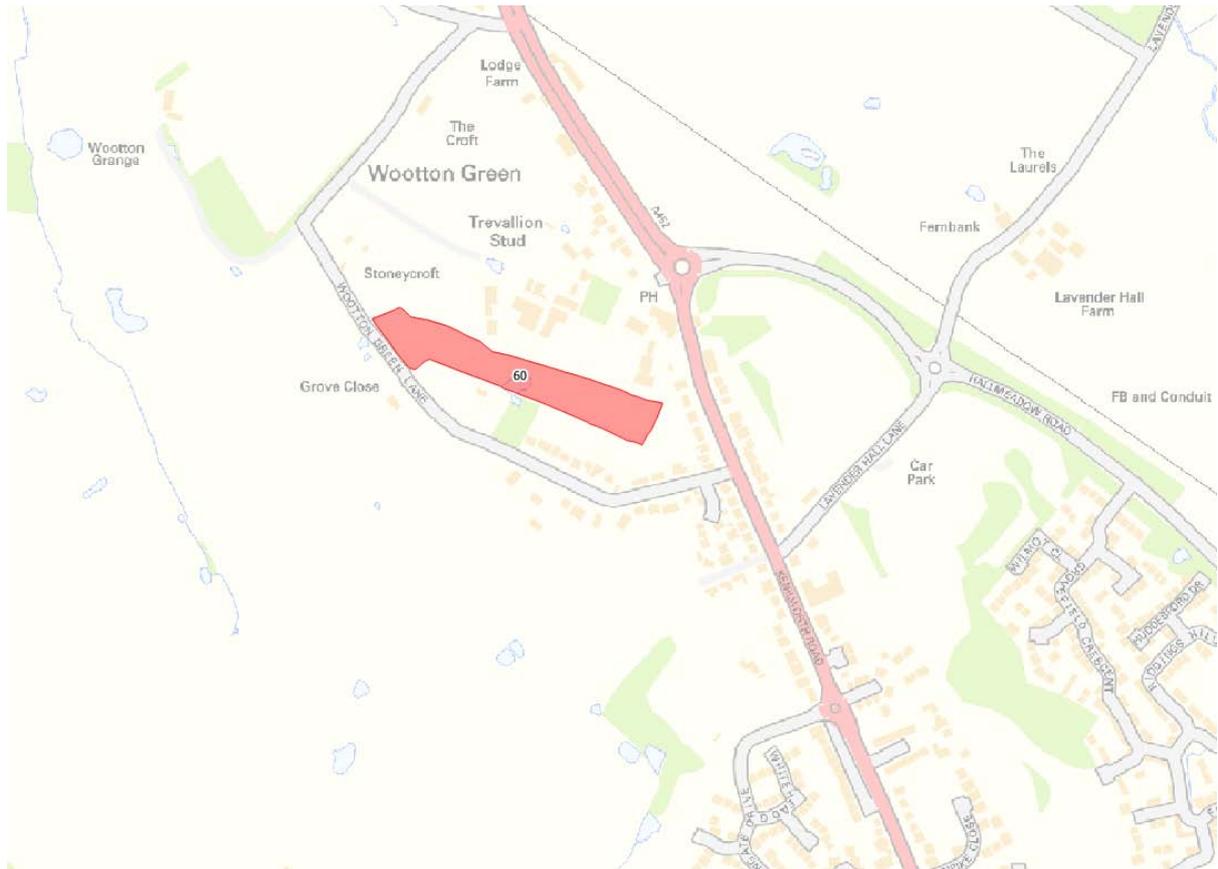


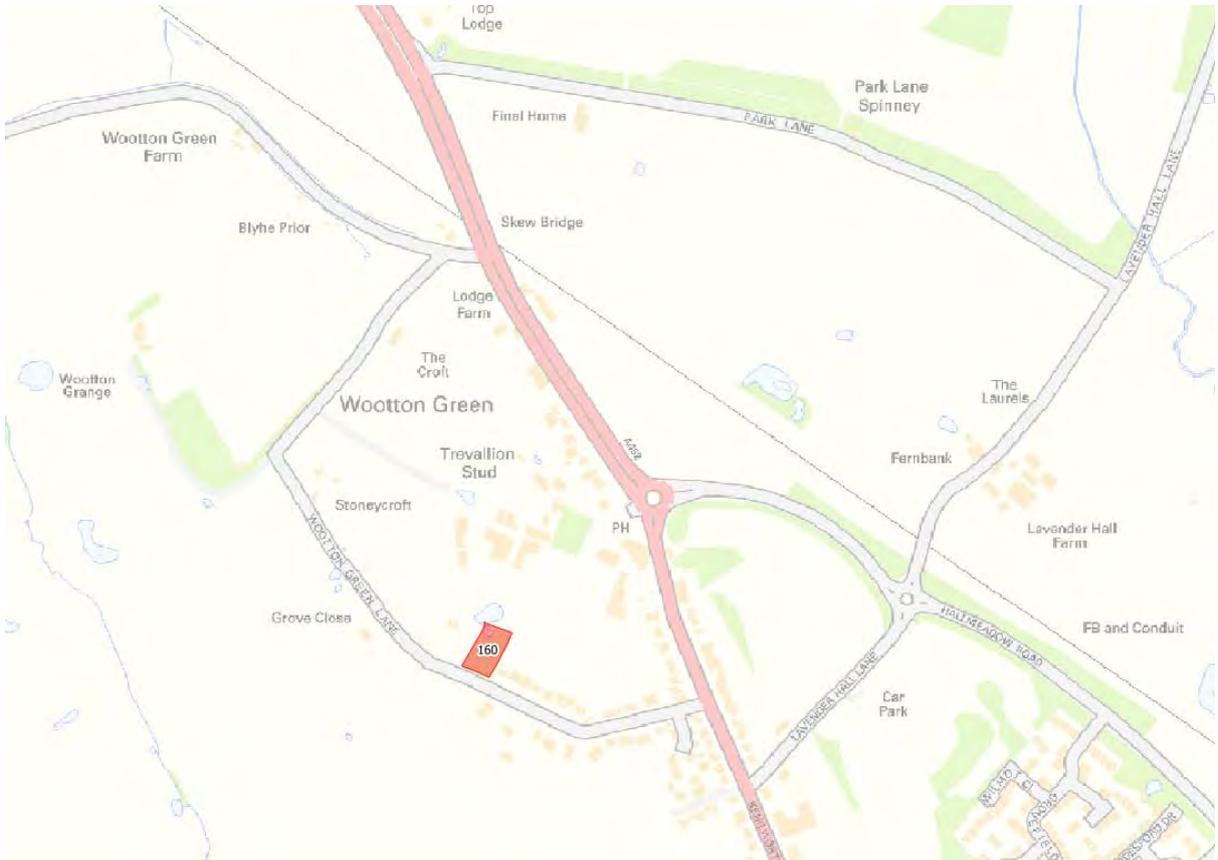


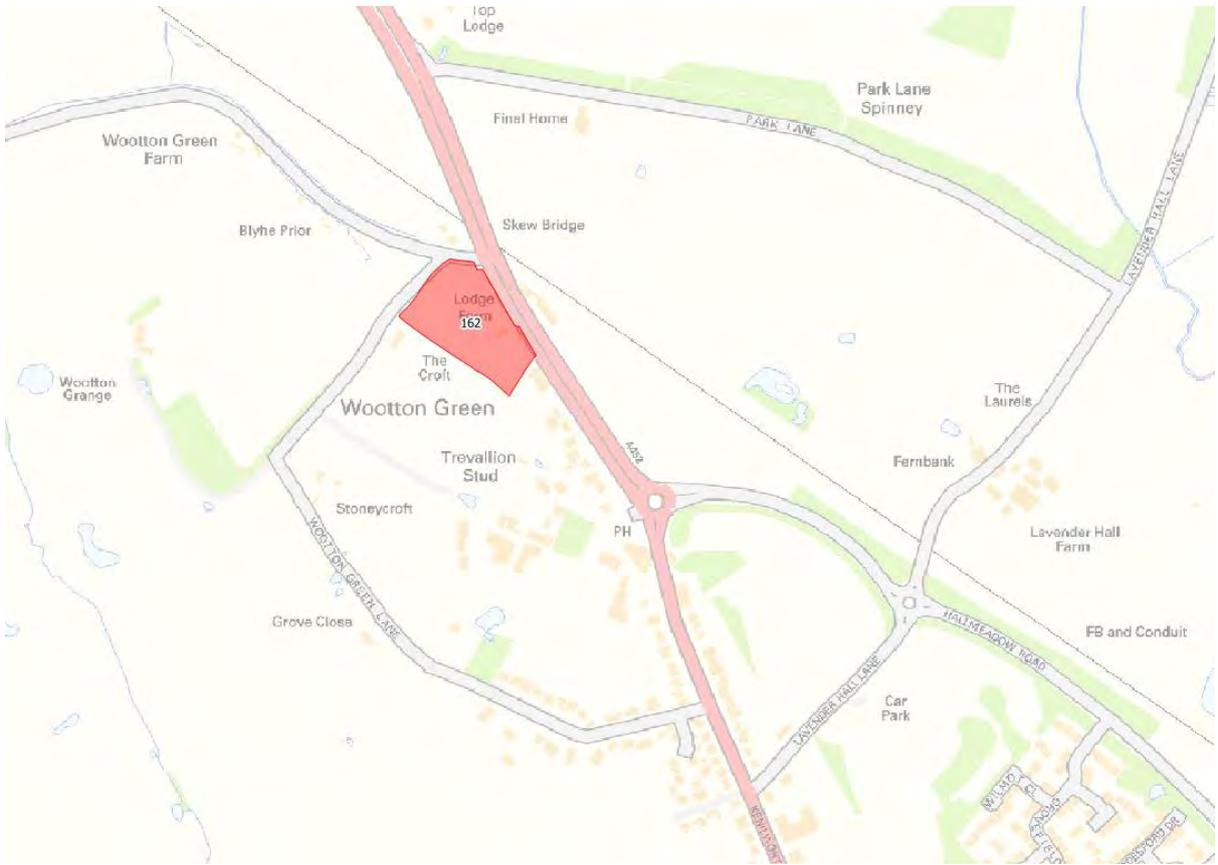
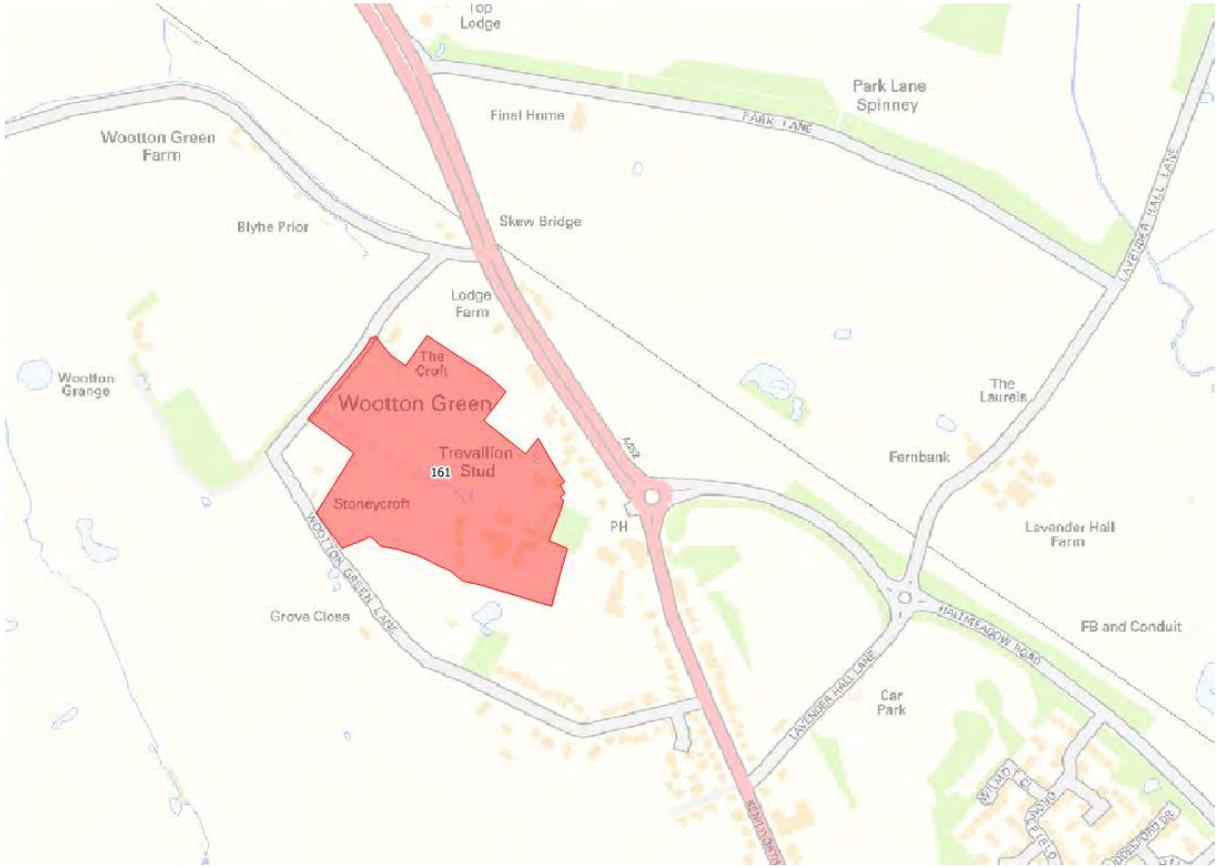
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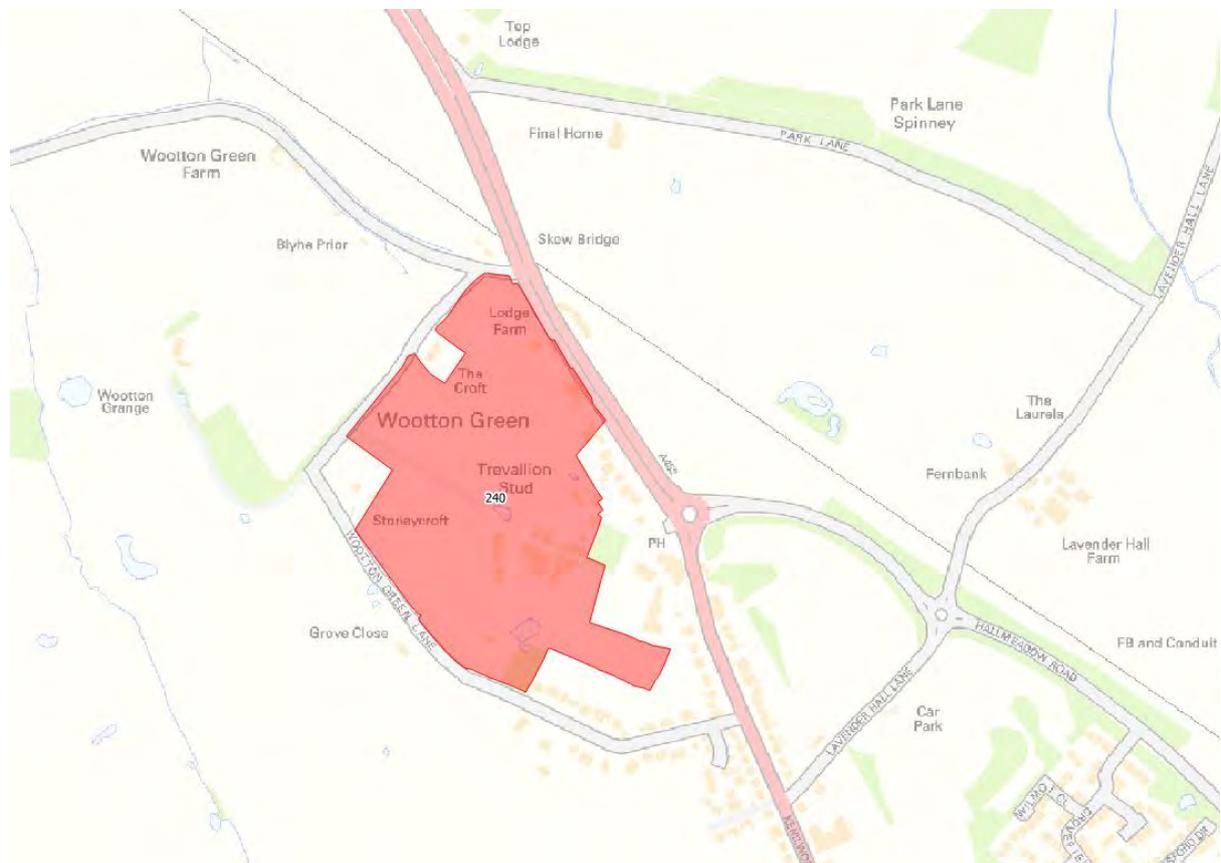












## APPENDIX 4: EMPLOYMENT SITE ASSESSMENT RECORDS



		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	31
2	Site name	write in	Solihull Blooms Garden Centre
<b>BASIC FACTS</b>			
3	Site address	write in	A452 (Kenilworth Rd)
4	Site area, ha	write in	3.0
5	Brief description	write in	Immediately adjacent to the A452 (western side). Approximately 2km from Balsall Common, the nearest settlement (site lies immediately to the north of CfS 92).
6	Current use	write in	Garden centre and open land (possibly used as allotments) with neighbouring light industrial uses, small scale specialist distribution plus two guesthouses. Uses that are compatible with general industrial activity.
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	Part
10	Brief explanation of above responses (if required)	write in	Part PDL - garden centre buildings
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B1, B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	3.0
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly within the Green Belt. No other known policy constraints.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	3. None
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	2. Minor
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	A high pressure gas pipe crosses a small proportion (0.2Ha) of the site. There are no other known physical constraints.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	2. Minor
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	The site is currently served by an access road onto the strategic road network (A452 north bound) that is used by vehicles accessing the garden centre and other nearby businesses. The nearby roundabout provides access to the southbound carriageway. More intensive use of the site may require access improvements, and the bend in the carriageway immediately to the south may have visibility splay impacts that will need to be considered.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	3. None
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	31
2	Site name	write in	Solihull Blooms Garden Centre
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	3.0
48	Comment	write in	The site was promoted through the CfS for B class use. The key constraint is Green Belt, but otherwise other than a minor loss of developable land due to the gas pipeline there are no constraints that inhibit the future development of this site.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site has a visually prominent location on the A452. The neighbouring uses are light industrial and small scale distribution. There are no local amenities within walking distance. The provision within the nearest settlement, Balsall Common is very limited.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	Land is flat, mostly without buildings and the site is a regular shape.
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Immediate access to the A452, within 4kms of the A45 and within 5kms of M42.
54	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Access road onto the A452 exists, but likely to need upgraded for future more intensive development.
56	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	there are no public transport facilities close at hand.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	2. Reasonable
61	Comment	write in	This site is not attractive to office occupiers, but would be attractive to some light industrial occupiers that do not need to be located close to their market / supply chain. The site would be of interest to distribution businesses, but currently does not have the best access to the strategic road network. HS2 may make the site more attractive for employment use. May provide an opportunity for comprehensive redevelopment with the New Mercote site (CfS 92) immediately to the south.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	2. Reasonable

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	1003
2	Site name	write in	Box tree farm craft centre
<b>BASIC FACTS</b>			
3	Site address	write in	Stratford Rd, Hockley Heath
4	Site area, ha	write in	18.1
5	Brief description	write in	Farm buildings and agricultural land located on a roundabout junction on the A3400.
6	Current use	write in	Agricultural, craft centre and building/gardening materials
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	Housing, B1/B2
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	The location's isolation from like activities and labour force makes it inappropriate for either office use or general industry, but there is some existing light industrial activity on site and therefore the site is assessed for expansion of light industrial activity. This is a large site at 18 Ha and has reasonable access to the strategic road network, and could as an alternative to B1c be considered for B8 use.
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	18.1
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	Yes
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	2. Minor
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly within the Green Belt. A small proportion (0.5Ha) of the site also is designated as a LWS. The adjacent residential uses will be sensitive to potential hours of business, noise and odour issues.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	2. Minor
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	Other than a small area (0.3Ha) that is subject to contamination, there are no known physical constraints impacting on this site.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	3. None
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	3. None
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	None
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	3. None
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	1003
2	Site name	write in	Box tree farm craft centre
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	18.1
48	Comment	write in	The promoter confirms the site is immediately available.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site is reasonably prominently located close to a roundabout on the A3400, albeit this is not a major route and the site does not have direct access on to the roundabout. Adjacent to the site on the south-eastern arm of the roundabout is a petrol filling station, a small number of dwellings are located between the site and the roundabout and agricultural land surrounds the site on all other sides. Other than the filling station, which includes a convenience store there are no other compatible uses nor local amenities.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	The site is large and has no obvious internal issues.
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	M42 junction 4 is 2 km away.
54	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	The site could take access directly on to the A3400, albeit not directly onto the roundabout. The A3400 has a good link to the M42.
56	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	There are 3 bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	2. Reasonable
61	Comment	write in	The site is large and strategic road accessibility is reasonable, but its isolation from other light industrial activities, associated uses and the labour force, and the lack of facilities and services means it does not offer the benefits of agglomeration and is less attractive than more established areas.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	2. Reasonable

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	55
2	Site name	write in	Bacons End
<b>BASIC FACTS</b>			
3	Site address	write in	Waterloo Ave
4	Site area, ha	write in	0.5
5	Brief description	write in	The Bacons End community centre is located close to the junction with the A452/Cooks Lane, and surrounded by light industrial uses.
6	Current use	write in	Community centre
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	iii. Within the built-up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	Housing, B1
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	The site is assessed for light industrial uses.
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	0.5
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	No
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	None.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	3. None
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	3. None
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	The site has no known constraints, but its reuse would involve the demolition of the existing building used for community activities.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	3. None
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	3. None
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	None
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	3. None
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	55
2	Site name	write in	Bacons End
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	2. available in the plan period
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	0.5
48	Comment	write in	Availability dependent on departure of the Community Centre
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	Located off, but visible from a local route (Cooks Rd). Site surrounded by local light industrial uses, and in the wider area by residential properties. Little in the way of nearby amenities.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	This is a small but regular shaped site, with no gradient or boundary issues
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Within 0.5km of the A452, and access to the M6/M42 within 3 km.
54	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Local roads are adequate for light industrial uses.
56	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	19 bus stops within 400 m
59	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	3. Good
61	Comment	write in	The site's location next to thriving local industrial uses suggests it would best be utilised to expand availability of this type of space.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	3. Good

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	63
2	Site name	write in	Ravenshaw
<b>BASIC FACTS</b>			
3	Site address	write in	Whale Tankers, Ravenshaw Way
4	Site area, ha	write in	6.7
5	Brief description	write in	Proposed extension to an existing research and development facility operating from an isolated former mill complex within 2 kms of junction 5 of the M42 and surrounded by open countryside, some parkland and some in agricultural use.
6	Current use	write in	Industry/Open land
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B1 & B2
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	6.7
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	Yes
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	Site is wholly located within the Green Belt. Whilst the site does not contain any nature conservation areas it is adjacent to an SSSI (River Blythe corridor).
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	3. None
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	2. Minor
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	A minor part of the site is in flood zone 2, and a very small area is in flood zone 3. Additionally localised drainage issues are being addressed.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	3. None
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	1. Major
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	Access to A41 is via Ravenshaw Way, a narrow single carriageway lane approximately 1/2 km in length. This would need upgrading if traffic levels increased and/or should it be used by larger vehicles than those already servicing Whale Tankers. Road widening would require land take.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	1. Major
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	63
2	Site name	write in	Ravenshaw
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	2. available in the plan period
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	6.7
48	Comment	write in	The site is promoted by the owners for business expansion, and therefore ownership is not a constraint in terms of the site itself. However, ownership may be a significant issue in terms of the need to upgrade the access road between the site and the strategic road network. The other key constraint is the location of the site in the Green Belt.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site is isolated and screened from view from most public view points by the main former mill building. Rolling agricultural land surrounds the site. There are no amenities, facilities or services within walking distance.
50	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	the site slopes gently upwards towards the motorway, but not so much as to affect development potential.
52	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	The site has good access to the M42 (J5) via the A41 junction.
54	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Local access (Ravenshaw Way) is likely to need upgrading to support more traffic/bigger vehicles associated with future development.
56	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	There are no buses or trains within walking distance
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	1. Poor
61	Comment	write in	This site would serve as an expansion of the current adjoining use.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	3. Good

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	65
2	Site name	write in	Land at Damson Parkway
<b>BASIC FACTS</b>			
3	Site address	write in	Damson Parkway
4	Site area, ha	write in	3.8
5	Brief description	write in	Solihull Moors Football Club ground located immediately to the north east of the JLR site.
6	Current use	write in	Solihull Moors Football Club pitch and training facilities
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	Yes
10	Brief explanation of above responses (if required)	write in	Site is PDL - Football ground stands and associated bldgs.
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	iv. Adjacent to the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B1, B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	3.8
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	Yes
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	Site is wholly within the Green Belt. Whilst there are no nature designations covering the site, it is adjacent to the Elmdon Nature Reserve.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	2. Minor
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	There is contamination associated with a small area of the site.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	3. None
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	None
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	3. None
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None (assuming Stoford Properties own the site)

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	65
2	Site name	write in	Land at Damson Parkway
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	3.8
48	Comment	write in	Other than the Green Belt designation and a minor area subject to contamination, the site is unconstrained.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site is adjacent to Jaguar Land Rover, which is a potentially compatible use. Elmdon Park and Nature Reserve and agricultural land are on the three other sides. There are no nearby local amenities.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	No problems. The site is flat and of regular shape.
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	The site is approximately 1km from the A45 and 4km from the M42. Damson Way is suitable for heavy goods vehicles and has plenty of capacity.
54	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Damson Way is high specification as it serves Jaguar Land Rover.
56	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	No station, but five bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	3. Good
61	Comment	write in	The quality of the site's access to the strategic road network and proximity to JLR make it likely to be very attractive to developers/occupiers for employment uses.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	3. Good

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	70
2	Site name	write in	Kidpile Farm
<b>BASIC FACTS</b>			
3	Site address	write in	Rumbush Ln, Earlswood
4	Site area, ha	write in	3.5
5	Brief description	write in	Farm buildings and fields in rural setting some 2kms along country lanes from Dickens Heath.
6	Current use	write in	Farm and agricultural
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	Housing, B1/B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Local office
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	3.5
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	This site is in open countryside, and whilst barn conversions would potentially be acceptable in principle, new build would be highly prominent in the open countryside.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	3. None
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	No known constraints.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	3. None
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	1. Major
37	Utilities	3. none / 2. minor / 1. major	2. Minor
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	The road connections to the strategic network are via country lanes, which would be unsuitable for large vehicles. It is unclear whether such an isolated location would be served by necessary services.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	1. Major
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	70
2	Site name	write in	Kidpile Farm
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	2. available in the plan period
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	3.5
48	Comment	write in	The site's isolation in open countryside with poor road connections is, in addition to Green Belt designation, the major constraint limiting the site's potential.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	Rural location surrounded by fields. Other than barn conversion, any new employment uses on this site would be incompatible with the surroundings. No amenities for miles around.
50	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	No issues identified.
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	The site is approximately 3km from the J4 M42, but the road network between is narrow country lanes.
54	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Narrow single carriageway country lanes, remote from the strategic road network.
56	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	Yes
58	Describe - e.g. station, bus stops	write in	Near Earlswood station. However, this station provides a very limited service. No bus stops nearby.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	1. Poor
61	Comment	write in	The road access is very poor. This site would only appeal to very local businesses that do not have to travel or receive customers on a regular basis.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	1. Poor

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	76
2	Site name	write in	Land surrounding Berkswell Quarry
<b>BASIC FACTS</b>			
3	Site address	write in	Kenilworth Rd
4	Site area, ha	write in	70.3
5	Brief description	write in	Agricultural land east of Berkswell Quarry, adjacent to the A452. The site is divided into three parts. All have very similar characteristics, and the larger two are effectively one site.
6	Current use	write in	Agricultural
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B1 & B2
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	70.3
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	2. Minor
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	Wholly located in the Green Belt. Located next to Berkswell Quarry, which can generate noise and dust.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	2. Minor
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	1. Major
30	Impact on flood risk area	3. none / 2. minor / 1. major	2. Minor
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	The site has land contamination on an 8 Ha area, 2.4Ha in in flood zone 3 and a large area (26Ha) is on the route of a gas main.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	1. Major
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	3. None
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	None
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	3. None
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	Yes
44	Detail any constraint(s) referred to above	write in	55% of the site is located within the HS2 safeguarded zone. The extent to which this will impact upon the suitability, availability or deliverability of the site for the purpose being promoted will depend upon (i) the outcome of the HS2 Hybrid Bill and its content and (ii) the nature and extent of the promoted development in relation to (a) whether it is a permanent or temporary development; (b) whether it is located within the operational land or land required during construction of HS2 and (c) the extent of collaborative working that has been undertaken, or can be, by the landowner/site promoters and HS2 to facilitate a development that would be compatible with the operation of the railway. Development of sites that are located within the safeguarded zone are unlikely to be able to proceed until after completion of the HS2 line construction in 2026.

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	76
2	Site name	write in	Land surrounding Berkswell Quarry
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	2. available in the plan period
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	45%
47	Site area available for employment use (Ha)	auto calc	31.6
48	Comment	write in	This site has significant physical constraints, and over half the site area is located within the HS2 safeguarded zone, which is likely to delay development opportunities until the later part of the Plan period.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	No nearby employment uses other than the quarry. Far from any amenities.
50	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	Land gently slopes, but no obvious issues
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Adjacent to A452, which links with the A45 approximately 3kms to the north.
54	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	The main site already has direct access on to the A452 via an existing roundabout.
56	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	Just two bus stops within walking distance
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	2. Reasonable
61	Comment	write in	This site is big, albeit with significant physical constraints and uncertainty over the developable area stemming from its location on the HS2 safeguarded zone, but has reasonable access to the strategic road network.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	2. Reasonable

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	77
2	Site name	write in	Land at Blackfirs Lane
<b>BASIC FACTS</b>			
3	Site address	write in	Blackfirs Lane
4	Site area, ha	write in	3.5
5	Brief description	write in	This is a greenfield site that wraps around the southern and western sides of the BBP allocated extension. Its boundaries are Coleshill Heath Rd and Blackfirs Lane.
6	Current use	write in	agriculture
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	iv. Adjacent to the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B1, B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	3.5
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	Yes
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	2. Minor
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	Site is wholly within Green Belt. Potential to impact on the residential properties immediately adjacent on the southern side of Blackfirs Lane. Potential impact of the oil pipeline that crosses the site needs to be considered. Whilst not located on the site, the LWS located just south of Blackfirs Lane could limit the developable area.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	3. None
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	2. Minor
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	Oil pipeline servicing the airport crosses the site.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	3. None
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	As an extension to BBP the site would utilise the existing road network, including any improvement to access that may arise from the existing site allocation for expansion to the immediate south west.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	3. None
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	77
2	Site name	write in	Land at Blackfirs Lane
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	2. available in the plan period
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	3.5
48	Comment	write in	The extent of the oil pipeline constraint needs to be clarified as does the issue of the LWS just to the south. These issues need to be clarified before the site could come forward. The key planning policy constraint is the Green Belt designation.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	Site is contained by Coleshill Heath Rd and Blackfirs Rd which form the boundary to the residential and other agricultural / open land areas beyond. Birmingham Business Park is located immediately to the north. The nearest amenities are within BBP, but these are limited in range.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	The land is flat and regular presenting no obvious problems.
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Access to the strategic network would be the same as for BBP, approximately 2.5km to junctions with the M6 and the M42.
54	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Potential junction connections exist both north and south. A link in to distributor road to the south (on to Bickenhill Parkway) would potentially improve circulation for the whole of BBP.
56	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	four bus stops within 400m
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	3. Good
61	Comment	write in	BBP is an attractive well utilised Business Park that has key locational advantages and attracts growth sector industries. Further extending BBP would attract potential occupiers.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	3. Good

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	80
2	Site name	write in	Wyckhams Close
<b>BASIC FACTS</b>			
3	Site address	write in	Coventry Rd
4	Site area, ha	write in	8.9
5	Brief description	write in	This is a greenfield site located at junction 6 of the M42 close to the airport and the NEC. It is tightly confined by M42, A45 and the West Coast rail line.
6	Current use	write in	Disused former poultry farm.
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	iv. Adjacent to the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	Housing, B1
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	The site is promoted for housing, retail/leisure or B1 that could be a mixed use development. But for the purpose of this assessment the site is assessed for light industrial uses only.
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	8.9
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly in the Green Belt. No other known policy issues.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	3. None
28	Overhead line buffer	3. none / 2. minor / 1. major	1. Major
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	1. Major
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	The pylons remove half the site from the developable area. A gas pipeline also crosses the site and is a major constraint impacting over 40% of the site.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	1. Major
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	1. Major
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	The site currently lacks access onto the surrounding strategic road network. Access is planned via Church Lane over the West Coast main line into the north of the site as part of the A45 improvement works, but this does not offer direct access to the strategic road network, and will result in a significant diversion route for potential users of the site. Additionally the access link proposed appears to be around 3m wide indicating that it would only accommodate a single lane of traffic, which would be insufficient to support the proposed development. Feasible vehicular access options for this site's development would necessitate new highway lane(s) that allow direct access from the strategic road network or lane(s) to improve access via Church Lane, albeit this option requires a significant diversion. Either option would have significant impact on development viability, and in our view be cost prohibitive.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	1. Major
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	Yes
44	Detail any constraint(s) referred to above	write in	Part of the site (1.2 Ha) is located within the HS2 safeguarded zone. The extent to which this will impact upon the suitability, availability or deliverability of the site for the purpose being promoted will depend upon (i) the outcome of the HS2 Hybrid Bill and its content and (ii) the nature and extent of the promoted development in relation to (a) whether it is a permanent or temporary development; (b) whether it is located within the operational land or land required during construction of HS2 and (c) the extent of collaborative working that has been undertaken, or can be, by the landowner/site promoters and HS2 to facilitate a development that would be compatible with the operation of the railway. Development of sites that are located within the safeguarded zone are unlikely to be able to proceed until after completion of the HS2 line construction in 2026.

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	80
2	Site name	write in	Wyckhams Close
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	2. available in the plan period
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	50%
47	Site area available for employment use (Ha)	auto calc	4.5
48	Comment	write in	The site requires the provision of adequate access into the strategic road network, which we think would be cost prohibitive and therefore undeliverable. 1.2 Ha of the 8.9 Ha site area is located within the HS2 safeguarded zone, which is likely to delay development opportunities until the later part of the Plan period.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site is located immediately to the south of the NEC and airport. It is bounded by the road network and railway on all sides, with agricultural land beyond to the west, south and east. There are no local amenities.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	This is a large, flat regular shaped site. However, the site's boundaries are transport lines that isolate the site from its surroundings.
52	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	The site is located at junction 6 of the M42 and immediately adjacent to the A45, albeit the site currently lacks access into the network.
54	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Whilst access to the network is planned, this is unsuitable for the redevelopment of the site as proposed.
56	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	Just two bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	1. Poor
61	Comment	write in	The location's proximity to the airport and NEC make it a very attractive site. Albeit at just 4.5Ha general industrial rather than distribution would be the more attractive use. However, the site is currently made inaccessible by the proximity of the M42, A45 and West Coast rail line, and the planned access via Church Lane is insufficient to support the development of the site. Without suitable access arrangements the site cannot come forward for development.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	1. Poor

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	87
2	Site name	write in	Arden Brickworks
<b>BASIC FACTS</b>			
3	Site address	write in	Coventry Rd, Bickenhill
4	Site area, ha	write in	8.8
5	Brief description	write in	Former brickworks located immediately south of the A45, and close to J6 M42, NEC and airport. Site has clay works immediately to the south and agricultural land to the east and west.
6	Current use	write in	Site is divided into a number of open yards used for storage of construction materials, and the municipal recycling centre.
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	Yes
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	Yes
10	Brief explanation of above responses (if required)	write in	Site is PDL - a former brickworks. Planning permission (PL/2014/00093/FULM) for the erection of a new office block and workshop. <b>This permission has been 'relocated' due to the original land being used from HS2.</b>
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B1, B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	8.8
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	Part of the site is included within a Regionally Important Geological area.
23	Any other (impact)?	3. none / 2. minor / 1. major	1. Major
24	Detail any constraint(s) referred to above	write in	Site is wholly within Green Belt. 3Ha within area of Regionally Important Geological site.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	2. Minor
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	1. Major
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	Some of the site has been land filled. Contamination issues on site.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	1. Major
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	2. Minor
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	This site has direct access to the A45. However, a more intensive use of the site would require access improvements.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	Yes
44	Detail any constraint(s) referred to above	write in	2.1 Ha in the northern part of the site is located within the HS2 safeguarded zone. The extent to which this will impact upon the suitability, availability or deliverability of the site for the purpose being promoted will depend upon (i) the outcome of the HS2 Hybrid Bill and its content and (ii) the nature and extent of the promoted development in relation to (a) whether it is a permanent or temporary development; (b) whether it is located within the operational land or land required during construction of HS2 and (c) the extent of collaborative working that has been undertaken, or can be, by the landowner/site promoters and HS2 to facilitate a development that would be compatible with the operation of the railway. Development of sites that are located within the safeguarded zone are unlikely to be able to proceed until after completion of the HS2 line construction in 2026.

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	87
2	Site name	write in	Arden Brickworks
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	2. available in the plan period
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	80%
47	Site area available for employment use (Ha)	auto calc	7.0
48	Comment	write in	The developable site area reduces 20% because of the HS2 safeguarded zone, which is likely to delay development opportunities until the later part of the Plan period. The site proposal includes retail and leisure uses, but for the purposes of this study we have assumed these are alternative uses and limited the assessment to industrial uses.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site is well screened with mature planting from all surrounding areas, including residential on Old Station Rd. The site's redevelopment would not have a negative impact on the neighbouring clay works and agriculture. The site is outside of the urban area and there are no nearby amenities.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	No particular site configuration problems.
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	The site is adjacent to the A45 and is less than 1km from J6 M42 & junction with the A452.
54	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Existing access to the A45.
56	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	Only 3 bus stops within 400m
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	3. Good
61	Comment	write in	The site is likely to be very attractive to developers/occupiers for employment uses because of its location close to NEC, the airport & the HS2 terminal, and the quality of its access to the road network with M42, A45 and A542 all immediately accessible.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	3. Good

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	91
2	Site name	write in	Home Farm
<b>BASIC FACTS</b>			
3	Site address	write in	Meriden Rd, Berkswell
4	Site area, ha	write in	2.3
5	Brief description	write in	Land to the rear of existing Home Farm business complex that accommodates small businesses. The location is approximately 2kms from Meriden to the north and Balsall Common to the south.
6	Current use	write in	Agricultural farm land.
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B1, B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Local office
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	2.3
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	Yes
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly within the Green Belt. A small proportion of the site is within a LWS.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	3. None
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	The proposer has indicated there are topographical and tree constraints.
33	Any other (impact)?	3. none / 2. minor / 1. major	2. Minor
34	Detail any constraint(s) referred to above	write in	There may be topographical or tree constraints that may limit the developable area.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	1. Major
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	Meriden Rd is not strategic, and passes through villages to access the strategic road network (A45 or A452).
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	1. Major
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None.

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	91
2	Site name	write in	Home Farm
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	2.3
48	Comment	write in	In addition to the Green Belt constraint, the impact of additional vehicle movements on the local road network would need to be considered.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site would be an extension to the existing local business complex. There are no nearby amenities.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	No identified issues, although there is a small lagoon immediately to the west. The promoter refers to topographical issues and mature trees which may limit the area of the site available for development.
52	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	The site is approximately 3km from both the A45 and the A452.
54	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Access to the strategic network requires passing through villages.
56	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	no buses.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	1. Poor
61	Comment	write in	The site's isolation and poor connections to the strategic road network reduce its attraction even to those accessing local markets. Should only be considered for local employment if there is considerable local demand that cannot be met in more sustainable locations.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	1. Poor

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	92
2	Site name	write in	New Mercote
<b>BASIC FACTS</b>			
3	Site address	write in	New Mercote Farm, Kenilworth Rd.
4	Site area, ha	write in	13.0
5	Brief description	write in	Agricultural land located between railway line and A452. Small group of commercial uses and guest house located to the north including Solihull Garden Centre (also incl in CFS site 31).
6	Current use	write in	Working farm.
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	Housing, B1/B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	The site is assessed for light industrial uses.
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	13.0
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly in the Green Belt. No other known policy issues.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	3. None
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	1. Major
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	45% of the site is located with in high pressure gas main buffer zone.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	1. Major
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	2. Minor
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	The development of the site for industrial use would need a new access road on to the A452 to link with the strategic road network.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	Yes
44	Detail any constraint(s) referred to above	write in	1 Ha of the site area is located within the HS2 safeguarded zone. The extent to which this will impact upon the suitability, availability or deliverability of the site for the purpose being promoted will depend upon (i) the outcome of the HS2 Hybrid Bill and its content and (ii) the nature and extent of the promoted development in relation to (a) whether it is a permanent or temporary development; (b) whether it is located within the operational land or land required during construction of HS2 and (c) the extent of collaborative working that has been undertaken, or can be, by the landowner/site promoters and HS2 to facilitate a development that would be compatible with the operation of the railway. Development of sites that are located within the safeguarded zone are unlikely to be able to proceed until after completion of the HS2 line construction in 2026.

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	92
2	Site name	write in	New Mercote
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	2. available in the plan period
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	55%
47	Site area available for employment use (Ha)	auto calc	7.2
48	Comment	write in	Site reduction based on the area within the HP gas buffer and the HS2 safeguarded zones. The inclusion of part of the site within the HS2 safeguarded zone is likely to delay development opportunities until the later part of the Plan period.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	Site would have prominence immediately adjacent to the A452. Commercial to the north and agricultural neighbours. Remote from amenities. Nearest amenities in Balsall Common, but limited in range.
50	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	No obvious issues. Although promoter refers to topography and trees.
52	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Immediately adjacent to A452, but some 5kms from M42.
54	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Immediately adjacent to the A452, but would need access to be created.
56	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	Two bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	2. Reasonable
61	Comment	write in	The site is less well located than others. But HS2 may make the site more attractive for employment use. May provide an opportunity for comprehensive redevelopment with the Garden Centre site to the north.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	2. Reasonable

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	95
2	Site name	write in	Village Farm, Elmdon (overlap with 189)
<b>BASIC FACTS</b>			
3	Site address	write in	Coventry Rd / Damson Way
4	Site area, ha	write in	2.3
5	Brief description	write in	Former farm buildings now part used for scrap / storage, car showroom and guest house, located immediately south of A45 and Birmingham Airport.
6	Current use	write in	Storage, car showroom and guest house.
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	Part
10	Brief explanation of above responses (if required)	write in	Site is part PDL - showroom, guest house & farm bldgs.
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	iv. Adjacent to the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	Housing or B1
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Office park
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	2.3
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	Yes
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly within Green Belt. A very small area is identified as an LWS.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	1. Major
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	2. Minor
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	60% of the site is contaminated. Hazardous waste is recorded for this site.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	1. Major
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	3. None
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	None
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	3. None
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	Yes
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	There are three separate owners and it appears not all may be aware the site is being promoted.

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	95
2	Site name	write in	Village Farm, Elmdon (overlap with 189)
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	2. available in the plan period
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	2.3
48	Comment	write in	This site is being promoted for office park use, or a number of combined or alternative uses. It would be a good site for an office park serving airport related businesses, but at just 2.3Ha is small for such a use, but if combined with the remainder of Village Farm (circa an additional 5Ha), and if the LWS designation can be set aside, would provide a substantial area for an office park, and potentially other related uses. Alternatively the site combined with the adjacent unused farm land could equally accommodate a distribution facility or general industrial park again linked to the airport/NEC.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	Located immediately south of the airport and A45. Adjacent to agricultural land to the south. Jaguar Land Rover is approximately 1.5 kms to the south. There are no amenities close to the site.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	This is a flat site with regular boundaries. No site configuration problems.
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Adjacent to A45
54	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Access is likely to be possible off the Damson Way/A45 junction. Existing road is suitable for HGVs.
56	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	Served by 7 bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	3. Good
61	Comment	write in	This site is located close to the airport, the NEC and the Jaguar Land Rover plant with immediate access on to the A45 junction and will be close to the proposed HS2 interchange. It is therefore a highly attractive site for an office park. A more comprehensive development with a broader range of uses would be possible if this site was combined with the redundant farm land immediately to the west. The larger site would be needed to make the site attractive to developers of distribution parks or general industry.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	3. Good

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	97
2	Site name	write in	Land at Ravenshaw Way
<b>BASIC FACTS</b>			
3	Site address	write in	Ravenshaw Way
4	Site area, ha	write in	16.2
5	Brief description	write in	Farm land with open countryside to the north, but the Whale Tankers employment site to the east and the M42 to the south and A41 to the west.
6	Current use	write in	Agricultural
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	Housing, B1, B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Strategic distribution park
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	16.2
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly in the Green Belt. No other known policy issues.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	3. None
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	2. Minor
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	2Ha of the site is located within a gas pipeline cordon.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	1. Major
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	Access to A41 is via Ravenshaw Way, a narrow single carriageway lane approximately 1/2 km in length. This would need upgrading if traffic levels increased and/or should it be used by larger vehicles.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	1. Major
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	97
2	Site name	write in	Land at Ravenshaw Way
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	2. available in the plan period
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	16.2
48	Comment	write in	The site would require upgraded road access that would need land take.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site is screened by mature trees and hedges from all directions other than from vantage points on Ravenshaw Way. Employment use on the site would be compatible with Whale Tankers located immediately adjacent, but that is the only commercial activity in the area, which is otherwise agricultural. There are no local amenities.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	the land is rolling pasture with a significant drop in gradient south to north.
52	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	The site is located within 1km of Junction 5 of the M42
54	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Access to the strategic network is via Ravenshaw Way, which will need upgrade for its 1/2 km length. This road joins the A41 and almost immediately junction 5 of the M42.
56	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	2 bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	2. Reasonable
61	Comment	write in	Likely to be attractive to distribution park developers/occupiers due to its strategic location very close to J5 of M42 and the A41.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	2. Reasonable

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	112
2	Site name	write in	Field at rear of Fernhill Court
<b>BASIC FACTS</b>			
3	Site address	write in	Balsall St East, Balsall Common
4	Site area, ha	write in	1.4
5	Brief description	write in	Open fields to the rear of Fernhill Court, former farm buildings converted to office use.
6	Current use	write in	Open pasture.
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	iv. Adjacent to the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	Housing, B1, B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Local office
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	1.4
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly in the Green Belt. No other known policy issues.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	3. None
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	No known physical constraints.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	3. None
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	2. Minor
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	Access to the strategic road network (A452) is via minor B roads that pass through the village of Balsall Common.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None. Owner is the promoter.

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	112
2	Site name	write in	Field at rear of Fernhill Court
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	1.4
48	Comment	write in	Other than the Green Belt designation, the local road network is the key constraint for this site. However, a modest scale of additional office provision is unlikely to generate unacceptable levels of traffic.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site is to the rear of Fernhill Court office complex, and is therefore not visually prominent. The neighbouring uses are residential. There are no amenities in the immediate area and those in Balsall Common are very limited.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	No obvious issues
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Approximately 1km from the A452.
54	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Access is via local village B roads, that requires traffic to pass through the village to access the strategic network.
56	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	6 bus stops within 400m
59	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	2. Reasonable
61	Comment	write in	The site is remote from amenity and areas of significant employment, but already provides local employment space that appears to be well occupied.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	2. Reasonable

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	113
2	Site name	write in	Melbourne
<b>BASIC FACTS</b>			
3	Site address	write in	Clock Lane, Bickenhill
4	Site area, ha	write in	0.6
5	Brief description	write in	Semi-detached residential property with large garden adjacent to the A45.
6	Current use	write in	Residential
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	Part
10	Brief explanation of above responses (if required)	write in	PDL - residential
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	iv. Adjacent to the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B1, B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	0.6
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly in the Green Belt. No other known policy issues.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	2. Minor
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	2. Minor
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	Located just to the south of the airport runway, there could be safeguarding and noise issues.
33	Any other (impact)?	3. none / 2. minor / 1. major	2. Minor
34	Detail any constraint(s) referred to above	write in	There is landfill on 10% of the site.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	3. None
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	None
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	3. None
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	113
2	Site name	write in	Melbourne
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	0.6
48	Comment	write in	The site's small size and its location in the Green Belt are the key constraints, but its proximity to the airport runway could also limit the scope for development.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site is not a prominent location, sited just off the A45 access road. The immediate neighbouring uses are the transport depot to the north, caravan trailer park and farm land to the south. There are no local amenities within walking distance beyond the Clock public house.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	The site's small size is a constraint. Likely need to amalgamate with adjacent sites.
52	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Within 1/2 km of the A45.
54	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Existing local access to the A45. Likely to be suitable for future development.
56	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	Just 2 bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	2. Reasonable
61	Comment	write in	Alone, but better still when combined with the adjacent site, the site would prove attractive to industrial uses. Too small to be attractive for distribution uses.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	2. Reasonable

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	114
2	Site name	write in	Mayfield
<b>BASIC FACTS</b>			
3	Site address	write in	Clock Lane, Bickenhill
4	Site area, ha	write in	0.5
5	Brief description	write in	Semi-detached residential property with large garden adjacent to the A45.
6	Current use	write in	Depot and storage
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	Yes
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	Yes
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	Part
10	Brief explanation of above responses (if required)	write in	PDL - depot & storage
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	iv. Adjacent to the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	0.5
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly in the Green Belt. No other known policy issues.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	1. Major
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	Located just to the south of the airport runway, there could be safeguarding and noise issues.
33	Any other (impact)?	3. none / 2. minor / 1. major	2. Minor
34	Detail any constraint(s) referred to above	write in	The site's transport depot use means that 80% of the site is considered to be contaminated.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	1. Major
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	3. None
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	None
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	3. None
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	114
2	Site name	write in	Mayfield
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	0.5
48	Comment	write in	The site's small size and its location in the Green Belt are the key constraints, but its proximity to the airport runway could also limit the scope for development.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site is not a prominent location, sited just off the A45 access road. The immediate neighbouring uses are residential to the south, and farmland to the other sides. There are no local amenities within walking distance beyond the Clock public house.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	The site's small size is a constraint. Likely need to amalgamate with adjacent sites.
52	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Within 1/2 km of the A45.
54	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Existing local access to the A45. Likely to be suitable for future development.
56	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	Just 2 bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	2. Reasonable
61	Comment	write in	Alone, but better still when combined with the adjacent site, the site would prove attractive to industrial uses. Too small to be attractive for distribution uses.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	2. Reasonable

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	115
2	Site name	write in	Land between Bickenhill Village and A45
<b>BASIC FACTS</b>			
3	Site address	write in	Church Farm, Church Lane, Bickenhill
4	Site area, ha	write in	19.5
5	Brief description	write in	Farmland located immediately to the south of the A45, the airport & NEC. To the south, east and west lie agricultural land and Bickenhill village and hamlet. JLR is just 4km away. Site is bisected by Catherine de Barnes Lane.
6	Current use	write in	Agricultural
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	iv. Adjacent to the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	Housing, B1, B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Strategic distribution park
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	90%
17	Site area proposed for employment use (Ha)	write in	17.6
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly in the Green Belt. No other known policy issues.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	2. Minor
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	Water main crosses the site. Near the airport runway, there could be safeguarding and noise issues.
33	Any other (impact)?	3. none / 2. minor / 1. major	2. Minor
34	Detail any constraint(s) referred to above	write in	There is evidence of minor contamination, and a water main crosses the site. To account for the water main we reduce the developable site area by 5%.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	3. None
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	None
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	3. None
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	115
2	Site name	write in	Land between Bickenhill Village and A45
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	90%
47	Site area available for employment use (Ha)	auto calc	15.8
48	Comment	write in	The key constraint is the Green Belt designation. A water main crosses the site (a 5% land area reduction has been made to account for this), but otherwise the site is well located in respect of the strategic road network and key neighbouring employment sites.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site has excellent prominence close to the airport and NEC. Bickenhill village is to the south of the site, but lacks local amenities.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	No obvious site issues
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	The site is adjacent to a junction on the A45.
54	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Local access to the A45 is currently available via Catherine de Barnes Lane. This may require upgrade to accommodate large vehicles associated with future development.
56	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	no bus stops within 400m
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	3. Good
61	Comment	write in	The site's location with direct access on to A45 and close proximity to the NEC, airport and JLR and relative lack of constraints suggest this would be a very attractive site.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	3. Good

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	1011
2	Site name	write in	Boxtree Site 1
<b>BASIC FACTS</b>			
3	Site address	write in	Gate Lane
4	Site area, ha	write in	42.0
5	Brief description	write in	Farm land located at junction 4 of the M42
6	Current use	write in	Agricultural
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Strategic distribution park
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	42.0
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	Yes
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly located within the Green Belt. A small area of the site is designated SSSI (0.2Ha), and 1.4Ha is designated a LWS. Little Monkspath Wood is located in the middle of the site, and reduces the developable area.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	2. Minor
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	2. Minor
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	Some relatively minor landfill on site (3.8Ha), and 5Ha located in flood zone 3 and a further 3Ha in flood zone 2.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	1. Major
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	1. Major
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	Although the site abuts the M42 at J4, access cannot be taken directly at this point as it is the slip road and roundabout for J4. Improvements may be possible to Gate Lane, but this is close to the roundabout & Monkspath Wood, and the road is narrow.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	1. Major
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	1011
2	Site name	write in	Boxtree Site 1
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	2. available in the plan period
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	80%
47	Site area available for employment use (Ha)	auto calc	33.6
48	Comment	write in	Reduction for area within flood zone 3 and also Little Monkspath Wood.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site borders the M42 to the west, with the business park immediately beyond. Golf range and riding school to the east, open farm land to the north and south beyond Gate Lane. No local amenities.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	The land slopes towards the Mway.
52	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Site is adjacent to J4 M42, but access may be difficult to achieve.
54	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Gate Lane is the obvious point to connect the site to the M42. But this may be difficult to engineer.
56	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	No bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	3. Good
61	Comment	write in	Assuming road access into the strategic network can be achieved then this site would be attractive to operators of distribution sheds.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	3. Good

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	165
2	Site name	write in	Boxtree Site 2
<b>BASIC FACTS</b>			
3	Site address	write in	Kineton Lane/Stratford Rd
4	Site area, ha	write in	90.0
5	Brief description	write in	A large area of agricultural land on the eastern side of the M42 opposite Blythe Valley business park, immediately south of J4 M42. Site is bisected by Kinton Lane.
6	Current use	write in	Agricultural
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Strategic distribution park
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	90.0
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	Yes
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly located within the Green Belt. A small area of the site (2.4Ha) is designated a LWS.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	2. Minor
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	2. Minor
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	Some relatively minor landfill on site (2.8Ha), and 1.5Ha located in flood zones 2&3.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	1. Major
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	2. Minor
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	No current access, but potential to access J4 M42 via A3400 Stratford Rd.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	165
2	Site name	write in	Boxtree Site 2
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	96%
47	Site area available for employment use (Ha)	auto calc	86.4
48	Comment	write in	Reduction for area within flood zone 3, and also area within LWS.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site borders the M42 to the west, with the business park immediately beyond. Prominent site relative to the M42. On all other sides the site is surrounded by open farm land. No local amenities.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	The land slopes towards the Mway.
52	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Site is adjacent to J4 M42.
54	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Access should be achievable via Stratford Rd.
56	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	No bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	3. Good
61	Comment	write in	Due to the scale of the site and the proximity and ease of access to the Mway junction this site would be attractive to operators of distribution sheds.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	3. Good

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	189
2	Site name	write in	Former Village Farm, Damson Parkway (overlap with 95)
<b>BASIC FACTS</b>			
3	Site address	write in	Coventry Rd / Damson Way
4	Site area, ha	write in	7.3
5	Brief description	write in	Vacant former farm land & buildings and located immediately south of A45 and Birmingham Airport.
6	Current use	write in	open land and storage
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	Part
10	Brief explanation of above responses (if required)	write in	Small area PDL - farm bldgs.
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	iv. Adjacent to the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B1, B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Strategic distribution park
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	7.3
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	Yes
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly located within the Green Belt. 4.2Ha is identified as a Local Wildlife Site. In addition to the Green Belt designation, the LWS designation is potentially a major constraint on development on this site.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	2. Minor
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	Located just to the south of the airport runway, there could be safeguarding and noise issues.
33	Any other (impact)?	3. none / 2. minor / 1. major	2. Minor
34	Detail any constraint(s) referred to above	write in	0.8 Ha is contaminated
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	2. Minor
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	No current access. The site is well located to access the A45, and indeed to access the airport and is close to the NEC.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	3. None
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	189
2	Site name	write in	Former Village Farm, Damson Parkway (overlap with 95)
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	40%
47	Site area available for employment use (Ha)	auto calc	2.9
48	Comment	write in	This site could provide distribution facilities possibly associated with the airport, or general industrial in a very accessible location. However, the LWS designation reduced the developable area by 60%, and , the site's proximity to the airport runway could also limit the scope for development.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	Located immediately south of the airport and A45. Adjacent to car showroom to the east and agricultural land to the south. Jaguar Land Rover is approximately 1.5kms to the south. There are no amenities close to the site.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	This is a flat site with regular boundaries. No site configuration problems.
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Site is adjacent to the A45, approximately 3km from the M42
54	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Access is likely to be possible off the Damson Way/A45 junction. Existing road is suitable for HGVs.
56	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	Served by 8 bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	3. Good
61	Comment	write in	This site is located close to the airport, the NEC and the Jaguar Land Rover plant with immediate access on to the A45 junction and will be close to the proposed HS2 interchange. It is therefore likely to be a highly attractive site for a distribution park. It would also be attractive for general industrial activity or for an office park.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	3. Good

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	190
2	Site name	write in	Land west of Damson Parkway
<b>BASIC FACTS</b>			
3	Site address	write in	Coventry Rd / Damson Way
4	Site area, ha	write in	1.0
5	Brief description	write in	Opposite the former Village Farm site off the western side of Damson Way south of Birmingham Airport. A narrow semi-mature wooded site containing one (possibly) derelict small building. Lies immediately to the east of the Elmdon Nature Reserve.
6	Current use	write in	semi-mature woodland
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	Part
10	Brief explanation of above responses (if required)	write in	Small area PDL - farm/estate bldg.
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B1, B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	1.0
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly within Green Belt. Location immediately adjacent to the Elmdon NR could generate bad neighbour issues depending on the sensitivity of the NR.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	3. None
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	No known constraints.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	3. None
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	2. Minor
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	The site is well located to access the road network, and indeed to access the airport and the NEC. But an access road would need to be created.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

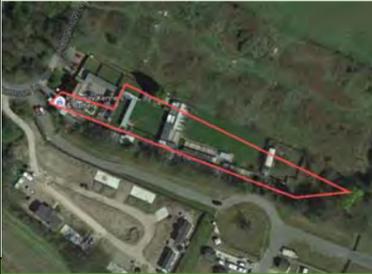
		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	190
2	Site name	write in	Land west of Damson Parkway
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	1.0
48	Comment	write in	The site is well located in respect of the road network and airport, but currently provides a buffer between Damson Parkway and Elmdon NR.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	Located immediately south of the airport and A45. Damson Parkway immediately to the east. Adjacent to Elmdon NR to the west and agricultural land to the south. Jaguar Land Rover is approximately 1.5kms to the south. There are no amenities close to the site. Proximity to the NR makes this site more sensitive than the former Village Farm site.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	There are no gradient issues, but the site is very small (1 Ha), and narrow tapering towards the northern end.
52	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Site is adjacent to the A45, approximately 3km from the M42
54	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Access is likely to be possible off the Damson Way/A45 junction. Existing road is suitable for HGVs.
56	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	Served by 4 bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	1. Poor
61	Comment	write in	This site is located close to the airport, the NEC and the Jaguar Land Rover plant with immediate access on to the A45 junction and will be close to the proposed HS2 interchange. It is therefore a highly attractive site for general industrial activity (too small for distribution or office park). However this site is smaller than what is generally needed for employment use and is also narrow, wedged as it is between Damson Parkway and the Elmdon NR. It will be far less attractive to potential developers, investors and occupiers compared to the former Village Farm located close by.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	1. Poor

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	191
2	Site name	write in	land fronting old damson lane
<b>BASIC FACTS</b>			
3	Site address	write in	Old Damson Lane
4	Site area, ha	write in	1.5
5	Brief description	write in	Rectangular plot in open countryside off a minor country lane, but with easy access on to Damson Way and with the airport 1km to the north and JLR 1 km to the south. Immediately adjacent to site number 202.
6	Current use	write in	Open land and storage.
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B1 or B2 or B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	1.5
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly in the Green Belt. No other known policy issues.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	3. None
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	No constraints
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	3. None
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	2. Minor
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	Access would be required on to Old Damson Lane, which would provide access to the A45, approximately 800m to the north via Damson Parkway.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	191
2	Site name	write in	land fronting old damson lane
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	1.5
48	Comment	write in	Other than the Green Belt designation, the site is unconstrained.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site is located off a minor country road, and therefore lacks prominence. Immediately to the south are dog kennels and a traveller site beyond. In other directions the site looks out on to open countryside. There are no nearby amenities.
50	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	The site is small for standalone development. Considering this site with Parkway Kennels may make development more viable, but that site is only 0.6Ha.
52	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Site is less than 1 km from the A45, and approximately 3.5km from the M42
54	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Access is likely to be possible off Damson Way, which is suitable for HGVs.
56	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	Served by 2 bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	1. Poor
61	Comment	write in	The small site area and isolation from other employment uses means it is unlikely to be attractive to potential occupiers.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	1. Poor

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	194
2	Site name	write in	Fore Business park
<b>BASIC FACTS</b>			
3	Site address	write in	Huskisson Way
4	Site area, ha	write in	4.8
5	Brief description	write in	Fore business park is located on J4 of the M42. It contains two office buildings, but has land available for more. It is currently allocated for B1 use. The proposal site includes part of the existing site, but extends beyond the Business Park.
6	Current use	write in	Open land within and beyond the Business Park.
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	Yes
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	Yes
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	iv. Adjacent to the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B1, B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	50%
17	Site area proposed for employment use (Ha)	write in	2.4
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	Yes
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	TPOs
23	Any other (impact)?	3. none / 2. minor / 1. major	1. Major
24	Detail any constraint(s) referred to above	write in	This site is part within part outside the Green Belt. A small area is designated LWS. A quarter of the whole site is subject to TPOs.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	2. Minor
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	2. Minor
30	Impact on flood risk area	3. none / 2. minor / 1. major	1. Major
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	Ground contamination and landfill affect a very small area of the site. Similarly a very small area is within the route of a high pressure gas main. Approx 1 Ha is located within flood zone3.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	3. None
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	The site would utilise the existing road access.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	3. None
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	194
2	Site name	write in	Fore Business park
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	80%
47	Site area available for employment use (Ha)	auto calc	1.9
48	Comment	write in	The promoter proposes an even split between employment uses and retail and leisure, hence half the 4.8Ha is considered available for employment use. The major constraint (excluding Green Belt) is 1 Ha within flood zone 3. In the absence of a scheme we apportion the flood zone3 developable area reduction equally between the employment and retail/leisure uses, reducing each by 0.5Ha.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site is not visually prominent, but is located next to a Tesco Extra & garden centre with residential area at the north eastern end and the road network forming the boundary to the south and east. Beyond which is a golf course and Blythe Valley business park and country park. The local amenities are limited to the offer at Tesco.
50	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	No internal issues
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Site is adjacent to the M42
54	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Local access is in place, with the A34 linking directly to J4 of the M42.
56	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	Served by just 1 bus stop within 400m.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	3. Good
61	Comment	write in	The business park has excellent road communications and is therefore likely to attract operators of distribution activity. However the very modest scale of the available land, after land for retail and leisure has been considered means the 1.8Ha is likely to be insufficient scale.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	3. Good

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	202
2	Site name	write in	Parkway kennels and cattery
<b>BASIC FACTS</b>			
3	Site address	write in	Old Damson Lane
4	Site area, ha	write in	0.6
5	Brief description	write in	Small rectangular plot in open countryside off a minor country lane, but with easy access on to Damson Way and with the airport 1km to the north and JLR 1 km to the south. Immediately adjacent to site number 191.
6	Current use	write in	Kennels and cattery with residential on frontage
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	Housing or B1
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	This site is assessed for light industrial uses.
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	0.6
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly in the Green Belt. No other known policy issues.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	3. None
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	No constraints
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	3. None
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	2. Minor
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	Access would be required on to Old Damson Lane, which would provide access to the A45, approximately 800m to the north via Damson Parkway.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	202
2	Site name	write in	Parkway kennels and cattery
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	0.6
48	Comment	write in	Other than the Green Belt designation, the site is unconstrained.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	The site is located off a minor country road, and therefore lacks prominence. Immediately to the south is a traveller site and to the north is land occasionally used for open storage. Damson Parkway lies immediately to the west and open farmland to the east. There are no nearby amenities.
50	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	No major constraints, but this site is very small at 0.6Ha, and is unlikely to be of interest to promoters of industrial or distribution activity. Combined with site 191 the site would measure 2Ha and be a more regular shape, and therefore would be a more viable proposition.
52	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Site is less than 1 km from the A45, and approximately 3.5km from the M42
54	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Local access to the site is poor, although there is a large junction suitable for HGV's nearby.
56	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	Served by 2 bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	1. Poor
61	Comment	write in	The small site area (either in combination with 191 or alone) and isolation from other employment uses means it is unlikely to be attractive to potential occupiers.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	1. Poor

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	212
2	Site name	write in	Berkswell Quarry
<b>BASIC FACTS</b>			
3	Site address	write in	Cornets End Lane, Berkswell
4	Site area, ha	write in	96.7
5	Brief description	write in	A quarry and landfill site located close to the A542. Accessed by a narrow minor road with neighbouring uses being a further quarry site, golf course and agriculture.
6	Current use	write in	mineral extraction and landfill.
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	Yes
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	v. Outside of the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	B1 & B2
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Industrial estate
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	25%
17	Site area proposed for employment use (Ha)	write in	24.2
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	Yes
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	3. None
22	Any other (specify)?	write in	
23	Any other (impact)?	3. none / 2. minor / 1. major	
24	Detail any constraint(s) referred to above	write in	The site is wholly located within the Green Belt. A very small area is identified as SSSI. But no other known policy issues.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	1. Major
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	1. Major
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	1. Major
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	Extraction will have left significant depressions across the site. There will be large areas of landfill, but this is not likely to be contaminated or hazardous. A gas main effects 14Ha of the site.
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	1. Major
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	2. Minor
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	Cornets End Lane is used by the quarry vehicles to access the A452, but would need upgrading to serve a new comprehensive intensified use. Alternatively it may be possible to access the A452 via an upgraded Marsh Lane.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	2. Minor
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	Yes
44	Detail any constraint(s) referred to above	write in	2.5Ha is located within the HS2 safeguarded zone. The extent to which this will impact upon the suitability, availability or deliverability of the site for the purpose being promoted will depend upon (i) the outcome of the HS2 Hybrid Bill and its content and (ii) the nature and extent of the promoted development in relation to (a) whether it is a permanent or temporary development; (b) whether it is located within the operational land or land required during construction of HS2 and (c) the extent of collaborative working that has been undertaken, or can be, by the landowner/site promoters and HS2 to facilitate a development that would be compatible with the operation of the railway. Development of sites that are located within the safeguarded zone are unlikely to be able to proceed until after completion of the HS2 line construction in 2026.

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	212
2	Site name	write in	Berkswell Quarry
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	2. available in the plan period
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	100%
47	Site area available for employment use (Ha)	auto calc	24.2
48	Comment	write in	The site's principle promoted use is as a Sustainable Resources Recovery Park and Energy Centre. These uses will require the majority of the site, and in the absence of any assessment it is anticipated that 25% of the total site area would be available for employment uses (deduction made in rows 16 & 17). The inclusion of part of the site within the HS2 safeguarded zone is likely to delay development opportunities until the later part of the Plan period. Given the very large site area, and 75% has already been deducted for non-employment uses, no further deduction is made for HS2.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	There are no employment uses in the locality other than the other quarry site to the north of Cornets End Lane. Golf course to the north, and farm land on all other sides. There are no local amenities.
50	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	Undulating terrain. No obvious issues.
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Located close to A452, and approximately 4km from the M42.
54	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	Cornets End Lane is currently used by the quarry site vehicles, but greater intensity of use would require either upgrade and/or a new access directly on to A452.
56	Score	3. good / 2. reasonable / 1. poor	2. reasonable
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	No bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	2. Reasonable
61	Comment	write in	Industrial uses are likely to be attracted because of the planned sustainable resources recovery park, the other quarry to the north and the reasonable access to the Mway network via the A452.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	2. Reasonable

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	234
2	Site name	write in	Land at Lady Byron Lane
<b>BASIC FACTS</b>			
3	Site address	write in	Lady Byron Lane
4	Site area, ha	write in	2.6
5	Brief description	write in	Island site on southwest quadrant of J5 M42. M42 to the north, residential to the south and west. Warwick Road to the east with sports ground (site 167) beyond. No employment uses in the vicinity.
6	Current use	write in	Former agricultural land
7	Is the site currently allocated, or has a permission, for employment use?	Yes (detail) / No	No
8	Has the site previously been allocated, or had a permission, for employment use?	Yes (detail) / No	No
9	Is the site previously developed land?	Yes (detail)/ part (detail) / No	No
10	Brief explanation of above responses (if required)	write in	
11	Site's sequential location?	i. in a town centre, ii. within 400m of a town centre, iii. within the built-up area, iv. adjacent to the built-up area or v. outside the built-up area?	iv. Adjacent to the built up area
12	Site location map / photos		
<b>PROPOSAL</b>			
13	Land uses being promoted	Use class codes	Housing or B1, B2 & B8
14	Employment use being assessed	One of: Office park, Industrial estate, Strategic distribution park, local office or Other	Strategic distribution park
15	Brief qualification, if necessary of the use being assessed	write in	
16	Proportion of the site proposed for employment land use	write in	100%
17	Site area proposed for employment use (Ha)	write in	2.6
<b>PLANNING POLICY CONSTRAINTS</b>			
18	Green Belt	Yes / No	Yes
19	Nature conservation designations	Yes / No	No
20	Heritage designations	Yes / No	No
21	Bad neighbour impact	3. none / 2. minor / 1. major	2. Minor
22	Any other (specify)?	write in	TPOs
23	Any other (impact)?	3. none / 2. minor / 1. major	2. Minor
24	Detail any constraint(s) referred to above	write in	The site is wholly located within the Green Belt. There is the potential to impact on the neighbouring residential properties. There are a small number of TPOs on the site covering around 0.3Ha. But all the trees are around the site boundary.
<b>PLANNING POLICY-SUMMARY</b>			
25	Is site subject to policy constraints	3. no constraints / 2. minor constraints / 1. major constraints	1. Major
<b>OTHER SUPPLY CONSTRAINTS</b>			
<b>Physical constraints</b>			
26	Ground conditions	3. none / 2. minor / 1. major	3. None
27	Contaminated land/historic landfill site	3. none / 2. minor / 1. major	3. None
28	Overhead line buffer	3. none / 2. minor / 1. major	3. None
29	High-pressure gas pipeline	3. none / 2. minor / 1. major	3. None
30	Impact on flood risk area	3. none / 2. minor / 1. major	3. None
31	Hazardous installations	3. none / 2. minor / 1. major	3. None
32	Any other (specify)?	write in	
33	Any other (impact)?	3. none / 2. minor / 1. major	
34	Detail any constraint(s) referred to above	write in	No constraints
35	Conclusion: Is the site physically constrained?	3. none / 2. minor / 1. major	3. None
<b>Infrastructure constraints</b>			
36	Roads	3. none / 2. minor / 1. major	1. Major
37	Utilities	3. none / 2. minor / 1. major	3. None
38	Any other (specify)?	write in	
39	Any other (impact)?	3. none / 2. minor / 1. major	
40	Detail any constraint(s) referred to above	write in	The site currently lacks access onto the surrounding strategic road network. The creation of suitable access for employment use may be difficult due to the sites location immediately adjacent to J5 of the M42.
41	Conclusion: Is the site infrastructure constrained?	3. none / 2. minor / 1. major	1. Major
<b>Ownership constraints</b>			
42	Any apparent ownership constraints?	Yes / No	No
43	Safeguarded land (HS2)	Yes / No / Don't know	No
44	Detail any constraint(s) referred to above	write in	None

		CODES (3=good score, 2=middling score 1=bad score)	
1	Site ID	write in	234
2	Site name	write in	Land at Lady Byron Lane
<b>OTHER SUPPLY CONSTRAINTS: SUMMARY</b>			
45	When is the site likely to be available?	3. immediately available 2. available in the plan period 1. not in the plan period	3. immediately available
46	Proportion of the site available for employment land use (after deductions for constraints)	auto calc	88%
47	Site area available for employment use (Ha)	auto calc	2.3
48	Comment	write in	Reduction in developable area results from TPO designations, but these are on the outer edges of the site.
<b>DEMAND - ATTRACTIVENESS TO OCCUPIERS &amp; MARKET BALANCE</b>			
<b>ATTRACTIVENESS TO OCCUPIERS</b>			
<b>External environment</b>			
49	Describe - prominence, compatibility of the surroundings, access to amenities, etc	write in	Highly prominent site on the SW arm of J5 M42 with good visibility from the motorway. No employment uses nearby. Residential area immediately to the west and south, with Warwick Road denoting the boundary to the east. Limited range of amenities in Knowle approximately 2km to the south.
50	Score	3. good / 2. reasonable / 1. poor	2. Reasonable
<b>Internal environment</b>			
51	Describe - any problems with shape, gradient, boundary etc?	write in	No internal site issues
52	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Strategic accessibility (road)</b>			
53	Describe - proximity to Motorway/principal roads	write in	Excellent location with direct access to J5 M42.
54	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Local access by road</b>			
55	Describe access to site/strategic road network	write in	The site already has access to the A4141 Warwick Rd, which links directly to J5 M42.
56	Score	3. good / 2. reasonable / 1. poor	3. Good
<b>Public transport access</b>			
57	Is the site close to a railway station (within 400m)?	Yes / No	1. No
58	Describe - e.g. station, bus stops	write in	Served by 4 bus stops within 400m.
59	Score	3. good / 2. reasonable / 1. poor	1. Poor
<b>ATTRACTIVENESS: SUMMARY</b>			
60	How attractive will the site be to occupiers of the completed development?	3. good / 2. reasonable / 1. poor	3. Good
61	Comment	write in	The site is promoted for a wide range of uses, and though small in size the site would interest the distribution sector most because of the quality of the road connections.
<b>MARKET BALANCE</b>			
62	Market evidence (description)	write in	
63	Score	3. good / 2. reasonable / 1. poor	
<b>DEMAND SUMMARY</b>			
64	Assuming constraints are resolved, what are the prospects of the site being developed and occupied?	3. good / 2. reasonable / 1. poor	3. Good

# APPENDIX 5: HOUSING DATABASE SITE ASSESSMENT RECORDS



## Site Assessment Details

<b>SHLAA Reference</b>	1	<b>Site Name</b>	Springhill, Truggist Lane	<b>Settlement</b>	Balsall Common
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	21		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	3	<b>Site Name</b>	The Chase Field	<b>Settlement</b>	Knowle
<b>Category:</b>	3	<b>Observations</b>	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.		
<b>Yield:</b>	59		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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	0: Over 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	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

<b>SHLAA Reference</b>	5	<b>Site Name</b>	Land At Grove House	<b>Settlement</b>	Knowle
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	16		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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 a good value area.

## Site Assessment Details

<b>SHLAA Reference</b>	6	<b>Site Name</b>	Land At Old Station Road, Hampton In Arden	<b>Settlement</b>	Hampton in Arden
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	90		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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 a good value area.

## Site Assessment Details

<b>SHLAA Reference</b>	7	<b>Site Name</b>	Land Off Corbett's Close	<b>Settlement</b>	Hampton in Arden
<b>Category:</b>	1	<b>Observations</b>	Meadow land which would represent an appropriate residential infill development site, subject to overcoming site access constraints.		
<b>Yield:</b>	28		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

### 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

<b>SHLAA Reference</b>	8	<b>Site Name</b>	103 Birchy Leasowes Lane	<b>Settlement</b>	Dickens Heath
<b>Category:</b>	3	<b>Observations</b>	Woodland site containing mature trees adjacent to existing settlement.		
<b>Yield:</b>	18		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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)	Local Wildlife Site

### 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**

<b>SHLAA Reference</b>	9	<b>Site Name</b>	Land To Rear Lavender Hall Farm	<b>Settlement</b>	Berskwell
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	63		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	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	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	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

<b>SHLAA Reference</b>	10	<b>Site Name</b>	Playing Fields At Lugtrout Lane	<b>Settlement</b>	Catherine de Barnes
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	178		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	11	<b>Site Name</b>	Land Adjoining SE side of Damson Parkway	<b>Settlement</b>	Solihull
<b>Category:</b>	1	<b>Observations</b>	Well contained triangular shaped greenfield parcel of land south east of Damson Parkway.		
<b>Yield:</b>	10		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

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### 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)	

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### 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.

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### 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

<b>SHLAA Reference</b>	12	<b>Site Name</b>	Land Northside Lugtrout Lane - Next To Farm	<b>Settlement</b>	Catherine de Barnes
<b>Category:</b>	1	<b>Observations</b>	Land currently comprises vegetation and trees adjacent to a farm complex which could be suitable for a small scale development subject to ecological considerations.		
<b>Yield:</b>	4		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

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### 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)	

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### 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.

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### Achievability

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

## Site Assessment Details

<b>SHLAA Reference</b>	14	<b>Site Name</b>	2440 Stratford Road and land adjacent	<b>Settlement</b>	Hockley Heath
<b>Category:</b>	1	<b>Observations</b>	The site comprises a residential dwelling and adjoining land south of Hockley Heath. The land could accommodate additional residential dwellings.		
<b>Yield:</b>	17		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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 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**

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

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

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

<b>SHLAA Reference</b>	20	<b>Site Name</b> Land Adj To Solihull Bypass, South Of Hampton Lane	<b>Settlement</b> Solihull
<b>Category:</b>	3	<b>Observations</b> 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.	
<b>Yield:</b>	84	Site faces significant suitability constraints	
<b>Density: (per hectare)</b>	36	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	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	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 good value area.

## Site Assessment Details

<b>SHLAA Reference</b>	23	<b>Site Name</b>	Land Adjacent To "The Woodlands"	<b>Settlement</b>	Catherine de Barnes
<b>Category:</b>	2	<b>Observations</b>	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		
<b>Yield:</b>	126		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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	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

<b>SHLAA Reference</b>	24	<b>Site Name</b>	Vacant Land off Friday Lane	<b>Settlement</b>	Solihull
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	126		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	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	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**

<b>SHLAA Reference</b>	25	<b>Site Name</b>	Land at Barston Lane	<b>Settlement</b>	Catherine de Barnes
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	17		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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)	Greenfield site in good market value area.

## Site Assessment Details

<b>SHLAA Reference</b>	26	<b>Site Name</b>	Land At 201 Henwood Lane	<b>Settlement</b>	Catherine de Barnes
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	7		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	28	<b>Site Name</b>	Land Lying To West Of 227 Lugtrout Lane	<b>Settlement</b>	Solihull
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	20		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	29	<b>Site Name</b> The Orchard, Earlswood Road	<b>Settlement</b> Dorridge
<b>Category:</b>	2	<b>Observations</b> The site comprises a gated residential dwelling. Additional residential development on this site would comprise backland development.	
<b>Yield:</b>	14	Site performs well against suitability criteria	
<b>Density: (per hectare)</b>	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	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	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

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

<b>SHLAA Reference</b>	35	<b>Site Name</b>	Green Meads	<b>Settlement</b>	Meriden
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	60		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	36	<b>Site Name</b>	Land Adjacent To Oakwood House	<b>Settlement</b>	Balsall Common
<b>Category:</b>	3	<b>Observations</b>	Small infill greenfield site containing mature trees and vegetation.		
<b>Yield:</b>	7		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	36		Site faces significant availability constraints		
			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	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 Assessment Details

<b>SHLAA Reference</b>	37	<b>Site Name</b>	Bowyer Farm	<b>Settlement</b>	Solihull
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	63		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	38	<b>Site Name</b>	Stratford Road, Ashford Manor Farm, Hockley Heath	<b>Settlement</b>	Hockley Heath
<b>Category:</b>	1	<b>Observations</b>	Edge of settlement greenfield site with good access available from Stratford Road.		
<b>Yield:</b>	90		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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

<b>SHLAA Reference</b>	39	<b>Site Name</b>	Field adjacent to Tudor Croft	<b>Settlement</b>	Tidbury Green
<b>Category:</b>	2	<b>Observations</b>	Open land containing trees. Although the site performs well against the agreed criteria, the site is relatively isolated and removed from services and facilities.		
<b>Yield:</b>	5		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	35		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

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

<b>SHLAA Reference</b>	41	<b>Site Name</b>	Land At Whitlocks End Farm	<b>Settlement</b>	Shirley
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	1300		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	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	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	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)	Development of this site would undermine the viability of the existing Christmas tree orchard business.

## Site Assessment Details

<b>SHLAA Reference</b>	42	<b>Site Name</b>	Big Cleobury Farm	<b>Settlement</b>	Earlswood
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	251		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	43	<b>Site Name</b>	Land Adjacent To Old Lodge Farm	<b>Settlement</b>	Balsall Common
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	40		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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

<b>SHLAA Reference</b>	44	<b>Site Name</b>	Lodge Paddocks	<b>Settlement</b>	Cheswick Green
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	11		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	45	<b>Site Name</b>	Field Surrounding Lodge Paddocks	<b>Settlement</b>	Hockley Heath
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	160		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	46	<b>Site Name</b>	Land Fronting B4102 Meriden Road, Hampton In Arden	<b>Settlement</b>	Hampton in Arden
<b>Category:</b>	3	<b>Observations</b>	Meadow/open land east of settlement which could make an appropriate residential extension to Hampton in Arden, subject to ecological considerations.		
<b>Yield:</b>	35		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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**

<b>SHLAA Reference</b>	47	<b>Site Name</b>	Land South Of Kelsey Court	<b>Settlement</b>	Balsall Common
<b>Category:</b>	1	<b>Observations</b>	Small infill site containing mature trees/vegetation and buildings. The site could represent a small scale infill to Balsall Common, subject to ecological considerations.		
<b>Yield:</b>	5		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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)	Predominantly greenfield site surrounding a modern housing development, therefore assume good marketability

## Site Assessment Details

<b>SHLAA Reference</b>	48	<b>Site Name</b>	Earlsmere House	<b>Settlement</b>	Cheswick Green
<b>Category:</b>	2	<b>Observations</b>	The site comprises of a gated detached residential dwelling and associated land.		
<b>Yield:</b>	11		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	36		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**

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

<b>SHLAA Reference</b>	50	<b>Site Name</b>	Land At Arran Way	<b>Settlement</b>	Smith's Wood
<b>Category:</b>	3	<b>Observations</b>	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.		
<b>Yield:</b>	52		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	36		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	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	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

<b>SHLAA Reference</b>	51	<b>Site Name</b>	Jensen House, Auckland Hall & Kingfisher PH	<b>Settlement</b>	Smith's Wood
<b>Category:</b>	3	<b>Observations</b>	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.		
<b>Yield:</b>	100		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	52	<b>Site Name</b>	Chester Rd/Moorend Ave Roundabout	<b>Settlement</b>	Fordbridge
<b>Category:</b>	3	<b>Observations</b>	Land including and surrounding a large roundabout. This site is considered to be unsuitable and unachievable.		
<b>Yield:</b>	90		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	53	<b>Site Name</b>	Bluebell Recreation Ground	<b>Settlement</b>	Chelmsley Wood
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	161		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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**

<b>SHLAA Reference</b>	54	<b>Site Name</b>	Clopton Crescent Depot & British Legion Club	<b>Settlement</b>	Fordbridge
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	43		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	58	<b>Site Name</b>	Land At Cleobury Lane	<b>Settlement</b>	Dickens Heath
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	67		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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)	Site is adjacent to new housing development.

**Site Assessment Details**

<b>SHLAA Reference</b>	59	<b>Site Name</b>	Golden End Farms	<b>Settlement</b>	Knowle
<b>Category:</b>	1	<b>Observations</b>	Greenfield site in agricultural use. The site represents a logical development opportunity and is in close proximity to a range of services and facilities.		
<b>Yield:</b>	250		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

**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	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 a strong market area.

## Site Assessment Details

<b>SHLAA Reference</b>	61	<b>Site Name</b>	"Hilltop", 353 Tanworth Lane, Shirley	<b>Settlement</b>	Shirley
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	13		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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)	

### 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**

<b>SHLAA Reference</b>	62	<b>Site Name</b>	Land Adjacent To Shirley Golf Course, Stratford Road	<b>Settlement</b>	Shirley
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	200		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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**

<b>SHLAA Reference</b>	64	<b>Site Name</b>	Land at Barston Lane/Oak Lane	<b>Settlement</b>	
<b>Category:</b>	1	<b>Observations</b>	Gated meadowland/woodland adjacent to existing residential uses in Barston.		
<b>Yield:</b>	43	Site performs well against suitability, availability and achievability criteria			
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	66	<b>Site Name</b>	Land NE Side Of Back Lane	<b>Settlement</b>	Meriden
<b>Category:</b>	1	<b>Observations</b>	Large greenfield parcel of land with excellent defensible boundaries.		
<b>Yield:</b>	200		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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

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

<b>SHLAA Reference</b>	69	<b>Site Name</b>	Norton Lane, Earlswood	<b>Settlement</b>	Tidbury Green
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	90		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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

<b>SHLAA Reference</b>	71	<b>Site Name</b>	Land At 149-163 Wood Lane	<b>Settlement</b>	Earlswood
<b>Category:</b>	2	<b>Observations</b>	Well contained greenfield site which could be suitable for a small scale residential development.		
<b>Yield:</b>	35		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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**

<b>SHLAA Reference</b>	72	<b>Site Name</b>	Land At Widney Road And Browns Lane	<b>Settlement</b>	Bentley Heath
<b>Category:</b>	1	<b>Observations</b>	Flat, developable greenfield site which would be appropriate for a small scale residential scheme.		
<b>Yield:</b>	14		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

**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

<b>SHLAA Reference</b>	73	<b>Site Name</b>	Earlswood Caravan/Ambleside Nursery, 448 Norton Lane	<b>Settlement</b>	Earlswood
<b>Category:</b>	3	<b>Observations</b>	PDL site in active commercial and residential use.		
<b>Yield:</b>	59		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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

<b>SHLAA Reference</b>	74	<b>Site Name</b>	Side/ Rear Of 162 Tilehouse Lane	<b>Settlement</b>	Shirley
<b>Category:</b>	3	<b>Observations</b>	Land off a private access drive which would represent an inappropriate, linear backland development if developed for residential use.		
<b>Yield:</b>	8		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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.

### 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

<b>SHLAA Reference</b>	75	<b>Site Name</b>	Land At Frog Lane	<b>Settlement</b>	Balsall Common
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	162		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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)	Predominantly greenfield site in good market value area.

**Site Assessment Details**

<b>SHLAA Reference</b>	79	<b>Site Name</b>	Land Fronting Waste Lane, Balsall Common	<b>Settlement</b>	Balsall Common
<b>Category:</b>	1	<b>Observations</b>	Small greenfield site which has the potential to represent a small scale extension to the existing settlement.		
<b>Yield:</b>	24		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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

<b>SHLAA Reference</b>	81	<b>Site Name</b>	Land At Fillongley Road, Meriden	<b>Settlement</b>	Meriden
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	100		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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.

### 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

<b>SHLAA Reference</b>	82	<b>Site Name</b>	Land At Kenilworth Road	<b>Settlement</b>	Balsall Common
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	47		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	83	<b>Site Name</b> Land at Catherine de Barnes	<b>Settlement</b> Catherine de Barnes
<b>Category:</b>	1	<b>Observations</b> This site comprises of a track/PRoW, leading to an area of woodland fronting on to a canal.	
<b>Yield:</b>	13	Site performs well against suitability, availability and achievability criteria	
<b>Density: (per hectare)</b>	36		

### 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**

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

<b>SHLAA Reference</b>	86	<b>Site Name</b>	Land At Old Station Road	<b>Settlement</b>	Hampton in Arden
<b>Category:</b>	1	<b>Observations</b>	The site predominantly comprises vacant hardstanding, including part of a railway embankment which has become vegetated. The site is considered suitable for redevelopment.		
<b>Yield:</b>	30		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

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### 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	1: 25 - 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)	

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### 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.

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### Achievability

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

## Site Assessment Details

<b>SHLAA Reference</b>	88	<b>Site Name</b>	Land At Widney Manor Road	<b>Settlement</b>	Solihull
<b>Category:</b>	3	<b>Observations</b>	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.		
<b>Yield:</b>	153		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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	0: Over 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)	Local Wildlife Site

### 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

<b>SHLAA Reference</b>	89	<b>Site Name</b>	Village Farm, Berskwell	<b>Settlement</b>	Berskwell
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	15		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	90	<b>Site Name</b>	Land At Coventry Road, Berskwell	<b>Settlement</b>	Berskwell
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	20		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

### 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**

<b>SHLAA Reference</b>	93	<b>Site Name</b>	Land At Heronfield	<b>Settlement</b>	Knowle
<b>Category:</b>	1	<b>Observations</b>	Gated vacant land containing trees and various building materials. The site is capable of accommodating a small scale infill residential development.		
<b>Yield:</b>	17		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

**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

<b>SHLAA Reference</b>	94	<b>Site Name</b>	Land At Diddington Lane, Hampton In Arden	<b>Settlement</b>	Hampton in Arden
<b>Category:</b>	1	<b>Observations</b>	Greenfield agricultural land, which represents a logical linear extension to the settlement.		
<b>Yield:</b>	37		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	96	<b>Site Name</b>	Land on North Side of Lugtrout Lane	<b>Settlement</b>	Catherine de Barnes
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	24		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

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### 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)	

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### 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.

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### 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

<b>SHLAA Reference</b>	98	<b>Site Name</b> Land To The Rear Of 1761 Warwick Road	<b>Settlement</b> Knowle
<b>Category:</b>	2	<b>Observations</b> 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.	
<b>Yield:</b>	39	Site faces some suitability constraints	
<b>Density: (per hectare)</b>	36	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	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**

<b>SHLAA Reference</b>	100	<b>Site Name</b>	Land At Mount Dairy Farm	<b>Settlement</b>	Cheswick Green
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	10		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

**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	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	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)	Active developer interest adjacent to the site.

**Site Assessment Details**

<b>SHLAA Reference</b>	101	<b>Site Name</b>	Land At Old Waste Lane/Waste Lane, Balsall Common	<b>Settlement</b>	Balsall Common
<b>Category:</b>	1	<b>Observations</b>	Well contained greenfield site which fronts onto existing residential development, which could be appropriate for residential development.		
<b>Yield:</b>	40		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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**

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

<b>SHLAA Reference</b>	105	<b>Site Name</b>	Land On Maxstoke Lane, Meriden	<b>Settlement</b>	Meriden
<b>Category:</b>	2	<b>Observations</b>	Heavily screened well contained greenfield site adjacent to a modern housing development. Access is a significant constraint to development. Site also faces biodiversity constraints.		
<b>Yield:</b>	43		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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	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

<b>SHLAA Reference</b>	106	<b>Site Name</b>	Land At Oakfields Way, Catherine De Barnes	<b>Settlement</b>	Catherine de Barnes
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	50		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

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### 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)	

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### 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.

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### 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

<b>SHLAA Reference</b>	107	<b>Site Name</b>	Land At Gentleshaw Lane	<b>Settlement</b>	Solihull
<b>Category:</b>	2	<b>Observations</b>	Well contained greenfield site in close proximity to motorway junction, which could round off the settlement.		
<b>Yield:</b>	150		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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)	Marketability of the site constrained by proximity to motorway junction.

## Site Assessment Details

<b>SHLAA Reference</b>	108	<b>Site Name</b>	Blythe House	<b>Settlement</b>	Solihull
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	16		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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**

<b>SHLAA Reference</b>	109	<b>Site Name</b>	Land south of Grove Road	<b>Settlement</b>	Knowle
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	60		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

**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**

<b>SHLAA Reference</b>	110	<b>Site Name</b>	Land To Rear of 114 Kenilworth Road	<b>Settlement</b>	Knowle
<b>Category:</b>	1	<b>Observations</b>	Although suitable for development, the development of this irregular shaped agricultural site would represent an inappropriate incursion into the open countryside.		
<b>Yield:</b>	356		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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 a strong market area.

## Site Assessment Details

<b>SHLAA Reference</b>	111	<b>Site Name</b>	Land To Widney Manor Road	<b>Settlement</b>	Solihull
<b>Category:</b>	3	<b>Observations</b>	Agricultural land which could make an appropriate residential extension to the existing settlement.		
<b>Yield:</b>	120		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	117	<b>Site Name</b>	Meriden Road Depot	<b>Settlement</b>	Hampton in Arden
<b>Category:</b>	3	<b>Observations</b>	The site is in active use as a builders merchants/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).		
<b>Yield:</b>	110		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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	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	2: Site lies within the High Pressure Outer Zone
Flood Risk Constraints	2: 10% - 25% of site area is within Flood Zone 3
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

<b>SHLAA Reference</b>	118	<b>Site Name</b>	Fields Adjacent To Rotton Row Farm	<b>Settlement</b>	Knowle
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	128		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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)	Predominatly greenfield site.

## Site Assessment Details

<b>SHLAA Reference</b>	119	<b>Site Name</b>	Land at Birmingham Road, Meriden	<b>Settlement</b>	Meriden
<b>Category:</b>	3	<b>Observations</b>	The site is used for caravan storage. The site represents a logical extension site to west of Meriden.		
<b>Yield:</b>	30		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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	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	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)	Good value market area, however possible decontamination required.

## Site Assessment Details

<b>SHLAA Reference</b>	120	<b>Site Name</b>	Land at Ashford Land, Hockley Heath	<b>Settlement</b>	Hockley Heath
<b>Category:</b>	1	<b>Observations</b>	Large greenfield site in pleasant area, which is suitable for development, subject to the provision of a suitable access.		
<b>Yield:</b>	190		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

### 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

<b>SHLAA Reference</b>	123	<b>Site Name</b>	Brooklin, Warings Green Road	<b>Settlement</b>	Cheswick Green
<b>Category:</b>	3	<b>Observations</b>	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.		
<b>Yield:</b>	36		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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	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	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**

<b>SHLAA Reference</b>	124	<b>Site Name</b>	The Former TRW site, Stratford Road,	<b>Settlement</b>	Shirley
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	226		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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

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

<b>SHLAA Reference</b>	126	<b>Site Name</b>	Land To North Of Birchy Leasowes Lane, Dickens Heath	<b>Settlement</b>	Dickens Heath
<b>Category:</b>	2	<b>Observations</b>	Greenfield land in agricultural use surrounding Birchy Farm residences.		
<b>Yield:</b>	120		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	127	<b>Site Name</b> Woodford	<b>Settlement</b> Dorridge
<b>Category:</b>	2	<b>Observations</b> Private detached dwelling surrounded by mature woodland.	
<b>Yield:</b>	10	Site faces some suitability constraints	
<b>Density: (per hectare)</b>	36	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

<b>SHLAA Reference</b>	128	<b>Site Name</b>	Area G, Meriden	<b>Settlement</b>	Meriden
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	959		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	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	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 assoaited with quarry site.

## Site Assessment Details

<b>SHLAA Reference</b>	129	<b>Site Name</b>	Land Off Meriden Road, Hampton In Arden	<b>Settlement</b>	Hampton in Arden
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	40		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	36		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**

<b>SHLAA Reference</b>	130	<b>Site Name</b>	Land At Tythe Barn Lane	<b>Settlement</b>	Dickens Heath
<b>Category:</b>	2	<b>Observations</b>	Greenfield land which would make logical residential extension. PRoW on eastern site boundary which abuts existing residential development.		
<b>Yield:</b>	83		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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**

<b>SHLAA Reference</b>	131	<b>Site Name</b>	Birmingham Business Park, Land Adj To Coleshill Heath Road	<b>Settlement</b>	Meriden
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	250		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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)	Site adjacent to business park, which impacts upon the marketability of the site.

## Site Assessment Details

<b>SHLAA Reference</b>	132	<b>Site Name</b>	HS2 Triangle	<b>Settlement</b>	Bickenhill
<b>Category:</b>	2	<b>Observations</b>	Large predominantly greenfield site which is segregated by Middle Bickenhall Lane where various detached dwellings are located.		
<b>Yield:</b>	1982		The site is partially located within the safeguarding zones for HS2. The extent to which this will		
			Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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	2: 10% - 25% of site area is within Flood Zone 3
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	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 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**

<b>SHLAA Reference</b>	133	<b>Site Name</b>	Creynolds Lane, Shirley	<b>Settlement</b>	Shirley
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	21		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	134	<b>Site Name</b>	114-118 Widney Manor Road	<b>Settlement</b>	Solihull
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	22		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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**

<b>SHLAA Reference</b>	135	<b>Site Name</b>	Land At Dorridge Rd, Dor	<b>Settlement</b>	Dorridge
<b>Category:</b>	2	<b>Observations</b>	Greenfield land surrounding a residential dwelling, which is slightly segregated from existing development.		
<b>Yield:</b>	91		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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)	Backland development site. Possible impact on the value of existing dwelling impacts upon the achievability of the site.

**Site Assessment Details**

<b>SHLAA Reference</b>	136	<b>Site Name</b>	Oak Farm, Catherine De Barnes	<b>Settlement</b>	Catherine de Barnes
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	80		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	137	<b>Site Name</b>	The Firs	<b>Settlement</b>	Meriden
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	38		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

**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

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

<b>SHLAA Reference</b>	140	<b>Site Name</b>	Land At Dickens Heath Road	<b>Settlement</b>	Dickens Heath
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	175		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

### 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**

<b>SHLAA Reference</b>	141	<b>Site Name</b>	Land Around Earlswood Station	<b>Settlement</b>	Tidbury Green
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	3000		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

**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	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

**Density: (per hectare)** 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	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

<b>SHLAA Reference</b>	144	<b>Site Name</b>	Land At Fillongley Road, Meriden	<b>Settlement</b>	Meriden
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	118		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

### 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

<b>SHLAA Reference</b>	145	<b>Site Name</b>	Land At School Road	<b>Settlement</b>	Hockley Heath
<b>Category:</b>	2	<b>Observations</b>	This irregular shaped site would represent an isolated development if brought forward for residential use. The land is accessed via a gated track		
<b>Yield:</b>	43		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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)	Possible remediation required.

## Site Assessment Details

<b>SHLAA Reference</b>	155	<b>Site Name</b>	St George And St Teresa Rc Primary School	<b>Settlement</b>	Dorridge
<b>Category:</b>	3	<b>Observations</b>	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.		
<b>Yield:</b>	31		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	163	<b>Site Name</b>	The Former Rectory and Glebe Land	<b>Settlement</b>	Solihull
<b>Category:</b>	3	<b>Observations</b>	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.		
<b>Yield:</b>	17		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	166	<b>Site Name</b>	Land north and south of Hampton Road, Knowle	<b>Settlement</b>	Knowle
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	79		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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**

<b>SHLAA Reference</b>	167	<b>Site Name</b>	The Memorial Clubhouse And Grounds	<b>Settlement</b>	Bentley Heath
<b>Category:</b>	2	<b>Observations</b>	Site comprises Old Shillions 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.		
<b>Yield:</b>	400		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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**

<b>SHLAA Reference</b>	168	<b>Site Name</b>	Land At Illshaw Heath	<b>Settlement</b>	Cheswick Green
<b>Category:</b>	3	<b>Observations</b>	Isolated greenfield site which would represent a significant incursion into the open countryside if developed for residential use. However, aside from its location the site scores generally well against the agreed assessment criteria and is relatively unconstrained. The site is within Category 1, but is only likely to come forward if the location is deemed to be acceptable.		
<b>Yield:</b>	86		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	170	<b>Site Name</b>	Pheasant Oak Farm	<b>Settlement</b>	Balsall Common
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	80		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

### 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

<b>SHLAA Reference</b>	171	<b>Site Name</b>	Hampton Manor	<b>Settlement</b>	Hampton in Arden
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	15		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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)	Desirable country estate setting.

## Site Assessment Details

<b>SHLAA Reference</b>	173	<b>Site Name</b>	Winterton Farm/Land To The North Of Blythe Valley Park	<b>Settlement</b>	Cheswick Green
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	600		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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	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

<b>SHLAA Reference</b>	176	<b>Site Name</b>	Land To The West Of Dickens Heath	<b>Settlement</b>	Dickens Heath
<b>Category:</b>	3	<b>Observations</b>	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.		
<b>Yield:</b>	400		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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)	

### 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

<b>SHLAA Reference</b>	179	<b>Site Name</b> Hampton Lane, Meriden	<b>Settlement</b> Meriden
<b>Category:</b>	3	<b>Observations</b> The site comprises a series of large detached dwellings south of Hampton Lane surrounded by mature trees.	
<b>Yield:</b>	43	Site performs well against suitability criteria	
<b>Density: (per hectare)</b>	36	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

<b>SHLAA Reference</b>	180	<b>Site Name</b>	Site rear 122 School Road, Hockley Heath	<b>Settlement</b>	Hockley Heath
<b>Category:</b>	2	<b>Observations</b>	The site comprises a residential dwelling and associated land. A scheme here would amount to backland development and may incur into the open countryside.		
<b>Yield:</b>	44		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	183	<b>Site Name</b>	Wootton Green Barn	<b>Settlement</b>	Balsall Common
<b>Category:</b>	2	<b>Observations</b>	Relatively isolated converted barn dwelling and associated land which if developed in its entirety would represent an isolated residential development scheme.		
<b>Yield:</b>	28		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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)	

### 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

<b>SHLAA Reference</b>	188	<b>Site Name</b>	Land At Rowood Drive And Associated With Lode Heath School	<b>Settlement</b>	Solihull
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	31		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	192	<b>Site Name</b>	Jordan Farm	<b>Settlement</b>	Tidbury Green
<b>Category:</b>	3	<b>Observations</b>	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.		
<b>Yield:</b>	355		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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	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

<b>SHLAA Reference</b>	193	<b>Site Name</b>	Land At The Rear Of 74 - 108 Coleshill Heath Road	<b>Settlement</b>	Marston Green
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	111		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	36		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	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)	Possible remediation required.

## Site Assessment Details

<b>SHLAA Reference</b>	195	<b>Site Name</b>	Land At Damson Parkway	<b>Settlement</b>	Solihull
<b>Category:</b>	3	<b>Observations</b>	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.		
<b>Yield:</b>	950		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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	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)	

### 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**

<b>SHLAA Reference</b>	197	<b>Site Name</b>	Land South Of Meriden, Solihull	<b>Settlement</b>	Meriden
<b>Category:</b>	2	<b>Observations</b>	Large greenfield site south of Meriden, with access available from Berkswell Road. Development of the site in its entirety would represent a large extension to the existing settlement. A watercourse runs through the site, which would also require consideration as part of any development proposals for the site		
<b>Yield:</b>	200		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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

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

<b>SHLAA Reference</b>	200	<b>Site Name</b>	Land to the west of Earlswood Road	<b>Settlement</b>	Dorridge
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	40		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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

<b>SHLAA Reference</b>	201	<b>Site Name</b>	Brook Farm	<b>Settlement</b>	Balsall Common
<b>Category:</b>	2	<b>Observations</b>	Isolated former farming site, which contains large animal sheds. The site is very isolated and lacks access to facilities and services.		
<b>Yield:</b>	38		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	204	<b>Site Name</b>	Land At Oaklands Farm	<b>Settlement</b>	Balsall Common
<b>Category:</b>	1	<b>Observations</b>	Greenfield site south of Balsall Common. The site is in close proximity to good quality housing,		
<b>Yield:</b>	34		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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

<b>SHLAA Reference</b>	207	<b>Site Name</b>	Land Bounded By Brown's Lane, Smiths Lane & Widney Manor Rd	<b>Settlement</b>	Bentley Heath
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	300		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

### 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	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**

<b>SHLAA Reference</b>	208	<b>Site Name</b>	Land At School Road/Ashford Lane	<b>Settlement</b>	Hockley Heath
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	64		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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

<b>SHLAA Reference</b>	209	<b>Site Name</b>	Tidbury Green Golf Club	<b>Settlement</b>	Tidbury Green
<b>Category:</b>	3	<b>Observations</b>	Tidbury Green Golf Club		
<b>Yield:</b>	488		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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	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

<b>SHLAA Reference</b>	210	<b>Site Name</b>	Land Between 39 And 79 Earlswood Road	<b>Settlement</b>	Dorridge
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	31		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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**

<b>SHLAA Reference</b>	213	<b>Site Name</b>	Land North Of Hampton Road (1)	<b>Settlement</b>	Knowle
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	150		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	214	<b>Site Name</b>	Land North of Hampton Road (2)	<b>Settlement</b>	Knowle
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	100		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

### 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.

## Site Assessment Details

<b>SHLAA Reference</b>	215	<b>Site Name</b>	Land North of Hampton Road (3)	<b>Settlement</b>	Knowle
<b>Category:</b>	2	<b>Observations</b>	Greenfield site north of Knowle. It would be preferable if Sites 213 and 215 come forward for development in the first instance to prevent the site being isolated.		
<b>Yield:</b>	100		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	36		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	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 is good market area, however the site would be more marketable if adjoining land was to come forward in the first instance.

## Site Assessment Details

<b>SHLAA Reference</b>	216	<b>Site Name</b>	Land At Lincoln Farm Truckstop	<b>Settlement</b>	Hampton in Arden
<b>Category:</b>	3	<b>Observations</b>	Site is in active use a truckers café, petrol station and storage facility. The site is in a relatively isolated location for residential development.		
<b>Yield:</b>	98		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	218	<b>Site Name</b>	Endeavour House, Including Pavilions Sports Club And Allotments	<b>Settlement</b>	Kingshurst
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	106		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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)	Some site clearanceand

## Site Assessment Details

<b>SHLAA Reference</b>	219	<b>Site Name</b>	Land At Buckingham Road	<b>Settlement</b>	Kingshurst
<b>Category:</b>	1	<b>Observations</b>	The site is in active use as a recreational ground.		
<b>Yield:</b>	38		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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.

## Site Assessment Details

<b>SHLAA Reference</b>	220	<b>Site Name</b>	Chapelhouse Depot, Including Conservative Club And Former Boy	<b>Settlement</b>	Fordbridge
<b>Category:</b>	2	<b>Observations</b>	Previously developed site comprising Chelmsley and District Conservative Club, The Chapel House and Boys & Girls Club.		
<b>Yield:</b>	30		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	221	<b>Site Name</b>	Onward Club And Chelmsley Wood Town Council Offices	<b>Settlement</b>	Chelmsley Wood
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	80		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	222	<b>Site Name</b>	Moat Lane Depot and Vulcan House Industrial Estate	<b>Settlement</b>	Solihull
<b>Category:</b>	3	<b>Observations</b>	The site comprises a waste refuse depot, various warehouses, offices and car park which is currently owned by Solihull Council		
<b>Yield:</b>	71		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	223	<b>Site Name</b>	Land At Tanworth Lane, Sans Souci, Land At Woodloes Road, An	<b>Settlement</b>	Shirley
<b>Category:</b>	2	<b>Observations</b>	Predominantly open countryside which could make a logical residential extension south of Shirley.		
<b>Yield:</b>	380		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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)	Predominatly greenfield site.

## Site Assessment Details

<b>SHLAA Reference</b>	224	<b>Site Name</b>	Brookvale, Warwick Road	<b>Settlement</b>	Olton
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	17		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	226	<b>Site Name</b>	Land At Damson Parkway And Coventry Road	<b>Settlement</b>	Elmdon/Lynwood
<b>Category:</b>	3	<b>Observations</b>	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.		
<b>Yield:</b>	751		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	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	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	2: 10 - 24% 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)	Local Wildlife Site

### 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

<b>SHLAA Reference</b>	228	<b>Site Name</b>	Land At Whar Hall Farm	<b>Settlement</b>	Solihull
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	373		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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	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

<b>SHLAA Reference</b>	229	<b>Site Name</b>	Kingshurst Village Centre	<b>Settlement</b>	Kingshurst
<b>Category:</b>	3	<b>Observations</b>	The site comprises Kingshurst District Centre, library and church, with residential flats above the district centre. The site would be suitable for a comprehensive reservation initiative.		
<b>Yield:</b>	83		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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 in multiple use/ownership. Significant site clearance and relocation required.

## Site Assessment Details

<b>SHLAA Reference</b>	231	<b>Site Name</b>	Land At Widney Manor Road	<b>Settlement</b>	Solihull
<b>Category:</b>	1	<b>Observations</b>	Logical greenfield extension site east of Widney Manor. There may be some level differences to overcome in order to facilitate development.		
<b>Yield:</b>	158		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

### 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)	

### 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**

<b>SHLAA Reference</b>	238	<b>Site Name</b>	33 Wootton Green Lane	<b>Settlement</b>	Balsall Common
<b>Category:</b>	2	<b>Observations</b>	Site comprises a residential dwelling and associated land and buildings. Additional development on this land would comprise backland development.		
<b>Yield:</b>	16		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	239	<b>Site Name</b> Land At Church Lane, Bickenhill	<b>Settlement</b> Bickenhill
<b>Category:</b>	1	<b>Observations</b> 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.	
<b>Yield:</b>	38	Site performs well against suitability, availability and achievability criteria	
<b>Density: (per hectare)</b>	36		

### 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	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	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

<b>SHLAA Reference</b>	241	<b>Site Name</b>	Arden Lodge Field	<b>Settlement</b>	Dorridge
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	10		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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 good market value area.

## Site Assessment Details

<b>SHLAA Reference</b>	242	<b>Site Name</b>	Land East Chadwick Manor	<b>Settlement</b>	Knowle
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	50		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

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### 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)	

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### 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.

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### 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

<b>SHLAA Reference</b>	243	<b>Site Name</b>	Land North Chadwick Court	<b>Settlement</b>	Knowle
<b>Category:</b>	1	<b>Observations</b>	Relatively isolated rural greenfield site.		
<b>Yield:</b>	15		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

### 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**

<b>SHLAA Reference</b>	244	<b>Site Name</b>	Land At Tilehouse Green, Kno	<b>Settlement</b>	Knowle
<b>Category:</b>	1	<b>Observations</b>	Logical 'rounding off' site. Golf course to the north and west would prevent further expansion into the countryside.		
<b>Yield:</b>	30		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

**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

<b>SHLAA Reference</b>	245	<b>Site Name</b>	Sharmans Cross Rd	<b>Settlement</b>	Solihull
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	62		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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	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

<b>SHLAA Reference</b>	246	<b>Site Name</b> Land At Warwick Rd	<b>Settlement</b> Chadwick End
<b>Category:</b>	1	<b>Observations</b> 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.	
<b>Yield:</b>	32	Site performs well against suitability, availability and achievability criteria	
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	247	<b>Site Name</b>	Manor Farm, Four Ashes Rd	<b>Settlement</b>	Dorridge
<b>Category:</b>	3	<b>Observations</b>	Well contained meadow land with direct access from Four Ashes Road. Although 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.		
<b>Yield:</b>	33		Site faces significant suitability constraints		
<b>Density: (per hectare)</b>	36		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)	

### 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

<b>SHLAA Reference</b>	1001	<b>Site Name</b>	Land Adj 339/337 Lugtrout Lane	<b>Settlement</b>	Catherine de Barnes
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	49		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	3: Site has bad neighbours with 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)	

### 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

<b>SHLAA Reference</b>	1002	<b>Site Name</b>	Land east of Balsall Common	<b>Settlement</b>	Balsall Common
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	1146		The site is partially located within the safeguarding zones for HS2. The extent to which this will		
			Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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	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

<b>SHLAA Reference</b>	1004	<b>Site Name</b>	Land To Rear 575A to 587 Tanworth Lane	<b>Settlement</b>	Cheswick Green
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	36		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	36		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	1: 25 - 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.

### 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**

<b>SHLAA Reference</b>	1005	<b>Site Name</b>	Land south of Houndsfield Lane	<b>Settlement</b>	Tidbury Green
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	38		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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	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**

<b>SHLAA Reference</b>	1006	<b>Site Name</b>	Land West Of Stratford Road, Hockley Heath	<b>Settlement</b>	Hockley Heath
<b>Category:</b>	1	<b>Observations</b>	Amalgamation of Sites 13 and 121. Greenfield site north-west of Hockley Heath which could round off the settlement if developed for residential uses.		
<b>Yield:</b>	81		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

**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**

<b>SHLAA Reference</b>	1007	<b>Site Name</b>	Land south of Dog Kennel Lane	<b>Settlement</b>	Shirley
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	2821		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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

<b>SHLAA Reference</b>	1008	<b>Site Name</b>	Land South Of School Road, Hockley Heath	<b>Settlement</b>	Hockley Heath
<b>Category:</b>	1	<b>Observations</b>	Amalgamation of Sites 139 and 175. Large well contained greenfield site south of Hockley Heath.		
<b>Yield:</b>	139		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	1009	<b>Site Name</b>	Land At Hampton Lane, Solihull	<b>Settlement</b>	Solihull
<b>Category:</b>	1	<b>Observations</b>	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		
<b>Yield:</b>	718		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	2: 10 - 24% 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)	Greenfield site in good market value area.

## Site Assessment Details

<b>SHLAA Reference</b>	1010	<b>Site Name</b>	Arden Triangle	<b>Settlement</b>	Hockley Heath
<b>Category:</b>	1	<b>Observations</b>	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,		
<b>Yield:</b>	1162		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	36				

### 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	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)	

### 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**

<b>SHLAA Reference</b>	1012	<b>Site Name</b>	Land At Bickenhill Road	<b>Settlement</b>	Bickenhill
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	497		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	2: 10% - 25% of site area is within Flood Zone 3
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	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**

<b>SHLAA Reference</b>	1013	<b>Site Name</b>	Land to and to the rear of 146-152 Tilehouse Lane	<b>Settlement</b>	Whitlocks End
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	18		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	1014	<b>Site Name</b> Land east of Meriden	<b>Settlement</b> Meriden
<b>Category:</b>	1	<b>Observations</b> 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.	
<b>Yield:</b>	740	Site performs well against suitability, availability and achievability criteria	
<b>Density: (per hectare)</b>	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	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

<b>SHLAA Reference</b>	1015	<b>Site Name</b>	Land North West Of Balsall Common	<b>Settlement</b>	Balsall Common
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	1538	Site performs well against suitability, availability and achievability criteria			
<b>Density: (per hectare)</b>	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	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**

<b>SHLAA Reference</b>	1016	<b>Site Name</b>	Land Off Oxhayes Close	<b>Settlement</b>	Balsall Common
<b>Category:</b>	1	<b>Observations</b>	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.		
<b>Yield:</b>	100		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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

<b>SHLAA Reference</b>	1017	<b>Site Name</b>	Land At Wootton Green Lane	<b>Settlement</b>	Balsall Common
<b>Category:</b>	2	<b>Observations</b>	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.		
<b>Yield:</b>	265		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	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	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.



# APPENDIX 6: SOLIHULL LOCAL PLAN (2013) ALLOCATIONS



**Solihull Local Plan Allocations**

Site	Local Plan 2013 Capacity	Latest Capacity	Years 0-5	Years 6-10	Years 11-17
Solihull Town Centre	950	861	427	11	423
Chelmsley Lane, MG	80	80	80	0	0
Powergen	130	374	300	74	0
Riddings Hill/ Hall Meadowl, BC*	65	65	0	65	0
Lambeth Close/ Centurion PH*	35	35	35	0	0
Blythe Valley Park*	600	950	400	550	0
Simon Digby*	200	200	200	0	0
Meriden Road, Hampton	110	110	110	0	0
<b>Total</b>	<b>2170</b>	<b>2675</b>	<b>1552</b>	<b>700</b>	<b>423</b>

Source: Solihull Metropolitan Borough Council

\* These SLP Allocations have been submitted within the 2015 Call for Sites. Whilst we have re-assessed these sites within the SHELAA, as these sites already form a component of the Council's Housing Supply, to avoid double counting we have not included these sites within the SHELAA total theoretical yield capacity. The Site Assessment Records for such sites can be found overleaf.

## Site Assessment Details

<b>SHLAA Reference</b>	56	<b>Site Name</b>	Lambeth Close & Centurion PH	<b>Settlement</b>	Fordbridge
<b>Category:</b>	2	<b>Observations</b>	The site comprises multiple dwellings and a public house. The site has been allocated for development within the Local Plan (Site 6).		
<b>Yield:</b>	35		Site performs well against suitability criteria		
<b>Density: (per hectare)</b>	36		Site performs well against availability criteria		
			Site face 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	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 and relocation costs. Site would need to come forward as part of a comprehensive scheme.

**Site Assessment Details**

<b>SHLAA Reference</b>	146	<b>Site Name</b>	Blythe Valley Park, Stratford Road	<b>Settlement</b>	Shirley
<b>Category:</b>	2	<b>Observations</b>	Existing business park in expansive grounds. A planning application for a mixed use development including 750 homes, a 250 unit care facility, and a hotel has been submitted for the site (App Ref: PL/2016/00863/MAOOT). The site could come forward for mixed use development subject to the acceptability of the loss of employment land. The site has been allocated for development within the		
<b>Yield:</b>	950		Site faces some suitability constraints		
<b>Density: (per hectare)</b>	36		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	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	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 in within first five years)
Comments (if applicable)	Planning application for the proposals has been submitted.

## Site Assessment Details

<b>SHLAA Reference</b>	227	<b>Site Name</b>	Land At Hallmeadow Road/ Riddings Hill	<b>Settlement</b>	Balsall Common
<b>Category:</b>	1	<b>Observations</b>	Logical greenfield residential development site, contain trees in close proximity to Berkswell Station. The site is raised and so excavation/cut and fill is likely to be needed to facilitate development.		
<b>Yield:</b>	46		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	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	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 in within first five years)
Comments (if applicable)	Greenfield site in good market value area.

**Site Assessment Details**

<b>SHLAA Reference</b>	232	<b>Site Name</b>	Simon Digby Campus	<b>Settlement</b>	Chelmsley Wood
<b>Category:</b>	1	<b>Observations</b>	Open meadow land north of a modern housing development. Development of this land would make a suitable extension to the development, subject to overcoming noise considerations from the neighbouring M42 motorway. The site has been allocated for development within the Local Plan (Site 3).		
<b>Yield:</b>	200		Site performs well against suitability, availability and achievability criteria		
<b>Density: (per hectare)</b>	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	4: Site is Grade 4 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	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	3: Good marketability and/ or viability (likely to come forward in within first five years)
Comments (if applicable)	Greenfield site in good market value area.



## **APPENDIX 7: EXTANT PLANNING PERMISSIONS (STARTED AND NOT STARTED)**



**Table A - Planning Permissions Started as of 01.04.16\***

Site Ref	Address	Description of Proposal	Latest Application No.	Net Proposed New Dwellings	Net Completions	Net Remaining New dwellings to be provided
<b>TOTAL</b>				<b>1222</b>	<b>427</b>	<b>795</b>
581.42	Site 11 A,B,C Dickens Heath Dickens Heath B90 1TP	Variation of condition 27 on planning approval PL/2011/00794/FULM.	15/52482	407	287	120
886.02	177 Old Station Road Hampton-in-Arden B92 0HG	Change of use to 1 dwelling	09/1444	1	0	1
1345.02	153 St Bernards Road Olton B92 7DH	Demolish 1 dwelling and replace with 2 dwellings	15/52222	1	-1	2
1374.01	112 - 114 Marshall Lake Road Shirley B90 4PN	Redevelopment to provide 6 flats.	15/50475	4	0	4
1374.02	112 - 114 Marshall Lake Road Shirley B90 4PN	Redevelopment to provide 6 flats.	15/50475	2	0	2
1435.01	Ivy House Warwick Road Knowle B93 0EB	Replacement dwelling	13/0432	0	-1	1
1444.01	1c Stanway Road Shirley B90 3JB	Erect 10 dwellings	10/2031	10	0	10
1496.01	504 Streetsbrook Road Solihull B91 1RH	Replacement dwelling	12/0711	0	-1	1
1550.01	47 Coleshill Road Marston Green B37 7HW	Erect 2 dwellings	14/2080	1	-1	2
1571.01	Adjacent 15 Marsh Lane Hampton-in-Arden B92 0AJ	Erect 1 dwelling	15/50369	1	0	1
1603.01	11 Fishers Drive Dickens Heath B90 1QH	Replacement dwelling	15/52127	0	-1	1
1607.01	85 Grange Road Dorridge B93 8QU	Replacement dwelling	12/0841	0	-1	1
1610.01	Kingfisher Primary School Kingfisher Drive Smith's Wood B36 0SZ	Replacement school and loss of onsite accommodation	07/1646	-4	-1	-3
1611.01	Arbour Tree Bungalow Arbour Tree Lane Chadwick End B93 0AZ	Replacement dwelling	13/0711	0	0	0
1712.01	54 Lode Lane Solihull B91 2AW	Change of use from 1 dwelling to 6 dwellings	11/1375	5	-1	6
1763.01	607 Warwick Road Solihull B91 1AP	Demolish 1 dwelling and erect 6 dwellings	12/1060	5	-1	6
1769.01	Woodcote Hampton Manor High Street Hampton-in-Arden B92 0AE	Replacement dwelling	12/1474	0	0	0
1776.01	Croft House 21 a&b Station Road Knowle B93 0HL	Conversion of offices to 4 flats	12/1461	4	2	2
1780.01	111 Lode Lane Solihull B91 2HH	Erect 1 dwelling	15/51236	1	0	1
1822.01	Potters Chicken Farm Friday Lane Catherine de Barnes B92 0HT	Change to planning approval 2013/1708.	14/1019	10	0	10
1825.01	Rear of 290 Warwick Road, Sherwood Close Olton B92 7AF	Erect 1 dwelling	14/0194	1	0	1
1838.02	Sunnymount Kenilworth Road Knowle B93 0JH	Demolish 1 dwelling and erect 2 dwellings	14/1238	2	1	1
1842.01	Marcy City 1036 Stratford Road Shirley B90 4EE	Demolish existing vacant offices and erect 14 apartments.	14/0628	14	0	14
1846.01	Land at Cooks Lane & Tower Croft Fordbridge B37 6QJ	Erect 27 dwellings	14/2208	27	0	27
1853.01	Site 15 - Land off Aqueduct Road Shirley B90 1BT	Erect 200 dwellings	12/1567	200	122	78
1861.01	Noor House Nailcote Lane Berkswell CV7 7DE	Replacement dwelling	13/1390	0	-1	1
1872.01	The Hen House Oldwich Lane Knowle B93 0BJ	Prior notification for a change of use from offices into 13 dwellings	15/50942	13	0	13
1882.01	News Express The Green Meriden CV7 7LN	Erect 1 flat	13/1874	1	0	1

Site Ref	Address	Description of Proposal	Latest Application No.	Net Proposed New Dwellings	Net Completions	Net Remaining New dwellings to be provided
1882.02	News Express The Green Meriden CV7 7LN	Conversion of existing loft space to form 1 No. 2 bedroom flat to include installation of 3 No. dormers to rear elevation and 2 No. conservation rooflights to front elevation	15/51547	1	0	1
1883.01	Kixley Farm Kixley Lane Knowle B93 0JF	Replacement dwelling	14/0478	0	-1	1
1893.01	42 Oakthorpe Drive Kingshurst B37 6JA	Erect 7 dwellings	15/51286	7	0	7
1894.01	70 Alderbrook Road Solihull B91 1NR	Replacement dwelling	14/0128	0	-1	1
1904.01	Junction of Windward Way, Chester Road Smith's Wood B36 0PF	R/M for 27 dwellings	14/1896	27	0	27
1919.01	Site 20 - Land at Dickens Heath Road Dickens Heath B90 1QJ	R/M for 128 dwellings	15/00083	128	20	108
1921.01	Barn adj Pond at Manor Farm Bradnocks Marsh Lane Hampton-in-Arden B92 0LH	Prior notification of change of use from agricultural building to dwelling	14/1092	1	0	1
1924.01	Rear of 152 Widney Road Bentley Heath B93 9BL	Erect 1 dwelling	15/53001	1	0	1
1935.01	Rear of Almshouses Tilehouse Green Lane Bentley Heath B93 9EL	Erect 12 dwellings	14/0997	12	0	12
1939.01	The Mews House Warwick Road Chadwick End B93 0BU	Erect 2 dwellings	15/52231	2	0	2
1945.01	Site 21 - Mount Dairy Farm Tanworth Lane Cheswick Green B90 4JE	RM for 95 dwellings*	15/51812	95	0	95
1947.01	69 Blue Lake Road Dorridge B93 8BH	Replacement dwelling	15/51634	0	-1	1
1952.01	70 Kenilworth Road Balsall Common CV7 7EX	Replacement dwelling	14/1648	0	0	0
1957.01	CC10 Keepers Lodge Chelmsley Road Chelmsley Wood B37 7SW	Erect 45 dwellings	14/1897	45	0	45
1960.01	Howard House, Hampton Court Marsh Lane Hampton-in-Arden B92 0AJ	Prior notification of change of use from offices to 26 dwellings	14/2083	24	0	24
1972.01	68-70 Alderbrook Road Solihull B91 1NR	Demolish 1 dwelling and erect 6 dwellings	13/1975	0	-1	1
1972.02	68-70 Alderbrook Road Solihull B91 1NR	Demolish 1 dwelling and erect 6 dwellings	13/1975	5	0	5
1973.01	19 Solihull Road Shirley B90 3HB	Demolish 1 dwelling and erect 2 dwellings	14/1462	1	-1	2
1974.01	9 Gipsy Lane Balsall Common CV7 7FW	Replacement dwelling	14/1967	0	0	0
1976.01	334 Blossomfield Road Solihull B91 1TF	Demolish 1 dwelling and erect 3 dwellings	15/52789	0	-1	1
1976.02	334 Blossomfield Road Solihull B91 1TF	Demolish 1 dwelling and erect 3 dwellings	15/52789	2	0	2
1978.01	12 Alder Park Road Solihull B91 1NU	Demolish 1 dwelling and erect 2 dwellings	14/2267	0	-1	1
1978.02	12 Alder Park Road Solihull B91 1NU	Demolish 1 dwelling and erect 2 dwellings	14/2267	1	0	1
1984.01	Site 7 - Land at Birmingham Road Smith's Wood B36 0NB	Erect 38 dwellings	14/1901	38	0	38
1985.01	Site 17 - Land at Braggs Farm Braggs Farm Lane / Rumbush Lane Dickens Heath B90 1RD	Demolish 1 dwelling and erect 71 dwellings	14/1066	70	36	34
1990.01	Manor Cottage Manor Road Solihull B91 2BL	Demolish 1 dwelling and erect 13 dwellings	14/01697	12	-1	13
2013.01	Barn adj 302 Four Ashes Road Dorridge B93 8NR	Prior notification of change of use from agricultural building to dwelling	15/50282	1	0	1

Site Ref	Address	Description of Proposal	Latest Application No.	Net Proposed New Dwellings	Net Completions	Net Remaining New dwellings to be provided
2024.01	66 Elmdon Lane Marston Green B37 7EQ	Erect 1 self-contained granny annex	15/50756	1	0	1
2025.01	95 Grange Road Dorridge B93 8QX	Replacement dwelling	15/00056	0	-1	1
2027.01	The Cottage Gate Lane Dorridge B93 8NJ	Replacement dwelling	15/51384	0	-1	1
2030.01	2 Dunton Road Kingshurst B37 6JN	Erect 2 flats over shops	15/50592	2	0	2
2033.01	10 Waverley Grove Solihull B91 1NP	Replacement dwelling	15/51518	0	-1	1
2035.01	2 Woodcote Drive Dorridge B93 8JR	Resubmission of PL/2015/51497/PPFL (replacement dwelling).	15/52488	0	-1	1
2042.01	Fordson Farm Harvest Hill Lane Meriden CV5 9DE	Erect 1 dwelling	15/51874	1	0	1
2052.01	19 Knowle Wood Road Dorridge B93 8JJ	Replacement dwelling	16/00415	1	0	1
2055.01	20 Lock House Waterside Dickens Heath B90 1UD	Prior notification of change of use from office to dwelling	15/52151	1	0	1
2057.01	2 Ipswich Walk Chelmsley Wood B37 5QX	Demolition of hostel and construction of a temporary accommodation centre	15/51505	-6	-16	10
2058.01	43 Buryfield Road Solihull B91 2DG	Replacement dwelling	15/52644	0	-1	1
2059.01	31 Wychwood Avenue Knowle B93 9DF	Erect 1 dwelling	15/52177	1	0	1
2060.01	Olton Court 10 Warwick Road Olton B92 7HX	Prior notification of change of use from office to 29 dwellings	15/52856	29	0	29
2063.01	Land adjacent 491 Kenilworth Road Balsall Common CV7 7DT	Erect 1 dwelling	15/52903	1	0	1
2066.01	58 Alderbrook Road Solihull B91 1NW	Replacement dwelling	15/52616	0	-1	1
2073.01	105 Coleshill Road Marston Green B37 7HT	Replacement dwelling	14/01193	0	-1	1
2075.01	Building 2a Market Court Rumbush Lane Dickens Heath B90 1SU	Amendment to planning approval 2011/952 (PL/2011/00794/FULM) for 12 dwellings	15/52354	12	0	12

\* 'Started' means that works have commenced on site within the definition of Town and Country Planning Act 1990 (as amended).

Source: Solihull Metropolitan Borough Council



**Table B - Planning Permissions Not Started as of 01.04.16**

SITE REFERENCE	ADDRESS	DESCRIPTION OF PROPOSAL	LATEST PLANNING APPLICATION NO:	NET NEW DWELLINGS
			<b>TOTAL</b>	<b>1467</b>
712.01	Adjacent 23 Beauchamp Road Solihull B91 2TX	O/L for 1 dwelling	15/51762	1
1040.01	Adjacent 101 Chester Road Castle Bromwich B36 9DS	O/L for 2 dwellings	13/1810	2
1183.01	The Dovecote Castle Bromwich Hall Chester Road Castle Bromwich B36 9DE	Change of use from offices to staff living quarters	13/0320	1
1286.01	Land at 214 Cooks Lane Kingshurst B37 6NH	Erect 8 bungalows	14/2247	8
1519.01	Adjacent 128 Laburnum Avenue Smiths Wood B37 6AL	Erect 2 dwellings	15/51310	2
1525.01	The Elms Balsall Street Balsall Common CV7 7AR	Conversion of 2 barns to dwellings	13/2030	2
1609.01	Adjacent 423 Streetsbrook Road Solihull B91 1RE	Erect 1 dwelling	15/51884	1
1700.01	Spar Stores 1 The Green Meriden CV7 7LN	Erect 1 dwelling	15/50191	1
1765.02	1 Rectory Lane Castle Bromwich B36 9DH	Conversion of 1 barn to dwelling	15/52360	1
1795.01	28 The Crescent Hampton-in-Arden B92 0BP	Conversion of garage to self-contained accommodation	15/50010	1
1834.01	Adjacent 108 Coleshill Road Marston Green B37 7HW	Erect 1 dwelling	16/00190	1
1838.01	Sunnymount Kenilworth Road Knowle B93 0JH	Erect 3 dwellings	14/1238	1
1843.01	Dorene Farm Meer End Road Honiley CV8 1PW	Conversion of 1 barn to dwelling	13/0722	1
1849.01	38 Harwood Grove Shirley B90 4AS	Subdivision of dwelling into 2 flats	13/0980	1
1850.01	Adjacent 259 Coleshill Heath Road Marston Green B37 7HY	Erect 1 dwelling	16/00663	1
1854.01	100 Stratford Road Shirley B90 3BH	Prior Notification for Change of Use of offices into 24 residential units.	13/1270	24
1854.02	100 Stratford Road Shirley B90 3BH	Erect 2 apartments	15/51395	2
1858.01	174 High Street Solihull Lodge B90 1JR	Erect 1 dwelling	13/0785	1
1859.01	Adjacent 6 Nebsworth Close Shirley B90 3NS	Erect 1 dwelling	13/1323	1
1860.01	Adjacent Hall Farm Kenilworth Road Knowle B93 0AD	Erect 1 dwelling	13/1429	1
1864.01	Uplands 74 Dickens Heath Road Shirley B90 1QE	Change of use of land to residential caravan site with a total of 8 caravans	13/0137	4
1867.01	Rear of 87 Warwick Road Olton B92 7HP	Erect 1 dwelling	13/1647	1
1870.01	Arden House 341-343 Kenilworth Road Balsall Common CV7 7DL	Prior Notification for Change of Use of offices into 8 residential units.	13/1795	8
1877.01	Lea Francis House, 202a Station Road Balsall Common CV7 7FD	Change of Use to provide 22 new residential units.	14/0610	22
1879.01	1 Holly Grange Holly Lane Balsall Common CV7 7EB	Prior Notification for Change of Use of offices into 4 residential units.	13/1326	4
1880.01	Sapphire House 550 Streetsbrook Road Solihull B91 1QY	Prior Notification for Change of Use of offices into 48 residential units.	13/1815	48
1884.01	Bowyer Farm Lady Lane Earlswood B94 6AQ	Change of use of land for a temporary dwelling for essential rural worker	13/0976	1
1885.01	74 Avenue Road Dorridge B93 8JU	Demolish 1 and erect 2 dwellings	13/2060	0
1885.02	74 Avenue Road Dorridge B93 8JU	Demolish 1 and erect 2 dwellings	13/2060	1
1887.01	30 Sunbeam Close Smith's Wood B36 9JR	Change of use from 2 No. flats back to 1 single dwelling.	15/51559	-1
1888.01	Land adjacent to 6 Oak Tree Close Dorridge B93 8AS	Erect 1 dwelling	13/1890	1
1889.01	Building Trade Centre Olton Wharf Richmond Road Solihull B92 7RN	Prior Notification for Change of Use of offices into 9 residential unit	13/2157	9
1892.01	Chapel Fields Primary Richmond Road Olton B92 7QF	Erect 15 new dwellings	13/2057	15
1896.02	Site 4 - Bishop Wilson & St Andrews Pike Drive Chelmsley Wood B37 7US	Erect 41 new residential units	14/2229	41
1898.01	23 The Green Castle Bromwich B36 9AR	Erect 1 dwelling	14/0102	1
1900.01	19 Winster Avenue Dorridge B93 8ST	Erect 1 dwelling	14/0145	1
1901.01	14 Chestnut Close Olton B92 7DS	Erect 1 dwelling	14/0044	1
1911.01	Colman House, 15-19 Station Road Knowle B93 0HL	Prior Notification for Change of Use of offices into 8 residential unit	14/0848	8
1915.01	Land adjacent to Harper Fields Kenilworth Road Balsall Common CV7 7HD	Erect 39 Extra Care Units	14/0314	39
1916.01	Stripes Hill Farm Warwick Road Knowle B93 0DS	Prior notification for conversion of 1 barn to 2 dwellings	14/1613	2
1918.01	Solihull & District Hebrew Congregation 3 Monastery Drive Olton B91 1DW	Erect 2 dwellings	14/0824	2
1920.01	Land at Fillingham Close and Compton Croft Chelmsley Wood B37 7TD	2 Replacement Dwellings	14/1065	0
1928.01	Blenheim Farm Cottage Meer End Road Honiley CV8 1PW	Replacement Dwelling	14/1210	0

SITE REFERENCE	ADDRESS	DESCRIPTION OF PROPOSAL	LATEST PLANNING APPLICATION NO:	NET NEW DWELLINGS
1933.01	St James Parsonage Lodge Green Lane North Meriden CV7 7JZ	Erect 2 dwellings	14/1324	2
1934.01	24 Needlers End Lane Balsall Common	Erect 1 dwelling	14/1439	1
1936.01	4 Woodside Way Solihull B91 1HB	Replacement Dwelling	14/1540	0
1937.01	41 Chester Road Castle Bromwich B36 9DL	Conversion of outbuilding to self-contained dwelling	14/1585	1
1938.01	The Piggery, Holly Cottage Knowle Road Hampton-in-Arden B92 0JA	Prior notification for conversion of a barn to a dwelling	14/1700	1
1940.01	Land at Lanchester Way Castle Bromwich B36	Erect 5 dwellings	14/0959	5
1942.01	Rose Cottage Marsh Lane Hampton-in-Arden B92 0AH	Variation of condition	15/50953	2
1943.01	Land at St Johns Close Knowle B93 0NH	Replace 7 dwellings with 5 and new foodstore	11/1557	-2
1945.3	Site 21 - Mount Dairy Farm Tanworth Lane Cheswick Green B90 4JE	Outline application for 220 dwellings	14/1163	125
1948.01	152 Station Road Knowle B93 0EP	Sub-divide dwelling into 2 units	14/1391	1
1949.01	Field Barn 28a Four Ashes Road Bentley Heath B93 8LX	Prior notification for a change of use from agricultural storage to 1 dwelling.	14/1685	1
1950.01	Land adjacent nos. 11 Withybrook Close Shirley B90 2RZ	Erect 1 dwelling	14/1727	1
1951.01	2 Bushwood Drive Dorridge B93 8JL	Replacement Dwelling	14/1115	0
1959.01	Adjacent 161 Lugtrout Lane Solihull B91 2RU	Change of use from Office to 1 dwelling	14/1942	1
1961.01	Willowdene Kenilworth Road Hampton-in-Arden B92 0LW	Replacement Dwelling	15/50249	0
1962.01	Barretts Lane Farm Barretts Lane Balsall Common CV7 7GB	Prior notification to convert 2 barns into 2 dwellings	14/1917	2
1962.02	Barretts Lane Farm Barretts Lane Balsall Common CV7 7GB	Conversion of barn into dwelling	15/51111	1
1963.01	159 Bosworth Drive Fordbridge B37 5BT	Develop part of PH to provide 4 flats	14/0673	4
1964.01	2188 Stratford Road Hockley Heath B94 6NU	Replacement Dwelling	14/2008	0
1969.01	Brock Hill Farmhouse Table Oak Lane Meer End CV8 1PZ	Erect 1 dwelling	14/2215	1
1983.01	141 - 143 Waterloo Avenue Chelmsley Wood B37 6QE	Replace 1 residential unit with 2 units over shop.	14/0466	1
1987.01	Site 23 - Land Between Kenilworth Road & Windmill Lane Balsall Common CV7 7HB	Reserved matters for 35 new dwellings	15/52057	35
1988.01	Site 22 - Land Fronting Kenilworth Road Balsall Common CV7 7HB	Reserved matters for 80 new dwellings	15/52058	80
1989.02	NAW 13 Arran Way Smith's Wood B36 0QQ	Erect 51 new dwellings	14/00444	51
1999.02	Coombes House 1361 Yardley Wood Road Shirley B90 1JT	Redevelopment of care home site into supported housing for adults comprising 3 residential units.	15/52237	19
2000.01	Sunhaven Old Person's Home and Day Care Centre. 210 High Street Shirley B90 1JP	Redevelopment of 40-bed former care home to construct 38 extra care dementia friendly residential units	15/52238	-40
2000.02	Sunhaven Old Person's Home and Day Care Centre. 211 High Street Shirley B90 1JP	Redevelopment of 40-bed former care home to construct 38 extra care dementia friendly residential units	15/52238	38
2001.01	48 Tanworth Lane Shirley B90 4DR	Extension to provide accommodation	14/0304	1
2002.01	379-381 Tanworth Lane Shirley B90 4DU	Replacement Dwelling	14/1317	0
2003.01	246 Prince of Wales Lane NH Solihull Lodge B14 4LJ	12 additional bedrooms at a nursing home	14/1876	12
2004.01	Home Farm Shadowbrook Lane Hampton-in-Arden B92 0DG	Conversion of cattle shed into 2 dwellings	15/50080	2
2005.01	Manor Park Farm Warwick Road Chadwick End B93 0ED	Prior notification for a change of use from agricultural building to two dwellings	15/50362	2
2008.01	72 Avenue Road Dorridge B93 8JU	Replacement Dwelling	15/50034	0
2009.01	Berry Hall Lodge Marsh Lane Solihull B91 2PQ	Erect 1 dwelling	15/00274	1
2010.01	Garage Court Copt Heath Croft Knowle B93 9LT	O/L for 2 dwellings	14/02178	2
2011.01	Land NW of Hampton court Marsh Lane Hampton-in-Arden B92 0AJ	Erect 9 dwellings	15/50458	9
2012.01	150-152 Station Road Knowle B93 0EP	Erect 2 dwellings	15/52224	2
2016.01	Fernhill Barns Fernhill Lane Balsall Common CV7 7AN	Prior notification of change of use from agricultural building to 3 dwellings.	15/50724	3
2017.01	The Pig Barn, Whitlocks End Farm Bills Lane Shirley B90 2PL	Remove condition (holiday let restriction) so that the property can be used for permanent residential accommodation.	15/50668	2

SITE REFERENCE	ADDRESS	DESCRIPTION OF PROPOSAL	LATEST PLANNING APPLICATION NO:	NET NEW DWELLINGS
2018.01	The Ginny Ring, Whitlocks End Farm Bills Lane Shirley B90 2PL	Remove condition (holiday let restriction) so that the property can be used for permanent residential accommodation.	15/50666	1
2019.01	Dutch Barn, Whitlocks End Farm Bills Lane Shirley B90 2PL	Conversion of barn into 2 dwellings	15/50184	2
2020.01	Meadow View/The Bull Pen , Whitlocks End Farm Bills Lane Shirley B90 2PL	Remove condition (holiday let restriction) so that the property can be used for permanent residential accommodation.	15/50667	1
2023.01	264 Creynolds Lane Cheswick Green B90 4ET	Replacement Dwelling	15/50840	0
2026.01	Oakes Farm Shop Balsall Street Balsall Common CV7 7AQ	Prior notification for a change of use from agricultural barn to dwelling.	15/51599	1
2028.01	Land rear of 88 to 94 Widney Road Bentley Heath	Erect 2 dwellings	15/51022	2
2029.01	10 - 12 Hurst Lane Castle Bromwich B34 7HR	Conversion of first floor over shop to a flat	15/50959	1
2032.01	444 Warwick Road Solihull B91 1AQ	Conversion of D1 use to a flat	15/51794	1
2032.02	444 Warwick Road Solihull B91 1AQ	Conversion of D1 use to a flat	15/51794	0
2034.01	Home Farm Shadowbrook Lane Hampton-in-Arden B92 0DG	Change of use from bed and breakfast accommodation to 3 dwellings	15/51502	3
2036.01	47 Meriden Road Hampton-in-Arden B92 0BS	O/L for 1 dwelling	15/50387	1
2041.02	266 Dickens Heath Road Dickens Heath B91 1RE	Erect 1 dwelling	15/50579	1
2043.02	26 Temple Road Dorridge B93 8LF	Replacement 1 dwelling with 2	15/51035	1
2045.01	512-514 Stratford Road Shirley B90 4AY	Demolish Child care centre and erect of 4 residential units	14/00865	4
2046.01	Redundant Power Station Frogmore Lane Fen End CV8 1NT	Change of use to 1 dwelling	15/52088	1
2047.01	land to rear 51 and 53 Hanbury Road Dorridge B93 8DW	Demolition and erection of 4 residential units	15/52084	4
2049.01	90 Broad Oaks Road Solihull B91 1HZ	Erect 1 dwelling	15/51773	1
2050.02	72 Tilehouse Green Lane Knowle B93 9ER	Demolish 1 dwelling and erect 2 dwellings	15/51201	1
2051.01	1 Brook Cottage Brook Green Lane Barston B92 0JW	Conversion of barn to dwelling	15/50999	1
2053.01	19 Lady Byron Lane Knowle B93 9AT	Replacement Dwelling	15/52529	0
2054.01	Ashford Manor Farm Ashford Lane Hockley Heath B94 6RH	Prior notification for a change of use of agricultural unit into a dwelling.	15/52504	1
2056.01	Lincoln Road Wharf Lincoln Road Olton B27 6NY	Erect 9 dwellings	14/02064	9
2057.02	2 Ipswich Walk Chelmsley Wood B37 5QX	Demolition of existing hostel and construction of a temporary accommodation centre	15/51505	11
2061.01	37 Wells Green Road Solihull B92 7PF	Erect 1 dwelling	15/52726	1
2062.01	42 Roach Close Chelmsley Wood B37 7UH	Erect 2 flats	15/52706	2
2065.01	19 Mayswood Road Solihull B92 9JB	Erect 1 dwelling	15/52823	1
2068.01	Land R/o 146-150 Tilehouse Lane Shirley B90 1PW	O/L for 2 dwellings	14/01060	0
2069.01	The Bungalow & Cottage Goat House Lane Balsall Common CV7 7HD	Demolish 1 dwelling and erect 2 dwellings	15/53005	-1
2070.01	Rear of 2/4 Bills Lane Shirley B90 2NP	Erect 1 dwelling	15/52762	1
2071.01	Windward Way Industrial Estate Trent Drive Smith's Wood B36 0UJ	Demolish existing industrial buildings and erect 24 residential units	15/52603	24
2072.01	Ashton Nurseries Land rear of 84-96 School Road Hockley Heath B94 6RB	Demolish existing buildings and erect 14 dwellings	15/51649	14
2074.01	353 Barston Lane Catherine de Barnes B91 2SX	Replacement Dwelling	15/51131	0
2076.01	Lowbrook Farm Lowbrook Lane Tidbury Green B90 1QS	O/L for 200 dwellings	12/01568	200
2077.01	Tidbury Green Farm Fulford Hall Road Earlswood B90 1QZ	O/L for 190 dwellings	13/01394	190
2078.01	172 Stratford Road Shirley B90 3BQ	O/L for 1 dwelling	15/50295	1
2079.01	land rear of 138 - 140 Haslucks Green Road Shirley B90	Erect 2 dwellings	14/01604	2
2080.01	Rear of 22 -34 & Land at 26 Holly Lane Marston Green B37 7AE	Demolish 1 dwelling and erect 10 dwellings	14/01290	-1
2080.02	Rear of 22 -34 & Land at 27 Holly Lane Marston Green B37 7AE	Demolish 1 dwelling and erect 10 dwellings	14/01290	10
2081.01	Ye Olde Village Wine Lodge 6 Elmdon Road Marston Green B37 7BS	Change of use from A1 retail to 10 bedroom house in multiple occupation (hmo).	14/01355	9
2082.01	Land rear of 195 Station Road Knowle B93 0PT	Erect 1 dwelling	14/01777	1
5001.01	Site 1 - Land at Cooks Lane Kingshurst B37 6NE	Erect 52 dwellings	15/52604	52
5014.01	Site 14 - Land at Middlefield Knowle B93 0PF	Erect 110 dwellings	15/52196	110
6016.01	Arden School Station Road Knowle B93 0PT	Change of use from dwelling to non-dwelling	13/1042	-1
6039.01	10 Dog Kennel Lane Shirley B90 4BH	Demolition dwelling	14/0626	-1

SITE REFERENCE	ADDRESS	DESCRIPTION OF PROPOSAL	LATEST PLANNING APPLICATION NO:	NET NEW DWELLINGS
6041.01	32 Ulverley Green Road Olton B92 8BQ	Change of use from dwelling to non-dwelling	15/52567	-1
6042.01	358 Gospel Lane Olton B27 7AJ	Change of use from dwelling to non-dwelling	15/50544	-1
6043.01	The Manse Pike Drive Chelmsley Wood B37 7US	Change of use from dwelling to non-dwelling	15/50888	-1
6048.01	First Floor Flat 46 Castle Lane Olton B92 8DD	Change of use from dwelling to non-dwelling	15/51850	-1
7001.01	Coleshill Heath School Phase 1 Marlene Croft Chelmsley Wood B37 7JT	Extra Care scheme consisting of 51 dwellings	15/51758	51
7001.02	Coleshill Heath School Phase 2 Marlene Croft Chelmsley Wood B37 7JT	Erect 57 dwellings	15/51742	57
7002.01	Fordbridge Primary School Phase 1 Yorklea Croft Fordbridge B37 5EG	Erect 72 dwellings	15/51743	72

Source: Solihull Metropolitan Borough Council

**APPENDIX 8: STRATEGIC HOUSING LAND  
AVAILABILITY ASSESSMENT (SHLAA)  
2012 SITES**



**Strategic Housing Land Availability Assessment 2012 (SHLAA) Sites**

<b>Address</b>	<b>Total Capacity (Net)</b>
SHLAA Site 8 - Land at Birmingham Road, Meriden	40
SHLAA Site 103-105 Garages, Greenhill Way, Shirley	16
SHLAA Site 107 - Hobs Moat Site 2, Campden Green, Elmdon	3
SHLAA Site 120 - Land West of Stratford Road, Hockley Heath	20
SHLAA Site 254 - Garages at Anglesey Avenue, Smiths Wood	13
SHLAA Site 298 – 107 Kelsey Lane, Balsall Common	5
SHLAA Site 301 - Land at Shirley Depot, Haslucks Green Road, Shirley	37
SHLAA Site 307 - Woolmans Garden Centre, 72-74, Solihull Road, Shirley	29
	<b>163</b>

*Source: Solihull Metropolitan Borough Council*



# **APPENDIX 9: HOUSING SITES THEORETICAL YIELD CAPACITY (ALL SITES AND GREEN BELT SITES)**



**Table A - Phasing Trajectory of All Assessed Housing Sites\***

SITE REFERENCE	PB REFERENCE	SITE NAME	PERCENTAGE OF SITE WITHIN GREEN BELT	CATEGORY BAND	TOTAL THEORETICAL YIELD CAPACITY	Years 1-5	Years 6-10	Years 11-17	Beyond Plan Period
1	64	Springhill	100	2	21		21		
3	96	The Chase Field	100	3	59			59	
5	97	Land at Grove House	100	1	16	16			
6	58	Land at Old Station Road, Hampton in Arden	100	1	90	90			
7	98	Land Off Corbetts Close	0	1	28	28			
8	4	103 Birchy Leasowes Lane	100	3	18			18	
9	69	Land to rear Lavender Hall Farm	100	2	63		63		
10	73	Playing Fields at Lugtrout Lane	100	2	178		178		
11	72	Land adjoining SE side of Damson Parkway	100	1	10	10			
12	71	Land northside Lugtrout Lane - next to farm	100	1	4	4			
14	40	2440 Stratford Road and land adjacent	100	1	17	17			
16	56	Land South of Hampton Lane	100	1	181	181			
17	55	Land west of Ravenshaw Lane/South of Hampton Lane	100	1	49	49			
19	19	Land adj to Bakehouse Lane/Wheeler Close	100	1	43	43			
20	99	Land adj to Solihull bypass, south of Hampton Lane	100	3	84			84	
23	100	Land adjacent to "The Woodlands"	100	2	126		126		
24	101	Vacant land off Friday Lane	100	2	126		126		
25	102	Land at Barston Lane	100	1	17	17			
26	103	Land at 201 Henwood Lane	100	2	7		7		
28	105	Land lying to west of 227 Lugtrout Lane	100	1	20	20			
29	106	The Orchard, Earlswood Road	100	2	14		14		
32	26	Land at Netherwood Lane	100	1	47	47			
35	108	Green Meads	97	2	60		60		
36	22	Land adjacent to Oakwood House	100	3	7			7	
37	109	Bowyer Farm	100	2	63		63		
38	110	Stratford Road, Ashford Manor Farm, Hockley Heath	100	1	90	90			
39	1	Field adjacent to Tudor Croft	100	2	5		5		
40	16	Olton (Stable Cottage)	100	1	5	5			
41	21	Land at Whitlocks End Farm	100	2	1300		400	500	400
42	111	Big Cleobury Farm	100	2	251		250	1	
43	112	Land adjacent to Old Lodge Farm	100	2	40		40		
44	113	Lodge Paddocks	100	2	11		11		
45	114	Field surrounding Lodge Paddocks	100	1	160	160			
46	68	Land fronting B4102 Meriden Road, Hampton in Arden	100	3	35			35	
47	88	Land south of Kelsey Court	100	1	5	5			
48	86	Earlsmere House	100	2	11		11		
49	63	Land adjacent 84 School Road, Hockley Heath	100	1	21	21			
50	115	Land at Arran Way	0	3	52			52	
51	116	Jenson House, Auckland Hall & Kingfisher PH	0	3	100			100	
52	13	Chester Rd/Moorend Ave Roundabout	100	3	90			90	
53	117	Bluebell Recreation Ground	0	2	161		161		
54	14	Clopton Crescent Depot & British Legion Club	0	2	43		43		
58	120	Land at Cleobury Lane, Dickens Heath	100	2	67		67		
59	20	Golden End Farms	100	1	250	250			
61	126	"Hilltop", 353 Tanworth Lane, Shirley	100	2	13		13		
62	59	Land adjacent to Shirley Golf Course, Stratford Road	100	1	200	200			
64	127	Land at Barston Lane/Oak Lane	100	1	43	43			
66	5	Land NE side of Back Lane	100	1	200	200			
68	29	Land off Jacobean Lane	100	1	54	54			
69	130	Norton Lane, Earlswood	100	2	90		90		
71	132	Land at 149-163 Wood Lane	100	2	35		35		
72	75	Land at Widney Road and Browns Lane	100	1	14	14			
73	133	Earlswood Caravan/Ambleside Nursery.448 Norton Lane	100	3	59			59	
74	61	Rear of 162 Tilehouse Lane/side of	100	3	8			8	
75	12	Land at Frog Lane	96	1	162	162			

SITE REFERENCE	PB REFERENCE	SITE NAME	PERCENTAGE OF SITE WITHIN GREEN BELT	CATEGORY BAND	TOTAL THEORETICAL YIELD CAPACITY	Years 1-5	Years 6-10	Years 11-17	Beyond Plan Period
79	134	Land fronting Waste Lane, Balsall Common	100	1	24	24			
81	135	Land at Fillongley Road, Meriden	99	2	100		100		
82	18	Land at Kenilworth Road	95	2	47		47		
83	136	Land at Catherine de Barnes	72	1	13	13			
85	137	Land adj to 179 Hampton Lane, Catherine de Barnes	100	1	20	20			
86	27	Land at Old Station Road	100	1	30	30			
88	23	Land at Widney Manor Road	100	3	153			153	
89	138	Village Farm, Berkswell	100	1	15	15			
90	139	Land at Coventry Road, Berkswell	100	1	20	20			
93	142	Land at Heronfield	100	1	17	17			
94	62	Land at Diddington Lane, Hampton in Arden	100	1	37	37			
96	28	Land on north side of Lugtrout Lane	100	1	24	24			
98	143	Land to the rear of 1761 Warwick Road	100	2	39		39		
100	156	Land at Mount Dairy Farm	96	1	10	10			
101	208	Land at Old Waste Lane/Waste Lane, Balsall Common	100	1	40	40			
104	209	Land off Blue Lake Road, Dorridge (Oak Green)	100	1	80	80			
105	36	Land on Maxstoke Lane, Meriden	63	2	43		43		
106	145	Land at Oakfields Way, Catherine de Barnes	100	1	50	50			
107	146	Land at Gentleshaw Lane	100	2	150		150		
108	147	Blythe House	100	2	16		16		
109	3	Land south of Grove Road	100	1	60	60			
110	153	Land to rear of 114 Kenilworth Road	100	1	356	250	106		
111	210	Land to Widney Manor Road	100	3	120			120	
117	83	Meriden Road Depot	100	3	110			110	
118	152	Fields adjacent to Rotton Row Farm	100	1	128	128			
119	17	Land at Birmingham Road, Meriden	100	3	30			30	
120	154	Land at Ashford Land, Hockley Heath	100	1	190	190			
123	213	Brooklin	100	3	36			36	
124	157	The Former TRW Site	0	2	226		226		
125	158	Land at Wychwood Roundabout	0	1	20	20			
126	214	Land to north of Birchy Leasowes Lane, Dickens Heath	100	2	120		120		
127	159	Woodford	100	2	10		10		
128	160	Area G, Meriden	100	2	959		400	500	59
129	84	Land off Meriden Road, Hampton in Arden	100	2	40		40		
130	48	Land at Tythe Barn Lane	100	2	83		83		
131	77	Birmingham Business Park, land adj to Coleshill Heath Road	100	2	250		250		
132	215	HS2 Triangle	100	2	1982		400	500	1082
133	161	Creyholds Lane, Shirley	100	1	21	21			
134	30	114-118 Widney Manor Road	100	2	22		22		
135	44	Land at Dorridge Rd, DOR	100	2	91		91		
136	53	Oak Farm, Catherine de Barnes	100	2	80		80		
137	216	The Firs	100	1	38	38			
138	7	Land between Kenilworth Road and Windmill Lane, Balsall Common	100	1	225	225			
140	218	Land at Dickens Heath Road	100	1	175	175			
141	162	Land around Earlswood Station	100	1	3000	400	400	500	1700
143	164	Lugtrout Lane	100	1	17	17			
144	2	Land at Fillongley Road, Meriden	100	1	118	118			
145	165	Land at School Road	100	2	43		43		
155	168	St George and St Teresa RC Primary School	0	3	31			31	
163	169	The former rectory and glebe land	0	3	17			17	
166	93	Land north and south of Hampton Road, Knowle	100	1	79	79			
167	171	The Memorial Clubhouse and Grounds	100	2	400		250	150	
168	172	Land at Illshaw Heath	100	3	86			86	
170	25	Pheasant Oak Farm	100	1	80	80			

SITE REFERENCE	PB REFERENCE	SITE NAME	PERCENTAGE OF SITE WITHIN GREEN BELT	CATEGORY BAND	TOTAL THEORETICAL YIELD CAPACITY	Years 1-5	Years 6-10	Years 11-17	Beyond Plan Period
171	79	Hampton Manor	99	1	15	15			
173	173	Winterton Farm/Land to the north of Blythe Valley Park	100	2	600		400	200	
176	11	Land to the west of Dickens Heath	100	3	400			300	100
179	175	Hampton Lane, Meriden	100	3	43			43	
180	176	Site rear 122 School Road, Hockley Heath	100	2	44		44		
183	177	Wootton Green Barn	100	2	28		28		
188	178	Land at Rowood Drive and associated with Lode Heath School	0	1	31	31			
192	66	Jordan Farm	100	3	355			300	55
193	179	Land at the rear of 74 - 108 Coleshill Heath Road	98	2	111		111		
195	6	Land at Damson Parkway	100	3	950			500	450
197	180	Land south of Meriden, Solihull	100	2	200		200		
199	33	Land at Four Ashes Rd, DOR	100	1	50	50			
200	32	Land to the west of Earlswood Road	100	1	40	40			
201	182	Brook Farm	100	2	38		38		
204	184	33.18 hectares of land at Oaklands Farm	100	1	34	34			
207	38	Land bounded by Brown's Lane, Smiths Lane & Widney Manor Rd	100	1	300	250	50		
208	185	Land at School Road/Ashford Lane	100	2	64		64		
209	223	Tidbury Green Golf Club	100	3	488			250	238
210	186	Land between 39 and 79 Earlswood Road	100	1	31	31			
213	39	Land North of Hampton Road (1)	100	1	150	150			
214	94	Land North of Hampton Road (2)	100	1	100	100			
215	95	Land North of Hampton Road (3)	100	2	100		100		
216	189	Land at Lincoln Farm Truckstop	100	3	98			98	
218	191	Endeavour House, including Pavilions Sports Club and Allotments	100	2	106		106		
219	192	Land at Buckingham Road	0	1	38	38			
220	193	Chapelhouse Depot, including Conservative Club and former Boys Club	0	2	30		30		
221	194	Onward Club and Chelmsley Wood Town Council Offices	0	2	80		80		
222	195	Moat Lane Depot and Vulcan House Industrial Estate	0	3	71			71	
223	196	Land at Tanworth Lane, Sans Souci, Land at Woodloes Road, and Land at Baxters Green	100	2	380		250	130	
224	197	Brookvale	0	1	17	17			
226	226	Land at Damson Parkway and Coventry Road	100	3	751			500	251
228	227	Land at Whar Hall Farm	100	1	373	250	123		
229	200	Kingshurst Village Centre	0	3	83			83	
231	202	Land at Widney Manor Road	100	1	158	158			
238	237	33 Wootton Green lane	100	2	16		16		
239	238	Land at Church Lane, Bickenhill	100	1	38	38			
241	240	Arden Lodge Field, DORR	100	2	10		10		
242	242	Land East Chadwick Manor	100	1	50	50			
243	241	Land North Chadwick Court	100	1	15	15			
244	243	Land at Tilehouse Green, KNO	83	1	30	30			
245	245	Sharmans Cross Rd	0	2	62		62		
246	246	Land at Warwick Rd, CE	96	1	32	32			
247	247	Manor Farm, Four Ashes Rd, DOR	100	3	33			33	
1001		Land Adj 339/337 Lugtrout Lane	100	1	49	49			
1002		Land east of Balsall Common	100	2	1146		400	500	246
1004		Land To Rear 575A to 587 Tanworth Lane	100	2	36		36		
1005		Land south of Houndsfield Lane	100	2	38		38		
1006		Land West Of Stratford Road, Hockley Heath	100	1	81	81			
1007		Land south of Dog Kennel Lane	100	2	2821		400	500	1921
1008		Land South Of School Road, Hockley Heath	100	1	139	139			

SITE REFERENCE	PB REFERENCE	SITE NAME	PERCENTAGE OF SITE WITHIN GREEN BELT	CATEGORY BAND	TOTAL THEORETICAL YIELD CAPACITY	Years 1-5	Years 6-10	Years 11-17	Beyond Plan Period
1009		Land At Hampton Lane, Solihull	100	1	718	400	318		
1010		Arden Triangle	100	1	1162	400	400	362	
1012		Land At Bickenhill Road	100	2	497		250	247	
1013		Land to and to the rear of 146-152 Tilehouse Lane	100	2	18		18		
1014		Land east of Meriden	100	1	740	400	340		
1015		Land North West Of Balsall Common	100	1	1538	400	400	500	238
1016		Land Off Oxhayes Close	100	1	100	100			
1017		Land At Wootton Green Lane	100	2	265		250	15	
<b>Total</b>					<b>31085</b>	<b>7205</b>	<b>9262</b>	<b>7878</b>	<b>6740</b>

\*Excluding SLP Allocations

We have assumed that a maximum of 250 dwellings can be delivered in each of the five-year periods covering years 1 to 5 and years 6 to 10, and that 300 dwellings can be delivered during the third time period, which covers seven years (years 11 to 17). For sites with a theoretical dwelling capacity of over 500 units, we have assumed more than one developer/sales outlet. When taking lead-in times, competition and market saturation factors for such larger sites into consideration we have assumed that for sites over 500 units, 400 units can be delivered in any five-year period and 500 dwellings can be delivered in the last seven-year period.

**Table B - Phasing Trajectory of Assessed Green Belt Housing Sites\***

SITE REFERENCE	PB REFERENCE	SITE NAME	PERCENTAGE OF SITE WITHIN GREEN BELT	CATEGORY BAND	TOTAL THEORETICAL YIELD CAPACITY	Years 1-5	Years 6-10	Years 11-17	Beyond Plan Period
1	64	Springhill	100	2	21		21		
3	96	The Chase Field	100	3	59			59	
5	97	Land at Grove House	100	1	16	16			
6	58	Land at Old Station Road, Hampton in Arden	100	1	90	90			
8	4	103 Birchy Leasowes Lane	100	3	18			18	
9	69	Land to rear Lavender Hall Farm	100	2	63		63		
10	73	Playing Fields at Lugtrout Lane	100	2	178		178		
11	72	Land adjoining SE side of Damson Parkway	100	1	10	10			
12	71	Land northside Lugtrout Lane - next to farm	100	1	4	4			
14	40	2440 Stratford Road and land adjacent	100	1	17	17			
16	56	Land South of Hampton Lane	100	1	181	181			
17	55	Land west of Ravenshaw Lane/South of Hampton Lane	100	1	49	49			
19	19	Land adj to Bakehouse Lane/Wheeler Close	100	1	43	43			
20	99	Land adj to Solihull bypass, south of Hampton Lane	100	3	84			84	
23	100	Land adjacent to "The Woodlands"	100	2	126		126		
24	101	Vacant land off Friday Lane	100	2	126		126		
25	102	Land at Barston Lane	100	1	17	17			
26	103	Land at 201 Henwood Lane	100	2	7		7		
28	105	Land lying to west of 227 Lugtrout Lane	100	1	20	20			
29	106	The Orchard, Earlswood Road	100	2	14		14		
32	26	Land at Netherwood Lane	100	1	47	47			
35	108	Green Meads	97	2	60		60		
36	22	Land adjacent to Oakwood House	100	3	7			7	
37	109	Bowyer Farm	100	2	63		63		
38	110	Stratford Road, Ashford Manor Farm, Hockley Heath	100	1	90	90			
39	1	Field adjacent to Tudor Croft	100	2	5		5		
40	16	Olton (Stable Cottage)	100	1	5	5			
41	21	Land at Whitlocks End Farm	100	2	1300		400	500	400
42	111	Big Cleobury Farm	100	2	251		250	1	
43	112	Land adjacent to Old Lodge Farm	100	2	40		40		
44	113	Lodge Paddocks	100	2	11		11		
45	114	Field surrounding Lodge Paddocks	100	1	160	160			
46	68	Land fronting B4102 Meriden Road, Hampton in Arden	100	3	35			35	
47	88	Land south of Kelsey Court	100	1	5	5			
48	86	Earlsmere House	100	2	11		11		
49	63	Land adjacent 84 School Road, Hockley Heath	100	1	21	21			
52	13	Chester Rd/Moorend Ave Roundabout	100	3	90			90	
58	120	Land at Cleobury Lane, Dickens Heath	100	2	67		67		
59	20	Golden End Farms	100	1	250	250			
61	126	"Hilltop", 353 Tanworth Lane, Shirley	100	2	13		13		
62	59	Land adjacent to Shirley Golf Course, Stratford Road	100	1	200	200			
64	127	Land at Barston Lane/Oak Lane	100	1	43	43			
66	5	Land NE side of Back Lane	100	1	200	200			
68	29	Land off Jacobean Lane	100	1	54	54			
69	130	Norton Lane, Earlswood	100	2	90		90		
71	132	Land at 149-163 Wood Lane	100	2	35		35		
72	75	Land at Widney Road and Browns Lane	100	1	14	14			
73	133	Earlswood Caravan/Ambleside Nursery.448 Norton Lane	100	3	59			59	
74	61	Rear of 162 Tilehouse Lane/side of	100	3	8			8	
75	12	Land at Frog Lane	96	1	162	162			
79	134	Land fronting Waste Lane, Balsall Common	100	1	24	24			
81	135	Land at Fillongley Road, Meriden	99	2	100		100		
82	18	Land at Kenilworth Road	95	2	47		47		
83	136	Land at Catherine de Barnes	72	1	13	13			

SITE REFERENCE	PB REFERENCE	SITE NAME	PERCENTAGE OF SITE WITHIN GREEN BELT	CATEGORY BAND	TOTAL THEORETICAL YIELD CAPACITY	Years 1-5	Years 6-10	Years 11-17	Beyond Plan Period
85	137	Land adj to 179 Hampton Lane, Catherine de Barnes	100	1	20	20			
86	27	Land at Old Station Road	100	1	30	30			
88	23	Land at Widney Manor Road	100	3	153			153	
89	138	Village Farm, Berkswell	100	1	15	15			
90	139	Land at Coventry Road, Berkswell	100	1	20	20			
93	142	Land at Heronfield	100	1	17	17			
94	62	Land at Diddington Lane, Hampton in Arden	100	1	37	37			
96	28	Land on north side of Lugtrout Lane	100	1	24	24			
98	143	Land to the rear of 1761 Warwick Road	100	2	39		39		
100	156	Land at Mount Dairy Farm	96	1	10	10			
101	208	Land at Old Waste Lane/Waste Lane, Balsall Common	100	1	40	40			
104	209	Land off Blue Lake Road, Dorridge (Oak Green)	100	1	80	80			
105	36	Land on Maxstoke Lane, Meriden	63	2	43		43		
106	145	Land at Oakfields Way, Catherine de Barnes	100	1	50	50			
107	146	Land at Gentleshaw Lane	100	2	150		150		
108	147	Blythe House	100	2	16		16		
109	3	Land south of Grove Road	100	1	60	60			
110	153	Land to rear of 114 Kenilworth Road	100	1	356	250	106		
111	210	Land to Widney Manor Road	100	3	120			120	
117	83	Meriden Road Depot	100	3	110			110	
118	152	Fields adjacent to Rotton Row Farm	100	1	128	128			
119	17	Land at Birmingham Road, Meriden	100	3	30			30	
120	154	Land at Ashford Land, Hockley Heath	100	1	190	190			
123	213	Brooklin	100	3	36			36	
126	214	Land to north of Birchy Leasowes Lane, Dickens Heath	100	2	120		120		
127	159	Woodford	100	2	10		10		
128	160	Area G, Meriden	100	2	959		400	500	59
129	84	Land off Meriden Road, Hampton in Arden	100	2	40		40		
130	48	Land at Tythe Barn Lane	100	2	83		83		
131	77	Birmingham Business Park, land adj to Coleshill Heath Road	100	2	250		250		
132	215	HS2 Triangle	100	2	1982		400	500	1082
133	161	Creynolds Lane, Shirley	100	1	21	21			
134	30	114-118 Widney Manor Road	100	2	22		22		
135	44	Land at Dorridge Rd, DOR	100	2	91		91		
136	53	Oak Farm, Catherine de Barnes	100	2	80		80		
137	216	The Firs	100	1	38	38			
138	7	Land between Kenilworth Road and Windmill Lane, Balsall Common	100	1	225	225			
140	218	Land at Dickens Heath Road	100	1	175	175			
141	162	Land around Earlswood Station	100	1	3000	400	400	500	1700
143	164	Lugtrout Lane	100	1	17	17			
144	2	Land at Fillongley Road, Meriden	100	1	118	118			
145	165	Land at School Road	100	2	43		43		
166	93	Land north and south of Hampton Road, Knowle	100	1	79	79			
167	171	The Memorial Clubhouse and Grounds	100	2	400		250	150	
168	172	Land at Illshaw Heath	100	3	86			86	
170	25	Pheasant Oak Farm	100	1	80	80			
171	79	Hampton Manor	99	1	15	15			
173	173	Winterton Farm/Land to the north of Blythe Valley Park	100	2	600		400	200	
176	11	Land to the west of Dickens Heath	100	3	400			300	100
179	175	Hampton Lane, Meriden	100	3	43			43	
180	176	Site rear 122 School Road, Hockley Heath	100	2	44		44		
183	177	Wootton Green Barn	100	2	28		28		
192	66	Jordan Farm	100	3	355			300	55
193	179	Land at the rear of 74 - 108 Coleshill Heath Road	98	2	111		111		

SITE REFERENCE	PB REFERENCE	SITE NAME	PERCENTAGE OF SITE WITHIN GREEN BELT	CATEGORY BAND	TOTAL THEORETICAL YIELD CAPACITY	Years 1-5	Years 6-10	Years 11-17	Beyond Plan Period
195	6	Land at Damson Parkway	100	3	950			500	450
197	180	Land south of Meriden, Solihull	100	2	200		200		
199	33	Land at Four Ashes Rd, DOR	100	1	50	50			
200	32	Land to the west of Earlswood Road	100	1	40	40			
201	182	Brook Farm	100	2	38		38		
204	184	33.18 hectares of land at Oaklands Farm	100	1	34	34			
207	38	Land bounded by Brown's Lane, Smiths Lane & Widney Manor Rd	100	1	300	250	50		
208	185	Land at School Road/Ashford Lane	100	2	64		64		
209	223	Tidbury Green Golf Club	100	3	488			250	238
210	186	Land between 39 and 79 Earlswood Road	100	1	31	31			
213	39	Land North of Hampton Road (1)	100	1	150	150			
214	94	Land North of Hampton Road (2)	100	1	100	100			
215	95	Land North of Hampton Road (3)	100	2	100		100		
216	189	Land at Lincoln Farm Truckstop	100	3	98			98	
218	191	Endeavour House, including Pavilions Sports Club and Allotments	100	2	106		106		
223	196	Land at Tanworth Lane, Sans Souci, Land at Woodloes Road, and Land at Baxters Green	100	2	380		250	130	
226	226	Land at Damson Parkway and Coventry Road	100	3	751			500	251
228	227	Land at Whar Hall Farm	100	1	373	250	123		
231	202	Land at Widney Manor Road	100	1	158	158			
238	237	33 Wootton Green lane	100	2	16		16		
239	238	Land at Church Lane, Bickenhill	100	1	38	38			
241	240	Arden Lodge Field, DORR	100	2	10		10		
242	242	Land East Chadwick Manor	100	1	50	50			
243	241	Land North Chadwick Court	100	1	15	15			
244	243	Land at Tilehouse Green, KNO	83	1	30	30			
246	246	Land at Warwick Rd, CE	96	1	32	32			
247	247	Manor Farm, Four Ashes Rd, DOR	100	3	33			33	
1001		Land Adj 339/337 Lugtrout Lane	100	1	49	49			
1002		Land east of Balsall Common	100	2	1146		400	500	246
1004		Land To Rear 575A to 587 Tanworth Lane	100	2	36		36		
1005		Land south of Houndsfield Lane	100	2	38		38		
1006		Land West Of Stratford Road, Hockley Heath	100	1	81	81			
1007		Land south of Dog Kennel Lane	100	2	2821		400	500	1921
1008		Land South Of School Road, Hockley Heath	100	1	139	139			
1009		Land At Hampton Lane, Solihull	100	1	718	400	318		
1010		Arden Triangle	100	1	1162	400	400	362	
1012		Land At Bickenhill Road	100	2	497		250	247	
1013		Land to and to the rear of 146-152 Tilehouse Lane	100	2	18		18		
1014		Land east of Meriden	100	1	740	400	340		
1015		Land North West Of Balsall Common	100	1	1538	400	400	500	238
1016		Land Off Oxhayes Close	100	1	100	100			
1017		Land At Wootton Green Lane	100	2	265		250	15	
<b>Total</b>					<b>29995</b>	<b>7071</b>	<b>8660</b>	<b>7524</b>	<b>6740</b>

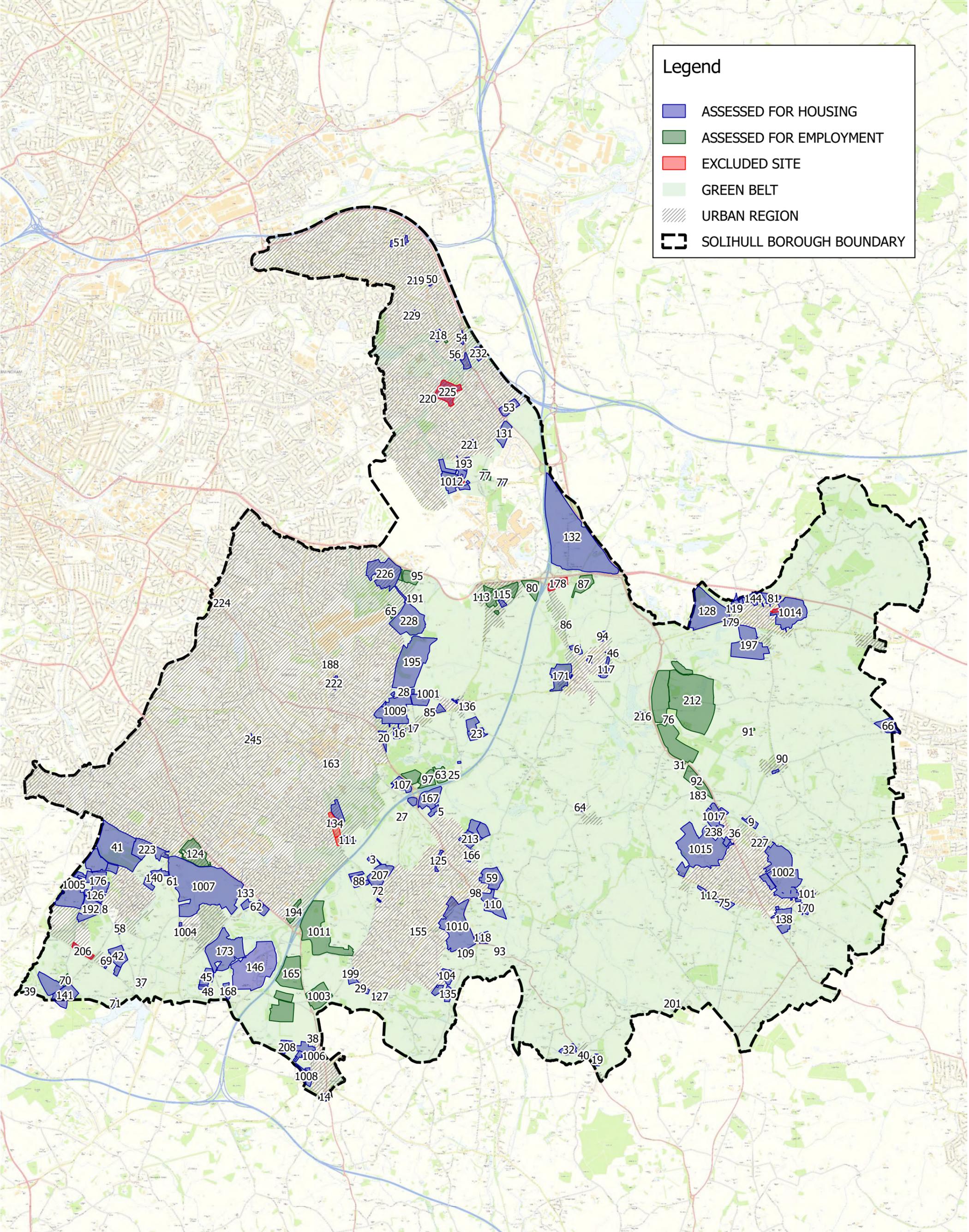
\*Excluding SLP Allocations

We have assumed that a maximum of 250 dwellings can be delivered in each of the five-year periods covering years 1 to 5 and years 6 to 10, and that 300 dwellings can be delivered during the third time period, which covers seven years (years 11 to 17). For sites with a theoretical dwelling capacity of over 500 units, we have assumed more than one developer/sales outlet. When taking lead-in times, competition and market saturation factors for such larger sites into consideration we have assumed that for sites over 500 units, 400 units can be delivered in any five-year period and 500 dwellings can be delivered in the last seven-year period.



## APPENDIX 10: SITE PLANS





**Legend**

- ASSESSED FOR HOUSING
- ASSESSED FOR EMPLOYMENT
- EXCLUDED SITE
- GREEN BELT
- URBAN REGION
- SOLIHULL BOROUGH BOUNDARY

0.4 0 0.40.81.21.6 km

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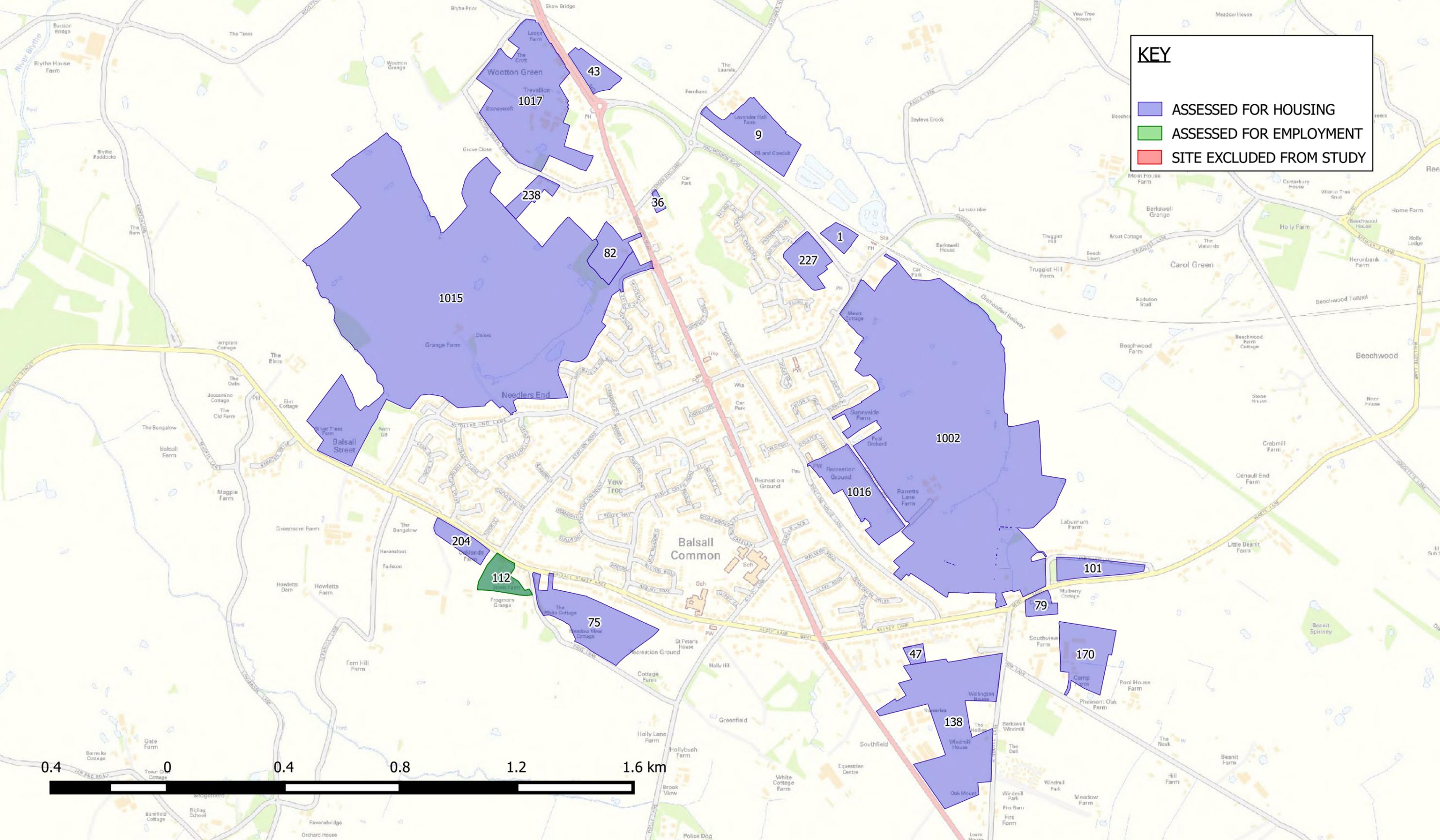


**SOLIHULL SHELAA**  
**OVERVIEW PLAN**

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 Checked By: MG  
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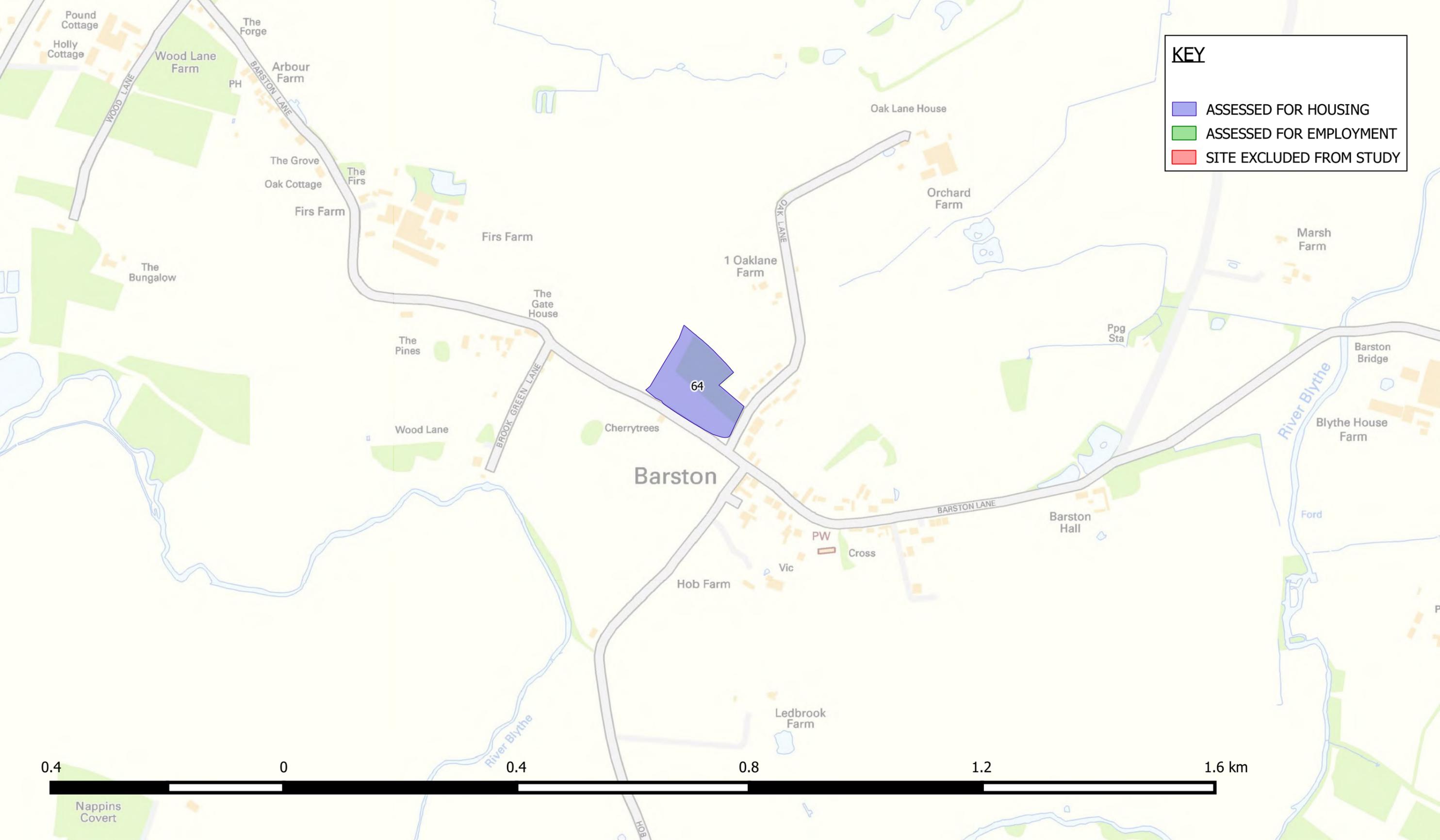
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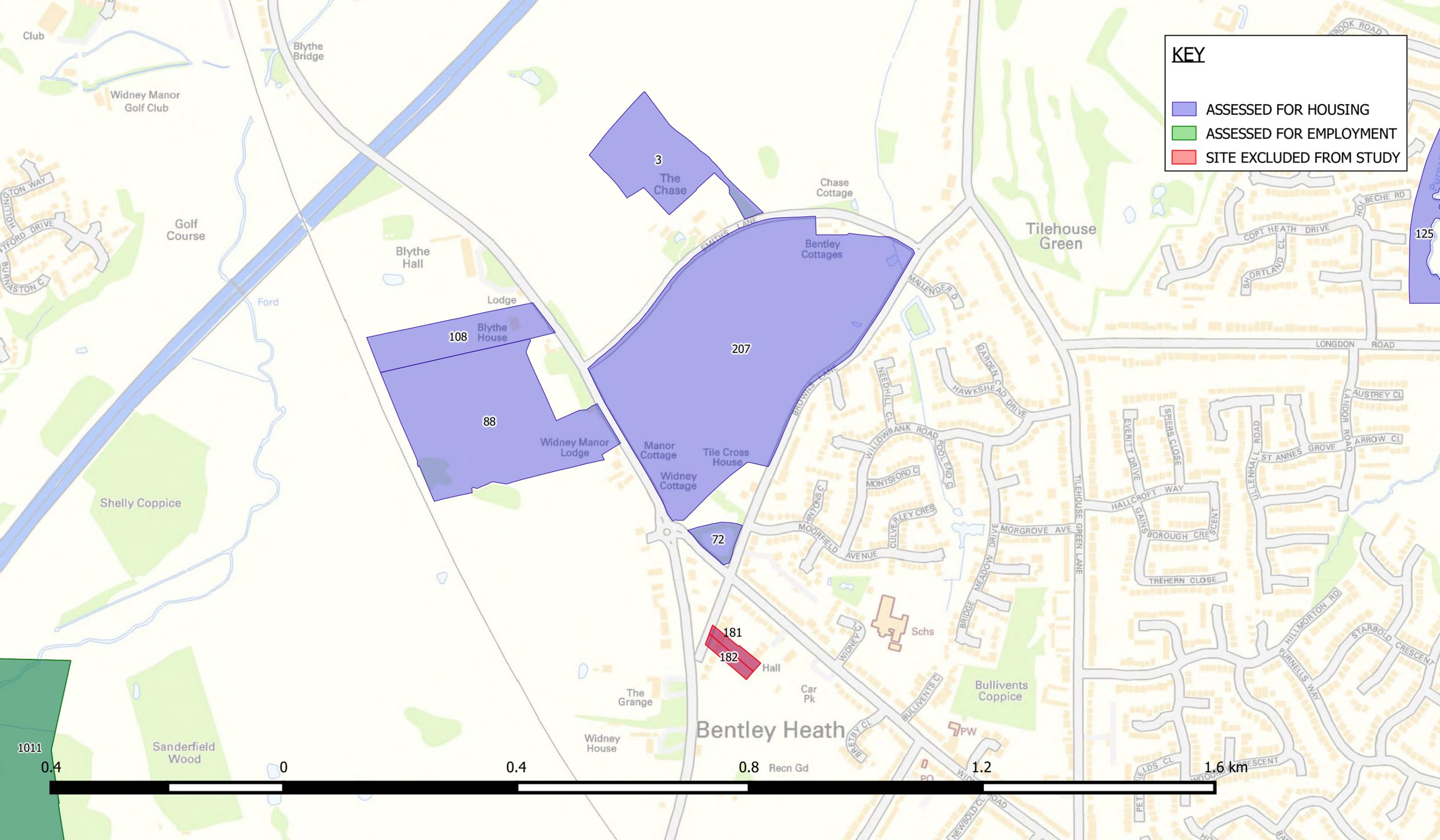
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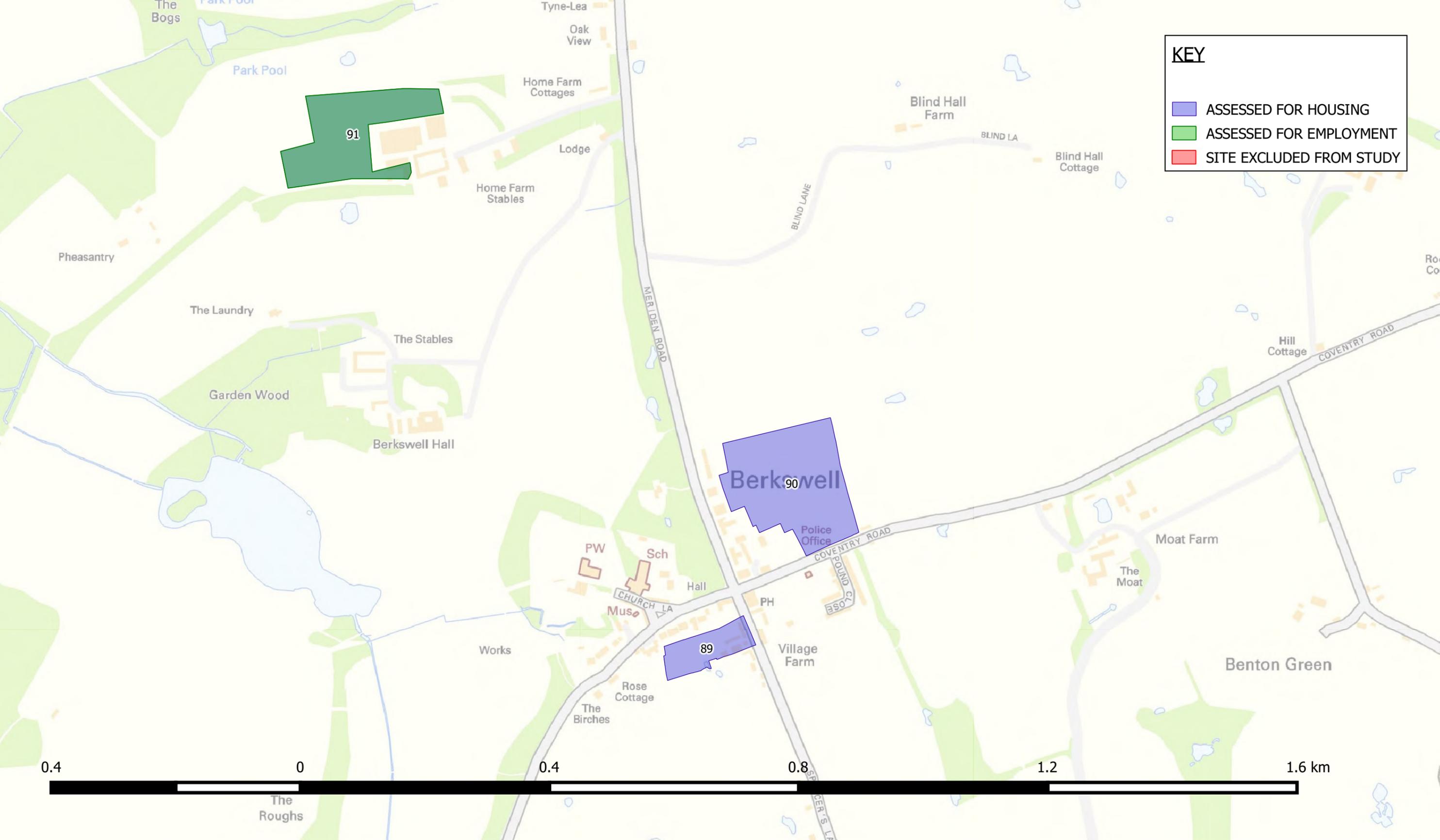
**SOLIHULL SHELAA**

**BALSALL COMMON**

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Figure No: -







**KEY**

- ASSESSED FOR HOUSING
- ASSESSED FOR EMPLOYMENT
- SITE EXCLUDED FROM STUDY

0.4      0      0.4      0.8      1.2      1.6 km



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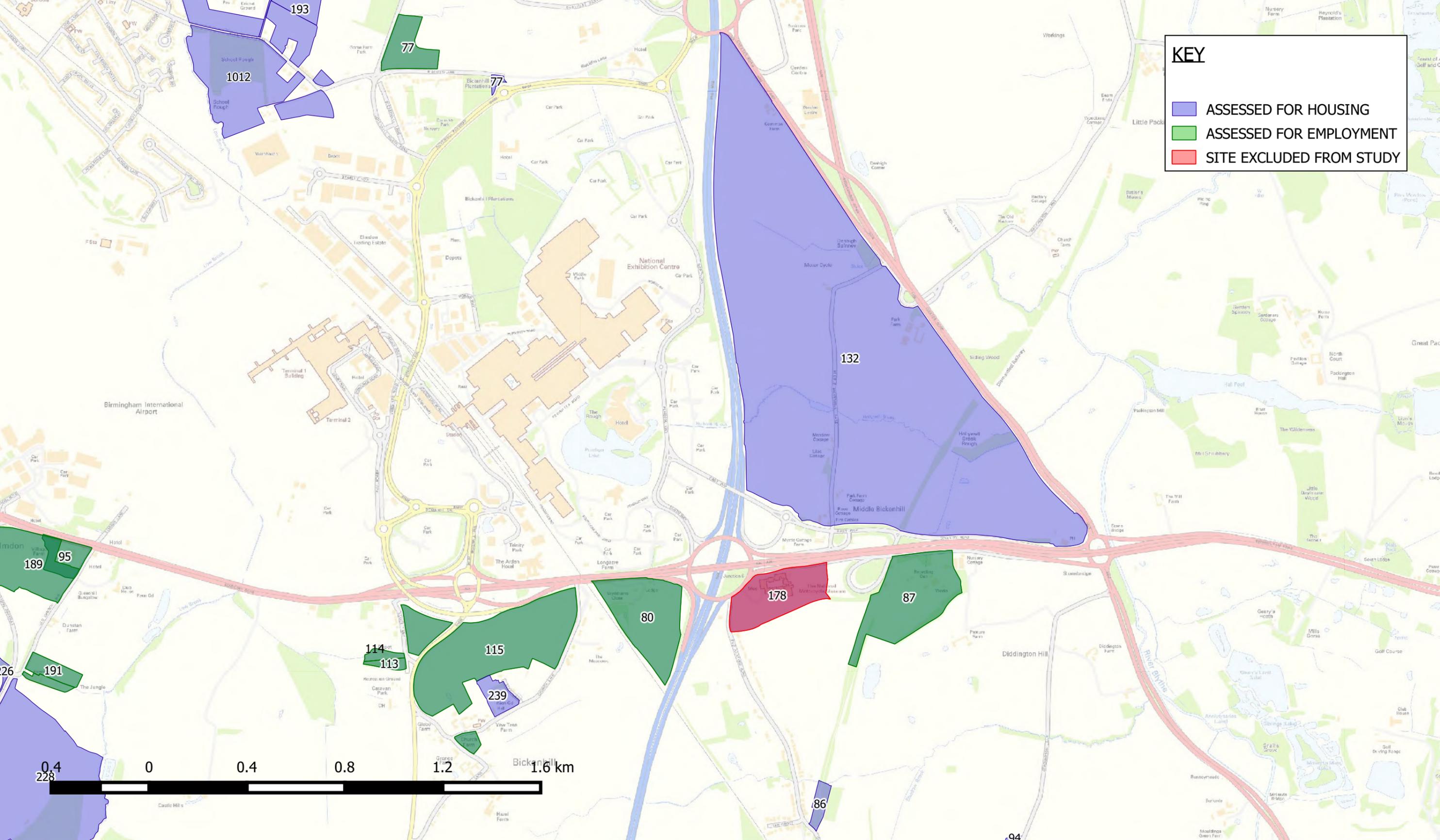
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**BERSKWELL**

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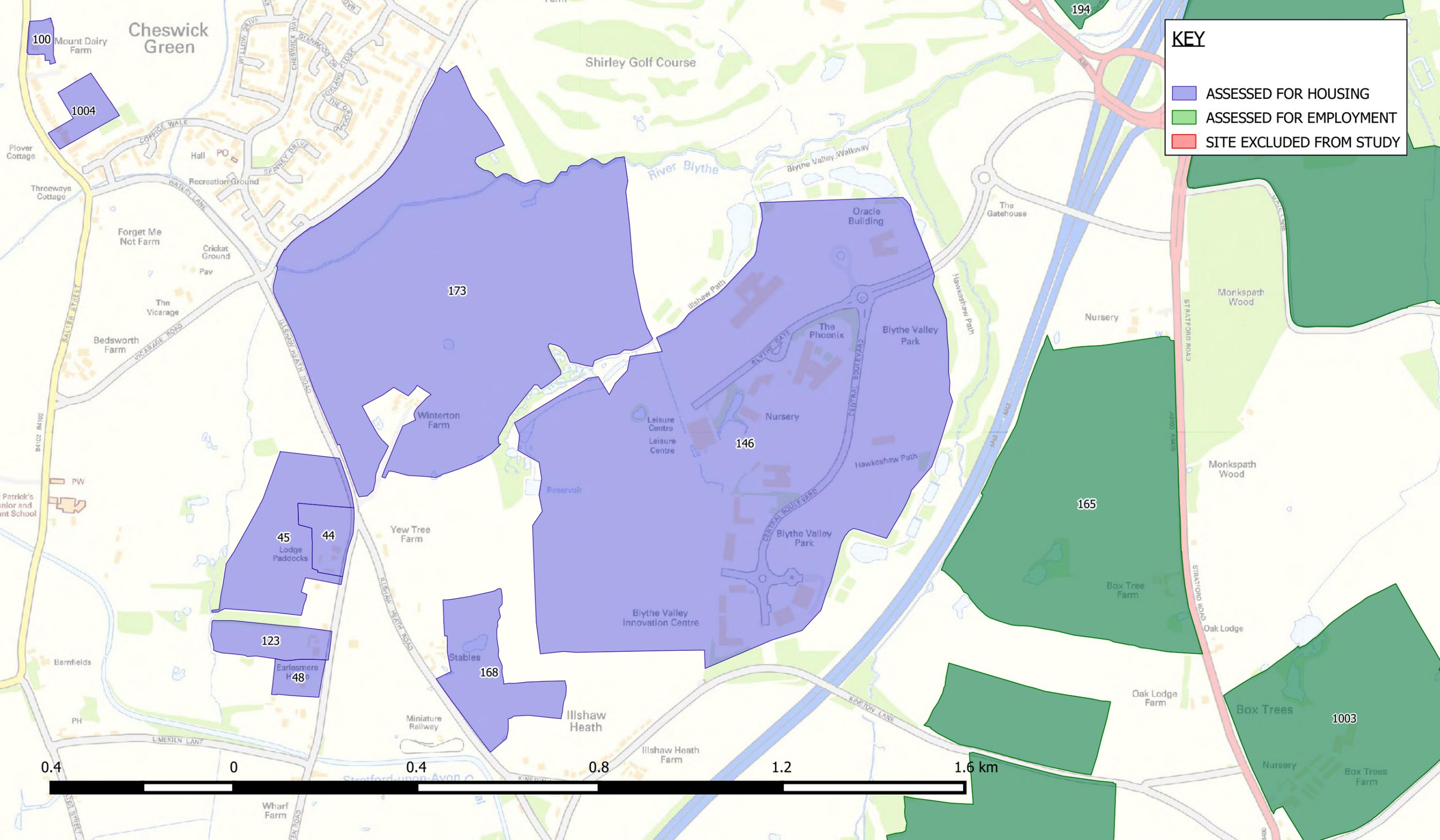
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**SOLIHULL SHELA**

**BICKENHILL**

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**KEY**

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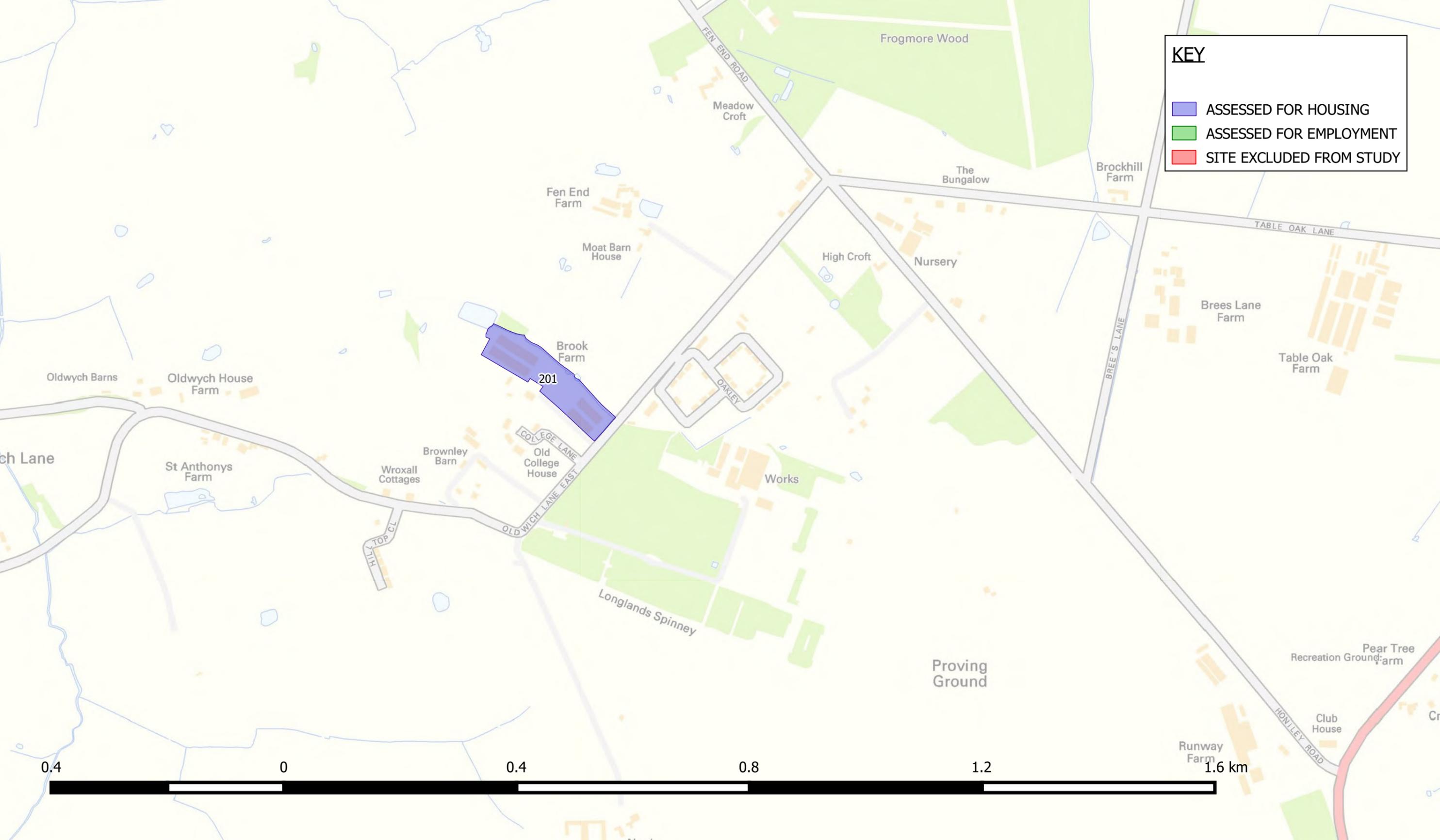
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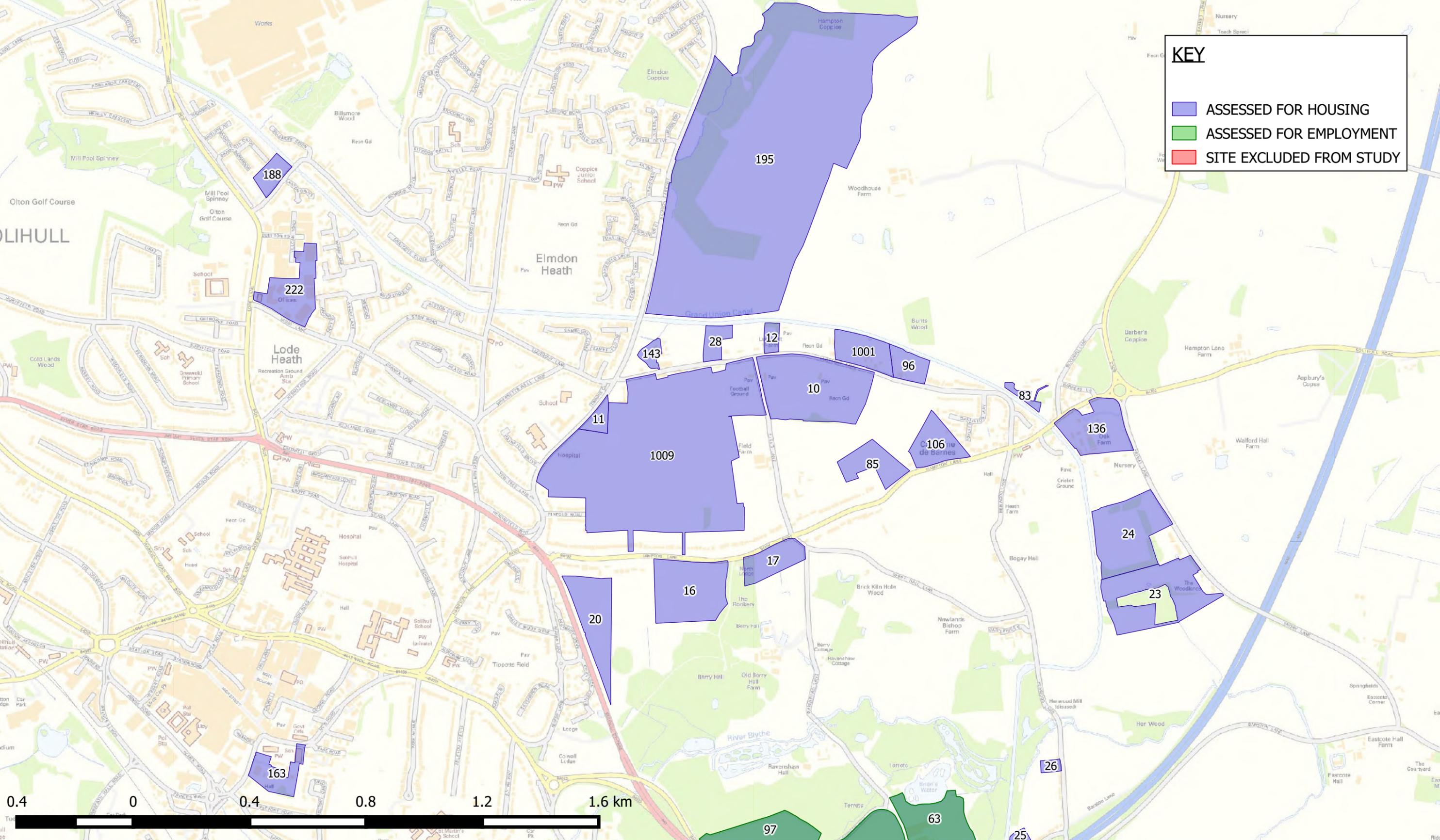


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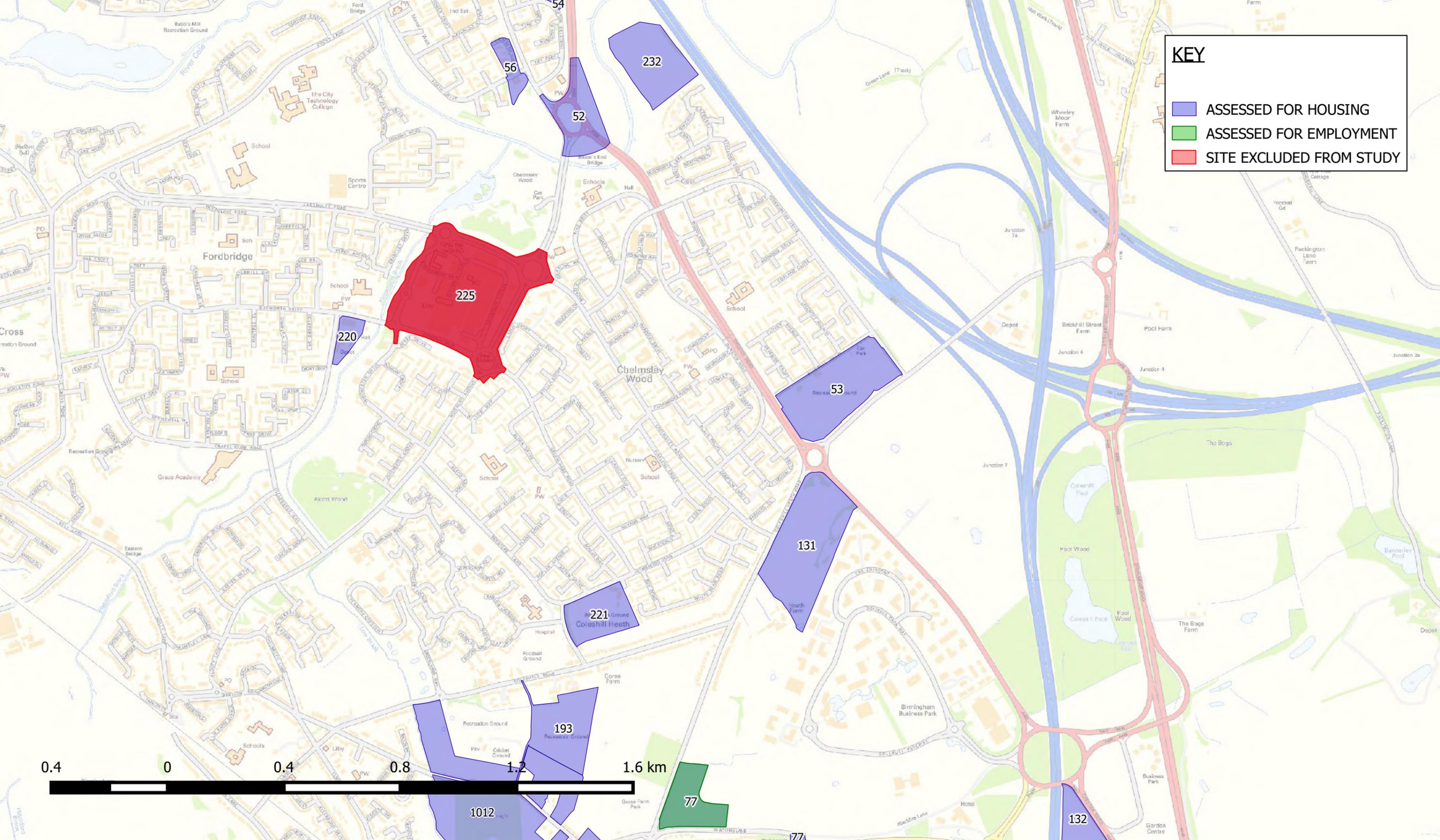
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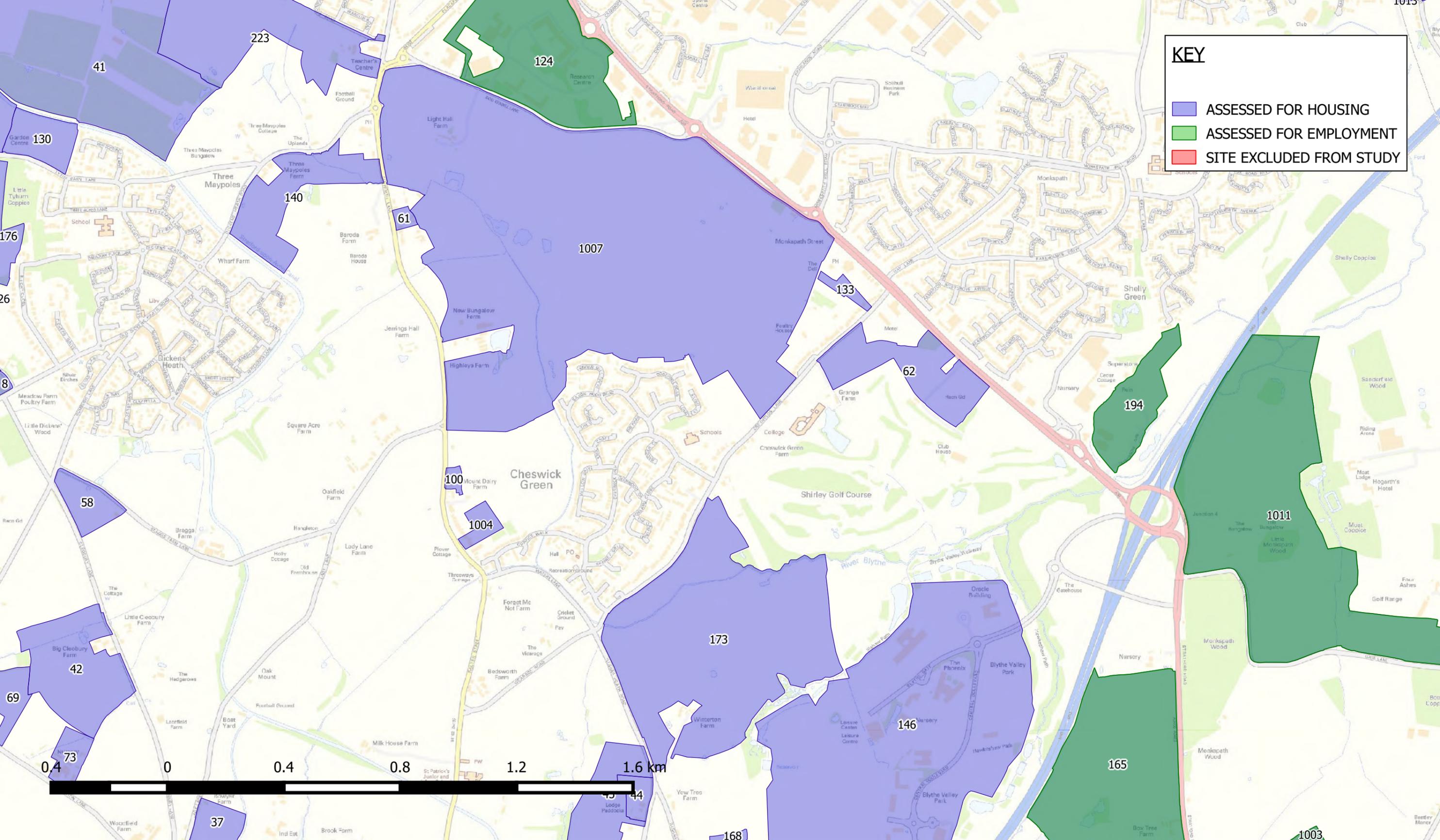
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**SOLIHULL SHELA**

**CHELMSLEY WOOD**

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**KEY**

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**SOLIHULL SHELA  
CHESWICK GREEN**

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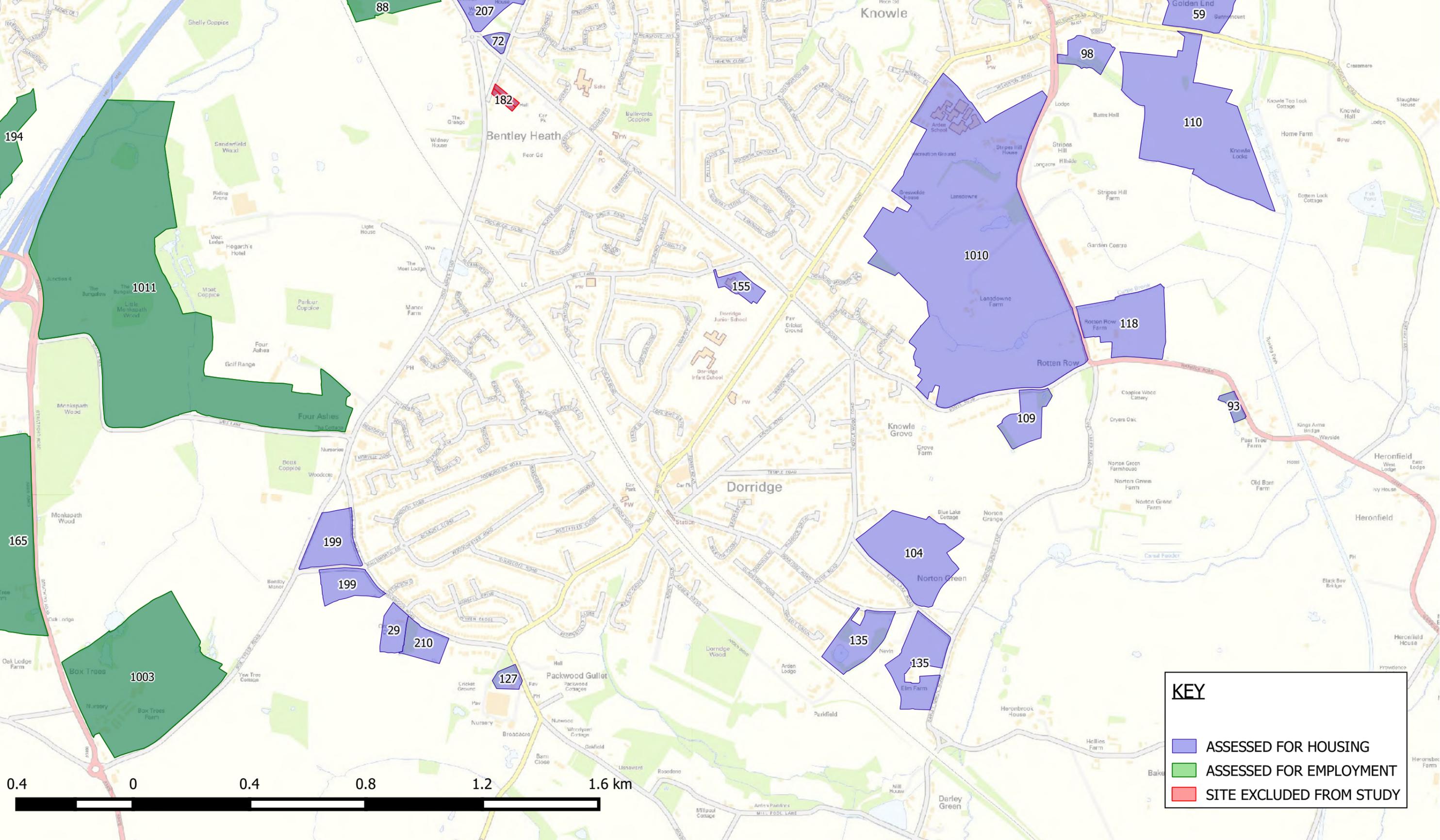
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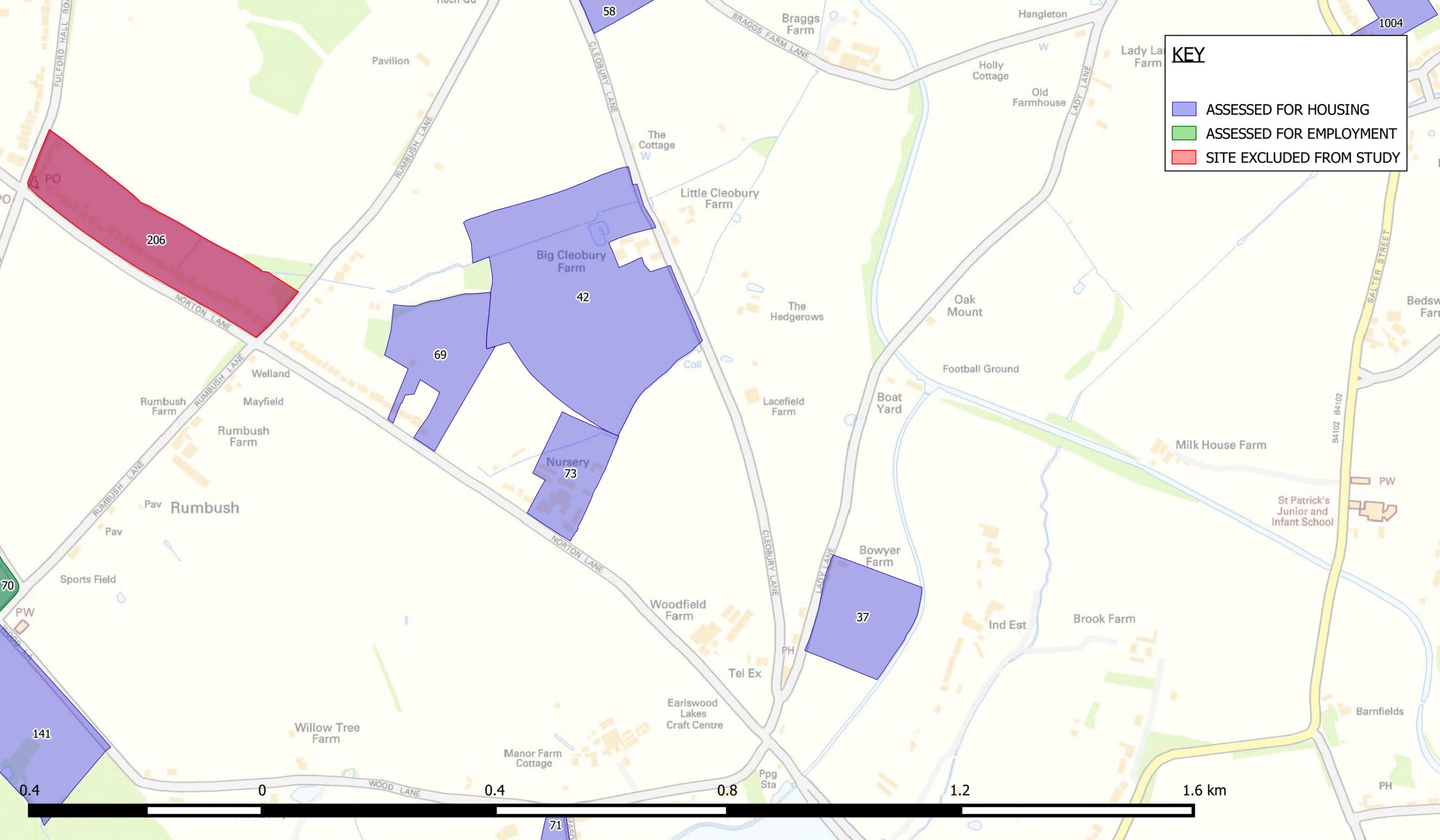
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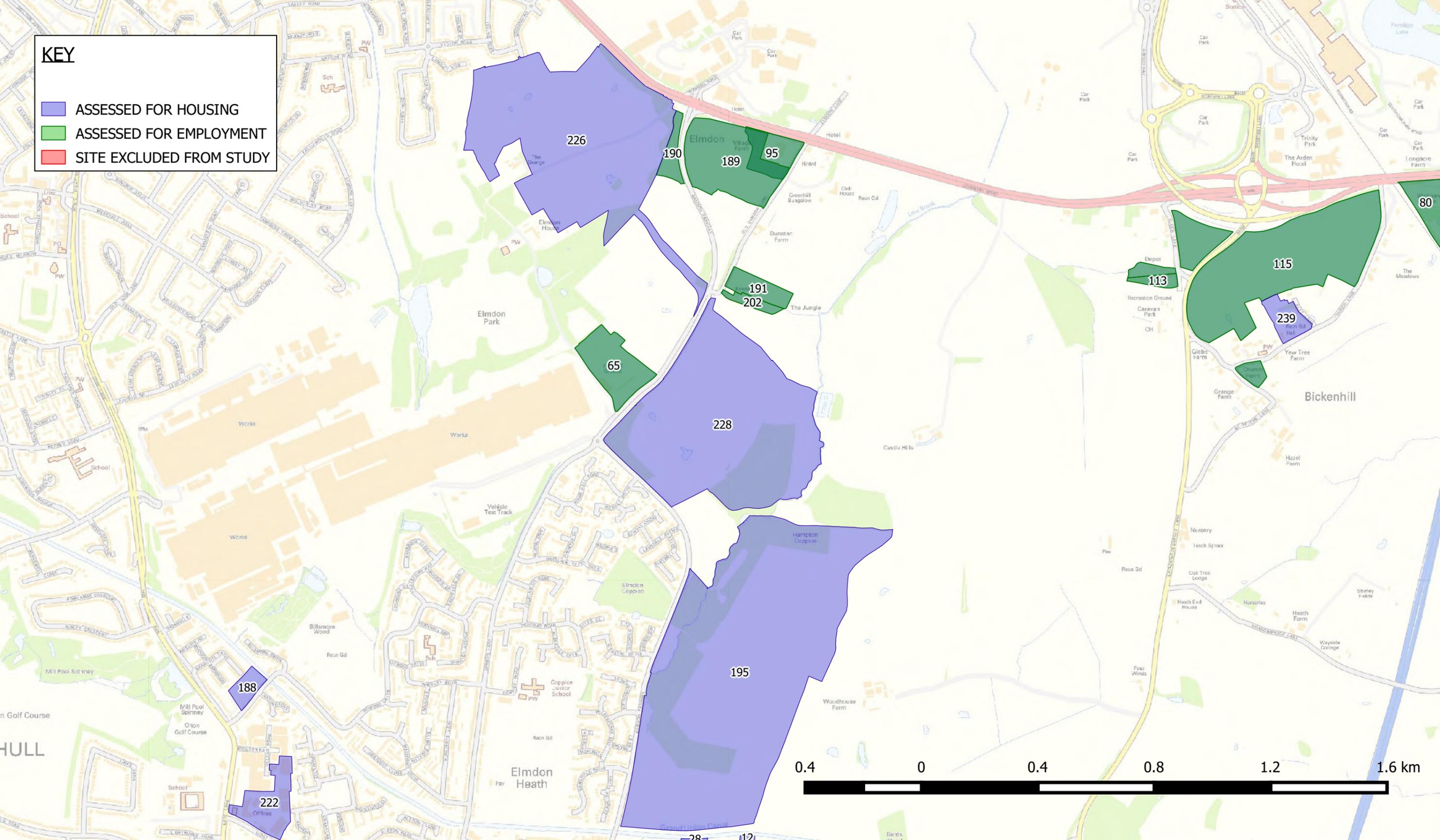
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SOLIHULL SHELA  
EARLSWOOD

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**KEY**

-  ASSESSED FOR HOUSING
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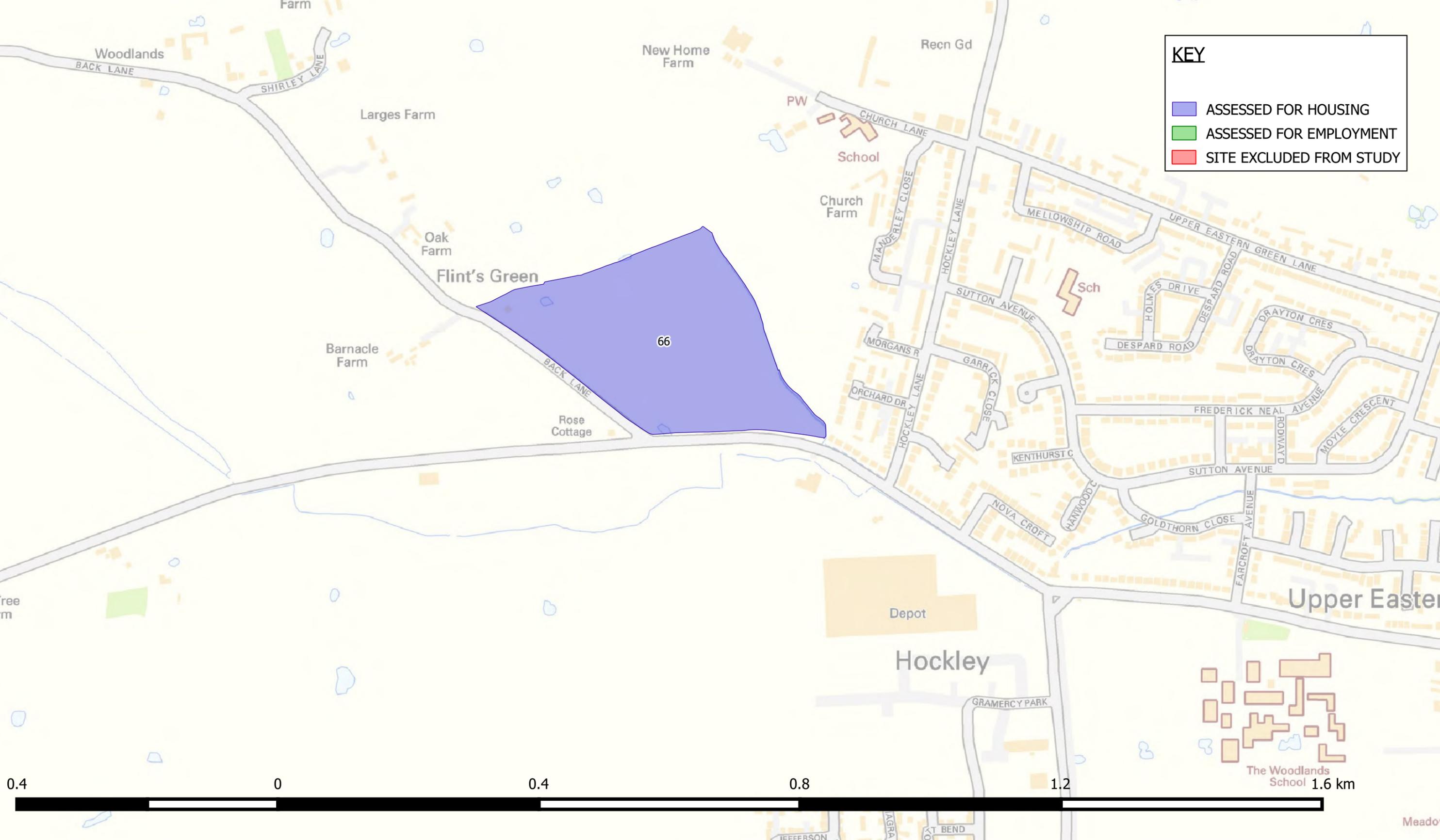
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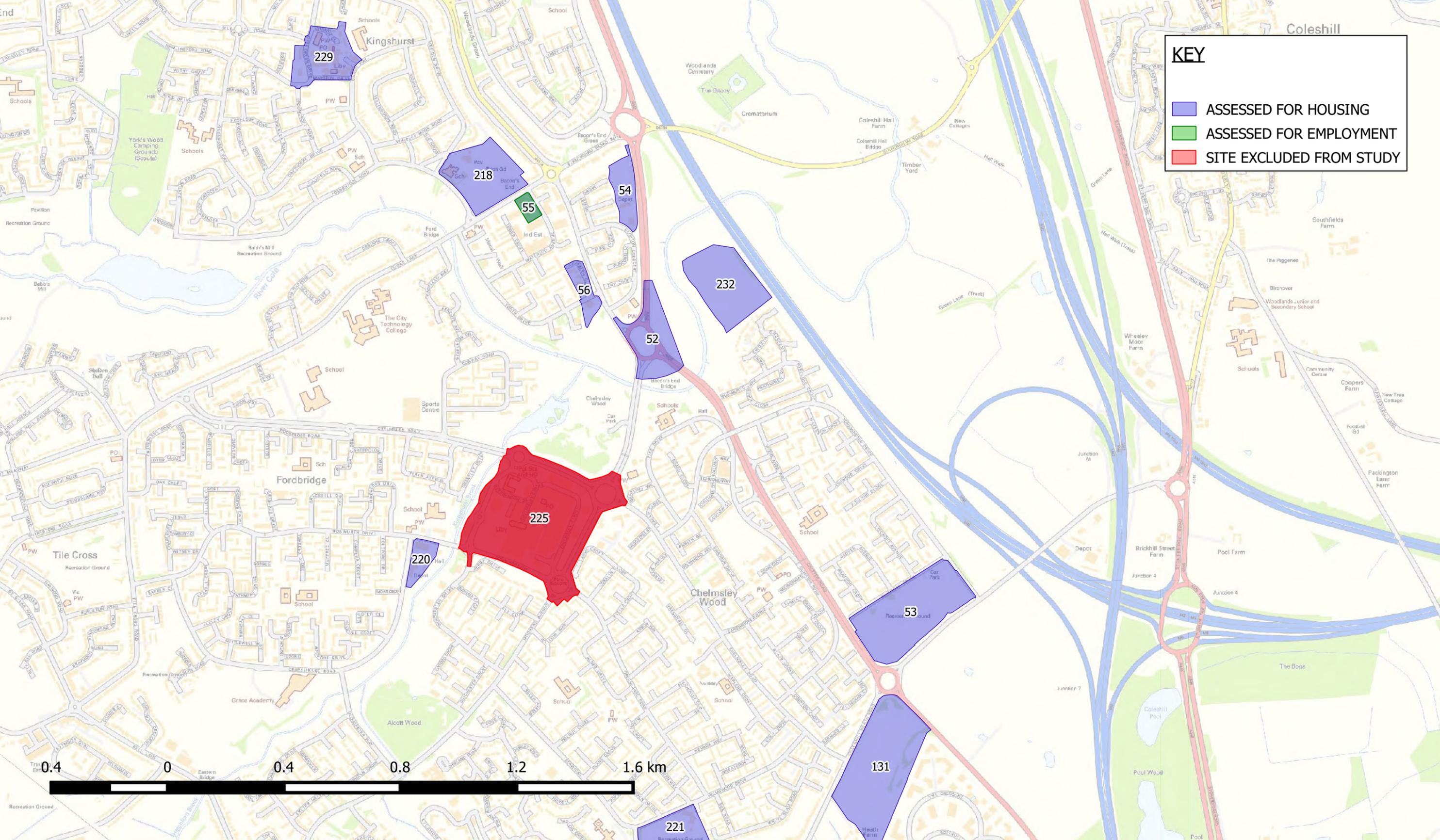
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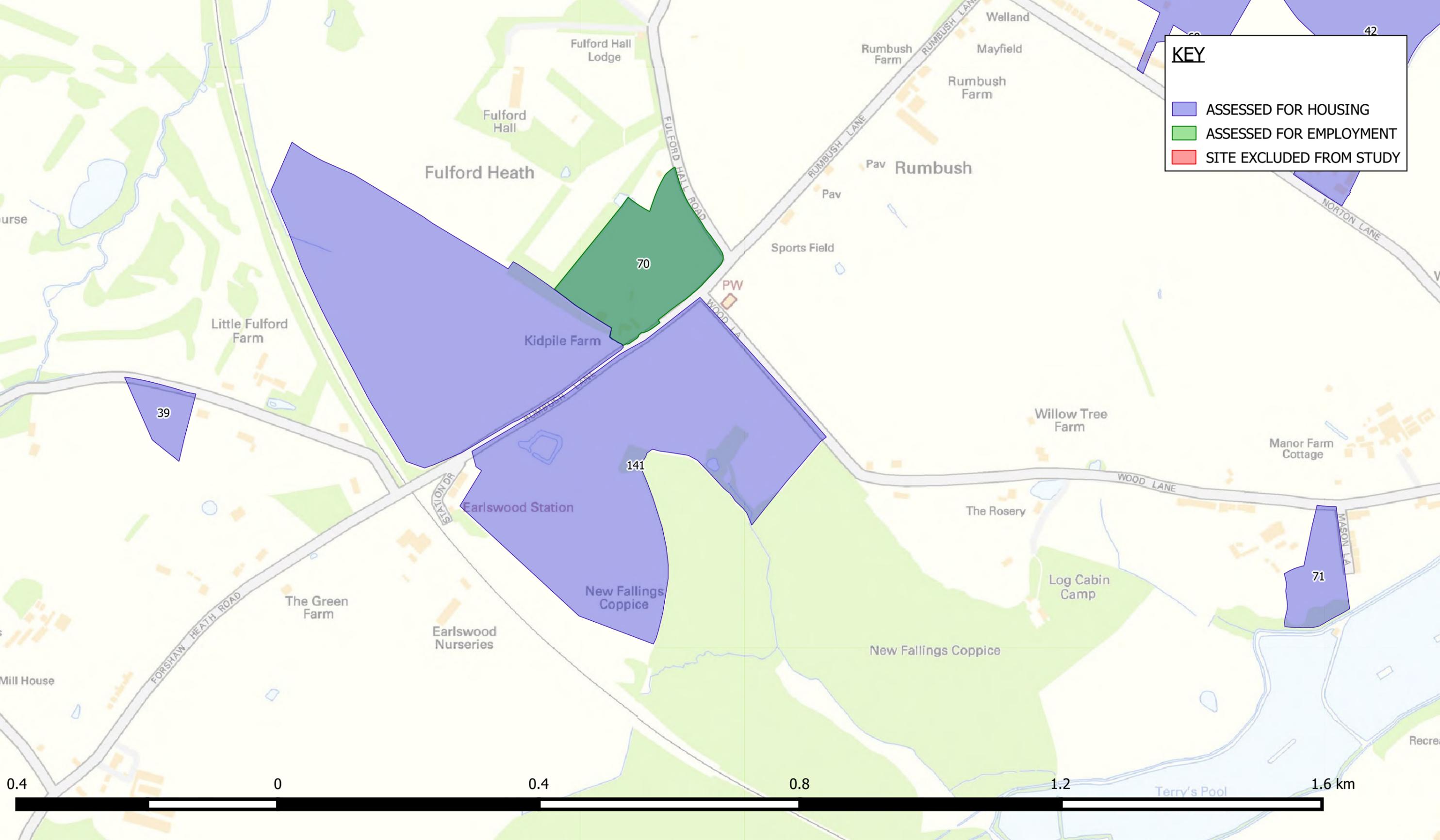
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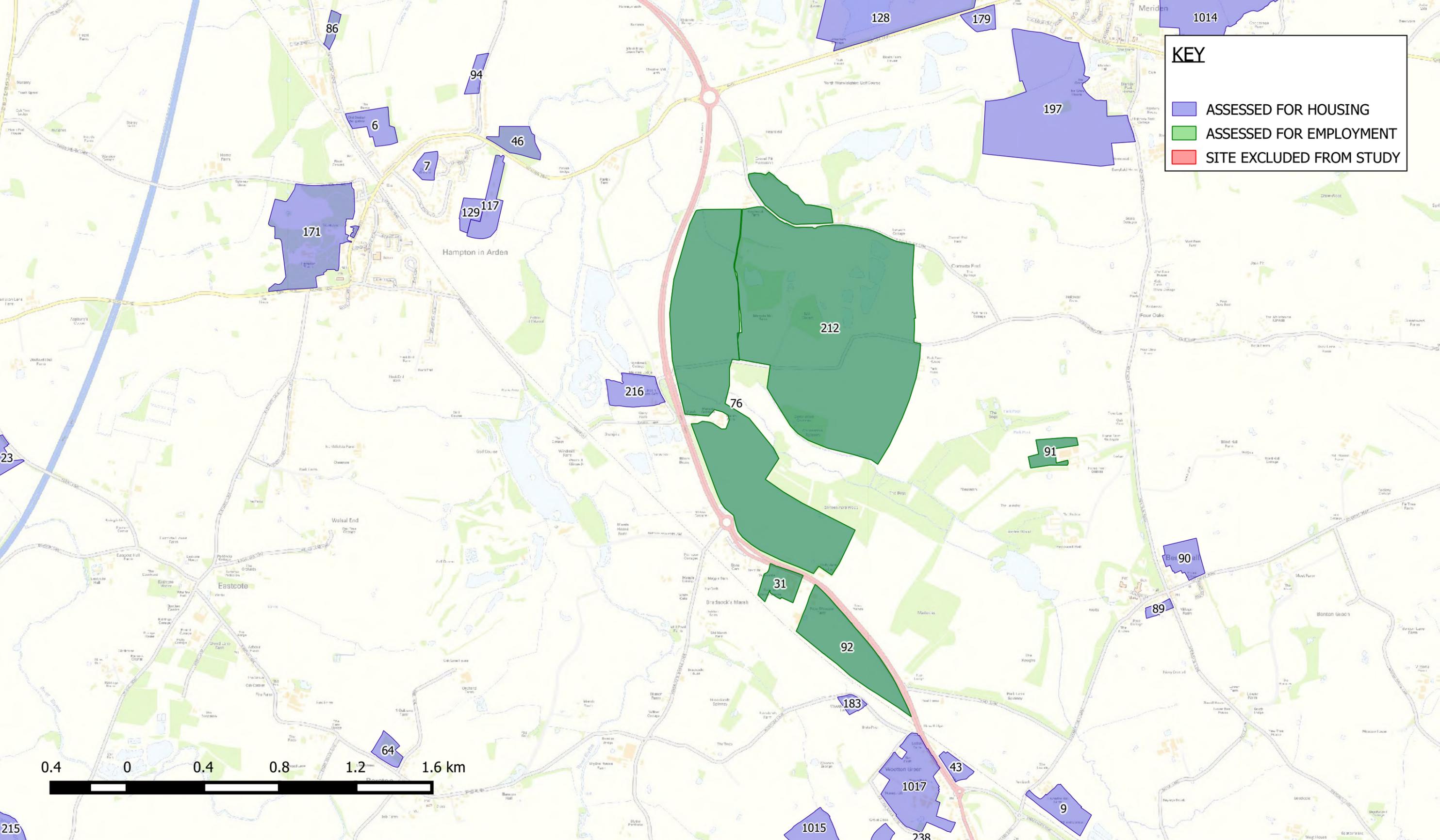
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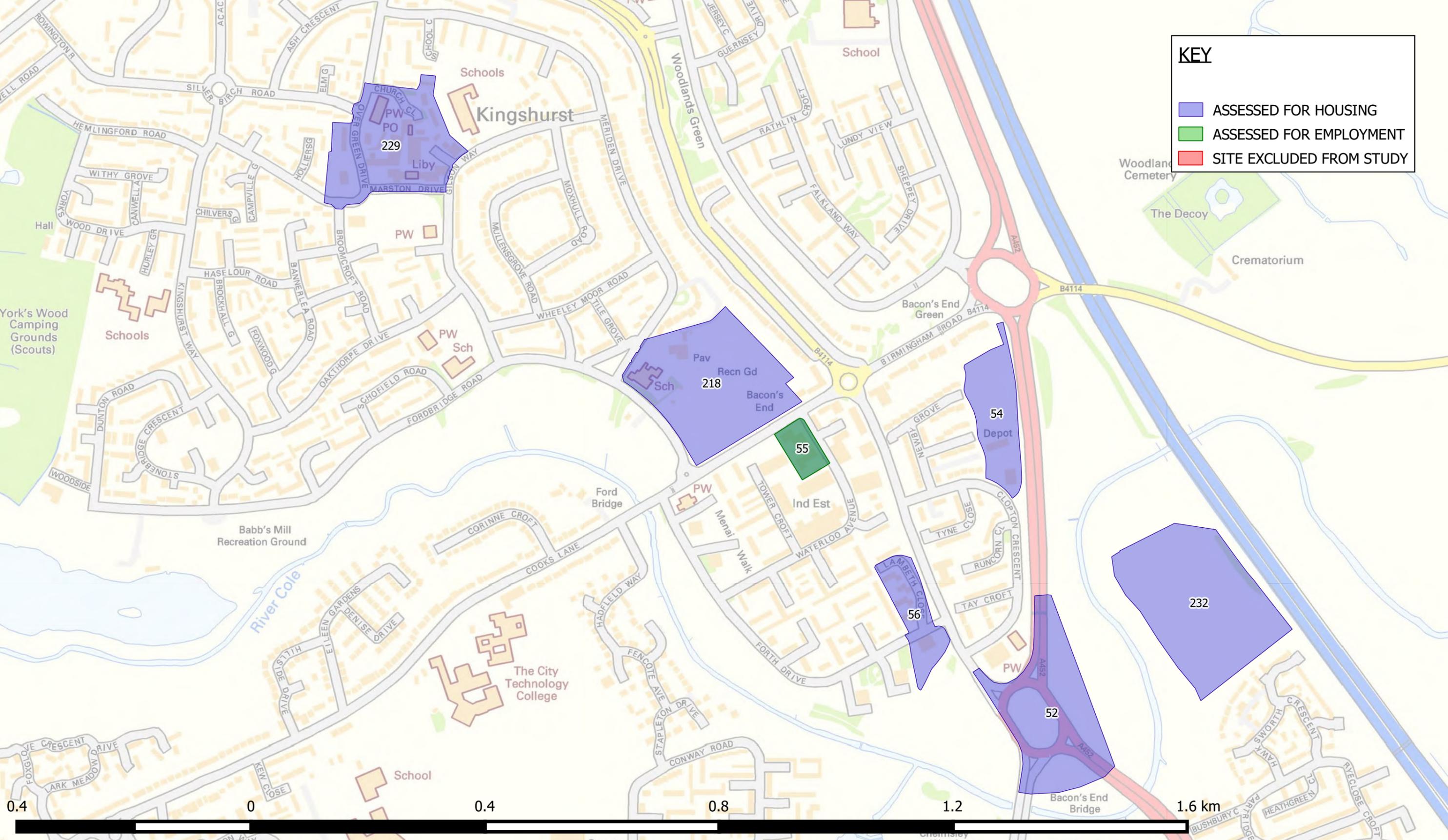
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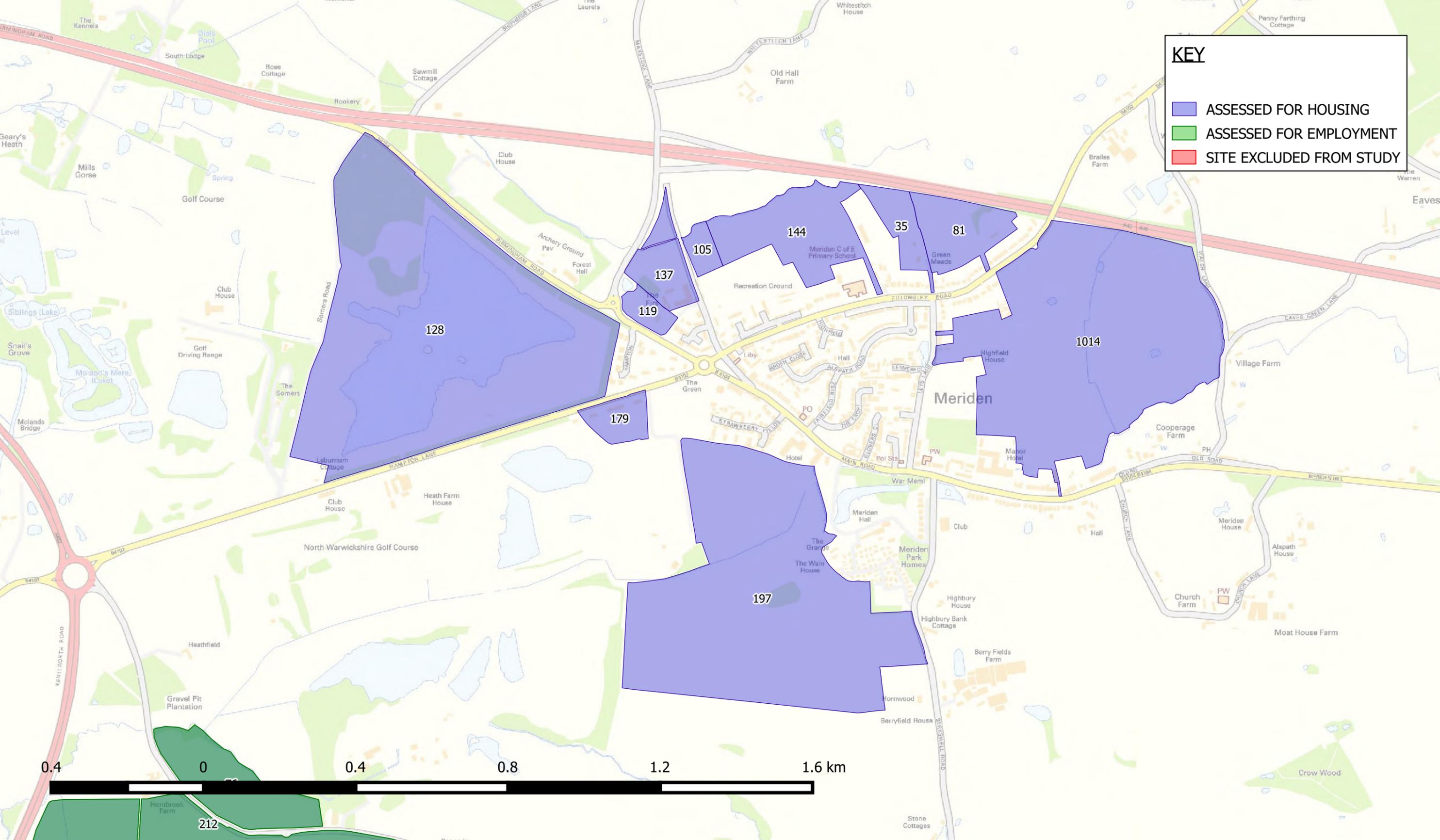
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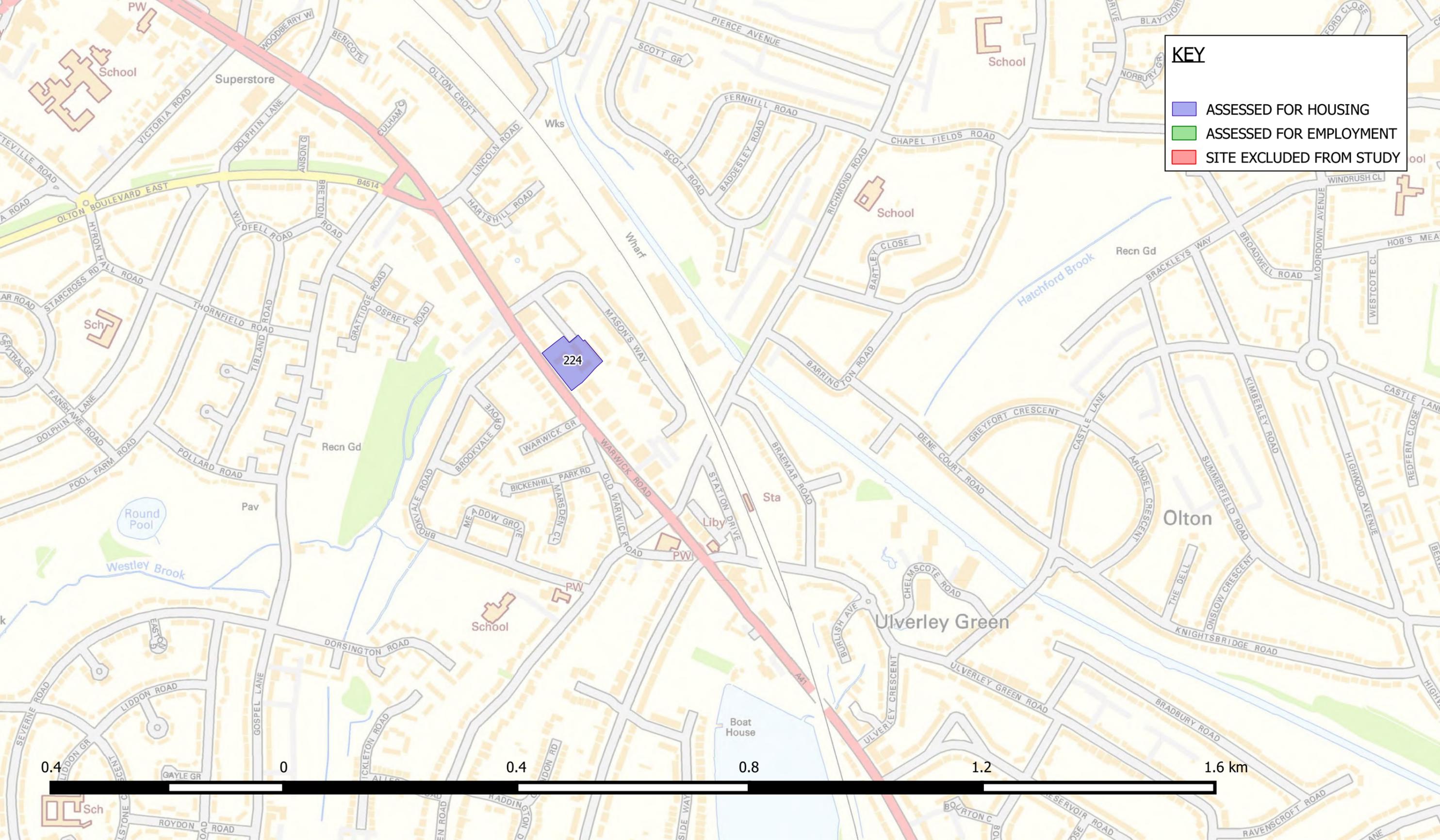


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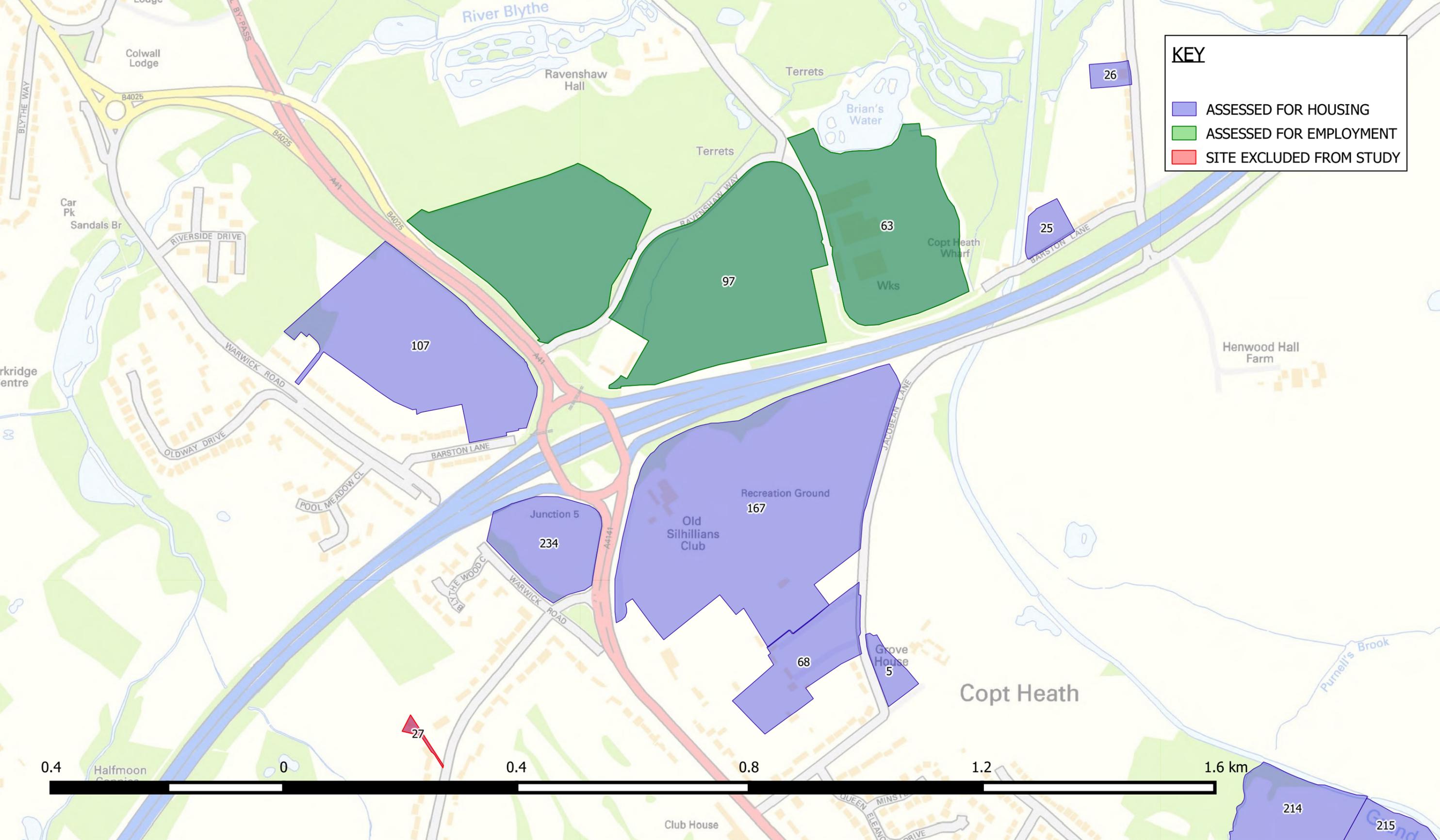
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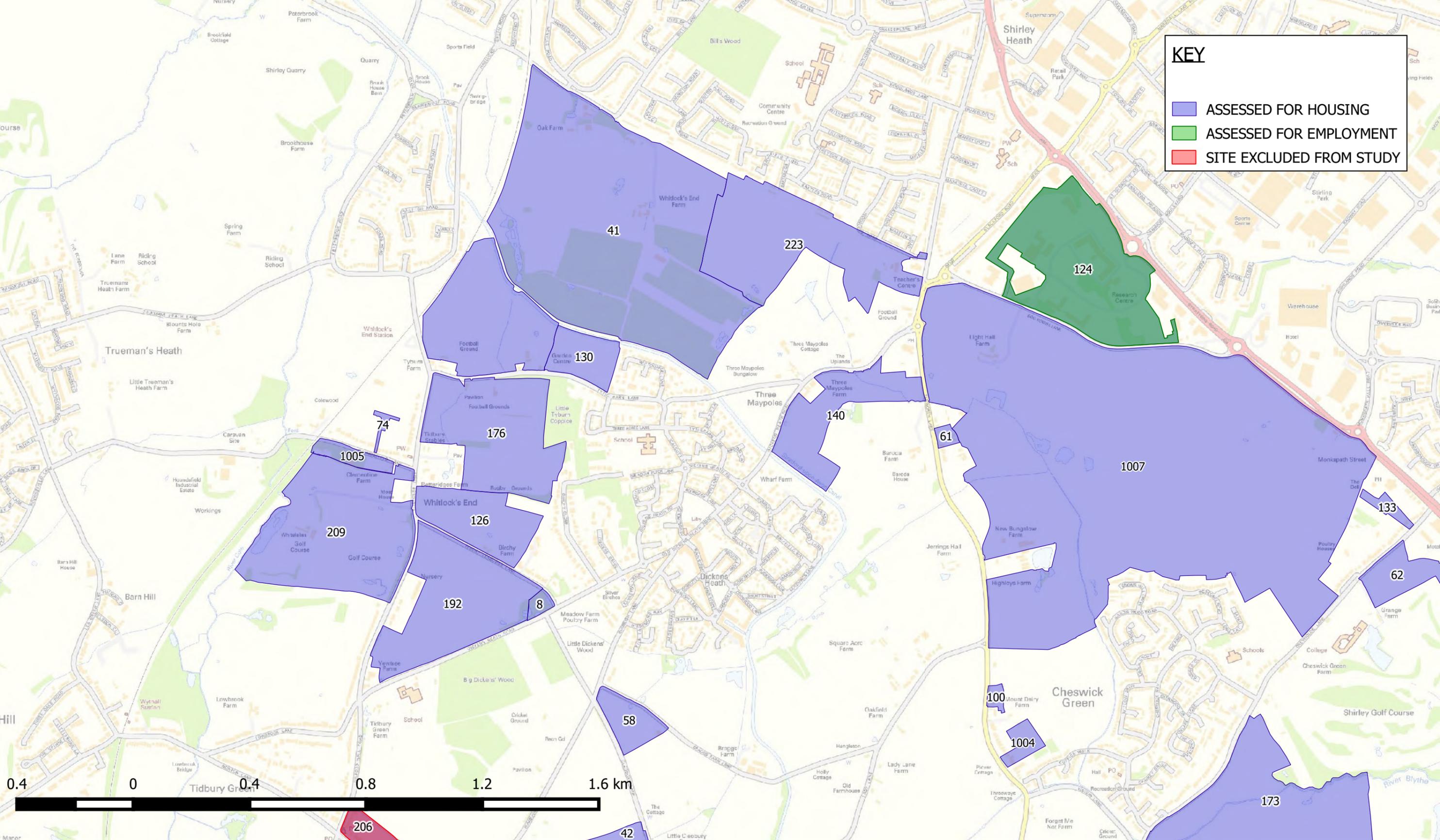
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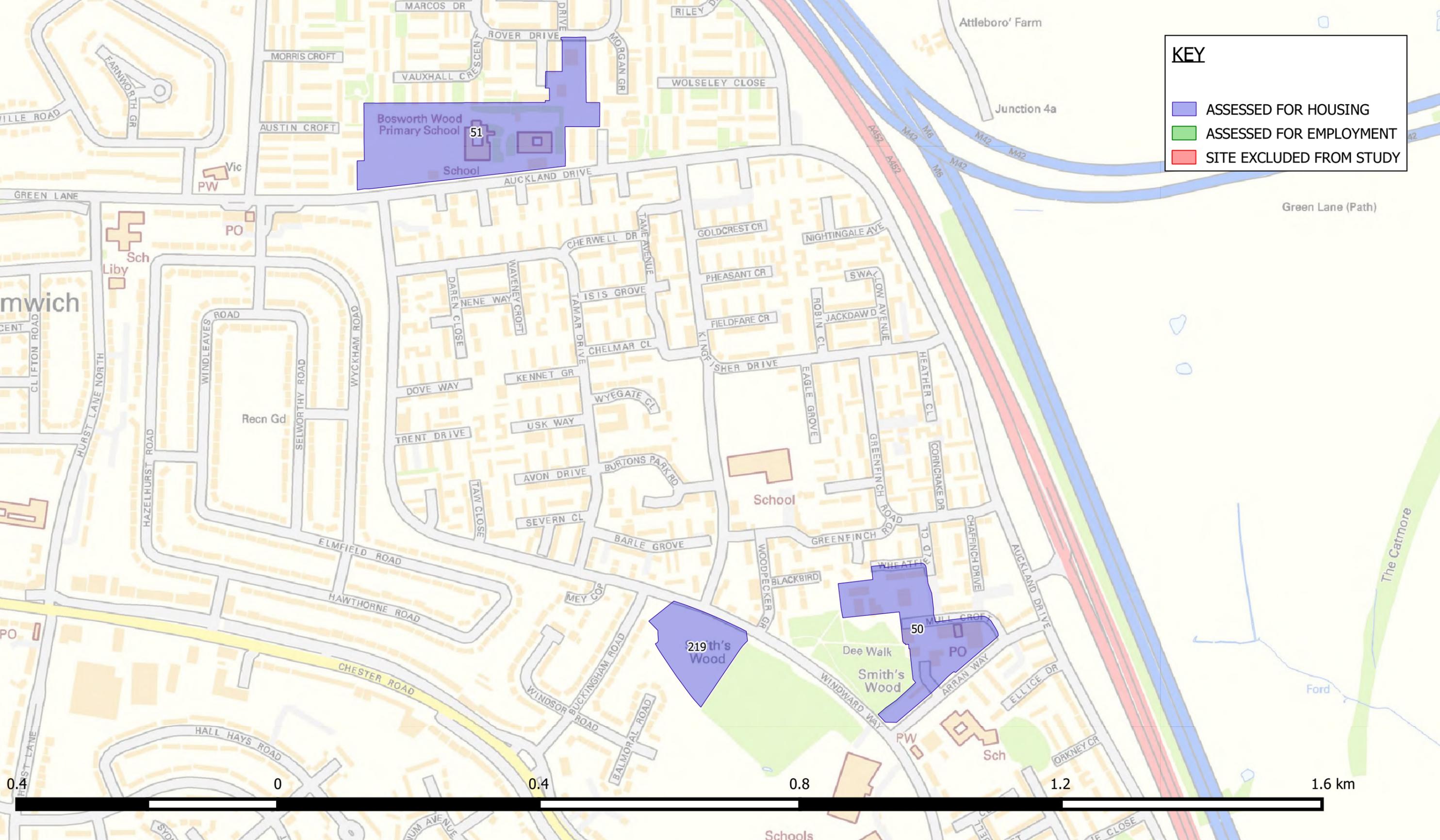
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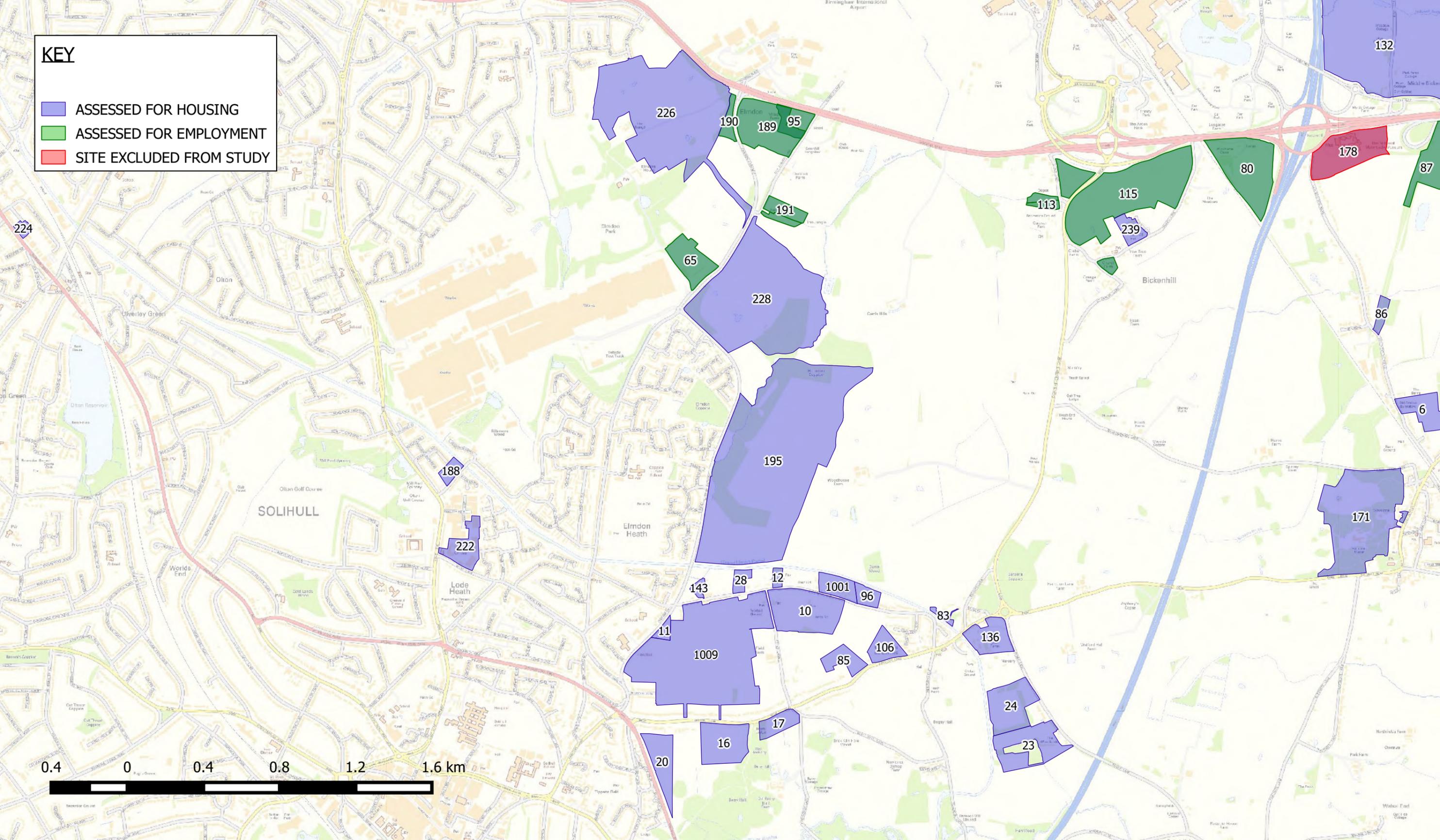
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