

**Question E – Information on omission / alternative sites put forward in representations at Regulation 19 stage**

**Issue 2**

<b>Call for Site (CFS) Reference</b>	<b>Site</b>	<b>Page</b>
1	Springhill, 443, Station Road, Balsall Common	6
2, 21, & 96*	Land at Lugtrout Lane, Catherine-de-Barnes	8
6	Land off Old Station Road, Hampton in Arden	10
12*	Land at Lugtrout Lane, Catherine-de-Barnes	12
14*	Land at 2440 Stratford Road, Hockley Heath	14
29 / 210	Land at and adjacent to No.79 Earlswood Road, Dorridge	16
30	Land rear of 67-95 Meeting House Lane, Balsall Common	18
43	Old Lodge Farm, Kenilworth Road, Balsall Common	20
49*	84 School Road, Hockley Heath	22
59	Land at Golden End Farm, Knowle	24
62	Land adjacent to Shirley Golf Course, Stratford Road, Shirley	26
69*	Land at Norton Lane, Tidbury Green	28
70	Kidpile Farm, Rumbush Lane, Earlswood, Tidbury Green	30
74, 116, 509, 510, & 521	Land at rear of 146-152 Tilehouse Lane, Whitlocks End	32
79 / 408	Land at Waste Lane, Balsall Common	35
82	Land at 152-172 Kenilworth Road, Balsall Common	38
99*	Land at Tanworth Lane, Cheswick Green	40
101	Land at Old Waste Lane, Balsall Common	42
102	Land at Meeting House Lane/Waste Lane, Balsall Common	44
107	Land at Gentleshaw Lane, Ravenshaw, Solihull	46
110	Land to rear of 114 Kenilworth Road, Knowle	48
111*	East of Widney Manor Road, Solihull	50
121	Land r/o Stratford Road, Hockley Heath	52
127	Woodford, Grange Road, Dorridge	54
131	Land east of Coleshill Heath Road and adjacent to Birmingham Business Park	56
134 / 205	Land west of Widney Manor Road (inc nos 114-118), Solihull	58
144, 35, 81	North of Fillongley Road, Meriden	61
158/172	Land at Berkswell Service Station, Kenilworth Road, Balsall Common	64
169/236	Land at Roman Catholic Church, Meeting House Lane, Balsall Common	66
173	Winterton Farm, Blythe Valley, Cheswick Green	68
192	Land east of Tilehouse Lane / Jordan Farm, Tidbury Green	70
193*	Land at Coleshill Road, Marston Green	72
195/528*	Land east of Damson Parkway, Solihull	74
196	Land at Bickenhill Road, Marston Green	77
199	Land at Four Ashes Road, Dorridge – Box Trees	79
207	Land at Smiths Lane, Browns Lane and Widney Manor Road, Bentley Heath	81
209/545	Tidbury Green Golf Club, Tidbury Green	83
233	Land north of Balsall Street (Grange Farm), Balsall Common	85
245/306*	Land at Sharmans Cross Road, Solihull	87
304	Land at Oakes Farm, Balsall Street, Balsall Common	89
313	Land at Fulford Hall Farm, Tidbury Green	91
322	145 Old Station Road, Hampton-in-Arden	93
328*	84-90 School Road, Hockley Heath	95

<b>Call for Site (CFS) Reference</b>	<b>Site</b>	<b>Page</b>
338	Land west of Kenilworth Road, Balsall Common	97
340	Land at Three Maypoles Farm, Dickens Heath	99
341	North of Coleshill Road, Marston Green	101
346*	Land east of Blythe Valley Park	103
404	Land west of Rumbush Lane, Tidbury Green	105
407*	Widney Manor Road, Solihull	107
413	Oak Green, Land at Knowle Farm, Dorridge	109
416*	North of School Road, Hockley Heath	111
417*	West of Stratford Road, Hockley Heath	113
418	Land at Old station Road/Diddington Lane, Hampton in Arden	115
421	Silver Trees Farm, Balsall Street, Balsall Common	117
422	Rose Bank, Balsall Street, Balsall Common	119
502	Land off Jacobean Lane, Knowle	121
503	Land at Stratford Road, north of Hockley Heath	123
522	Land off Main Road, Meriden	125
526*	15, 59 and 61 Jacobean Lane, Knowle	127
530	Land at Berkswell Road, Meriden	129
534	South of Kenilworth Road/South of Park Lane, Balsall Common	131
544	Hawkhurst, Broad Lane, west of Coventry	133
552	Land at east of Warwick Road, Knowle	135
554*	Rumbush Lane, Earlswood, Tidbury Green	137
556	Land north of Main Road, Meriden	139
601	Eastcote Park, Barston Lane, Eastcote	141
602	Wyndley Garden Centre, Warwick Road, Knowle	143
603	Land west of Widney Manor Road, Solihull	144
604	Land East of Wootton Lane, Balsall Common	146
605*	Land south of Hampton Lane, Solihull	148
606*	Barns at Eastcote, Eastcote	150
607*	Arden Brickworks, Coventry Road, Bickenhill	151

Sites numbered from 601 onwards are in relation to sites newly promoted through representations made on the Draft Submission Plan (Reg 19) published in October 2020.

Issue 2 of this document contains additional sites or amended details to those sites indicated with a \* in the above table.

### Schedule of Omitted Sites Listed in Settlement Order

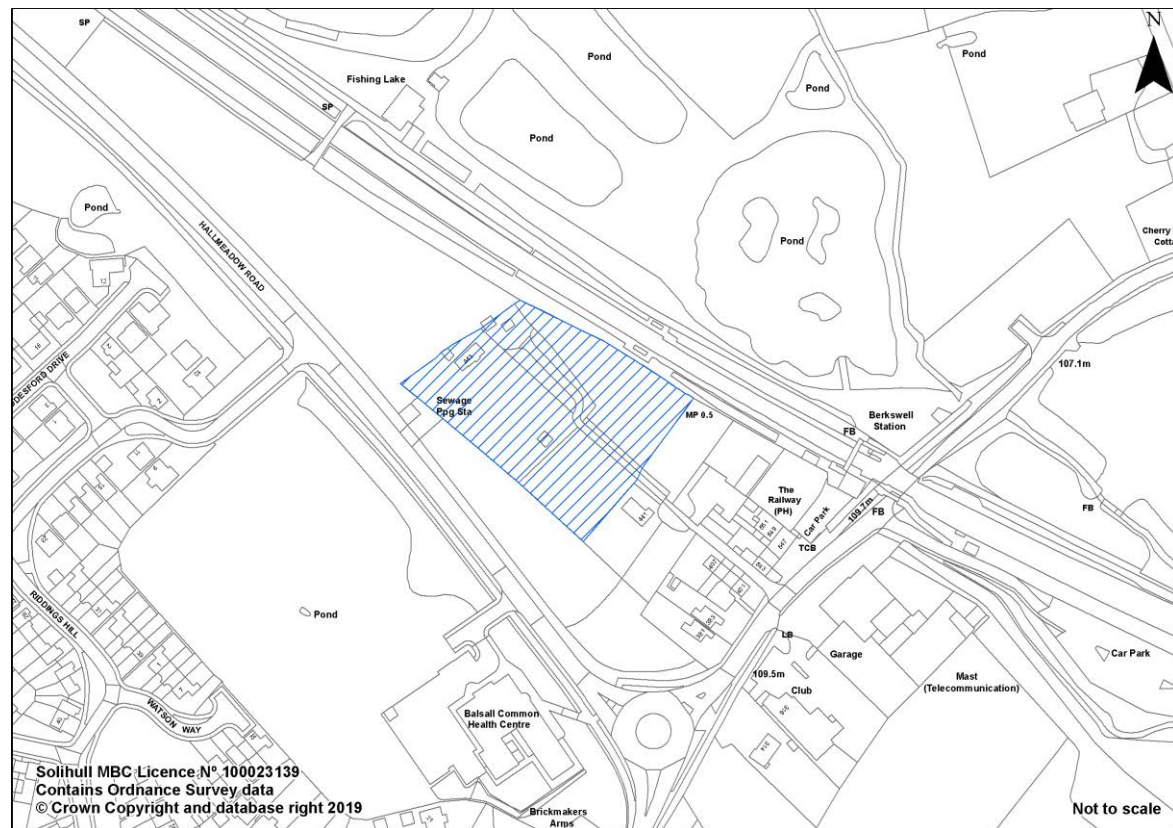
<i>Call for Site (CFS) Reference</i>	<i>Site</i>	<i>Page</i>
<b>BALSALL COMMON</b>		
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338	Land west of Kenilworth Road, Balsall Common	97
421	Silver Trees Farm, Balsall Street, Balsall Common	117
422	Rose Bank, Balsall Street, Balsall Common	119
534	South of Kenilworth Road/South of Park Lane, Balsall Common	131
544	Hawkhurst, Broad Lane, west of Coventry	133
604	Land East of Wootton Lane, Balsall Common	604
<b>BLYTHE</b>		
62	Land adjacent to Shirley Golf Course, Stratford Road, Shirley	26
69*	Land at Norton Lane, Tidbury Green	28
70	Kidpile Farm, Rumbush Lane, Earlswood, Tidbury Green	30
74, 116, 509, 510, & 521	Land at rear of 146-152 Tilehouse Lane, Whitlocks End	32
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340	Land at Three Maypoles Farm, Dickens Heath	99
346*	Land east of Blythe Valley Park	103
404	Land west of Rumbush Lane, Tidbury Green	105
554*	Rumbush Lane, Earlswood, Tidbury Green	137
<b>HAMPTON IN ARDEN &amp; CATHERINE-DE-BARNES</b>		
2, 21, & 96*	Land at Lugtrout Lane, Catherine-de-Barnes	8
6	Land off Old Station Road, Hampton in Arden	10
12*	Land at Lugtrout Lane, Catherine-de-Barnes	12
322	145 Old Station Road, Hampton-in-Arden	93
418	Land at Old station Road/Diddington Lane, Hampton in Arden	115
<b>HOCKLEY HEATH</b>		
14*	Land at 2440 Stratford Road, Hockley Heath	14
49*	84 School Road, Hockley Heath	22
121	Land r/o Stratford Road, Hockley Heath	52
328*	84-90 School Road, Hockley Heath	95



<b>Call for Site (CFS) Reference</b>	<b>Site</b>	<b>Page</b>
416*	North of School Road, Hockley Heath	111
417*	West of Stratford Road, Hockley Heath	113
503	Land at Stratford Road, north of Hockley Heath	123
<b>KNOWLE, DORRIDGE &amp; BENTLEY HEATH</b>		
29 / 210	Land at and adjacent to No.79 Earlswood Road, Dorridge	16
59	Land at Golden End Farm, Knowle	24
110	Land to rear of 114 Kenilworth Road, Knowle	48
127	Woodford, Grange Road, Dorridge	54
199	Land at Four Ashes Road, Dorridge – Box Trees	79
207	Land at Smiths Lane, Browns Lane and Widney Manor Road, Bentley Heath	81
413	Oak Green, Land at Knowle Farm, Dorridge	109
502	Land off Jacobean Lane, Knowle	121
526*	15, 59 and 61 Jacobean Lane, Knowle	127
552	Land at east of Warwick Road, Knowle	135
602	Wyndley Garden Centre, Warwick Road, Knowle	143
<b>MERIDEN</b>		
144, 35, 81	North of Fillongley Road, Meriden	61
522	Land off Main Road, Meriden	125
530	Land at Berkswell Road, Meriden	129
556	Land north of Main Road, Meriden	139
<b>NORTH OF THE BOROUGH</b>		
131	Land east of Coleshill Heath Road and adjacent to Birmingham Business Park	56
196	Land at Bickenhill Road, Marston Green	77
193*	Land at Coleshill Road, Marston Green	72
341	North of Coleshill Road, Marston Green	101
<b>SOLIHULL</b>		
107	Land at Gentleshaw Lane, Ravenshaw, Solihull	46
111*	Land east of Widney Manor Road, Solihull	50
134 / 205	Land west of Widney Manor Road (inc nos 114-118), Solihull	58
195/528*	Land east of Damson Parkway, Solihull	74
245/306*	Land at Sharmans Cross Road, Solihull	87
407*	Widney Manor Road, Solihull	107
603	Land west of Widney Manor Road, Solihull	144
605*	Land south of Hampton Lane, Solihull	148
<b>OTHER</b>		
601	Eastcote Park, Barston Lane, Eastcote	141
606*	Barns at Eastcote, Eastcote	150
607*	Arden Brickworks, Coventry Road, Bickenhill	151

# Settlement Chapter Area: BALSALL COMMON

Location of site: Springhill, 443 Station Road



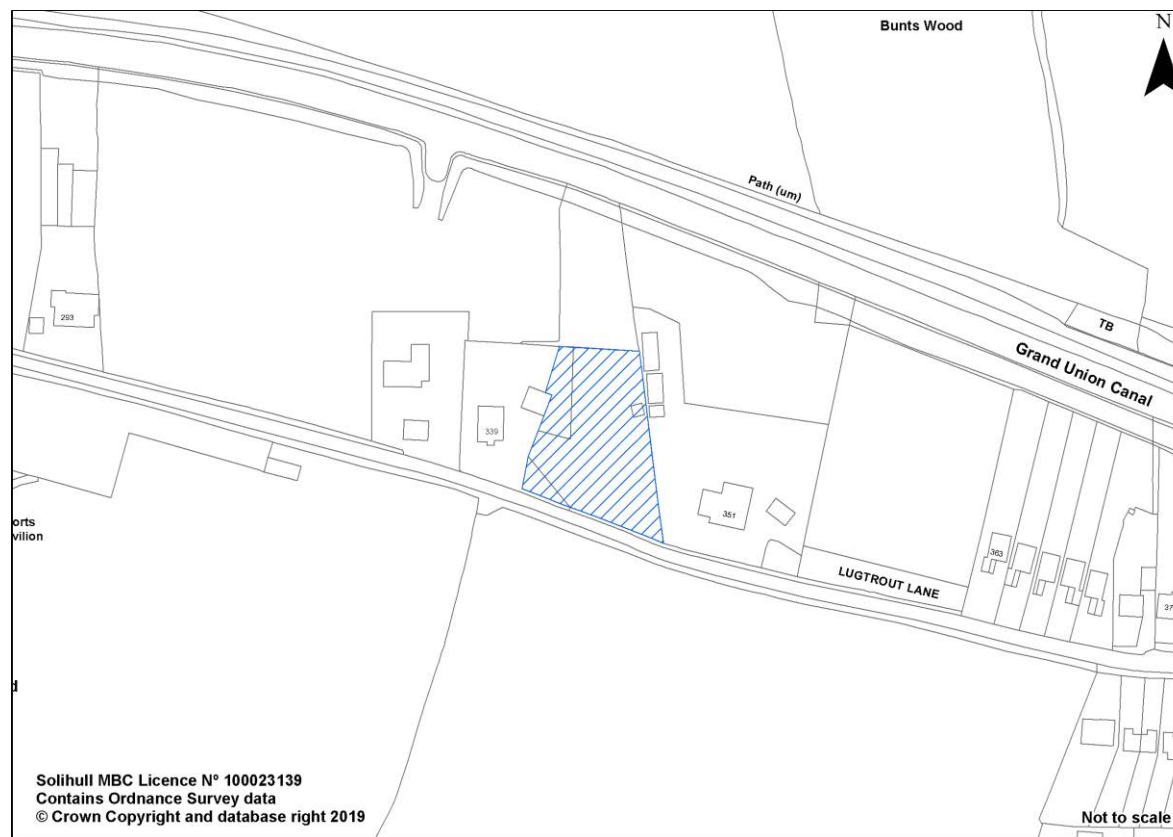
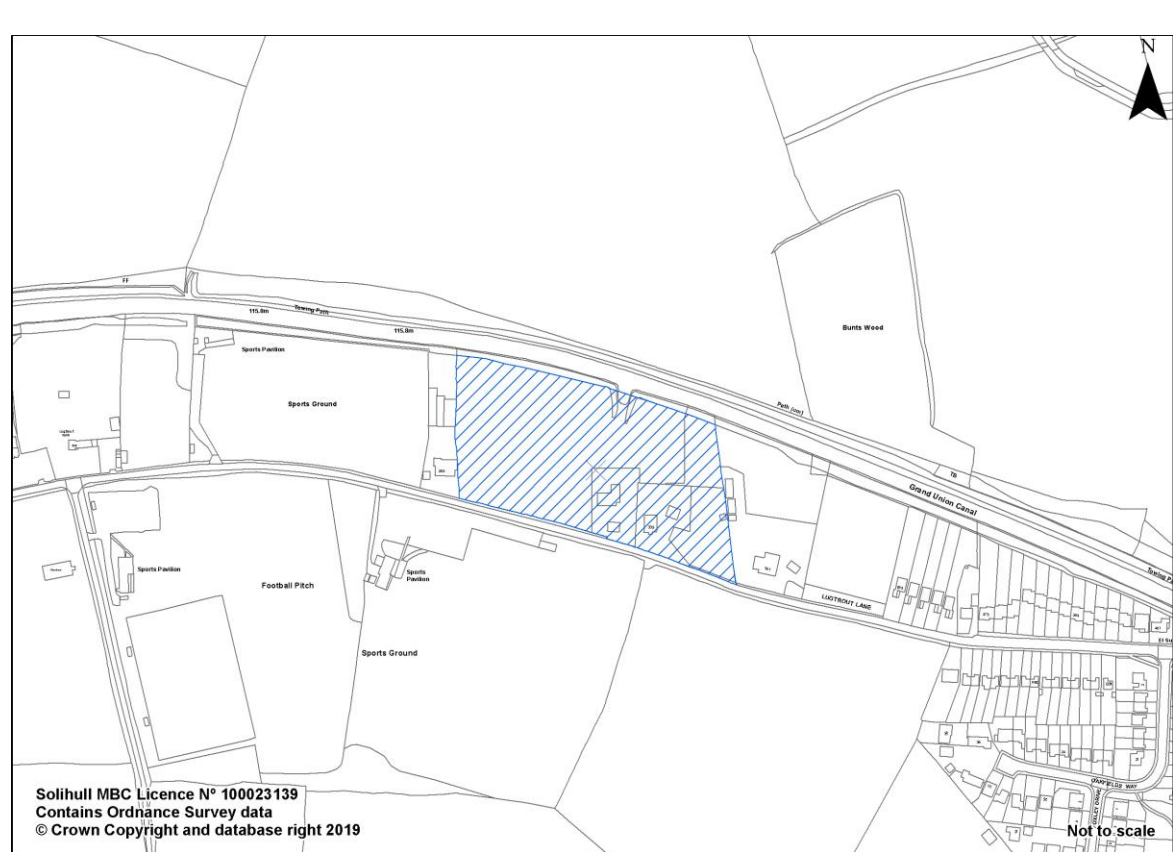
**OS base map showing site and surrounding area**

Representation Made by:	Richard Cobb Planning
Respondent ID Number:	2464
Rep ID Number:	10788
Cross references to site selection documents	<p><u>CFS Ref. 1</u> (in Site Assessment Document, Oct 2020)</p> <p>Site not considered in Sustainability Appraisal</p> <p><u>Landscape Character Area – LCA4D</u> (Landscape Character Assessment, 2016):</p> <p>Landscape character sensitivity - High</p> <p>Visual sensitivity - Medium</p> <p>Landscape value - Medium</p> <p>Landscape capacity to accommodate change - Very Low</p> <p><u>Site Assessment Document (2020)</u></p> <p>SHELAA Category 2 (some suitability constraints)</p> <p>Growth Option F: Limited expansion of rural villages/settlements</p> <p>Balsall Common is identified as suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or</p>

	<p>provides strong defensible boundaries. Site is situated in close proximity to Berkswell station.</p> <p>Site is within moderately performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. Site has high levels of accessibility and is deliverable. Given its limited size and existing constraints, may more suitably come forward if wider alterations to the Green Belt boundary are pursued.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP53) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Mineral Safeguarding Area for Coal</li> <li>- Within HS2 safeguarding zone</li> <li>- PROW M196 runs through the site</li> <li>- Access</li> <li>- Proximity to railway line</li> </ul>

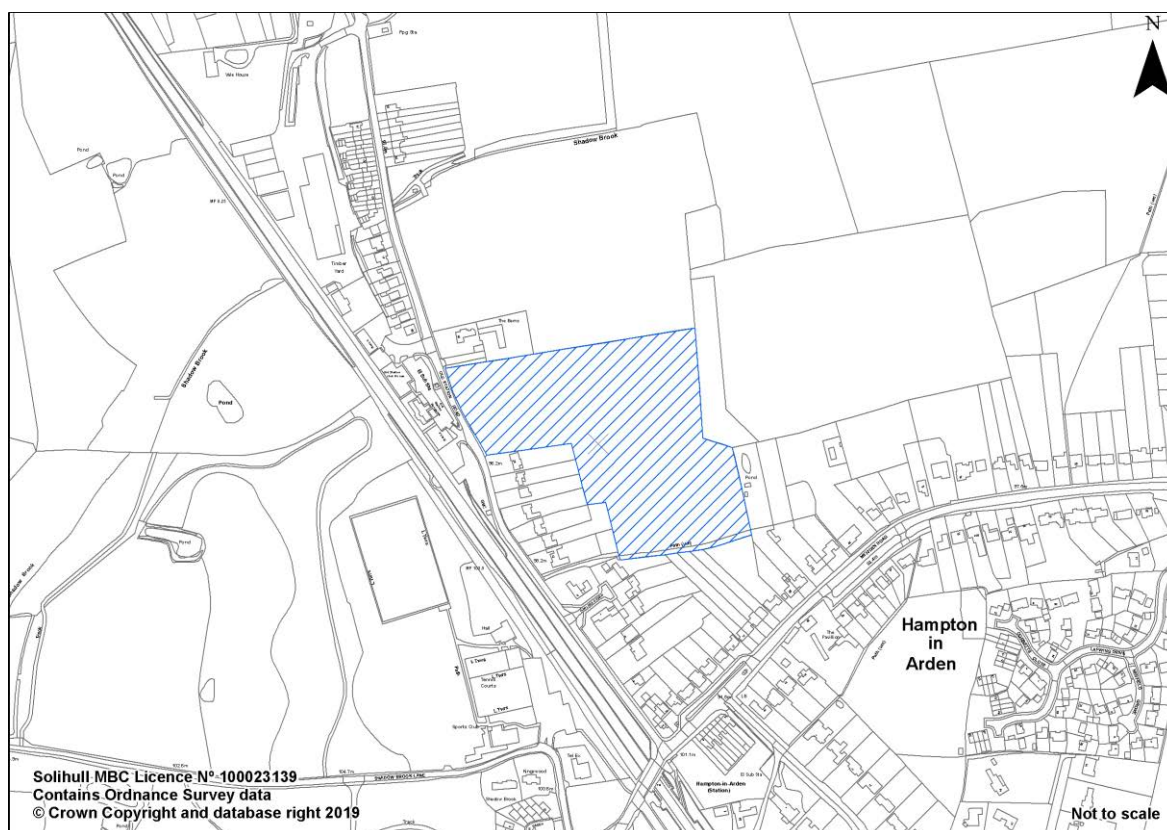
**Settlement Chapter Area: HAMPTON-IN-ARDEN**

**Location of site: Land at Lugtrout Lane, Catherine-de-Barnes**



**OS base map showing site and surrounding area**

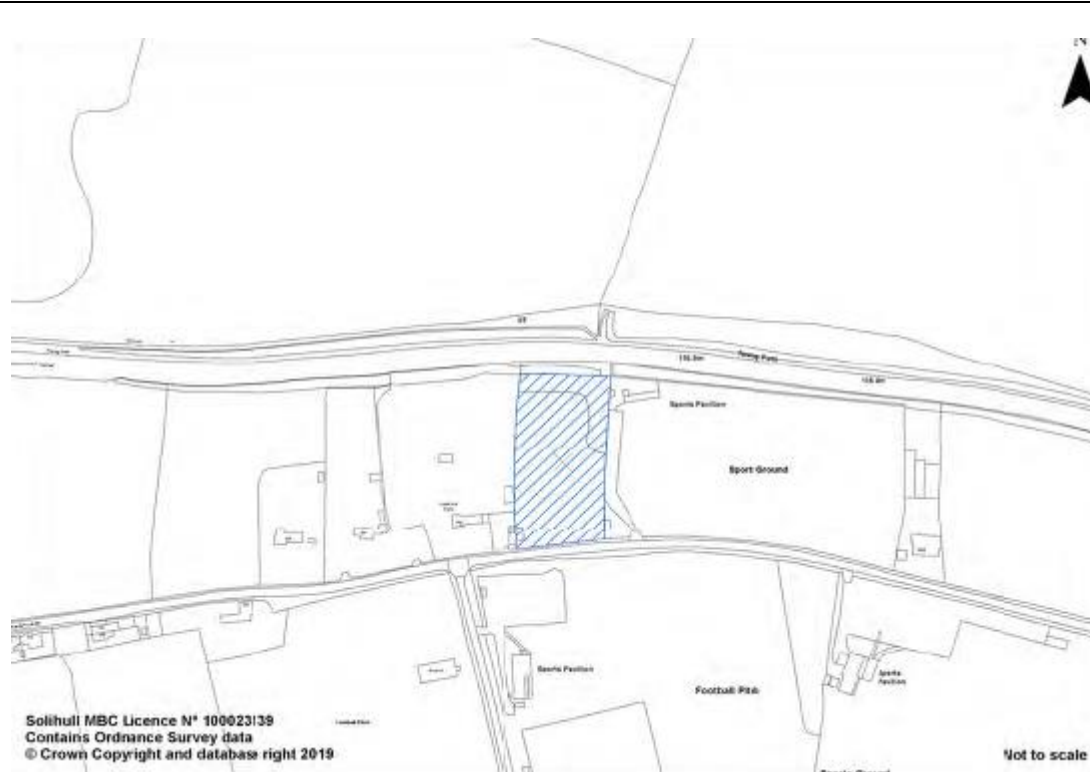
Representation Made by:	Mrs M Joyce (Tyler Parkes)
Respondent ID Number:	6736
Rep ID Number:	13910
Cross references to site selection documents	<p><u>CFS Refs: 2, 21</u>(in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 50</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 4 positive (2 significant), 10 neutral, 3 negative.</p> <p><u>Landscape Character Area – LCA1A</u> (Landscape Character Assessment, 2016):  Landscape character sensitivity – Medium  Visual sensitivity – Medium  Landscape value – Medium  Landscape capacity to accommodate change – Low.</p> <p><u>Site Assessment Document (2020)</u>  SHELAA Category 1</p> <p>Site could potentially be considered as part of growth option G: Large scale urban extension - Area C.</p> <p>Could be considered as part of growth option G - Area C: East of Solihull between the canal and A41. However, development would result in coalescence between proposed DLP site 16 (SO1) and Catherine-de-Barnes.</p> <p>Site is within a lower performing parcel in the Green Belt assessment, although it is a small isolated and would result in an indefensible boundary. The site has a low to medium level of accessibility, is within an area of medium landscape sensitivity with low capacity for change and is suitable for development. The SA identifies 4 positive and 3 negative effects. However, it is poorly related to the urban area or to Catherine-de-Barnes and would result in coalescence.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u>  Lower performing parcel (RP 27) overall with a combined score of 4. Moderately performing in terms of purpose 2.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Existing properties on site</li> <li>- PROW M130 runs along northern boundary of site</li> <li>- Habitats of wildlife interest on south of site (CFS 21)</li> </ul>

**Settlement Chapter Area: HAMPTON IN ARDEN****Location of site: Land off Old Station Road****OS base map showing site and surrounding area**

Representation Made by:	William Davis Ltd (Define Planning and Design)
Respondent ID Number:	2362
Rep ID Number:	13833
Cross references to site selection documents	<p><u>CFS Ref. 6</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 63</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 5 positive; 8 neutral; 4 negative.</p> <p><u>Landscape Character Area – LCA9</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium Visual sensitivity – Medium Landscape value – Low Landscape capacity to accommodate change – Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p> <p>Growth Option F: Limited expansion of rural villages/settlements.</p> <p>Hampton in Arden village is identified as suitable for limited growth.</p>

	<p>Site is within a lower performing parcel in the Green Belt Assessment, although it would extend the settlement and result in an indefensible boundary to the north and east. The site has a very high level of accessibility, although there is no existing footway provision. The site was rejected at previous LP examinations and inquiries due to visual intrusion and extension of built form into countryside.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u>  Lower performing parcel (RP19) overall, with a combined score of 4. Moderately performing in terms of purpose 1.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- TPO</li> <li>- Habitats of wildlife interest</li> </ul>



**Settlement Chapter Area: BICKENHILL****Location of site:** Land to north of Lugtrout Lane**OS base map showing site and surrounding area**

Representation Made by:	Mrs M Joyce (Tyler Parkes Partnership Ltd)
Respondent ID Number:	6736
Rep ID Number:	13858, 13911, 13954, 13860, 13861, 13862, 13865, 13908, 13909, 13910, 13947, 13948, 13949, 13950, 13951, 13952, 13953, 13955, 13956, 13958
Cross references to site selection documents	<p><u>CFS Ref. 12</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 50</u> (Sustainability Appraisal, Oct 2020, App E) 17 effects: 4 positive (2 significant); 10 neutral; 3 negative.</p> <p><u>Landscape Character Area – LCA1A</u> (Landscape Character Assessment, 2016) Landscape character sensitivity – Medium Visual sensitivity – Medium Landscape value – Medium Landscape capacity to accommodate change - Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p>



	<p>Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, development would result in coalescence between proposed DLP Site 16 and Catherine de Barnes.</p> <p>Site is within a lower performing parcel in the Green Belt Assessment, although it is too small, isolated and would result in an indefensible boundary. The site has a low to medium level of accessibility, is within an area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 4 positive and 3 negative effects. However, it is poorly related to urban area or to Catherine de Barnes and would contribute to coalescence.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP27) with an overall combined score of 4. Moderately performing in terms of purpose 2.</p>
Summary of key constraints:	<p>Green Belt</p> <p>Mature Trees</p> <p>Habitats of wildlife interest</p> <p>Telegraph poles on site</p> <p>Existing agricultural buildings</p> <p>Adjacent to Grand Union Canal</p>

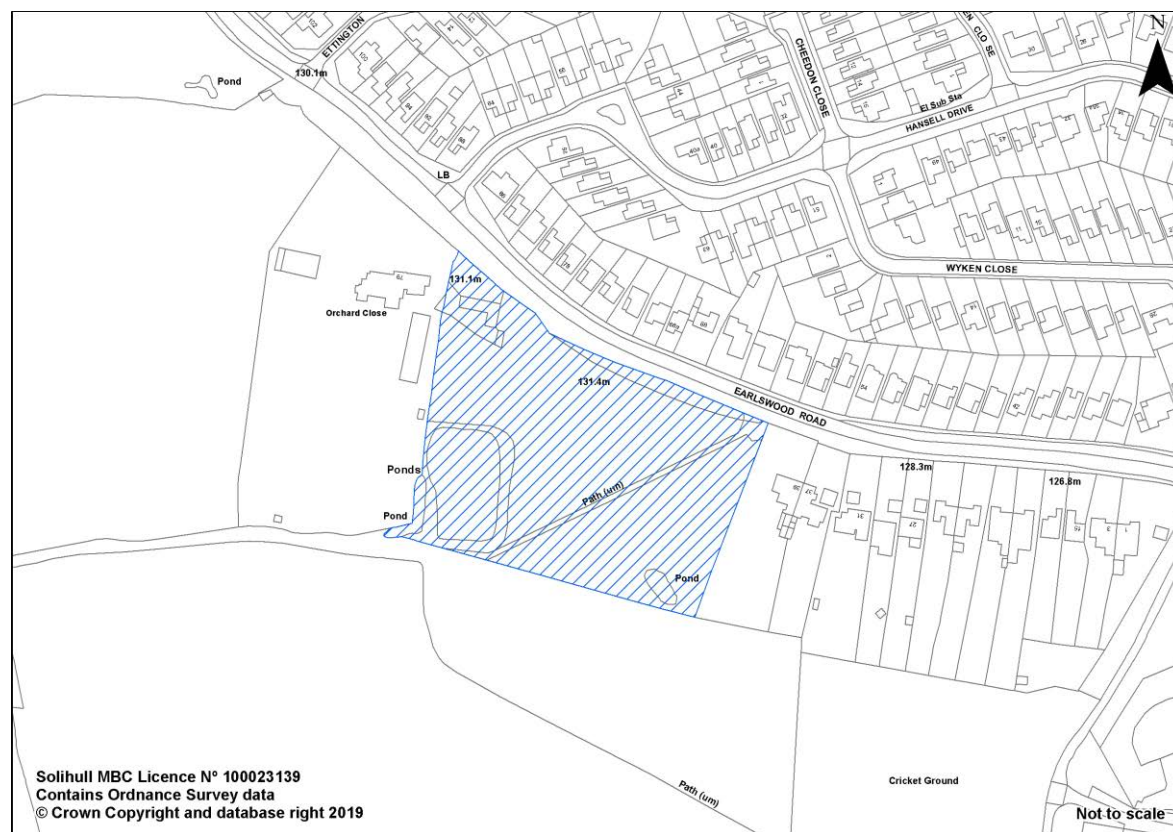
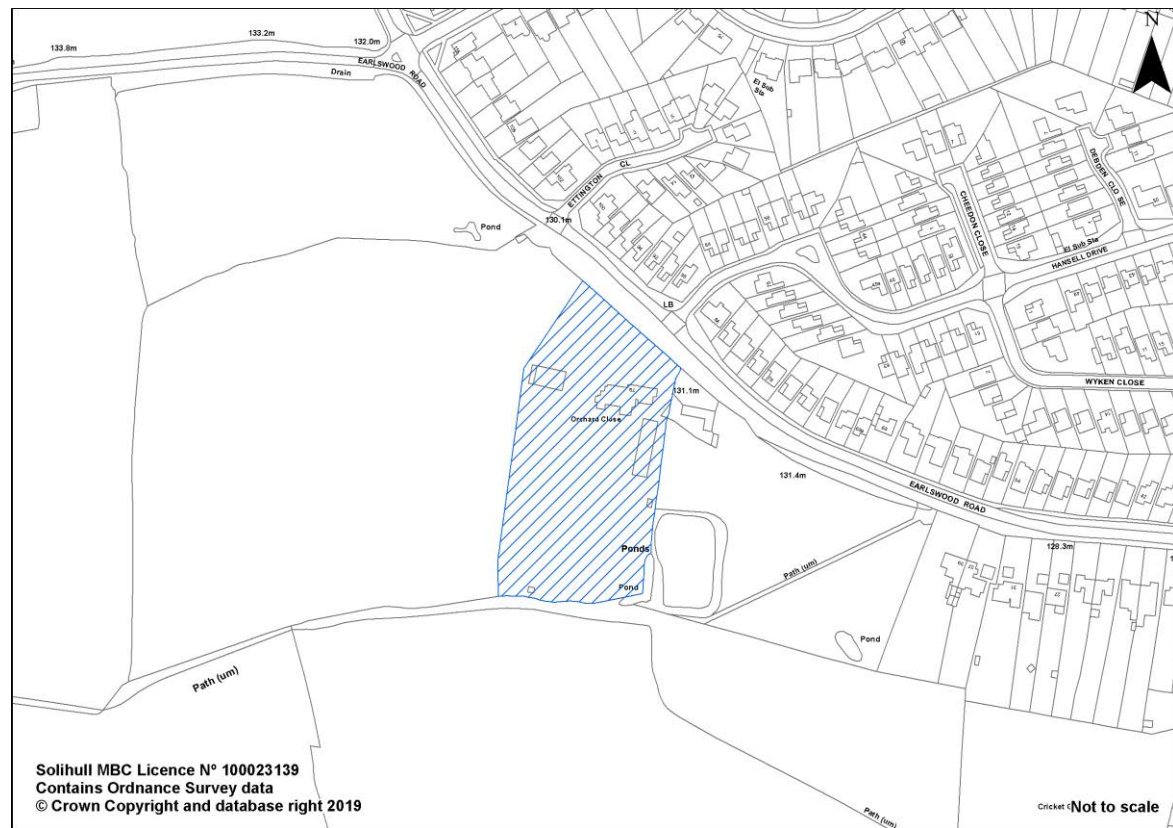
**Location of site:** Land at 2440 Stratford Rd

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	<p>Growth Option F: Limited expansion of rural villages/settlements. Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary.</p> <p>The site is in a lower performing parcel of Green Belt adjacent to the southern part of Hockley Heath village. Part of site has been granted planning permission for a rural exceptions site which is now built out. Further development and removal of the site from the Green Belt would extend the settlement southwards where it would be difficult to establish a strong and defensible boundary to prevent further encroachment into the countryside. Site has medium / high overall accessibility, is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. Site has some constraints including a Tree Preservation Order and nearby heritage assets.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP49) with an overall combined score of 5. Moderately performing in terms of purposes 2 and 3.</p>
Summary of key constraints:	<p>Green Belt TPO on site Adjacent to Listed building Habitats of wildlife interest Access Locally listed building Existing house and outbuildings on site</p>

# Settlement Chapter Area: KNOWLE

Location of site: Land at and adjacent to 79 Earlswood Road, Dorridge



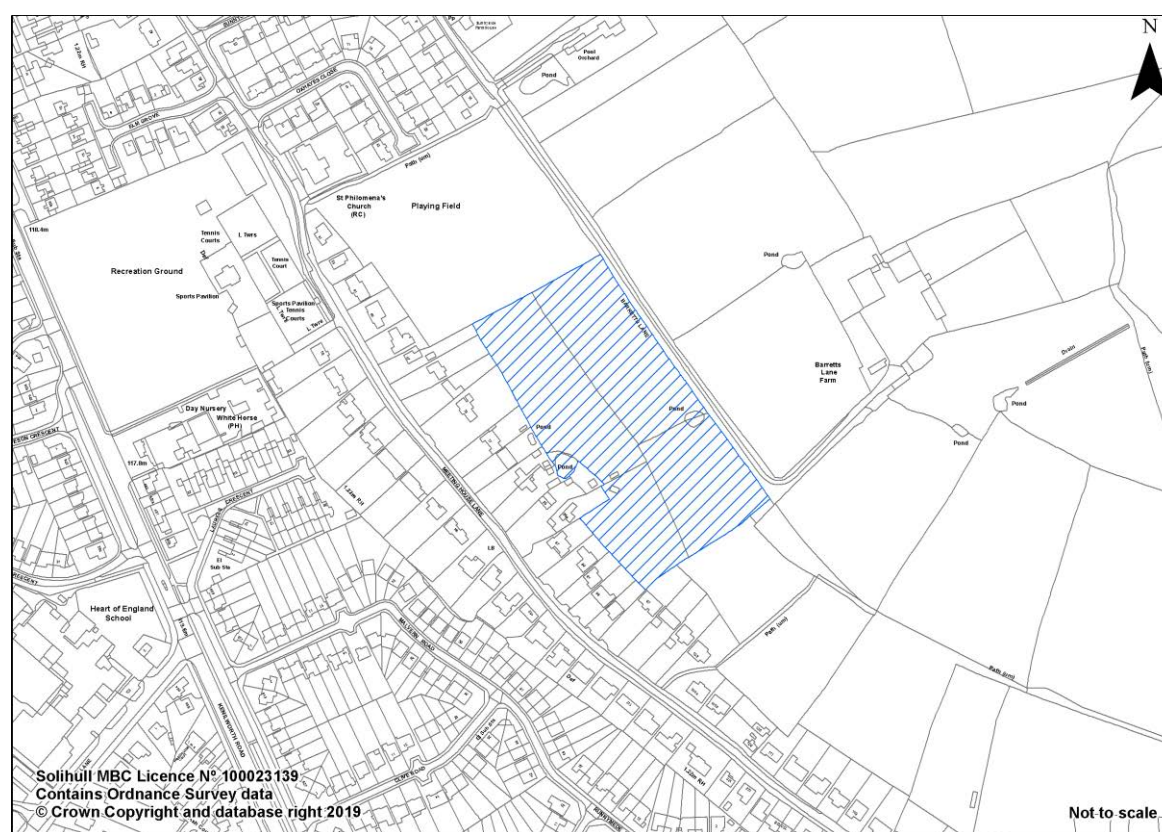
OS base map showing site and surrounding area

Representation Made by:	Knight Frank
Respondent ID Number:	6608
Rep ID Number:	11020
Cross references to site selection documents	<p><u>CFS Refs. 29 and 210</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 58</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 4 positive (1 significant); 10 neutral; 3 negative.</p> <p><u>Landscape Character Area – LCA3</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium Visual sensitivity – Low Landscape value – Medium Landscape capacity to accommodate change – Low</p> <p><u>Site Assessment Document (2020)</u> Site 29: SHELAA Category 2 9(some achievability constraints) Site 210: SHELAA Category 1</p> <p>Growth Option F: Limited expansion of rural Villages/settlements.</p> <p>Knowle/Dorridge/Bentley Heath villages are considered as suitable for growth, although key Green Belt gap to urban area should be protected; and ensure no net loss in biodiversity. Site would extend beyond strong defensible Green Belt boundary to south west of Dorridge.</p> <p>Whilst the site is located adjacent to the built up area of Dorridge, it is located to the south west of the settlement where there are very strong, defensible Green Belt boundaries. The site is in a lower performing parcel of Green Belt and development would result in unacceptable incursion into the countryside, creating an indefensible Green Belt boundary and setting a precedent for the development of surrounding land. The site has low/medium accessibility overall and lacks footway provision.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u> Lower performing parcel (RP47) overall, with a combined score of 5. Moderately performing in terms of purposes 2 and 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- TPOs on site and along site boundary</li> <li>- Existing buildings on site</li> <li>- Hedgerows</li> <li>- PRow SL50 crosses the site</li> <li>- Access</li> <li>- Habitats of wildlife interest</li> </ul>



# Settlement Chapter Area: BALSALL COMMON

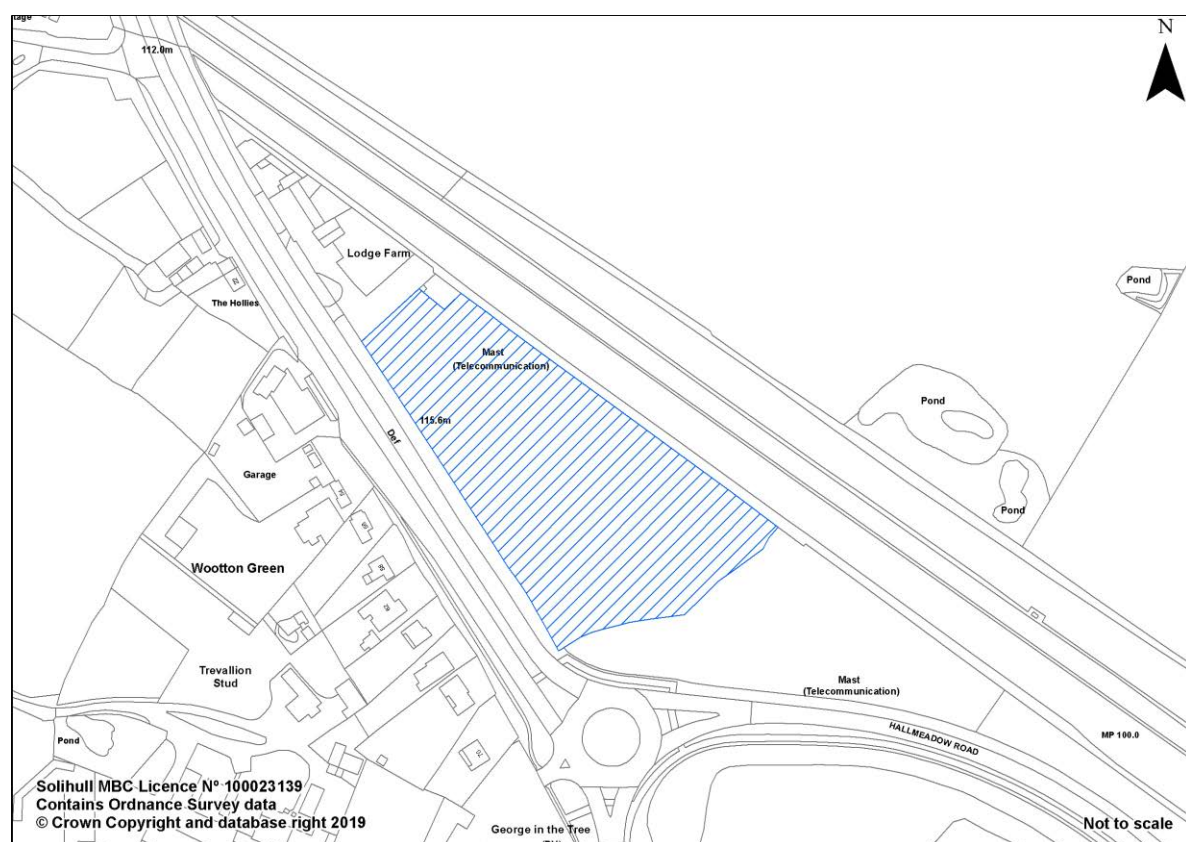
Location of site: Land rear of 67-95 Meeting House Lane



OS base map showing site and surrounding area

Representation Made by:	Greenlight Developments
Respondent ID Number:	3908
Rep ID Number:	11034
Cross references to site selection documents	<p><u>CFS Ref. 30</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 97</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 6 positive (2 significant); 5 neutral; 6 negative (3 significant).</p> <p><u>Landscape Character Area – LCA5</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p> <p>Growth Option F: Limited expansion of rural villages/settlements</p>

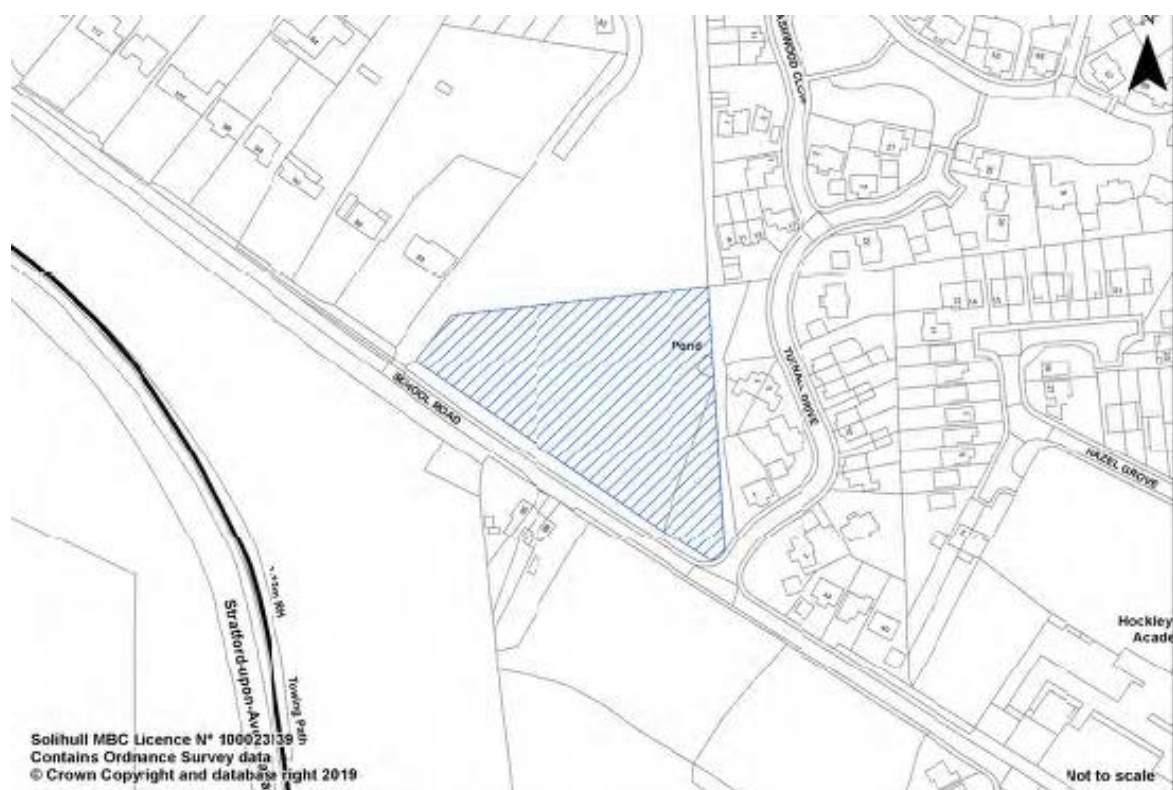
	<p>Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.</p> <p>Site is within moderately performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. Site has medium level of accessibility although existing footway provision is lacking. Could be considered as part of a larger site, subject to constraints.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP54) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Adjacent to three Listed Buildings</li> <li>- TPOs</li> <li>- Hedgerows</li> <li>- PROW along eastern boundary</li> <li>- Access (single track road)</li> </ul>

**Settlement Chapter Area: BALSALL COMMON****Location of site: Old Lodge Farm, Kenilworth Road****OS base map showing site and surrounding area**

Representation Made by:	Richard Cobb Planning
Respondent ID Number:	2464
Rep ID Number:	10788
Cross references to site selection documents	<p><u>CFS Ref. 43</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref 79</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects (5 positive (1 significant), 6 neutral, 6 negative (1 significant)).</p> <p><u>Landscape Character Area – LCA4D</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – High Visual sensitivity – Medium Landscape value – Medium Landscape capacity to accommodate change – Very Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 2 with some achievability constraints.</p> <p>Growth Option F – Limited expansion of rural villages/settlements.</p>



	<p>Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in green belt terms and or provides strong defensible boundaries.</p> <p>Site is within moderately performing parcel in the Green Belt Assessment and is well-contained by the rail corridor. Site has a medium level of accessibility, although footways are lacking. Given its limited size and existing constraints, the site may more suitably come forward as a windfall site. Site therefore included in capacity identified within land availability assessments.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing Parcel (RP52) overall with a combined score of 6. Moderately performing in terms of purpose 1, 2 and 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Proximity to railway line</li> <li>- Habitats of wildlife interest</li> </ul>

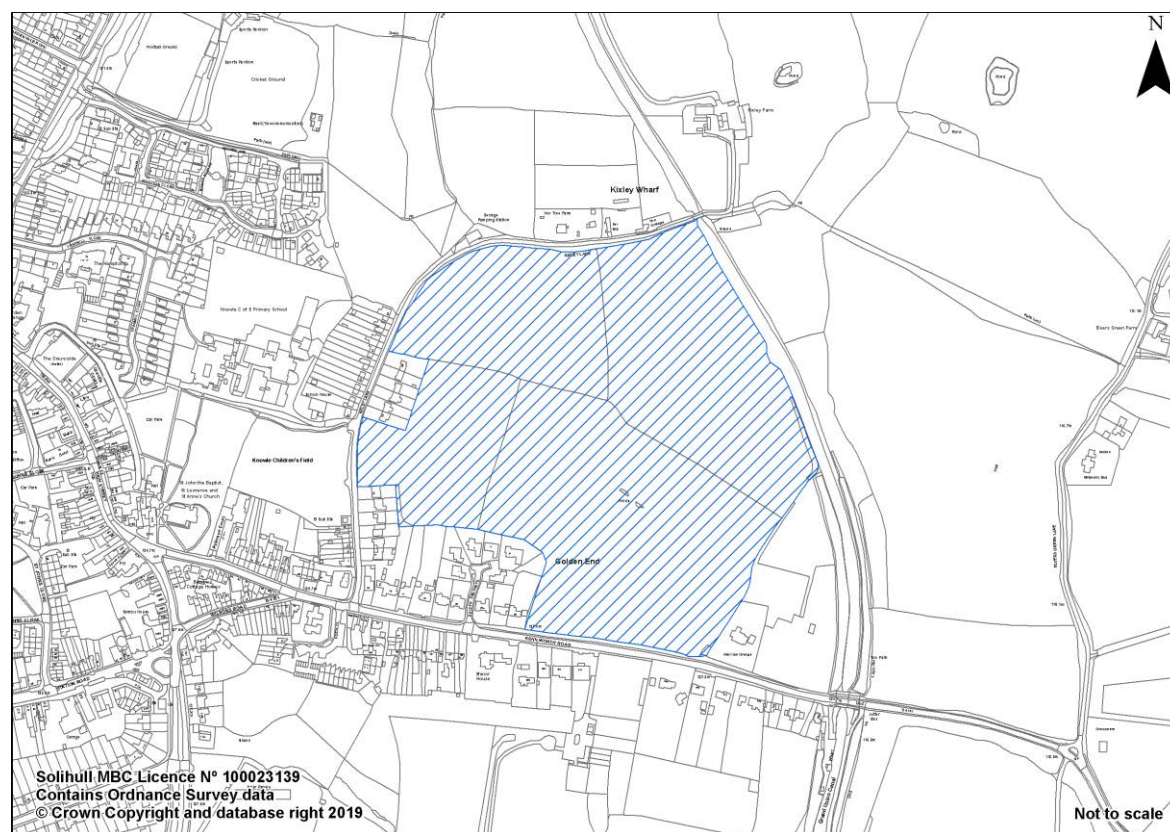
**Settlement Chapter Area: DORRIDGE & HOCKLEY HEATH****Location of site: Land adjacent 84 School Road****OS base map showing site and surrounding area**

Representation Made by:	Kendrick Homes Ltd (Tyler Parkes Partnership Ltd)
Respondent ID Number:	6255
Rep ID Number:	14576, 14575, 14579
Cross references to site selection documents	<p><u>CFS Ref. 49</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 59</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016) Landscape character sensitivity – High Visual sensitivity - High Landscape value – Medium Landscape capacity to accommodate change – Very Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p> <p>Growth Option F: Limited expansion of rural villages/settlements.</p>

	<p>Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary.</p> <p>The site lies adjacent to the settlement in a lower performing parcel of Green Belt. The site is relatively enclosed and is bordered by residential development. A defensible Green Belt boundary could be established in this location. The site has medium accessibility and is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. The site is well related to the settlement being located between a ribbon of development along School Road, a small residential scheme to the rear and the main part of the village. The SA identifies 6 negative and 5 positive effects, of which distance to a primary school is a significant positive.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP49) with an overall combined score of 5. Moderately performing in terms of purposes 2 and 3.</p>
Summary of key constraints:	<p>Green Belt TPOs on site Habitats of wildlife interest</p>

**Settlement Chapter Area: KNOWLE, DORRIDGE AND BENTLEY HEATH**

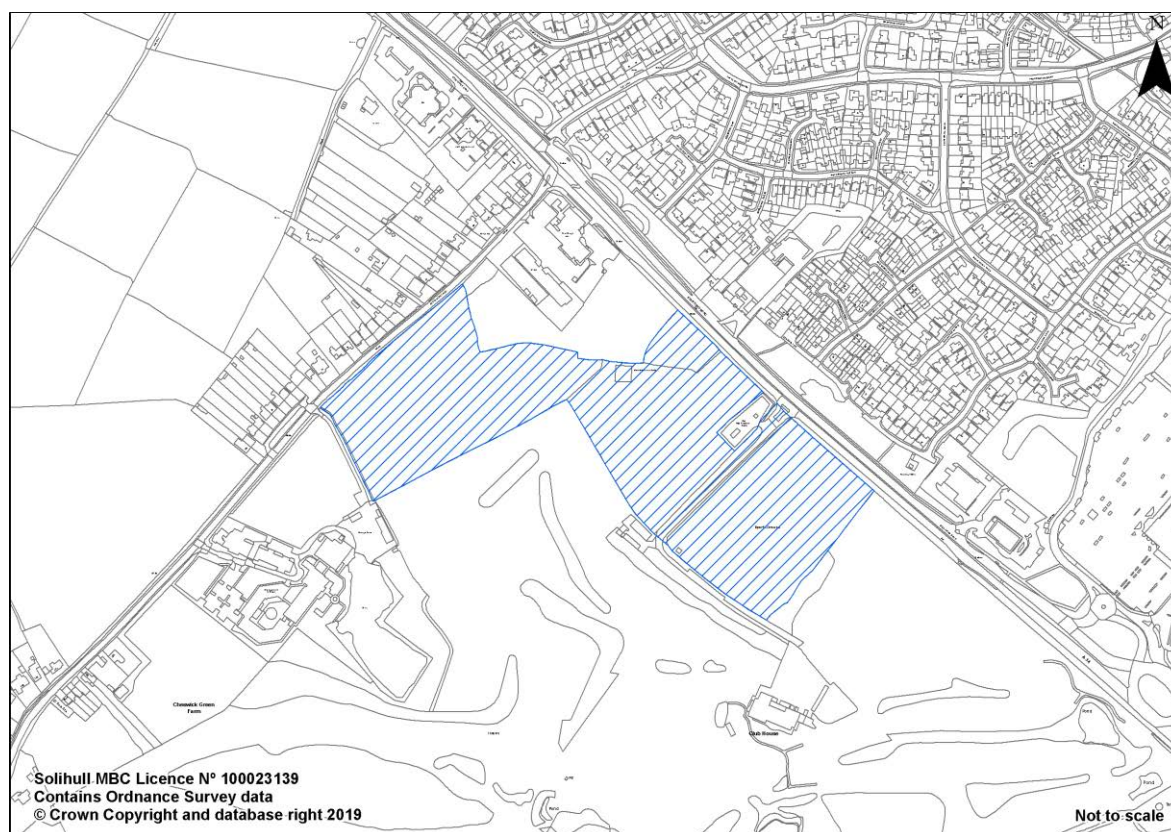
**Location of site: Land at Golden End Farm**



**OS base map showing site and surrounding area**

Representation Made by:	Golden End Farms (Delta Planning)
Respondent ID Number:	5628
Rep ID Number:	11044
Cross references to site selection documents	<p><u>CFS Ref. 59</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref.52A and 52</u> (in Sustainability Appraisal, Oct 2020, App. E)  Aecom 52A: 18 effects: 6 positive (3 significant); 8 neutral; 4 negative.  Aecom 52: 17 effects: 6 positive (4 significant); 6 neutral; 5 negative (1 significant).</p> <p><u>Landscape Character Area – LCA3</u> (Landscape Character Assessment, 2016):  Landscape character sensitivity – Medium  Visual sensitivity – Low  Landscape value – Medium  Landscape capacity to accommodate change – Low</p> <p><u>Site Assessment Document (2020)</u>  SHELAA Category 1</p> <p>Growth Option G: Significant expansion of rural villages/settlements.</p>

	<p>Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, however high performing Green Belt land to the east of Kenilworth Road should be avoided.</p> <p>The site is located immediately adjacent to the centre of Knowle. The site itself is well contained by Kixley Lane, Kenilworth Road and the canal, and these strong physical features would serve to establish a logical boundary, defining the extent of land to be removed from the Green Belt. Whilst it is recognised that the site lies within a parcel of land that performs highly in Green Belt terms as a whole, it is acknowledged that the site is a smaller part of the wider parcel and that built development is present in the immediate vicinity with ribbon development along Kixley Lane and Kenilworth Road. The site has very high accessibility overall with few constraints, although its close proximity to Knowle Conservation Area must be fully considered.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Higher performing parcel (RP37) overall, with a combined score of 11. Highly performing in terms of purposes 1, 3 and 4.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- TPOs</li> <li>- Listed buildings in vicinity of site</li> <li>- Locally listed buildings in vicinity of site</li> <li>- Adjacent to Knowle Conservation Area</li> <li>- Hedgerows</li> </ul>

**Settlement Chapter Area: BLYTHE****Location of site: Land adjacent to Shirley Golf Course, Stratford Road****OS base map showing site and surrounding area**

Representation Made by:	IM Properties (Marrons Planning)
Respondent ID Number:	7015
Rep ID Number:	11152, 11160, 11148, 11149, 11150, 11151, 11153, 11154, 11155, 11156, 11157, 11158, 11159, 11161, 11162
Cross references to site selection documents	<p><u>CFS Ref. 62</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 114</u> (in Sustainability Appraisal, Oct 2020, App. E) 18 Effects: 5 positive; 9 neutral; 4 negative.</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – High Visual sensitivity - High Landscape value – Medium Landscape capacity to accommodate change – Very Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1.</p> <p>Growth Option G: large scale urban extension</p>



	<p>Site could be considered within Growth Option G – Area E: South of Shirley between the A34 and Tanworth Lane. However land to the east of Creynolds Lane is less accessible to Shirley town centre and frequent public transport services.</p> <p>The site is within a lower performing parcel of Green Belt, but highly performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site has medium/high accessibility, with lower accessibility to a GP surgery or public transport. Development would lie to the east of Creynolds Lane, without a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP62) with an overall combined score of 5. Highly performing in terms of purpose 2.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- High pressure gas pipeline inner zone</li> <li>- Habitats of wildlife interest</li> <li>- Pylon</li> </ul>

**Settlement Chapter Area: BLYTHE****Location of site: Norton Lane, Earlswood****OS base map showing site and surrounding area**

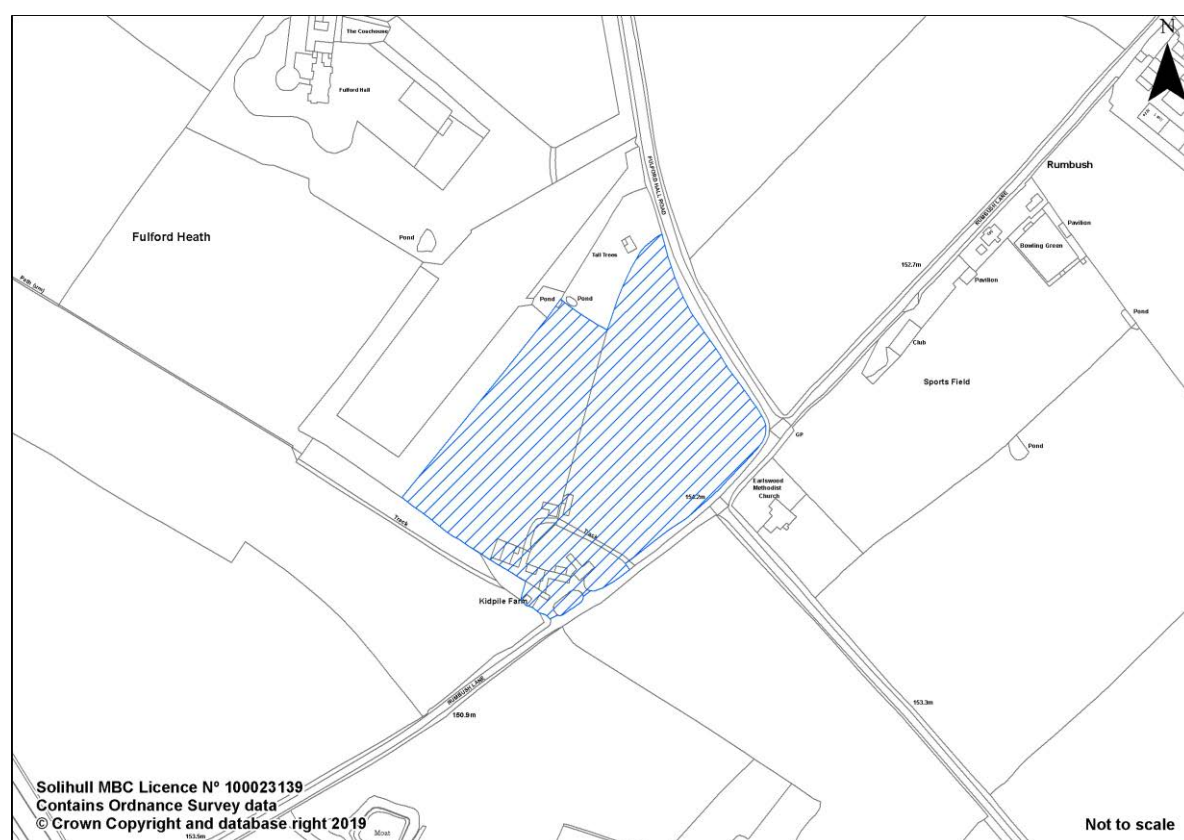
Representation Made by:	Mr & Mrs J King (PRW Strategic Advice)
Respondent ID Number:	3916
Rep ID Number:	10784
Cross references to site selection documents	<p><u>CFS Ref. 69</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 77</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 4 positive, 9 neutral, 4 negative.</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – High Visual sensitivity - High Landscape value – Medium Landscape capacity to accommodate change – Very Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 2 (some suitability constraints)</p> <p>Site does not fit into any identified Growth Options in the spatial strategy. Site is detached from Tidbury Green settlement and does not fit within spatial strategy.</p>



	The site has low accessibility, with lower accessibility to services and public transport. Development would not create a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside to the east of Tidbury Green.
Cross Reference to Green Belt Assessment:	<u>Green Belt Assessment (2016)</u> Moderately performing parcel (RP77) with an overall combined score of 6. Highly performing in terms of purpose 3.
Summary of key constraints:	Existing property on site Access Habitats of wildlife interest Small area of contaminated land

# Settlement Chapter Area: BLYTHE

Location of site: Kidpile Farm, Rumbush Lane, Earlswood

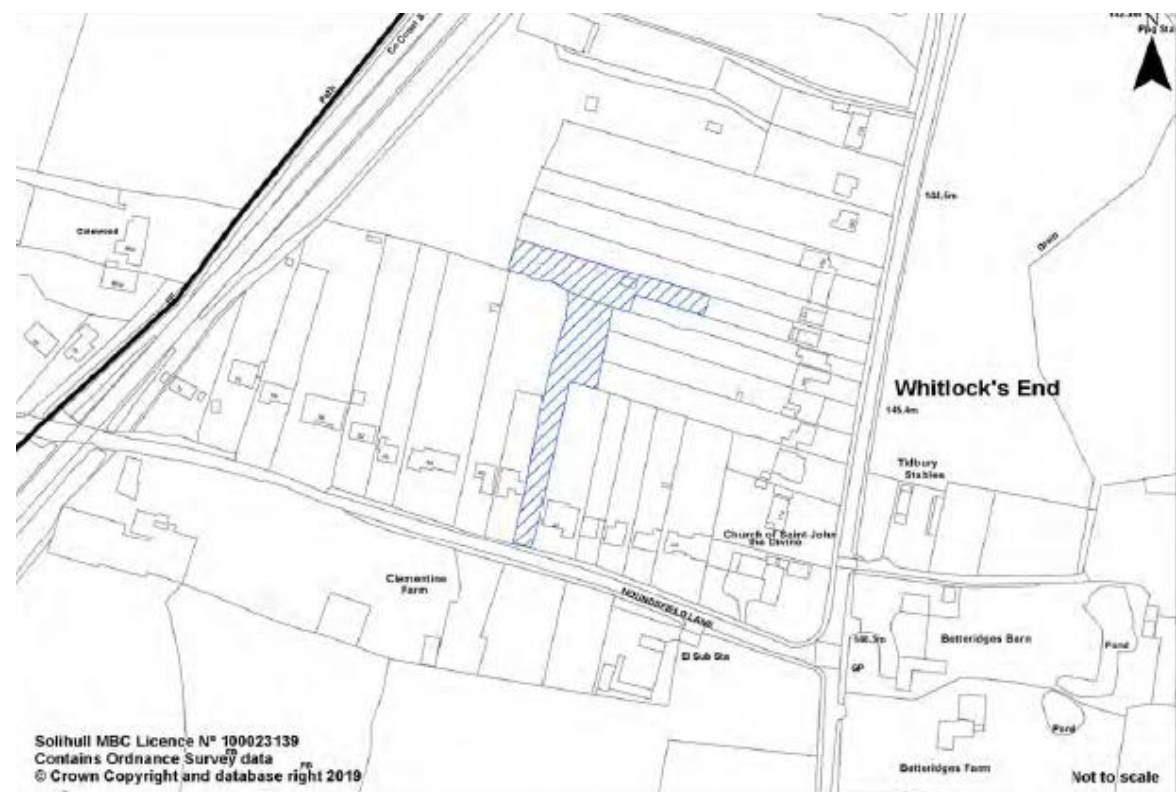
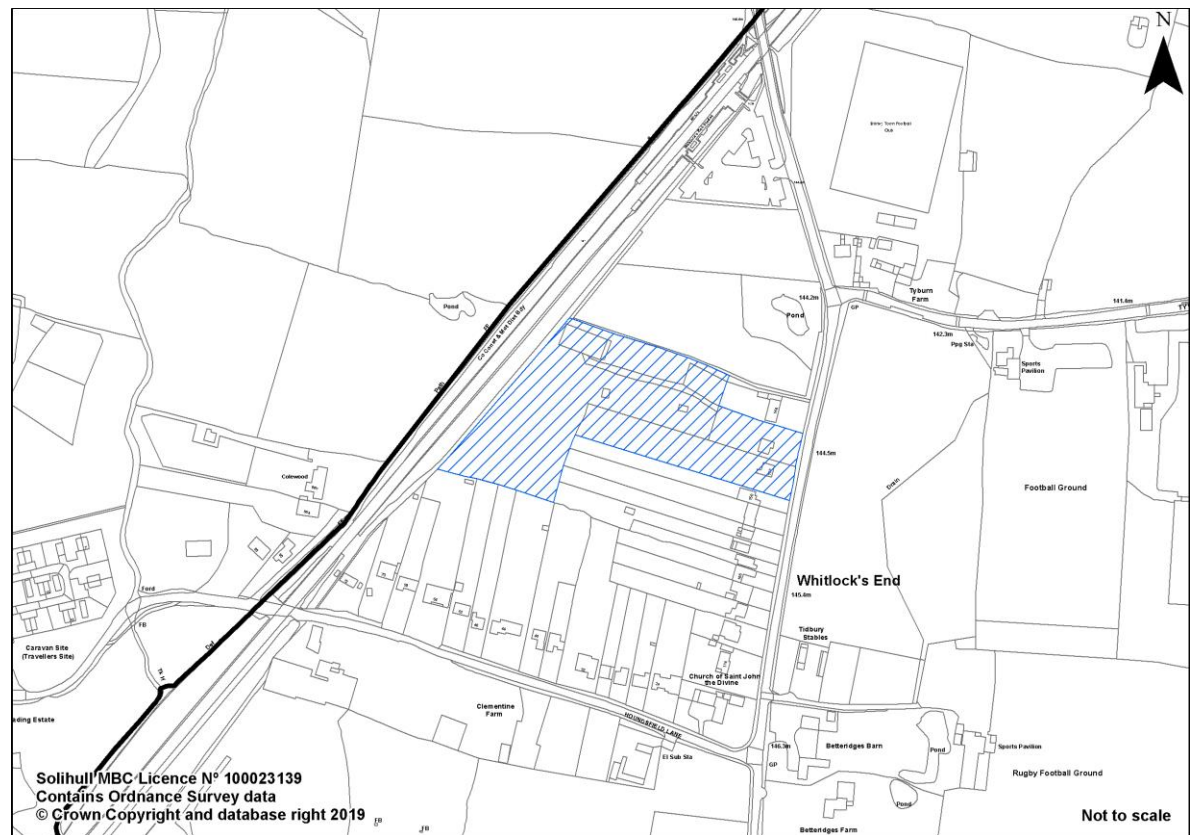


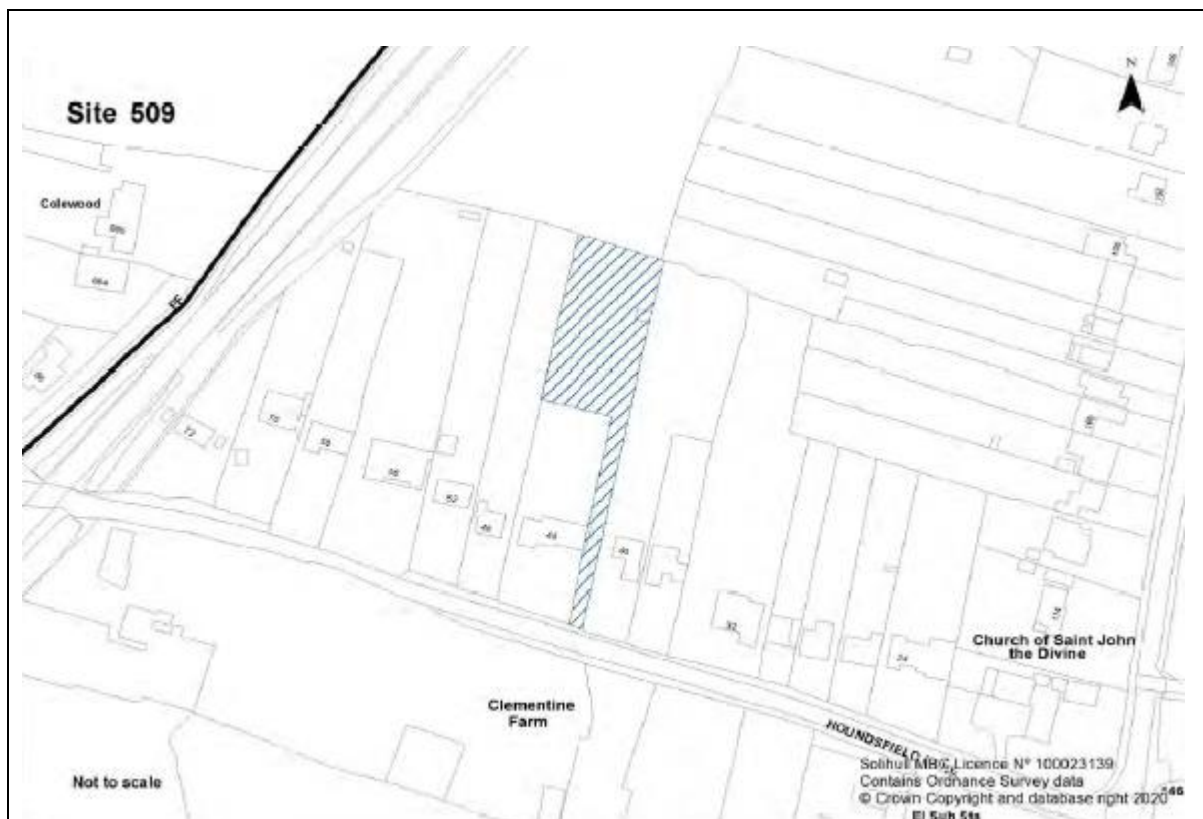
## OS base map showing site and surrounding area

Representation Made by:	Tom Rollason
Respondent ID Number:	6522
Rep ID Number:	10802
Cross references to site selection documents	<p><u>CFS Ref Number- 70</u>. Site included is Site Assessments document (January 2019) that supported the Supplementary Draft consultation.</p> <p><u>Aecom Ref.70</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 2 positive; 9 neutral; 6 negative (2 significant).</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016):  Landscape character sensitivity - High  Visual sensitivity - High  Landscape value – Medium  Landscape capacity to accommodate change – Very Low</p> <p><u>Draft Local Plan Supplementary Consultation: Site Assessments document (January 2019)</u></p>

	<p>Site does not fit into any identified Growth Spatial Strategy Options in the spatial strategy. Isolated site that is not within, adjacent, or adjoining any settlement.</p> <p>The site has low accessibility, with low accessibility to public transport. Development would be isolated, not create a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside south of Tidbury Green.</p> <p><u>Site assessed for employment in SHELAA 2016 (Site ID 70).</u></p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing broad area (BA01) with an overall combined score of 6. Highly performing in terms of purpose 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Habitats of wildlife interest</li> <li>- PROW SL91 along southern boundary of site</li> <li>- Telegraph poles</li> </ul>

**Location of site:** Land at and to the rear of 146-152 Tilehouse Lane







**OS base map showing site and surrounding area**

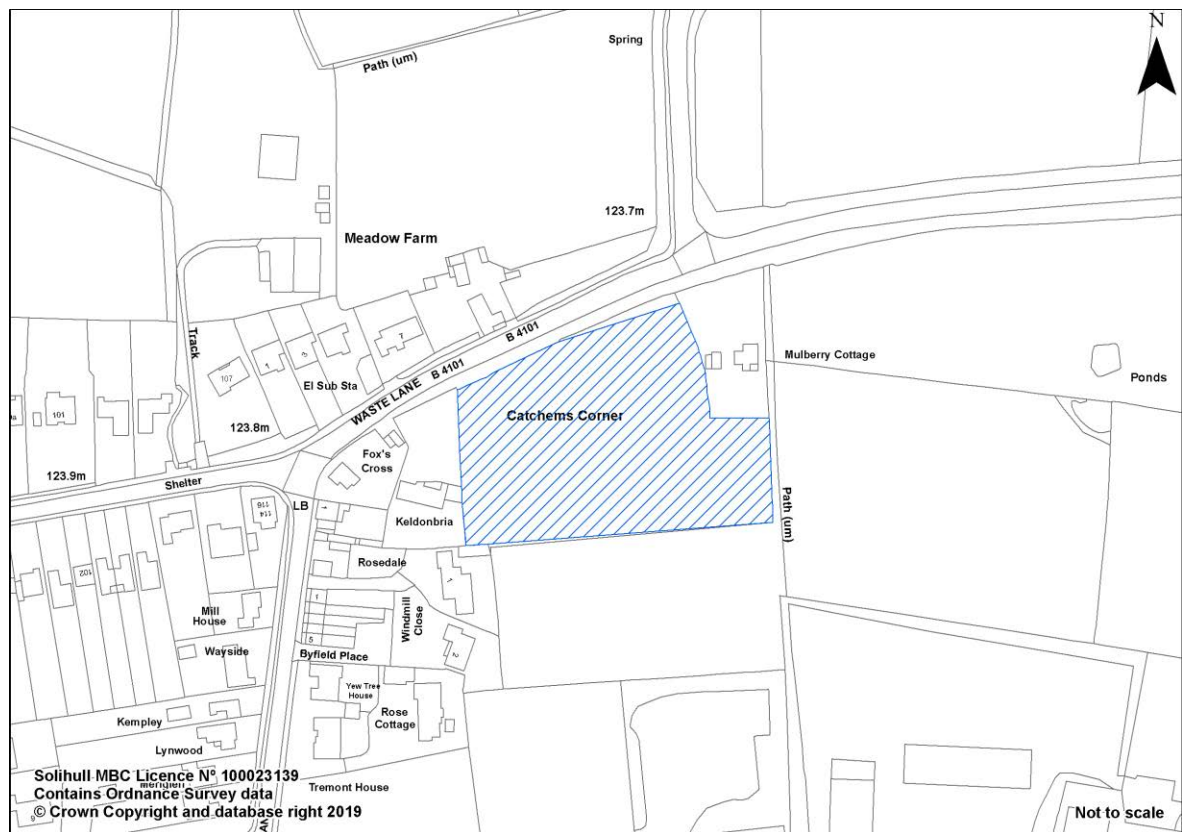
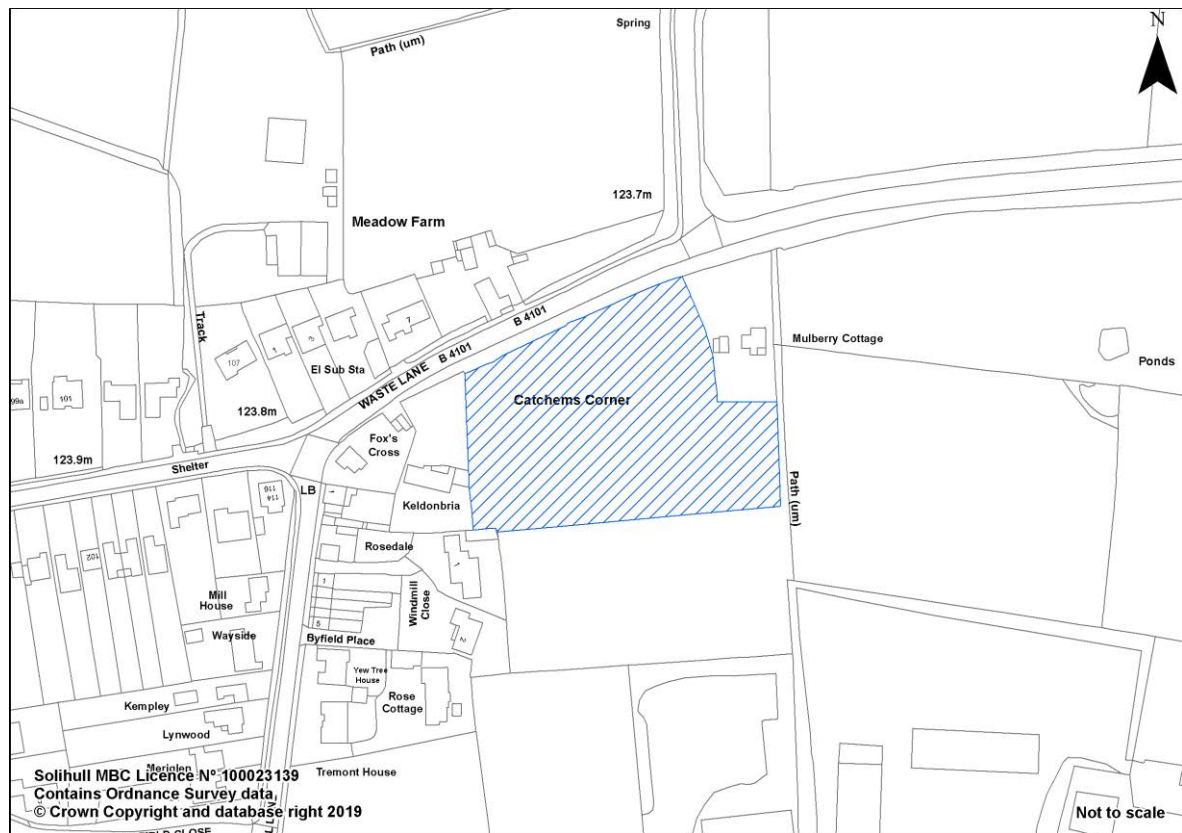
Representation Made by:	Messrs Benton & Neary (Tyler Parkes)
Respondent ID Number:	6748
Rep ID Number:	13962, 13990, 14005, 13961, 13963, 13977, 13979, 13986, 13987, 13988, 13989, 13991, 13992, 13993, 13994, 13995, 13996, 14004, 14006, 14008, 14009
Cross references to site selection documents	<p><u>CFS Ref. 74, 116, 509, 510, 521</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 115, 125, 126</u> (in Sustainability Appraisal, Oct 2020, App. E)  Aecom 115- 18 Effects: 3 positive; 10 neutral; 5 negative (1 significant).  Aecom 125- 18 Effects: 3 positive (2 significant); 11 neutral; 4 negative (1 significant)  Aecom 126- 18 effects: 3 positive (2 significant); 10 neutral; 5 negative (1 significant).</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016):  Landscape character sensitivity – High  Visual sensitivity – High  Landscape value – Medium  Landscape capacity to accommodate change – Very Low.</p>

	<p><u>Site Assessment Document (2020)</u></p> <p>CFS 74- SHELAA Category 3 site (significant achievability constraints)</p> <p>CFS 116- SHELAA Category 2 site (some suitability constraints)</p> <p>CFS 509- SHELAA Category 2 (some achievability constraints)</p> <p>CFS 510- SHELAA Category 2 (some achievability constraints)</p> <p>CFS 521- SHELAA Category 2 (some achievability constraints)</p> <p>Could be considered as Growth Option A: High frequency public transport corridors and hubs, but located within the Green Belt and detached from Dickens Heath village. Separated from Dickens Heath village, but in close proximity to Whitlock's End station.</p> <p>Within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouring towns merging into one another.' In existing use and part backland development. Medium accessibility, with high accessibility to public transport and is part brownfield. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4, West of Dickens Heath.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP72) with an overall combined score of 4. Moderately performing in terms of purpose 2.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- TPOs on site</li> <li>- Trees</li> <li>- Access</li> <li>- Existing properties on site</li> <li>- Proximity to railway line</li> </ul>



**Settlement Chapter Area: BALSALL COMMON**

**Location of site Land at Waste Lane (part of Site BC4)**



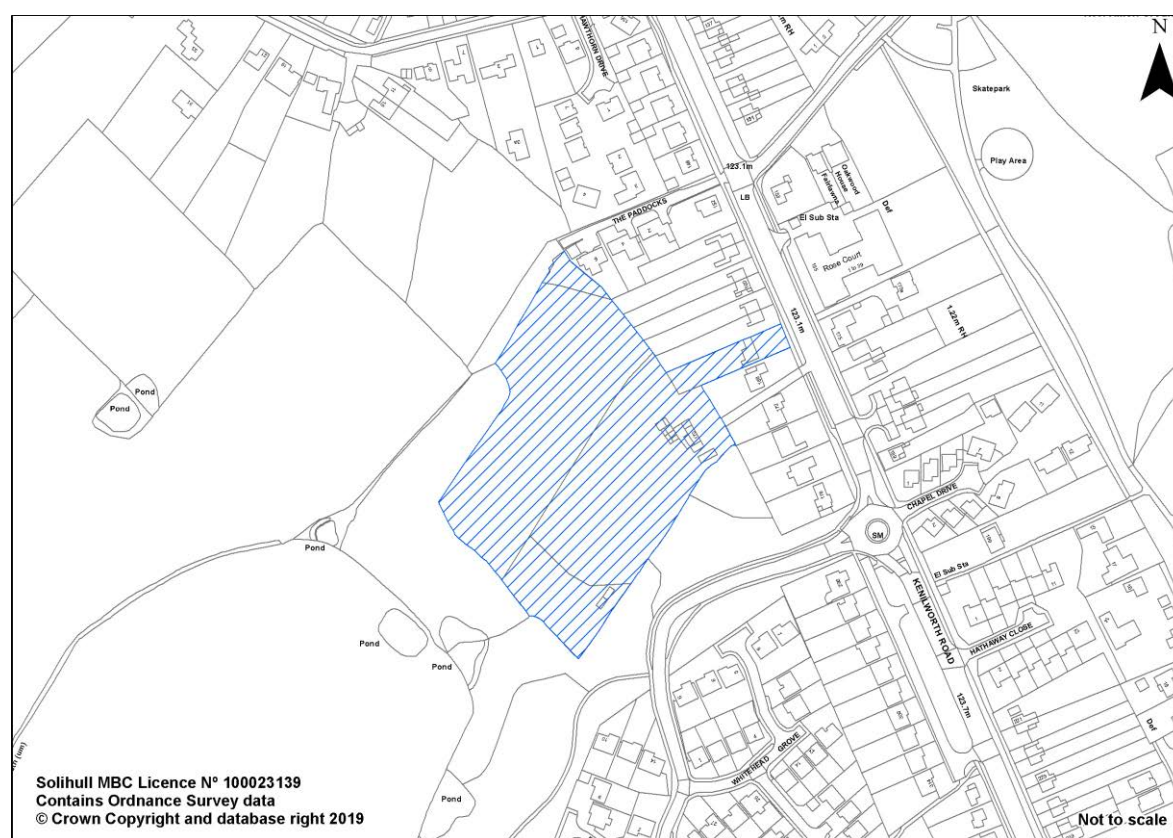
**OS base map showing site and surrounding area**



Representation Made by:	Rainier Developments (Marrons Planning)
Respondent ID Number:	6945
Rep ID Number:	14580
Cross references to site selection documents	<p><u>CFS Ref. 79 &amp; 408</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 55</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 3 positive (1 significant); 8 neutral; 6 negative (2 significant).</p> <p><u>Landscape Character Area – LCA5</u> (Landscape Character Assessment, 2016):  Landscape character sensitivity – Medium  Visual sensitivity - Medium  Landscape value - Medium  Landscape capacity to accommodate change - Low</p> <p><u>Site Assessment Document (2020)</u>  SHELAA Category 1</p> <p>Growth Option F: Limited expansion of rural villages/settlements</p> <p>Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.</p> <p>Site is within lower performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. Site has a low level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. Given that the settlement is identified for significant growth, site could be considered as part of a larger site.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u>  Lower performing parcel (RP56) overall with a combined score of 4. Moderately performing in terms of purpose 2.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Proximity to locally listed building</li> <li>- PROW to east of site</li> </ul>

**Settlement Chapter Area: BALSALL COMMON**

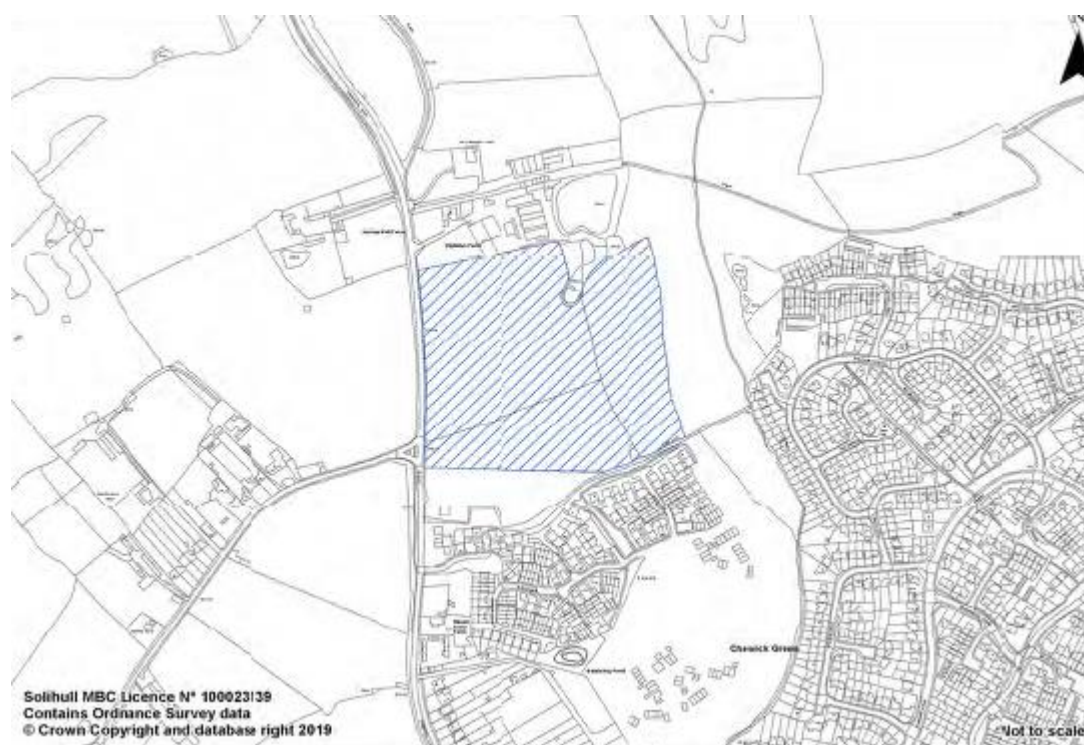
**Location of site: Land at 152-172 Kenilworth Road**



**OS base map showing site and surrounding area**

Representation Made by:	Irene Thompson
Respondent ID Number:	4127
Rep ID Number:	10738, 14260
Cross references to site selection documents	<p><u>CFS Ref. 82</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 76a</u> (in Sustainability Appraisal, Oct 2020, App. E) 18 effects: 5 positive (2 significant); 8 neutral; 5 negative (1 significant).</p> <p><u>Landscape Character Area – LCA4C</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – High Visual sensitivity – Medium Landscape value – Medium Landscape capacity to accommodate change - Very Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 2 (some achievability constraints)</p> <p>Growth Option F – Limited expansion of rural villages/settlements.</p>

	<p>Balsall Common identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in green belt terms and or provides strong defensible boundaries.</p> <p>Site is within moderately performing parcel in the Green Belt Assessment and would result in an indefensible boundary to west. Settlement identified as suitable for significant expansion, although site would have no defensible green belt boundary. Site has a medium level of accessibility, with very high accessibility to food store.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing parcel (RP51) overall with a combined score of 7. Highly performing in terms of purpose 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Existing properties on site</li> <li>- Access</li> </ul>

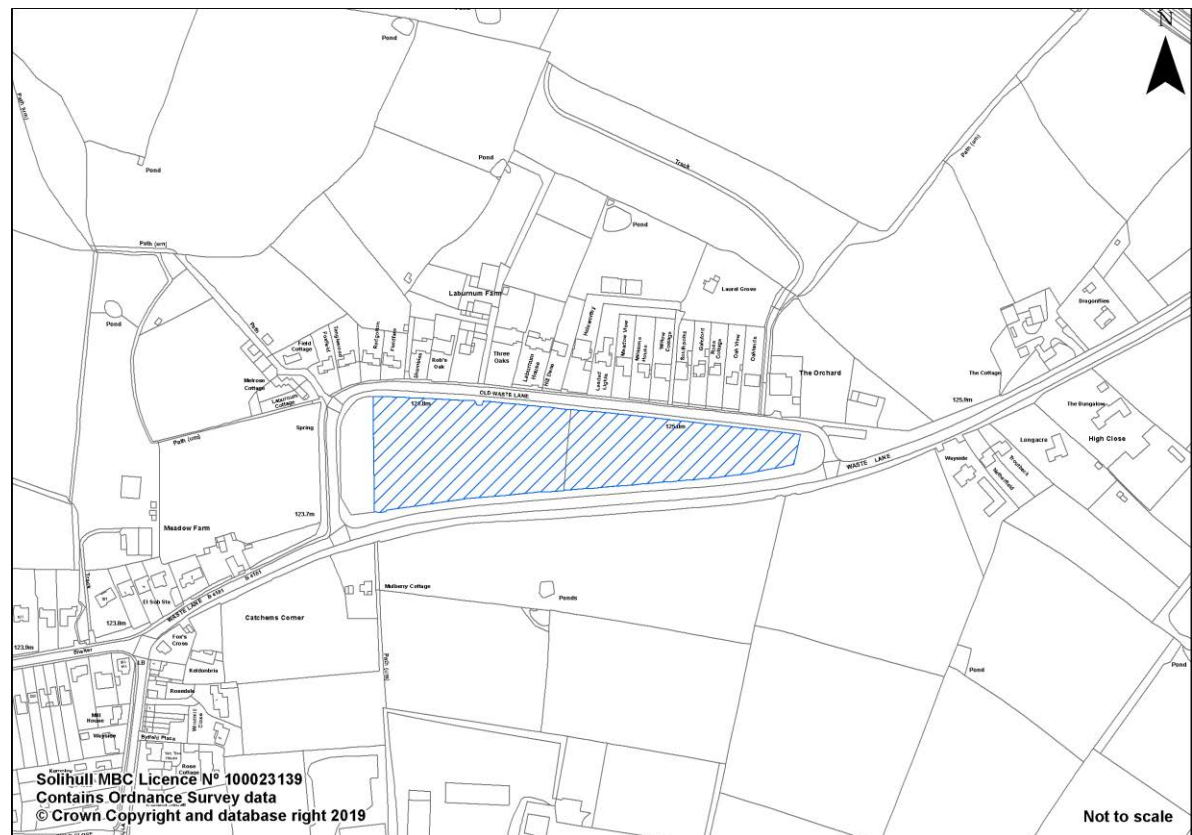
**Settlement Chapter Area: BLYTHE****Location of site: Land at Tanworth Lane, Shirley****OS base map showing site and surrounding area**

Representation Made by:	Richborough Estates (Star Planning and Development)
Respondent ID Number:	6565
Rep ID Number:	10889, 10894, 10902, 10903, 10905, 10907
Cross references to site selection documents	<p><u>CFS Ref. 99</u> (in Site Selection Document, Oct 2020)</p> <p><u>Aecom Ref. 51</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 9 positive (4 significant); 2 neutral; 6 negative (1 significant). Aecom 51 is a very large site that comprises DLP Site 12 and surrounding area.</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016): Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change – Very Low</p> <p><u>Site Selection Document (2020)</u> Assessed as part of SHELAA Site 1007 - Category 2 (some suitability constraints)</p>

	<p>Growth Options F/G: Significant/limited expansion Spatial Strategy of rural villages/settlements.</p> <p>Cheswick Green village is identified as suitable for small scale growth, with need to retain gaps between settlements, and avoid flood zones, sensitive landscape character and River Blythe SSSI.</p> <p>The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has low/medium accessibility, with lower accessibility to public transport. Development would extend growth to the north-west of Cheswick Green and unacceptably narrow the gap between proposed Site 12 and the village.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing parcel (RP65) with an overall combined score of 6. Highly performing in terms of purpose 2.</p>
Summary of key constraints:	<p>Green Belt</p> <p>Telegraph poles</p> <p>Hedgerows</p> <p>Access</p> <p>Slight area of Flood Zone 2 on eastern boundary</p>

# Settlement Chapter Area: BALSALL COMMON

Location of site: Land at Old Waste Lane



OS base map showing site and surrounding area

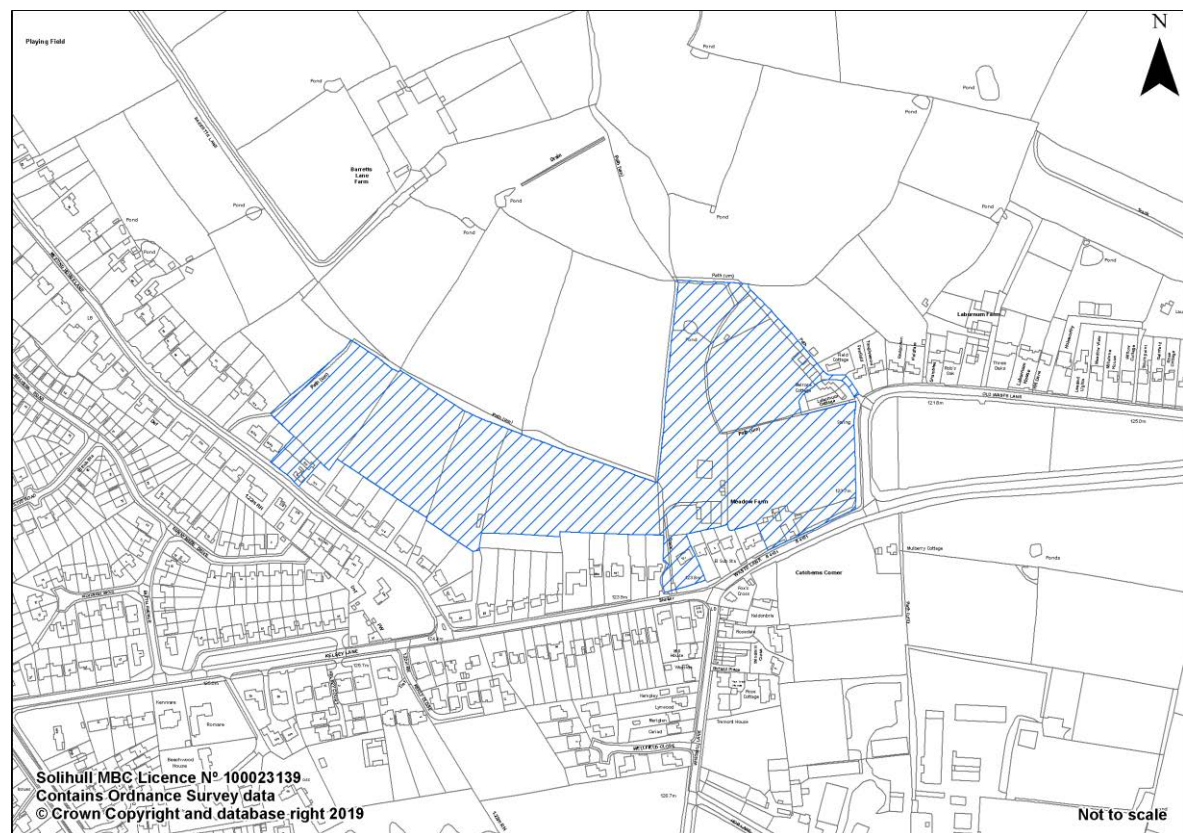
Representation Made by:	Spitfire Bespoke Homes (Ridge & Partners LLP)
Respondent ID Number:	4409
Rep ID Number:	14320
Cross references to site selection documents	<p><u>CFS Ref. 101</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref 55</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects (3 positive (1 significant), 8 neutral, 6 negative (2 significant)).</p> <p><u>Landscape Character Area – LCA5</u> (Landscape Character Assessment, 2016):  Landscape character sensitivity – Medium  Visual sensitivity – Medium  Landscape value – Medium  Landscape capacity to accommodate change – Low.</p> <p><u>Site Assessment Document (2020)</u>  SHELAA Category 1.</p> <p>Growth Option F – Limited expansion of rural villages/settlements.</p>

	<p>Balsall Common identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in green belt terms and or provides strong defensible boundaries.</p> <p>Site is within moderately performing parcel in the Green Belt Assessment, although it is too small and poorly related in isolation.. Site has low to medium accessibility and is proposed as Local Green Space in Policy P20.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing Parcel (RP56) overall with a combined score of 4. Moderately performing in terms of purpose 2.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Public right of way through site</li> <li>- Proximity to locally listed building</li> <li>- Habitats of wildlife interest</li> </ul>



**Settlement Chapter Area: BALSALL COMMON**

**Location of site: Land at Meeting House Lane/Waste Lane**



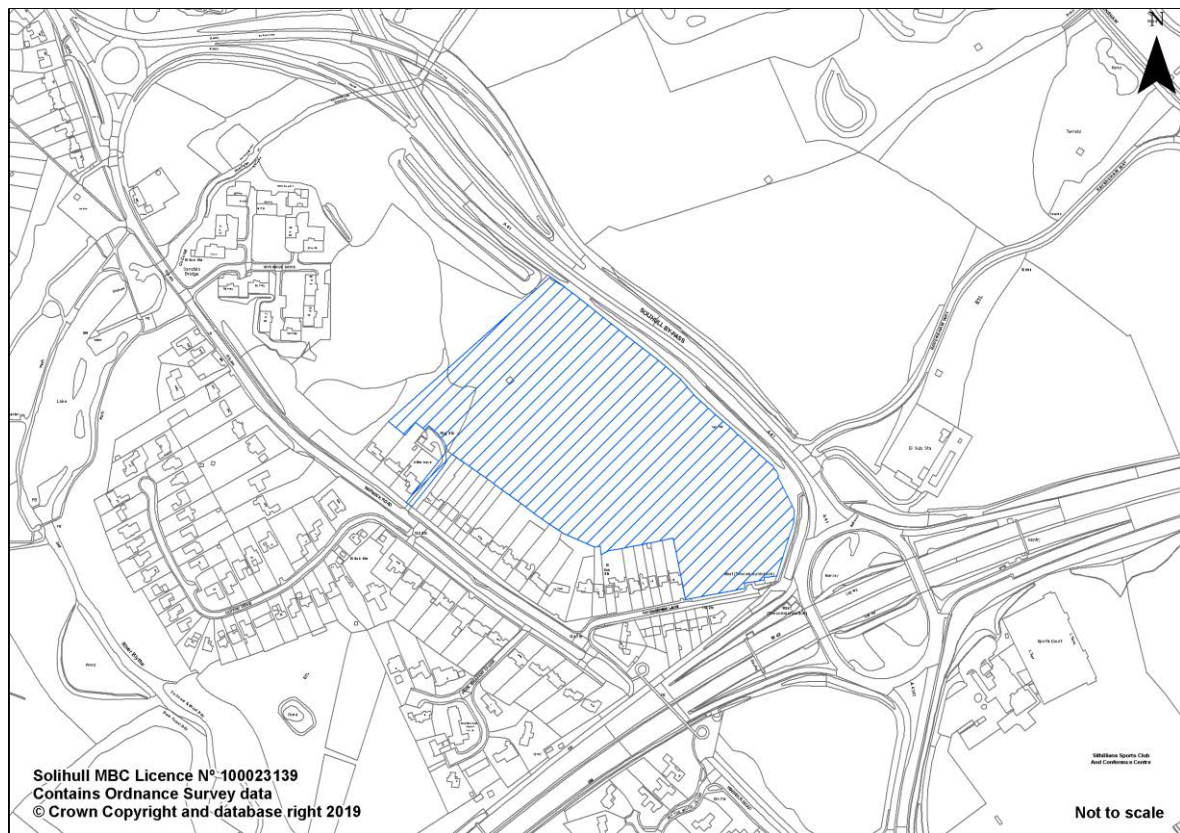
**OS base map showing site and surrounding area**

Representation Made by:	Ridge & Partners LLP on behalf of Spitfire Bespoke Homes
Respondent ID Number:	4409
Rep ID Number:	14315
Cross references to site selection documents	<p><u>CFS Ref. 102</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref 97</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects (6 positive (2 significant), 5 neutral, 6 negative (3 significant)).</p> <p><u>Landscape Character Area – LCA5</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium, Visual sensitivity – Medium, Landscape value – Medium, Landscape capacity to accommodate change – Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 2 (some suitability constraints)</p> <p>Site is located within Growth Option F/G – Limited/Significant expansion of rural villages/settlements.</p>

	<p>Balsall Common identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in green belt terms and or provides strong defensible boundaries.</p> <p>Overall site has medium accessibility. Most of site other than eastern field adjacent Old Waste Lane included within Site BC1 Barratt's Farm.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing Parcel (RP54) overall with a combined score of 5. Moderately performing in terms of purpose 2 and 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Public right of way along boundary</li> <li>- Proximity to locally listed building</li> <li>- Habitats of wildlife interest</li> </ul>

**Settlement Chapter Area: KNOWLE, DORRIDGE AND BENTLEY HEATH (Nb this is the ward the site is in, but it is located on the edge of Solihull)**

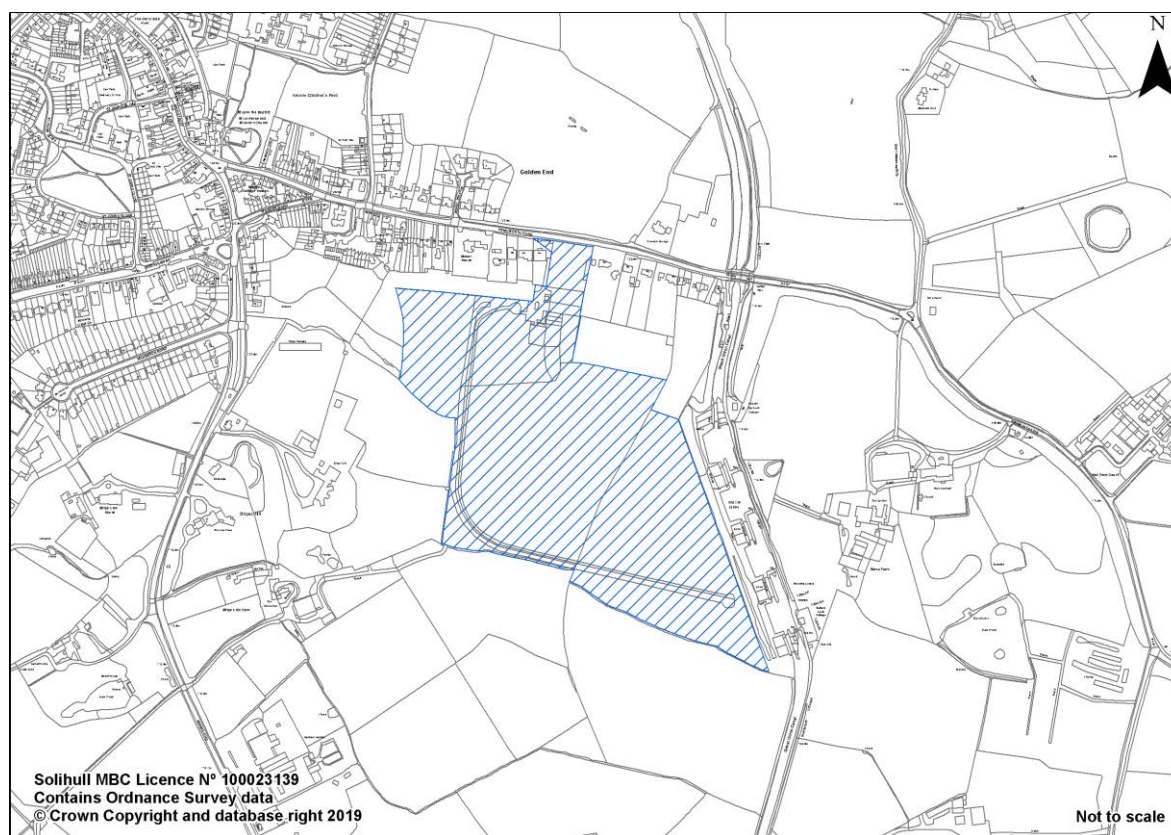
**Location of site: Land at Gentleshaw Lane**



**OS base map showing site and surrounding area**

Representation Made by:	Kler Group (Cerde Planning)
Respondent ID Number:	301
Rep ID Number:	13836
Cross references to site selection documents	<p><u>CFS Ref. 107</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref.56</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 4 positive (2 significant); 6 neutral; 7 negative (2 significant).</p> <p><u>Landscape Character Area – LCA1B</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium Visual sensitivity – Medium Landscape value – Medium Landscape capacity to accommodate change – Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 2. Some suitability and achievability constraints.</p>

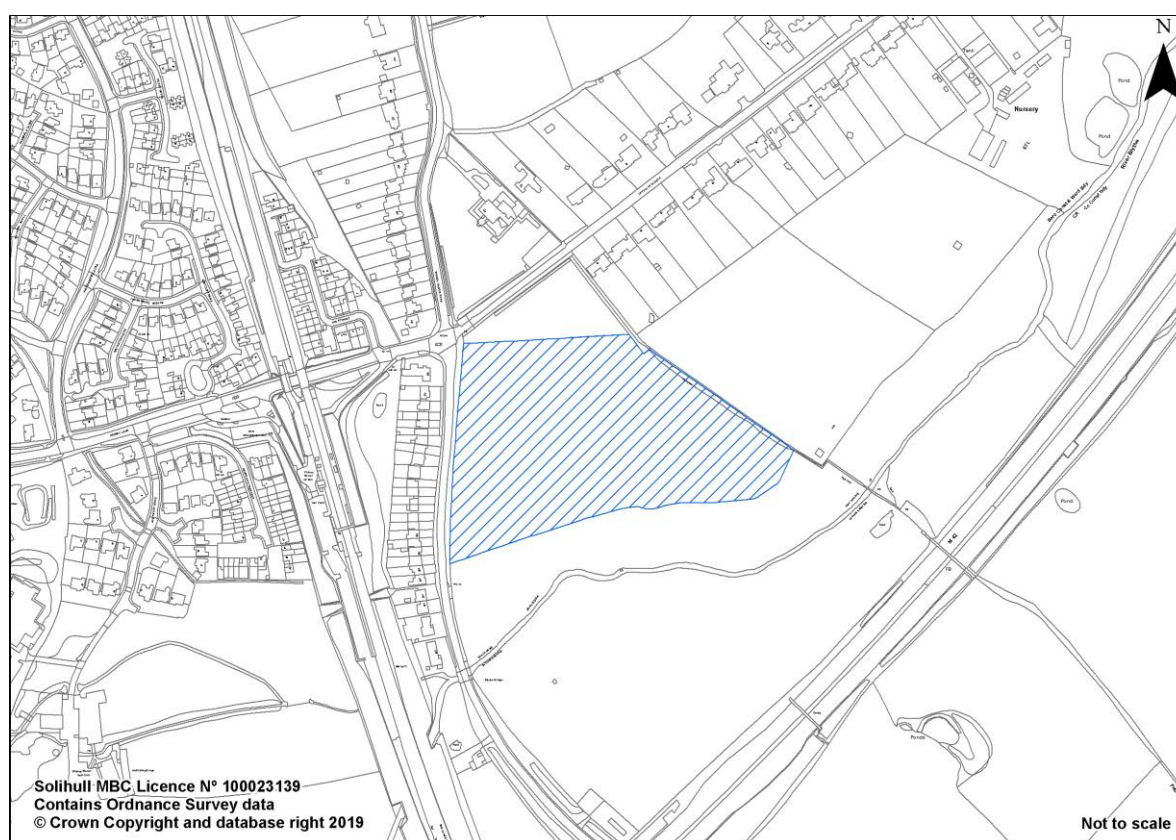
	<p>Site could be considered as part of Growth Option G – Area D: south-east of Solihull between the A41 and A34/A3400. However, Growth Option G – Area D: not considered suitable for growth due to heavy constraints, lower accessibility, and significance of gap between main urban area and Knowle/Dorridge. Site is detached from main settlement and is in a constrained location.</p> <p>Site lies beyond the existing Green Belt boundary in a moderately performing parcel. It is fairly well contained on 3 sides by roads and existing residential development, but there would be an indefensible boundary to the north of the site. It would also erode the gap between Solihull and Knowle. The site has a number of constraints, including a location adjacent to the M42, overhead cables, high pressure pipeline, gas pipes and underground electricity cables. The site includes some TPO trees and is identified as having some suitability and achievability constraints in the SHELAA. The site has low accessibility overall.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing parcel (RP32) overall, with a combined score of 6. Moderately performing in terms of purposes 2 and 4.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- TPOs</li> <li>- High pressure gas pipeline inner zone to boundary</li> <li>- Small overlap with Local Wildlife Site on western part of site</li> <li>- Adjacent to M42</li> <li>- Pylons / overhead cables</li> <li>- Gas pipes and underground electricity cables</li> </ul>

**Settlement Chapter Area: KNOWLE, DORRIDGE AND BENTLEY HEATH****Location of site: Land to rear of 114 Kenilworth Road****OS base map showing site and surrounding area**

Representation Made by:	Stephen Dunn (Sworders)
Respondent ID Number:	6275
Rep ID Number:	14000
Cross references to site selection documents	<p><u>CFS Ref. 110</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Refs.52C and 52</u> (in Sustainability Appraisal, Oct 2020, App. E) Aecom 52C: 18 effects: 4 positive; 10 neutral; 4 negative. Aecom 52: 17 effects: 6 positive (4 significant); 6 neutral; 5 negative (1 significant).</p> <p><u>Landscape Character Area – LCA3</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium Visual sensitivity – Low Landscape value – Medium Landscape capacity to accommodate change – Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p>



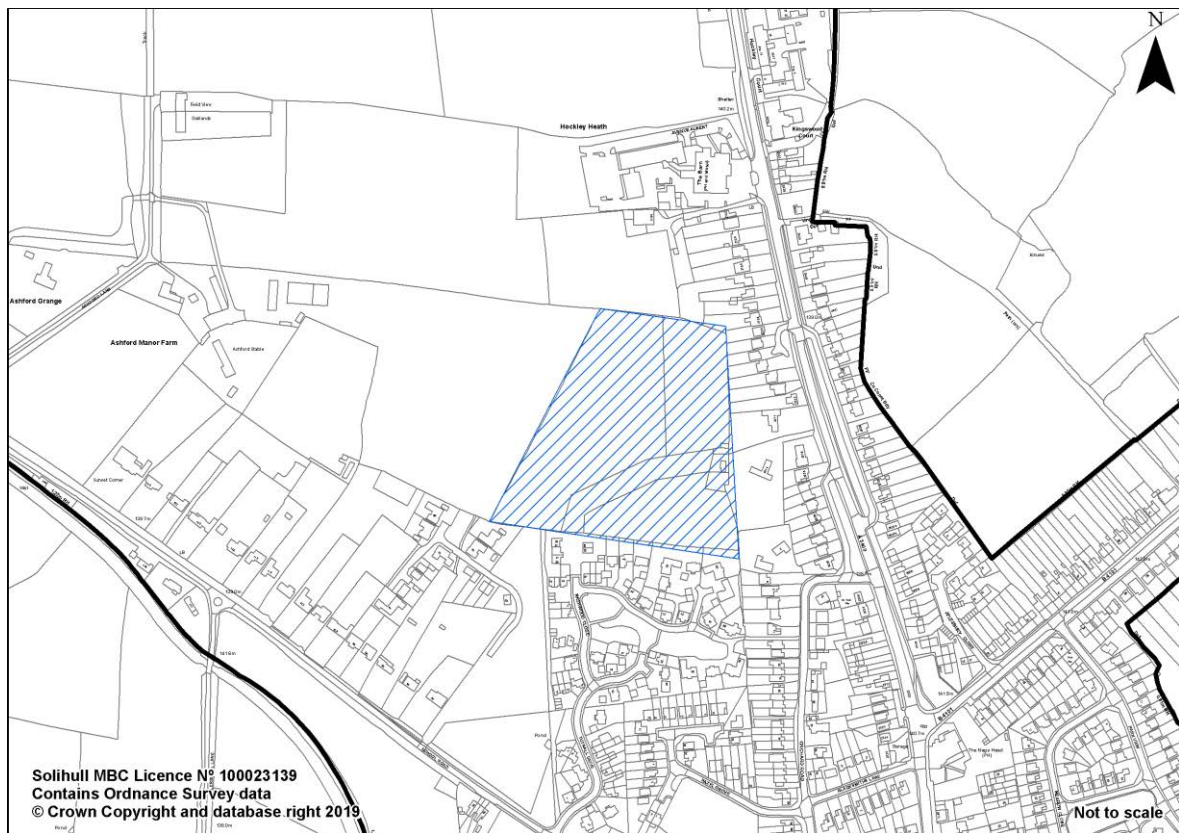
	<p>Growth Option G: Significant expansion of rural villages/settlements. Whilst Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, the Kenilworth Road Green Belt should be avoided. Furthermore, the site is poorly related to settlement.</p> <p>Whilst part of the site lies close to the settlement of Knowle, as a whole it is in a highly performing parcel of Green Belt. The site would extend south from Kenilworth Road and east towards the canal representing an inappropriate incursion into open countryside. Whilst part of the site is bounded by the canal, an indefensible boundary would result to the south and west. The site has high overall accessibility, given that the northern part of the site is closest to Knowle. However, the majority of the site is detached from the main settlement and there is limited development present.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Higher performing parcel (RP38) overall, with a combined score of 9. Highly performing in terms of purposes 3 and 4.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Proximity to listed buildings</li> <li>- Proximity to conservation area</li> <li>- Habitats of wildlife interest</li> <li>- Existing buildings on site</li> <li>- Adjacent to canal</li> </ul>

**Settlement Chapter Area: ST ALPHEGE****Location of site – Land at Widney Manor Rd****OS base map showing site and surrounding area**

Representation Made by:	Schools of King Edward VI in Birmingham (Avison Young)
Respondent ID Number:	3520
Rep ID Number:	14780
Cross references to site selection documents	<p><u>CFS Ref. 111</u>(in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref.57</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 3 positive (2 significant); 10 neutral; 4 negative (1 significant).</p> <p><u>Landscape Character Area – LCA1B</u> (Landscape Character Assessment, 2016): Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low</p> <p><u>Site Assessment Document (2020)</u> Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400</p>



	<p>Growth Option G – Area D is not considered suitable for major growth due to heavy constraints, low/med accessibility and significance of gap between urban area and Knowle/Dorridge.</p> <p>Site is in a moderately performing parcel of Green Belt, detached from the main urban area and not well related to it. It would result in an indefensible Green Belt boundary and would erode the gap between Solihull and KDBH. Site has a medium level of accessibility overall given its close proximity to Widney Manor railway station, but poorer access to key local facilities. The site is within an area of medium landscape sensitivity, medium landscape value with low capacity for change. Site faces some significant suitability constraints. SA identifies 3 positive and 4 negative effects.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.</p>
Summary of key constraints:	<p>Green Belt TPOs on site High pressure gas pipeline inner zone through site Small area of site in southern part in Flood Zone 3 PROW SL62B adjacent to southern boundary of site Hedgerows</p>

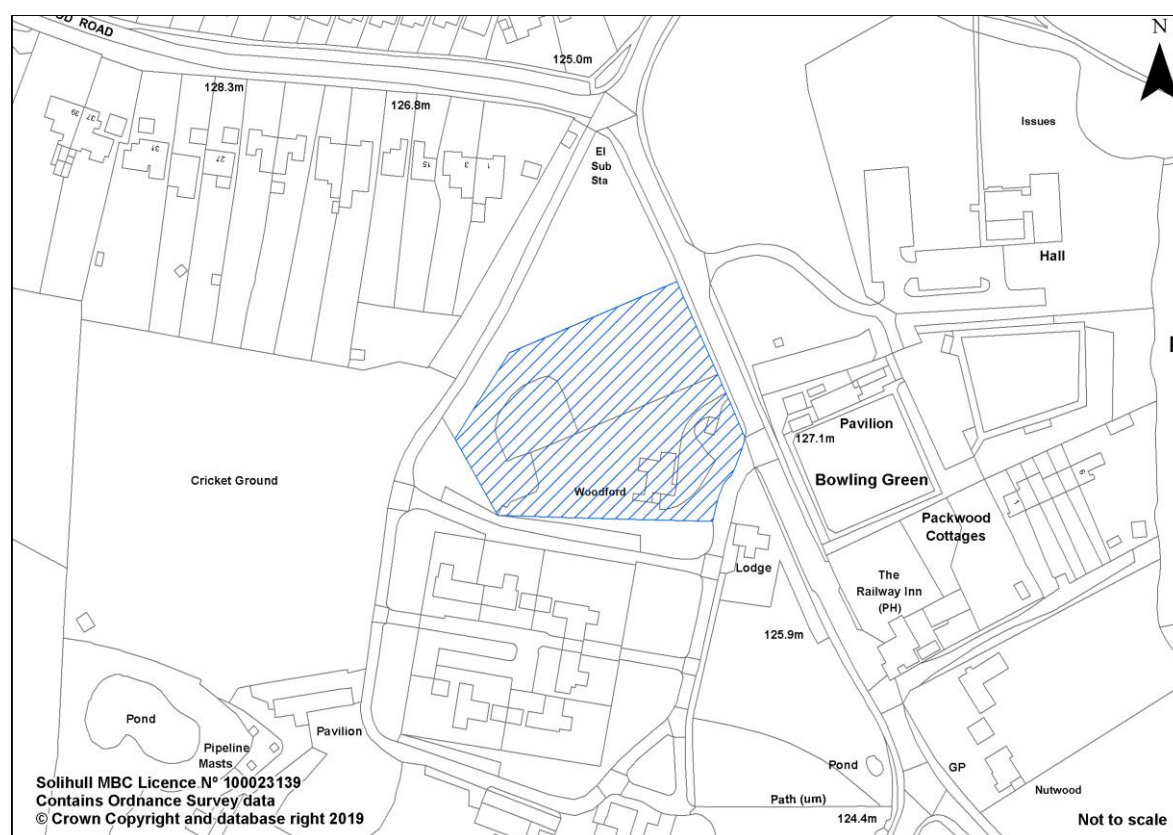
**Settlement Chapter Area: HOCKLEY HEATH****Location of site** Land r/o Stratford Road, Hockley Heath**OS base map showing site and surrounding area**

Representation Made by:	Rosconn Strategic Land (DS Planning)
Respondent ID Number:	6687
Rep ID Number:	14371
Cross references to site selection documents	<p><u>CFS Ref. 121</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 59</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – High Visual sensitivity – High Landscape value – Medium Landscape capacity to accommodate change - Very Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category</p> <p>Growth Option F: Limited expansion of rural villages/settlements</p>

	<p>Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary.</p> <p>Lies adjacent to the built up area of Hockley Heath in a lower performing parcel of Green Belt. Although the site is relatively well contained by landscape features, there would be an incursion of built form into open countryside where no permanent physical features are present to establish a strong defensible Green Belt boundary. The site has some constraints including Tree Preservation Orders and habitats of wildlife interest. The site has medium overall accessibility.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- TPOs on boundary</li> <li>- Habitats of wildlife interest</li> <li>- PROW SL82 along western boundary of site</li> <li>- Access</li> </ul>

# Settlement Chapter Area: KNOWLE, DORRIDGE AND BENTLEY HEATH

Location of site: Woodford, Grange Road

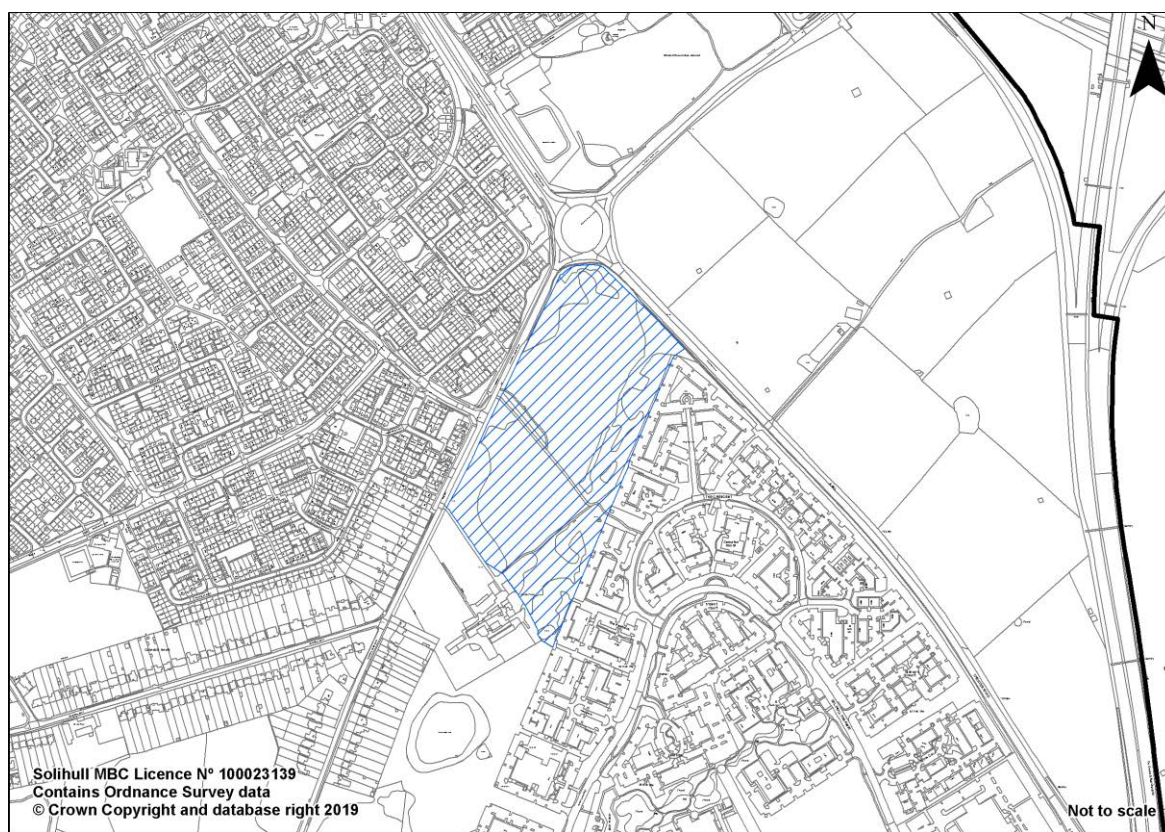


**OS base map showing site and surrounding area**

Representation Made by:	Mr Ian Williams
Respondent ID Number:	5256
Rep ID Number:	14720
Cross references to site selection documents	<p><u>CFS Ref. 127</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref.58</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 4 positive (1 significant); 10 neutral; 3 negative.</p> <p><u>Landscape Character Area – LCA3</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium Visual sensitivity – Low Landscape value – Medium Landscape capacity to accommodate change – Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 2 (some suitability constraints).</p> <p>Could be considered as part of Growth Option F: Limited expansion of rural villages/settlements, however, site is not strictly adjacent to Dorridge boundary.</p>

	<p>Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; and ensure no net loss in biodiversity. Site would extend beyond strong, defensible Green Belt boundary to south-west of Dorridge.</p> <p>Site has medium accessibility and lies away from the main built up area of Dorridge in a lower performing parcel of Green Belt. It would breach established Green Belt boundaries and create an indefensible boundary, thereby opening up the surrounding land for development.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP47) overall, with a combined score of 5. Moderately performing in terms of purposes 2 and 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Existing buildings on site</li> <li>- Trees on site</li> </ul>



**Settlement Chapter Area: CHELMSLEY WOOD****Location of site:** Land east of Coleshill Heath Road and adjacent to Birmingham Business Park**OS base map showing site and surrounding area**

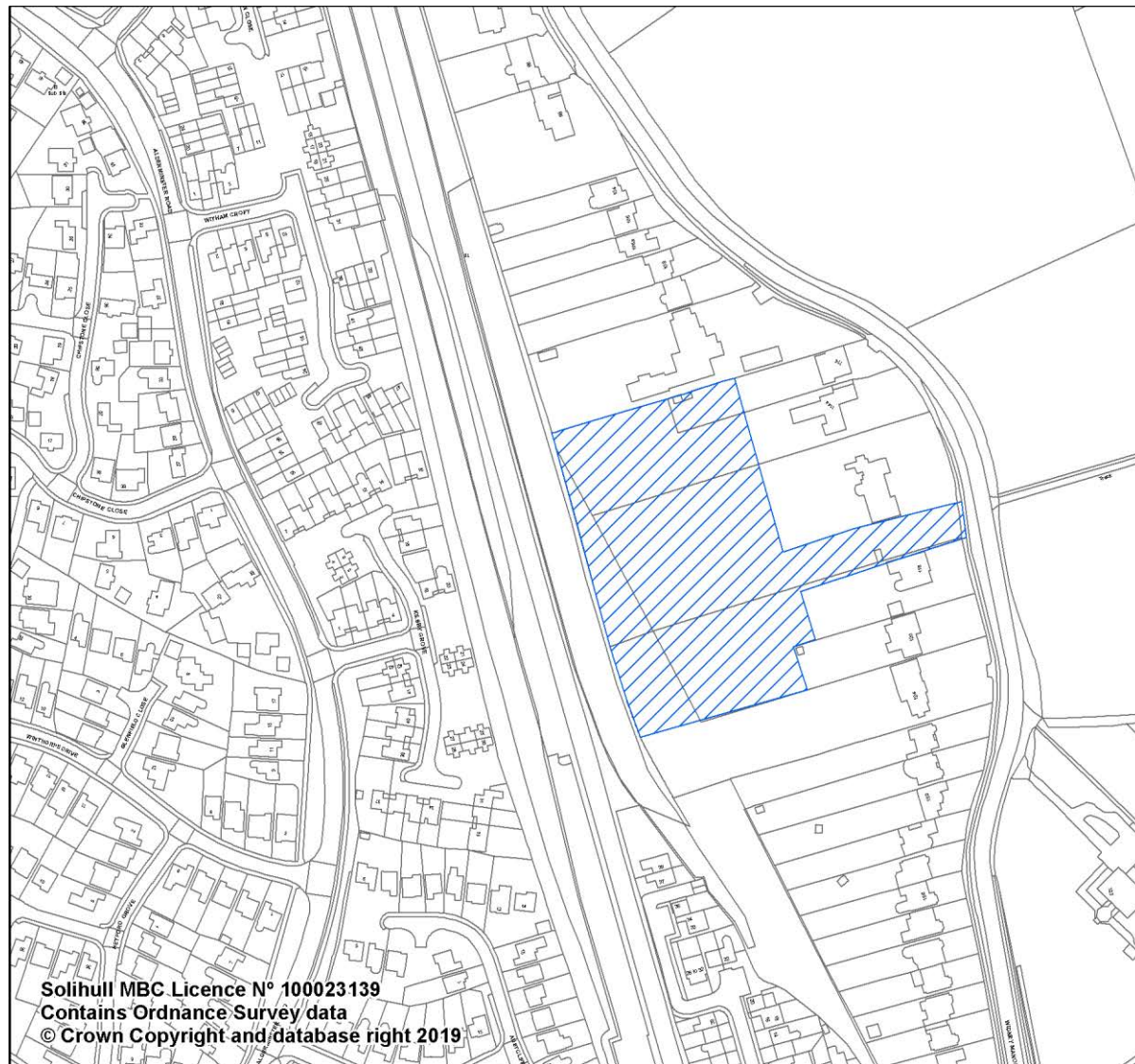
Representation Made by:	St Philips (Avison Young)
Respondent ID Number:	7031
Rep ID Number:	14514
Cross references to site selection documents	<p><u>CFS Ref. 131</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 66</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 7 positive (5 significant); 8 neutral; 2 negative.</p> <p><u>Landscape Character Area – LCA10B</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium Visual sensitivity – Low Landscape value – Medium Landscape capacity to accommodate change - Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 2 (Some achievability constraints)</p> <p>Growth Option G: Large scale urban extension. Area A: South-east of Chelmsley Wood. Not considered suitable for major growth</p>

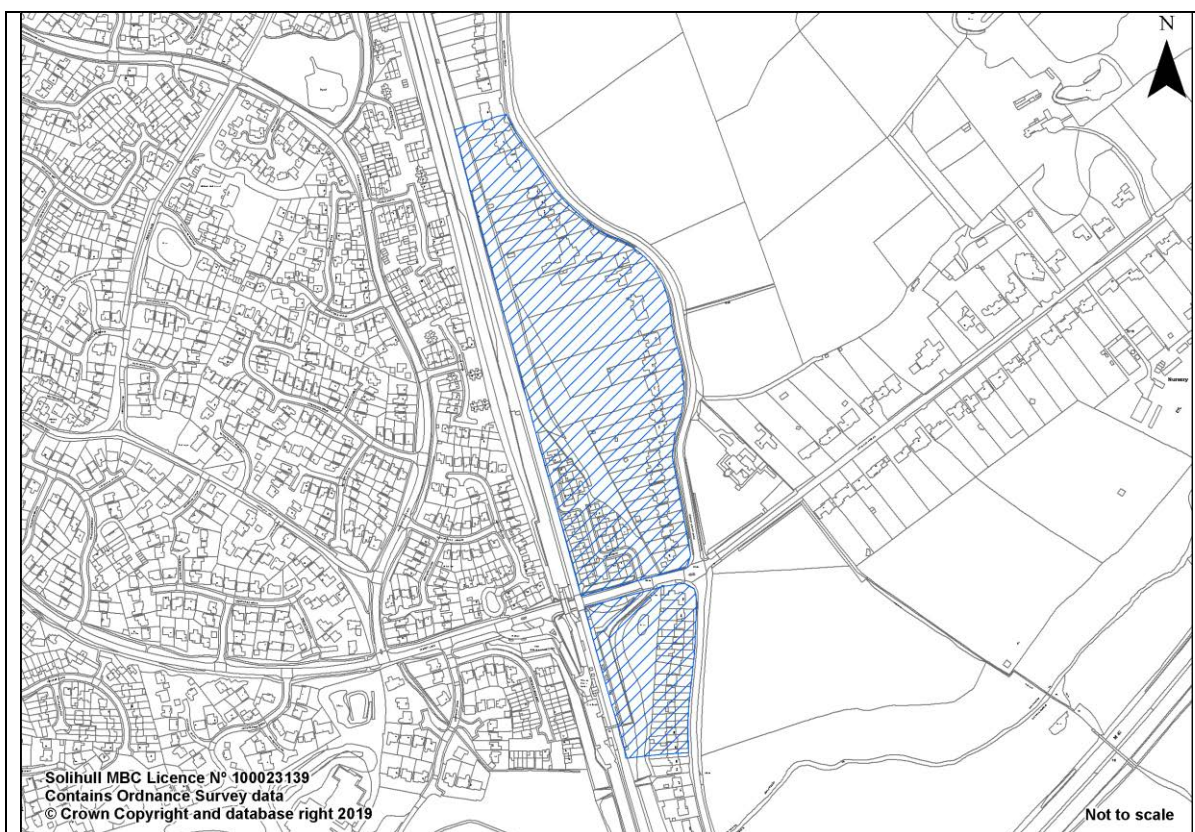
	<p>Site is within a lower performing parcel in the Green Belt Assessment, although it would result in the loss of an important green belt gap and corridor and threaten the integrity of the green belt further to the west. The site has a very high level of accessibility however development of the site would have a detrimental impact on the Green Belt and coalescence.</p>
<p>Cross Reference to Green Belt Assessment:</p>	<p><u>Green Belt Assessment (2016)</u>  Lower performing parcel, although moderate for purpose 1 (RP08). Provides strategic link between wider Green Belt to east and that to west into Birmingham. NB SoS decision &amp; Inspector's report on Appeal 3566.</p>
<p>Summary of key constraints:</p>	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Habitats of wildlife interest</li> <li>- Oil pipeline</li> <li>- Overhead cables</li> </ul>



### Settlement Chapter Area: Solihull, St Alphege

**Location of site:** 114-118 Widney Manor Road





**OS base map showing site and surrounding area**

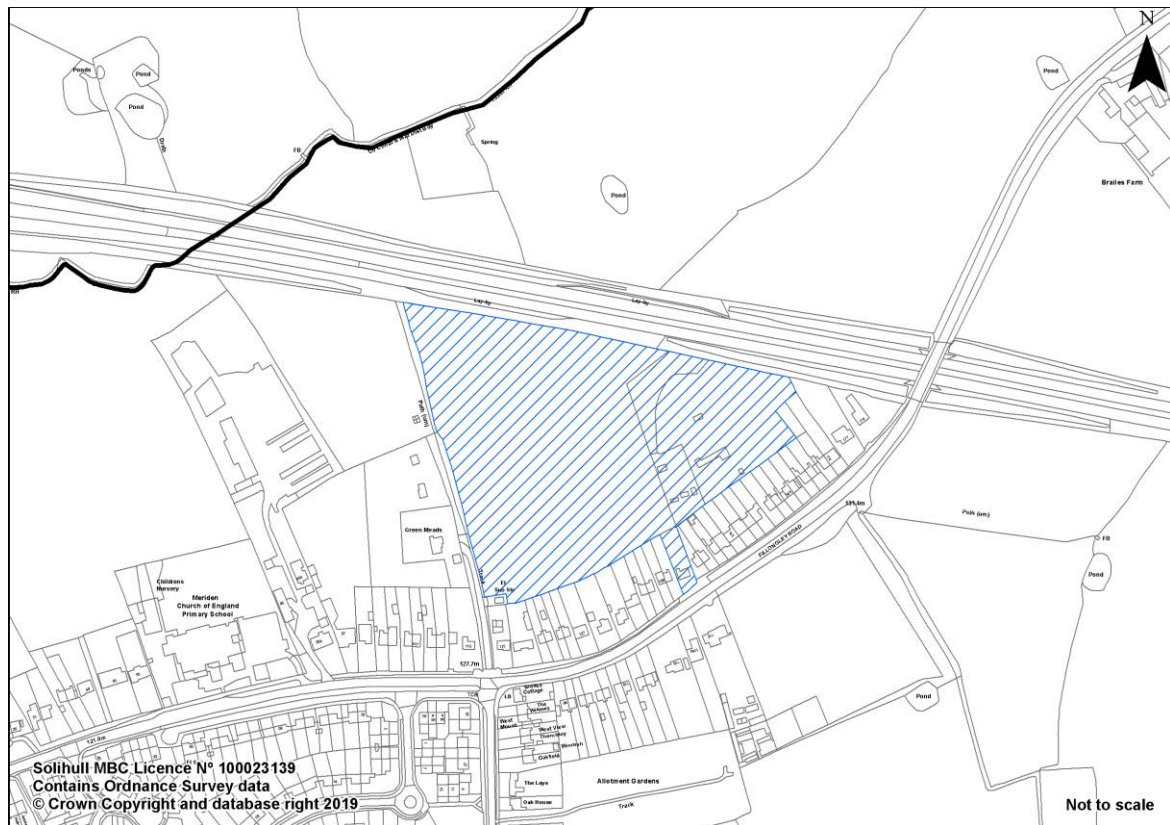
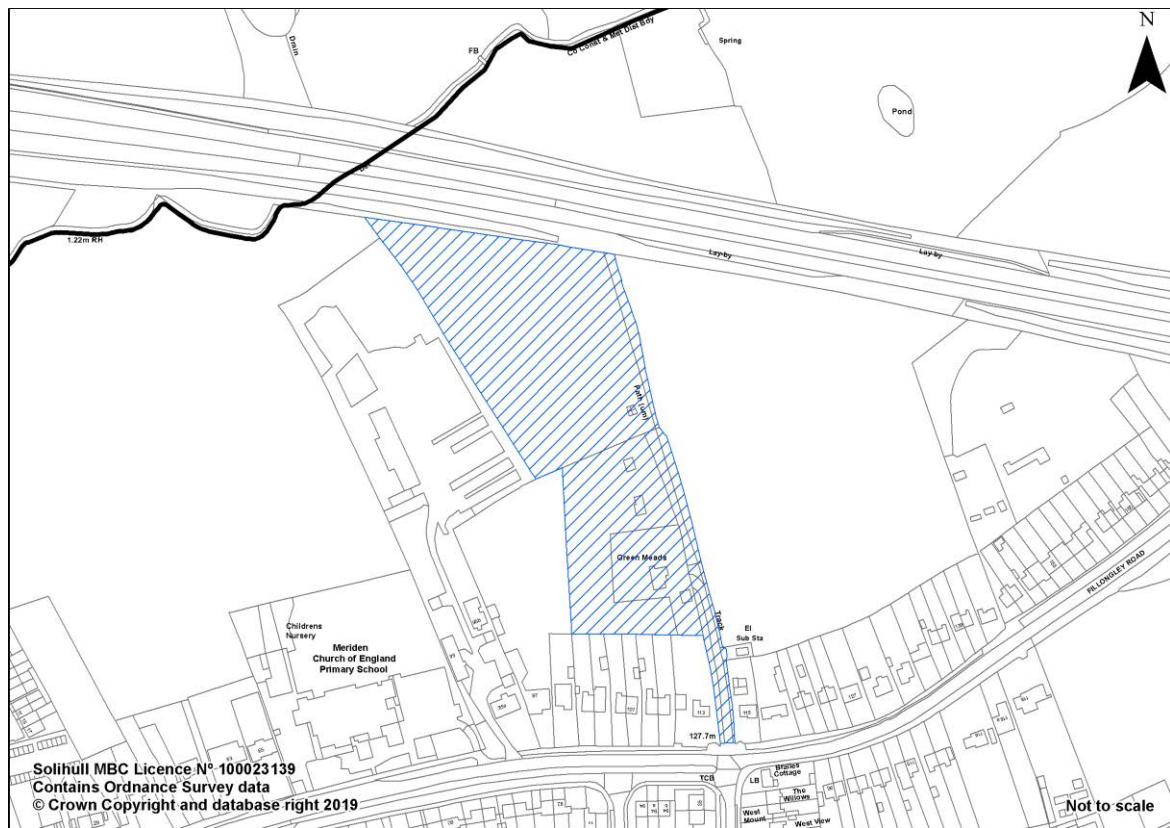
Representation Made by:	Mr S Dunleavy and Family (Portland Planning)
Respondent ID Number:	6550
Rep ID Number:	10858
Cross references to site selection documents	<p><u>CFS Refs. 134/205</u> (in Site Assessment Document, Oct 2020)  134: 114-118 Widney Manor Road  205: Land adjacent to Widney Manor Road</p> <p><u>Aecom Ref.57</u> (in Sustainability Appraisal, Oct 2020, App. E)  17 effects: 3 positive (2 significant); 10 neutral; 4 negative (1 significant).</p> <p><u>Landscape Character Area:</u> Sites not included in study area of Landscape Character Assessment.</p> <p><u>Site Assessment Document (2020)</u>  134: SHELAA Category 2 (some suitability constraints)  205: Site excluded from SHELAA.</p> <p>Growth Option G – Area D: south east of Solihull between the A41 and A34/A3400. Growth Option G – Area D is not considered suitable for major growth due to heavy constraints, low/medium accessibility and significance of gap between urban area and Knowle/Dorridge.</p>

	<p>Site is in a moderately performing parcel of Green Belt comprising a ribbon of residential development adjacent to the main urban area. Being located between the railway line, Widney Manor Road and Widney Lane, a new strong and defensible boundary could be established. Adjustments to the Green Belt boundary mean that this site could come forward as a windfall development. The site has medium/high accessibility overall, with high accessibility to bus, rail and a primary school. The site currently includes existing residential properties.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u> Moderately performing parcel (RP32) overall, with a combined score of 6. Moderately performing in terms of purposes 2 and 4.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- TPOs on site</li> <li>- Access</li> <li>- Proximity to railway line</li> <li>- Backland development</li> <li>- Within high pressure gas pipeline middle and outer zone</li> <li>- Habitats of wildlife interest</li> </ul>



**Settlement Chapter Area: MERIDEN**

**Location of site: North of Fillongley Road**



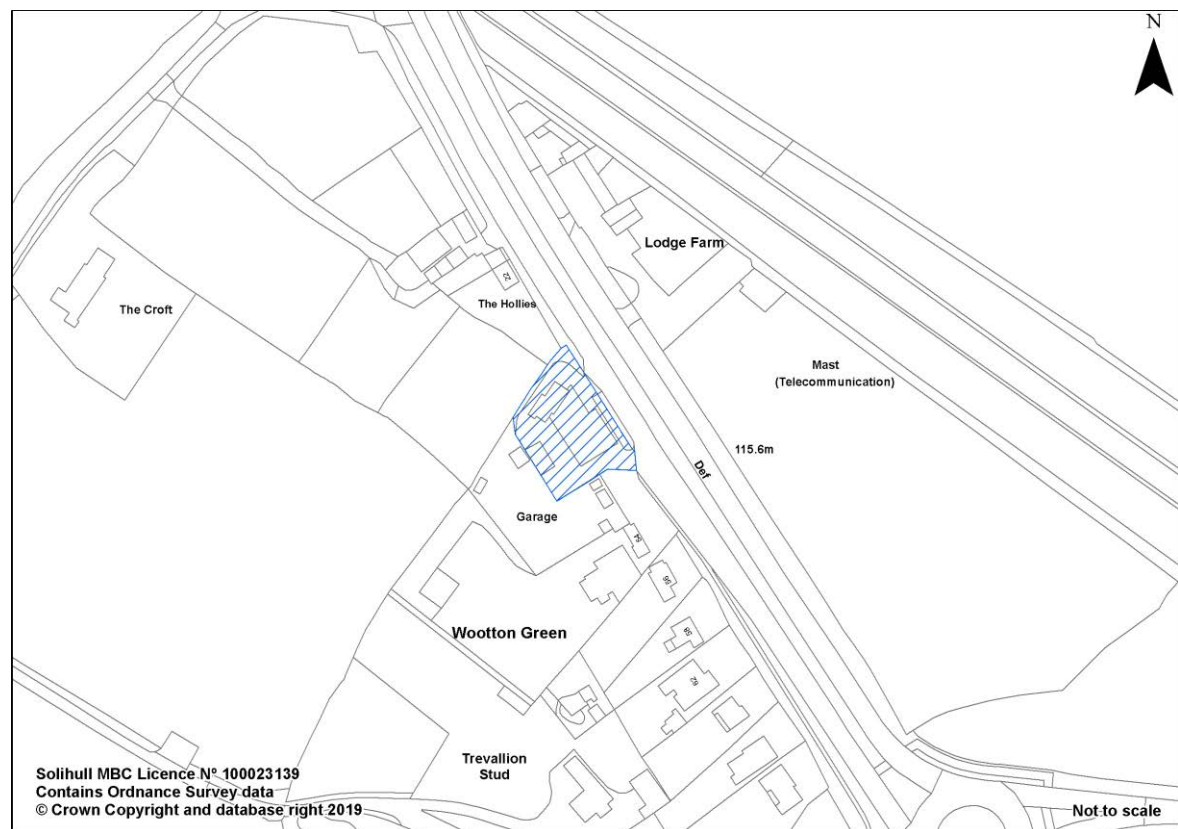
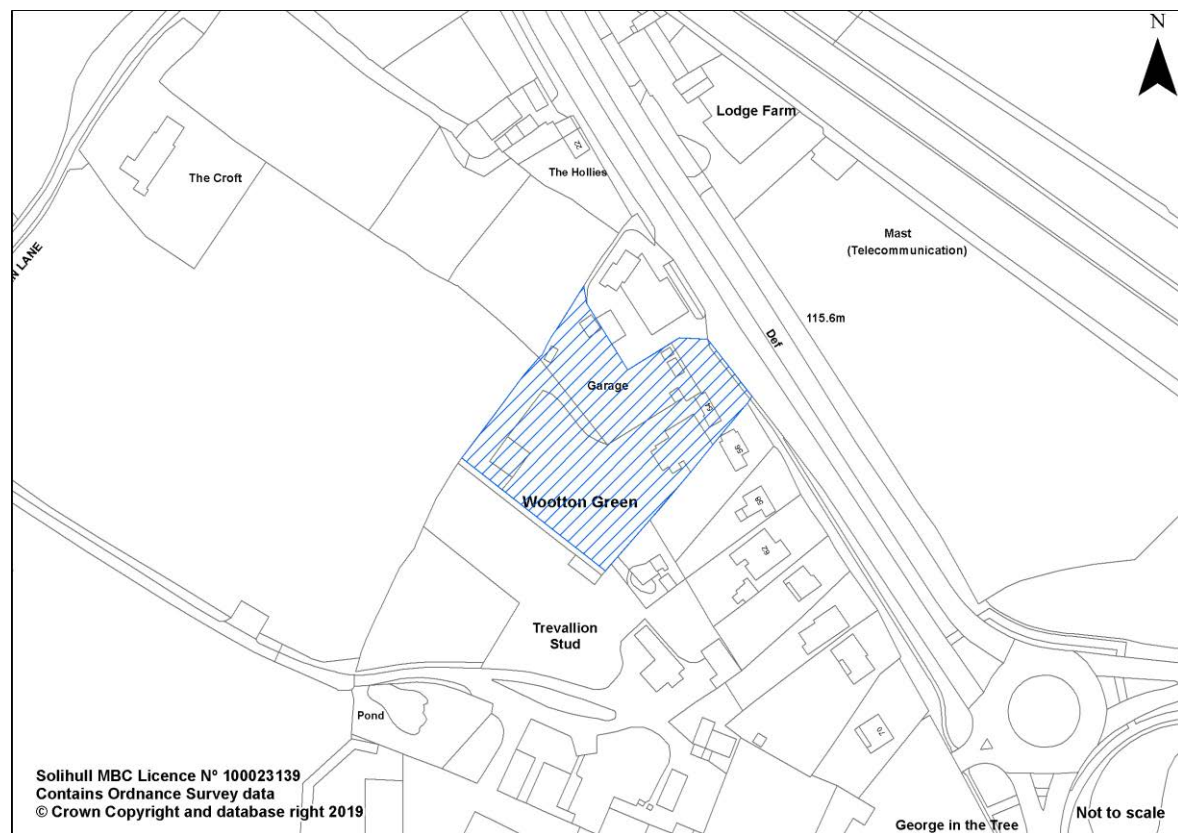


	Site is within moderately performing parcel in the Green Belt Assessment but would result in an indefensible boundary to east and west. Site has high level of accessibility.
Cross Reference to Green Belt Assessment:	<u>Green Belt Assessment (2016)</u> Lower performing parcel (RP25) with an overall combined score of 5. Highly performing in terms of purpose 1.
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Access</li> <li>- Sewage pumping station and balancing pond on the west of site</li> <li>- PROW M268a</li> <li>- Habitats of wildlife interest</li> </ul>



**Settlement Chapter Area: BALSALL COMMON**

**Location of site: Land at Berkswell Service Station, Kenilworth Road**



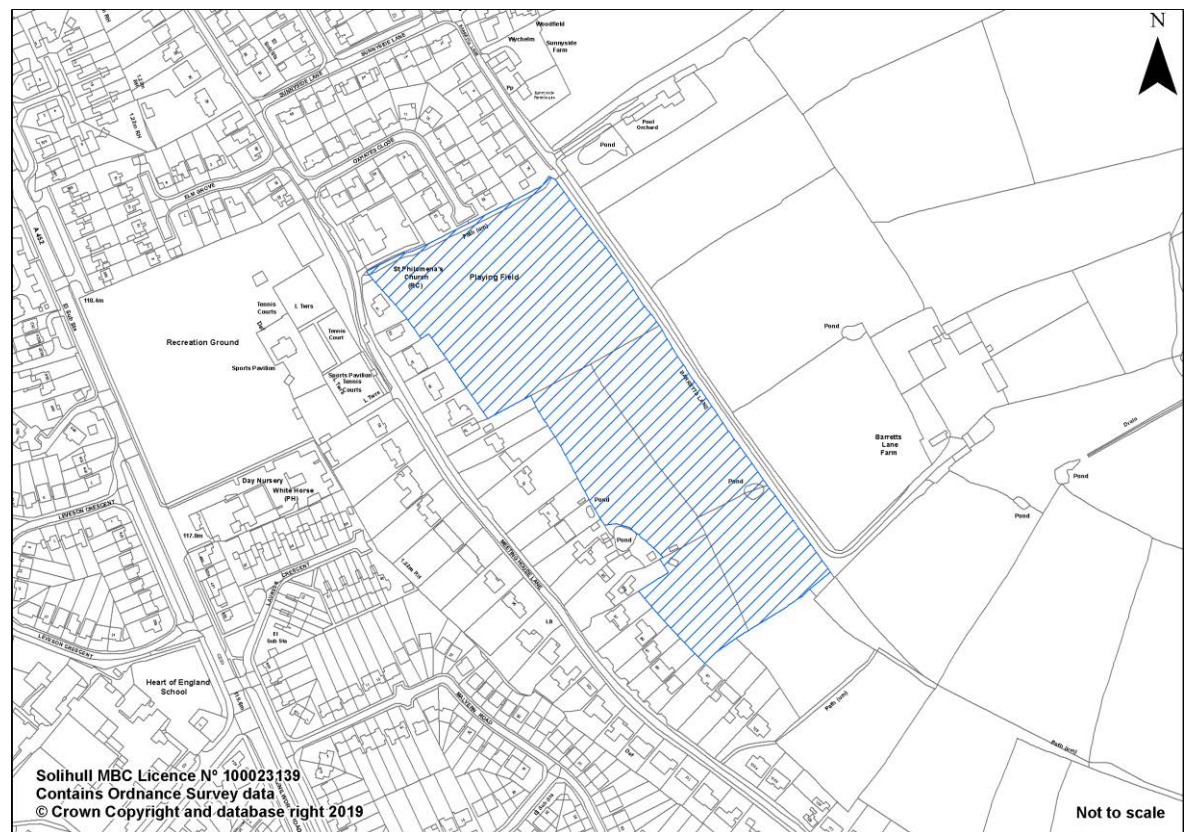
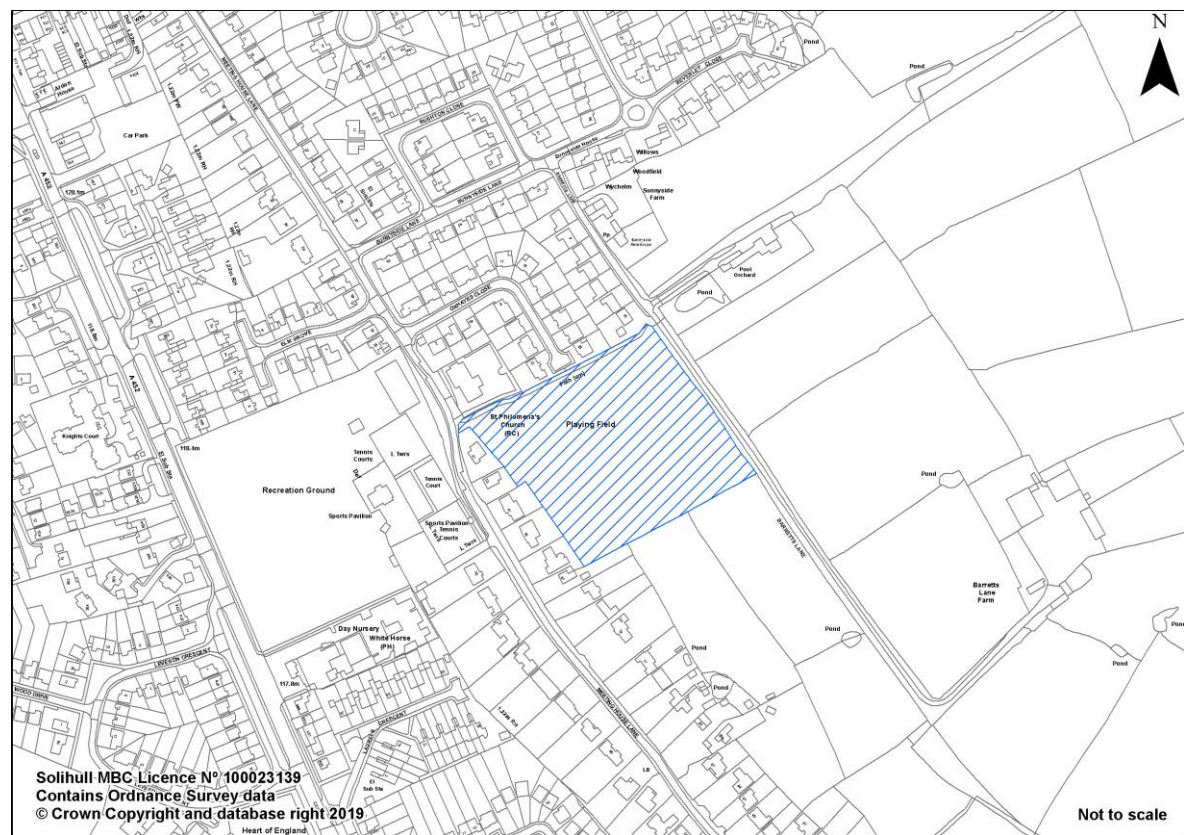
**OS base map showing site and surrounding area**



Representation Made by:	Aldi Stores (Turley)
Respondent ID Number:	6476
Rep ID Number:	11093
Cross references to site selection documents	<p><u>CFS Ref. 158 and 172</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref 226</u> (in Sustainability Appraisal, Oct 2020, App. E) 19 effects: (4 positive (2 significant), 8 neutral, 7 negative (1 significant)).</p> <p><u>Landscape Character Area – LCA4C</u> (Landscape Character Assessment, 2016):  Landscape character sensitivity – High to medium  Visual sensitivity – Medium  Landscape value - Medium  Landscape capacity to accommodate change - Very Low.</p> <p><u>Site Assessment Document (2020)</u>  SHELAA Category 2 (some achievability constraints)</p> <p>Site is located within Growth Option G – Significant expansion of rural villages/settlements.</p> <p>Balsall Common identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in green belt terms and or provides strong defensible boundaries.</p> <p>Brownfield site within moderately performing parcel in the Green Belt Assessment but would result in an indefensible boundary. However, settlement is identified for significant growth and given its limited size and the lack of clear, firm Green Belt boundaries, it could be considered as part of a larger site. Site has medium accessibility, with very high accessibility to food store, is brownfield and included within Site BC5 proposed for allocation for residential purposes.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u>  Moderately performing Parcel (RP51) overall with a combined score of 7. Highly performing in terms of purpose 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Existing uses on site</li> <li>- Classified as contaminated land</li> </ul>

# Settlement Chapter Area: BALSALL COMMON

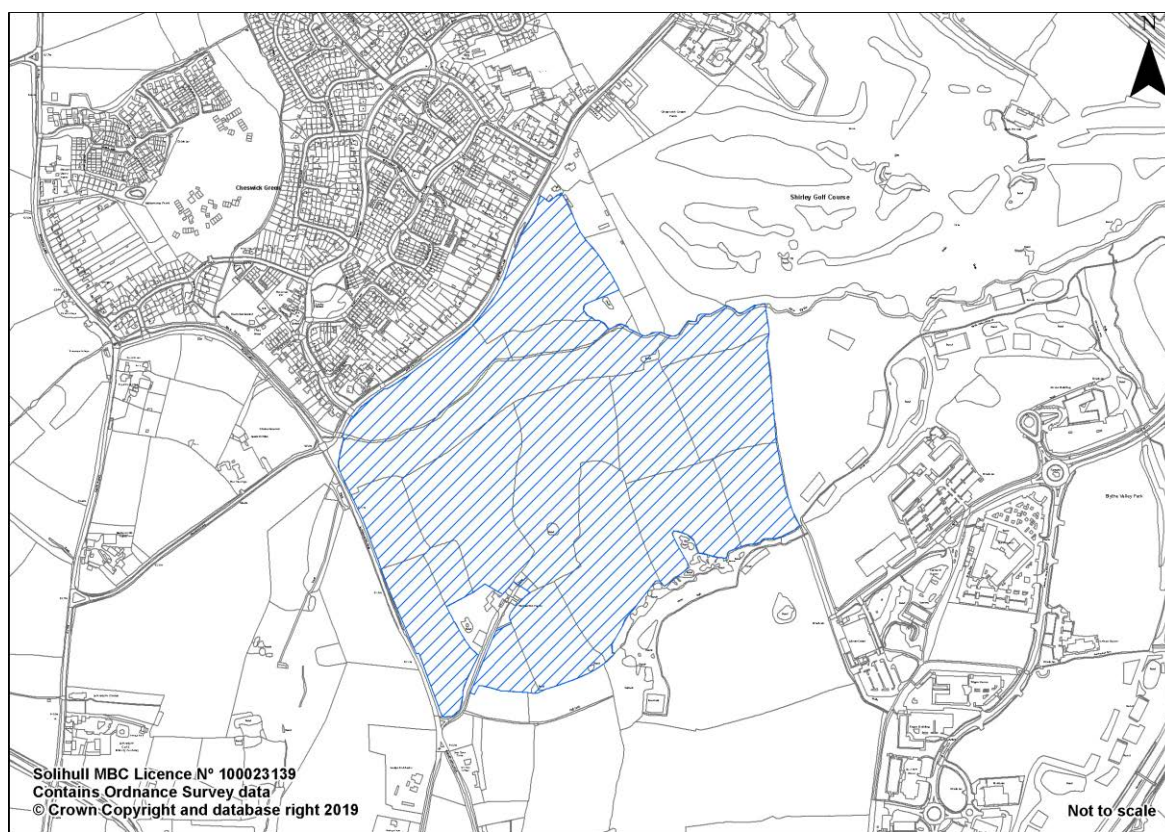
Location of site: Land at Roman Catholic Church, Meeting House Lane (Part of Site BC1)



OS base map showing site and surrounding area

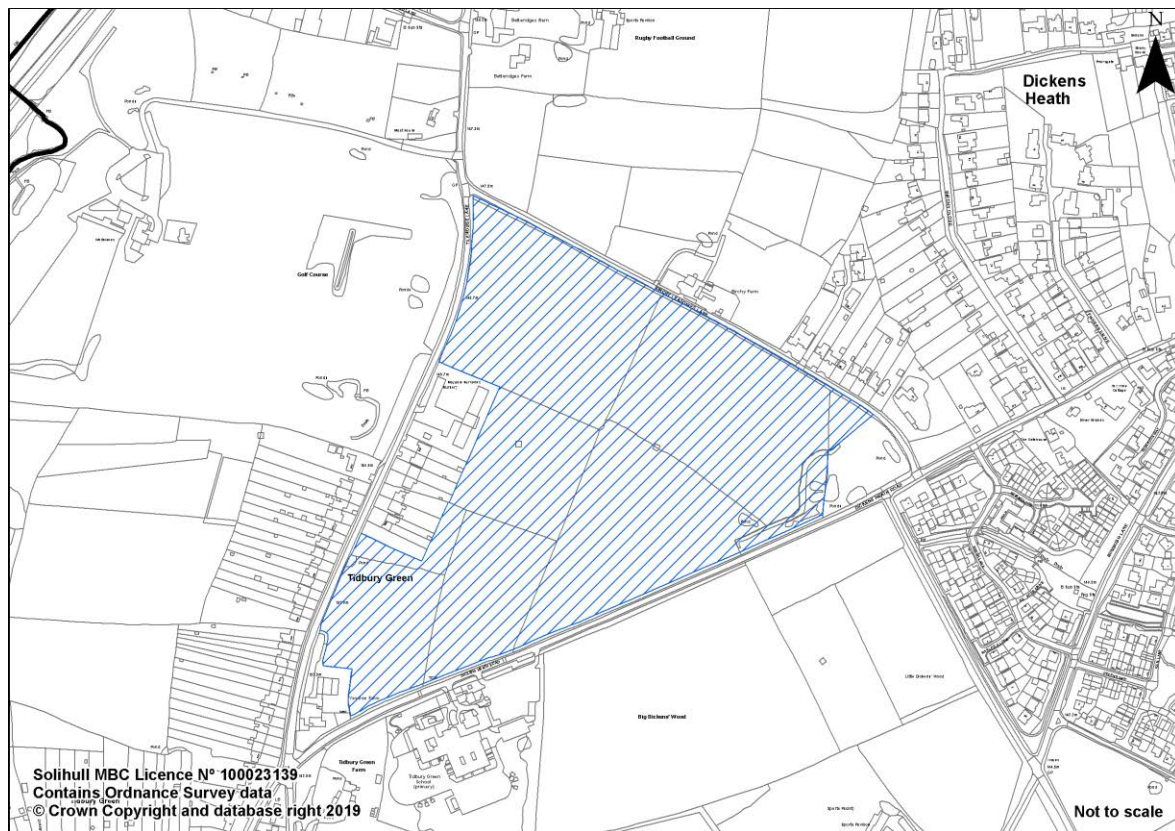
Representation Made by:	Archdiocese of B'ham & Chruch of Blessed Robert Grissold (Marrons Planning)
Respondent ID Number:	6652
Rep ID Number:	11097
Cross references to site selection documents	<p><u>CFS Ref.</u> 169 &amp; 236 (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref.</u> AECOM 97 17 effects: 6 positive (2 significant); 5 neutral; 6 negative (3 significant)</p> <p><u>Landscape Character Area – LCA5</u> (Landscape Character Assessment, 2016):  Landscape character sensitivity – Medium  Visual sensitivity - Medium  Landscape value - Medium  Landscape capacity to accommodate change - Low</p> <p><u>Site Assessment Document (2020)</u>  SHELAA Category 1</p> <p>Growth Option F: Limited expansion of rural villages/settlements</p> <p>Balsall Common is identified as suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries</p> <p>Site is within moderately performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. Site has a high level of accessibility. Could be considered as part of a larger site, subject to constraints.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u>  Lower performing parcel (RP54) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- TPOs (on boundary)</li> <li>- Recreation ground on site</li> <li>- PROW along eastern boundary</li> </ul>



**Settlement Chapter Area: BLYTHE****Location of site: Winterton Farm/Land to the North of Blythe Valley Park****OS base map showing site and surrounding area**

Representation Made by:	Mark Horgan (Savills)
Respondent ID Number:	6675
Rep ID Number:	11222, 11216, 11217, 11218, 11220, 11221, 11223
Cross references to site selection documents	<p><u>CFS Ref- 173.</u> Site included in Draft Local Plan Supplementary Consultation: Site Assessments document (January 2019) that supported the Supplementary Draft consultation.</p> <p><u>Aecom Ref.73</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 9 positive (5 significant); 3 neutral; 5 negative (1 significant).</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016): Landscape character sensitivity - High Visual sensitivity – High Landscape value - Medium Landscape capacity to accommodate change – Very Low.</p> <p><u>Draft Local Plan Supplementary Consultation: Site Assessments document (January 2019)</u> SHELAA Category 3 (significant suitability constraints)</p>

	<p>Site located in Growth Option G: Significant expansion of rural villages/settlements. The area around Cheswick Green is identified as unsuitable for large scale growth due to higher performing Green Belt to west, need to retain gaps between settlements, flood zones, landscape character and River Blythe SSSI.</p>
<p>Cross Reference to Green Belt Assessment:</p>	<p><u>Green Belt Assessment (2016)</u>  Moderately performing parcel (RP88) with an overall combined score of 7. Highly performing in terms of purpose 2.</p>
<p>Summary of key constraints:</p>	<ul style="list-style-type: none"> <li>- River Blythe SSSI runs through site</li> <li>- Adjacent to Listed building</li> <li>- RIGS on site</li> <li>- Access</li> <li>- Adjacent to Local Wildlife Sites</li> <li>- Flood Zones 2 and 3 through north of site</li> <li>- High pressure gas pipeline inner zone</li> </ul>

**Settlement Chapter Area: BLYTHE****Location of site: Land East of Tilehouse Lane/Jordan Farm****OS base map showing site and surrounding area**

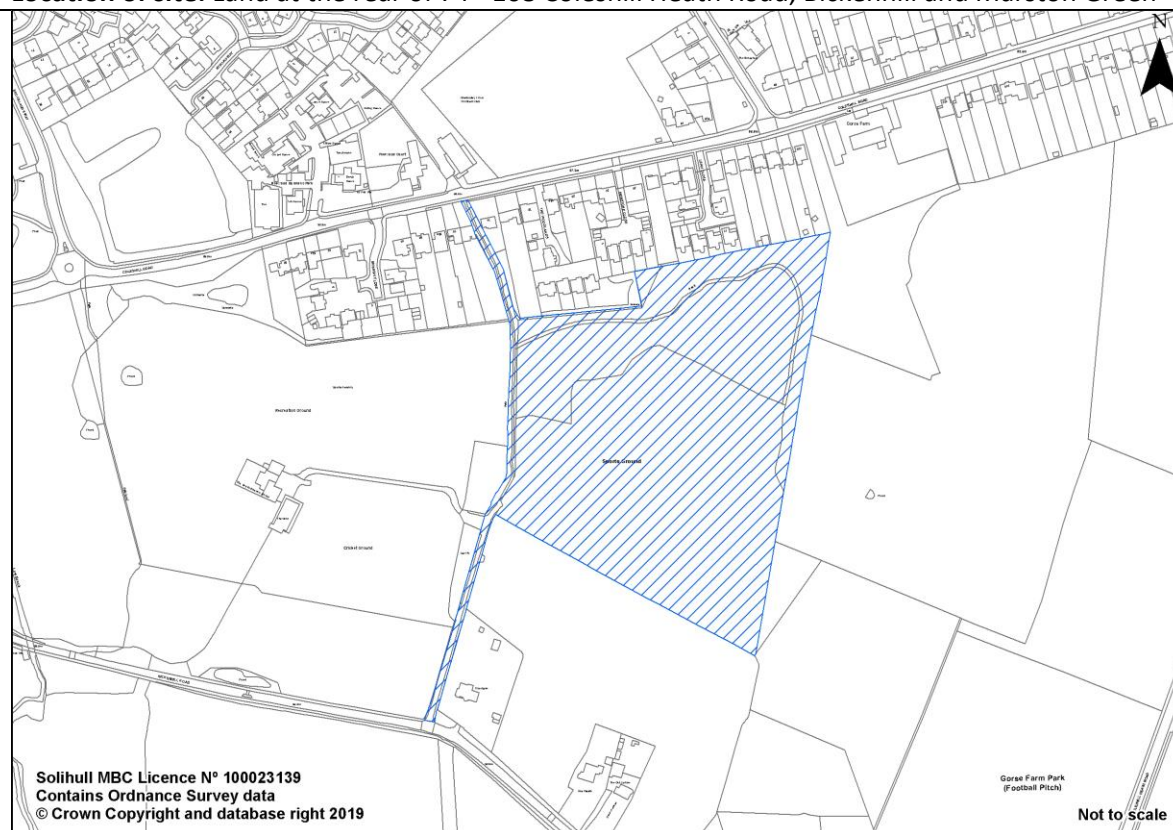
Representation Made by:	Bloor Homes (Savills)
Respondent ID Number:	6243
Rep ID Number:	14565, 14538, 14539, 14540, 14544, 14547, 14551, 14556, 14557, 14560, 14561, 14568, 14570, 14572
Cross references to site selection documents	<p><u>CFS Ref. 192</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 48</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 7 positive (2 significant); 6 neutral; 4 negative.</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016): Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change – Very Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 3 (significant suitability constraints)</p> <p>Growth Option G: Significant expansion of rural villages/settlements.</p>

	<p>Dickens Heath is identified as suitable for significant growth, although ensuring key gaps are protected and within walking distance to rail station.</p> <p>The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site has very high accessibility, in particular to railway stations and Tidbury Green Primary School, however, development of the site would result in unacceptable coalescence between Dickens Heath and the settlement of Tidbury Green.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing parcel (RP73) with an overall combined score of 6. Highly performing in terms of purpose 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Small part of site overlaps with Local Wildlife Site</li> <li>- Adjacent to Local Wildlife Site including ancient woodland</li> <li>- Overhead cables</li> <li>- Hedgerows</li> </ul>



## Settlement Chapter Area: North of Borough

**Location of site:** Land at the rear of 74 - 108 Coleshill Heath Road, Bickenhill and Marston Green



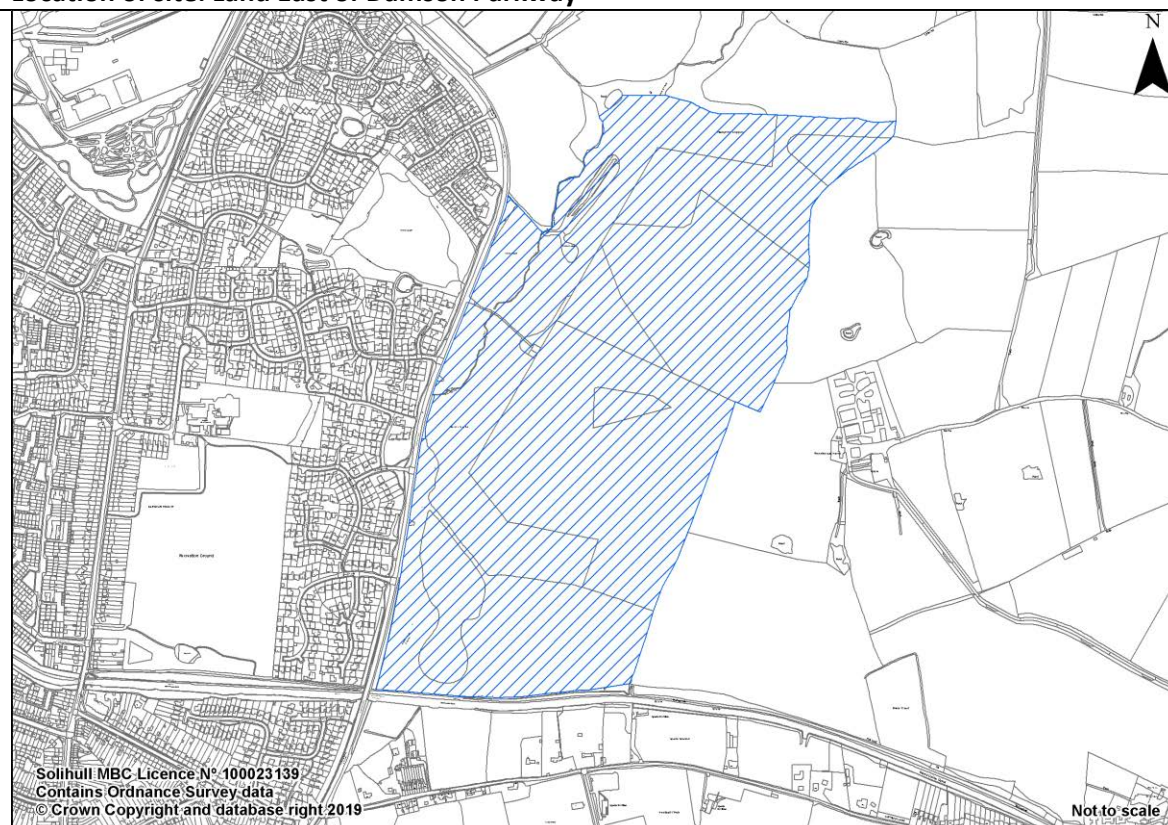
### OS base map showing site and surrounding area

Representation Made by:	Respondent: Kier Living Ltd Agent: Mr Hywel James
Respondent ID Number:	Respondent: 5867 Agent: 5866
Rep ID Number:	15017
Cross references to site selection documents	<p><u>CFS Ref 193</u> (in Site Assessment Document, Oct 2020) Site 193 site selection methodology</p> <p><u>Aecom Ref 48</u> 17 effects: 7 positive (2 significant), 6 neutral, 4 negative.</p> <p><u>Landscape Character Area – LCA10B</u> (Landscape Character Assessment, 2016): Within LCA10B Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low</p>

	<p><u>Site Assessment Document (2020)</u></p> <p>SHELAA Category 2 (Some achievability constraints)</p> <p>Site is within a moderately performing parcel in the Green Belt Assessment, although it would result in an indefensible boundary to the east, south and west.</p> <p>The site has a medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development, although it is in active recreation use. The SA identifies 7 positive and 4 negative effects, with only the loss of agricultural land a significant negative. However, it would have a detrimental impact on the green belt and coalescence.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP07) overall with a combined score of 5. Moderately performing in terms of purposes 1 and 2.</p>
Summary of key constraints:	<p>Green belt</p> <p>TPOs on boundary of site</p> <p>Access</p> <p>All of site is classed as contaminated land PROW M92 runs along the western boundary</p>

# Settlement Chapter Area: Solihull Town Centre and Mature Suburbs

## Location of site: Land East of Damson Parkway



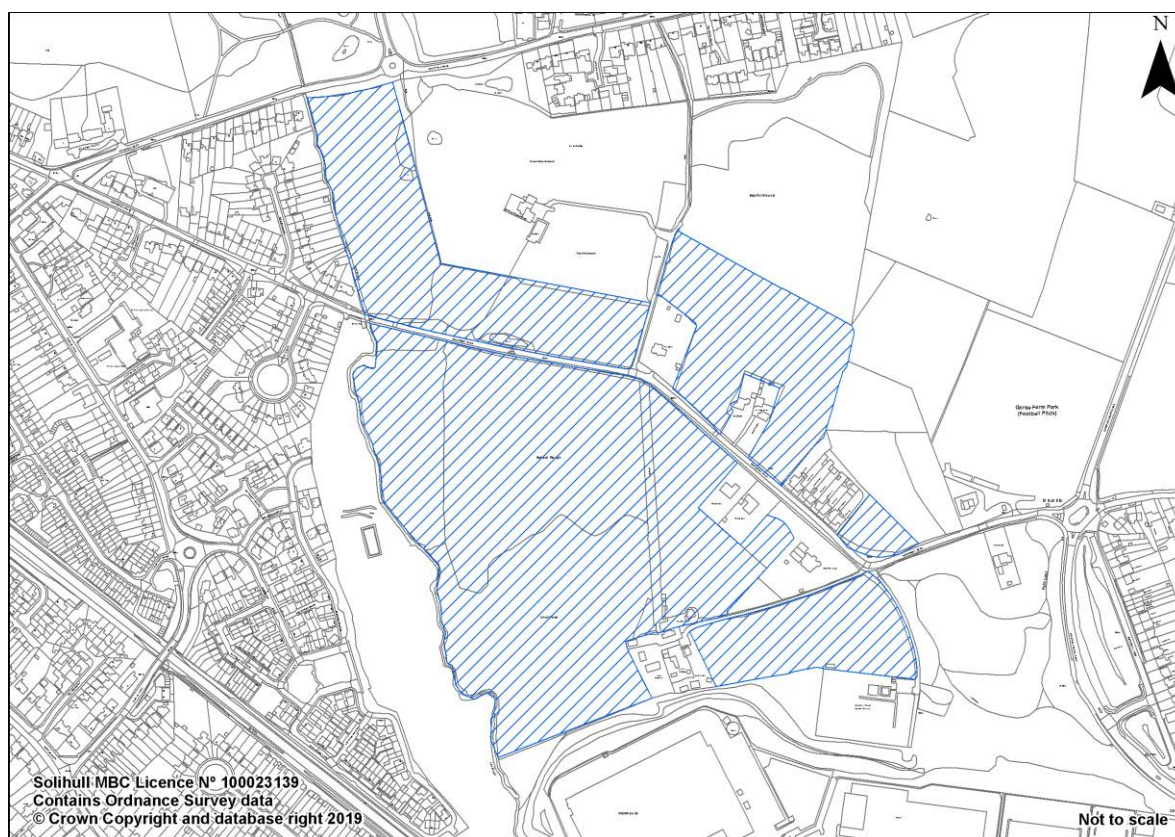
## OS base map showing site and surrounding area

Representation Made by:	L&Q Estates 7012 Agent Pegasus Group 6815
Respondent ID Number:	7012
Rep ID Number:	14419
Cross references to site selection documents	<p><u>CFS Ref 195 revised site 528</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref</u></p> <p><u>195 –AECOM ref 109</u> (in Sustainability Appraisal, Oct 2020, App. E) AECOM 109 18 Effects: 10 positive (2 significant); 5 neutral; 3 negative (1 significant)</p> <p>528 – AECOM ref 210 19 effects: 4 positive (2 significant);1 2 neutral; 3 negative (1 significant, impact on soil)</p> <p><u>Landscape Character Area – Within LCA1A</u> (Landscape Character Assessment, 2016):</p> <p>Landscape character sensitivity - Medium Visual sensitivity - Medium</p>

	<p>Landscape value - Medium Landscape capacity to accommodate change - Low</p> <p><u>Site Assessment Document (2020)</u></p> <p>195 SHELAA Category 3 (significant suitability constraints)</p> <p>Site Assessment commentary - Site is part within moderately performing and part higher performing parcel in the Green Belt Assessment and lacks defensible boundaries. The site has a low level of accessibility, is within an area of medium landscape sensitivity with low capacity for change, and is subject to significant constraints being a Local Wildlife Site and important woodland on the edge of the urban area. The SA identifies 10 positive 3 negative effects, although the loss of agricultural land is a significant negative. Whilst the site is on the edge of the urban area, it would have a detrimental impact on the green belt and suffers from significant constraint.</p> <p>528 Category 2 (some suitability constraints) Site is within moderately performing parcel in the Green Belt Assessment and lacks defensible boundaries. The site has a low to medium level of accessibility, is within an area of medium landscape sensitivity with low capacity for change, and is subject to significant constraints being a Local Wildlife Site and important woodland on the edge of the urban area. The SA identifies 4 positive 3 negative effects, although the loss of agricultural land is a significant negative. The site is detached from the edge of the urban area, and would have a detrimental impact on the green belt and suffers from significant constraint</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Revised site 528 - Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3.</p> <p>195 - Partly within: Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3. Partly within: Higher performing broad area (BA05) overall with a combined score of 11.</p>
Summary of key constraints:	<p>195</p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Majority of site is covered by a group TPO, but not all of the site is wooded</li> </ul>

	<ul style="list-style-type: none"> <li>• Part of site to the west is within a Local Wildlife Site, and part of site to the east is adjacent to a Local Wildlife Site</li> <li>• Habitats of wildlife interest</li> <li>• PROW M130 runs along the southern boundary</li> <li>• Access</li> </ul>
528	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• TPO</li> <li>• Neighbouring LWS on 3 / 4 sides</li> </ul>



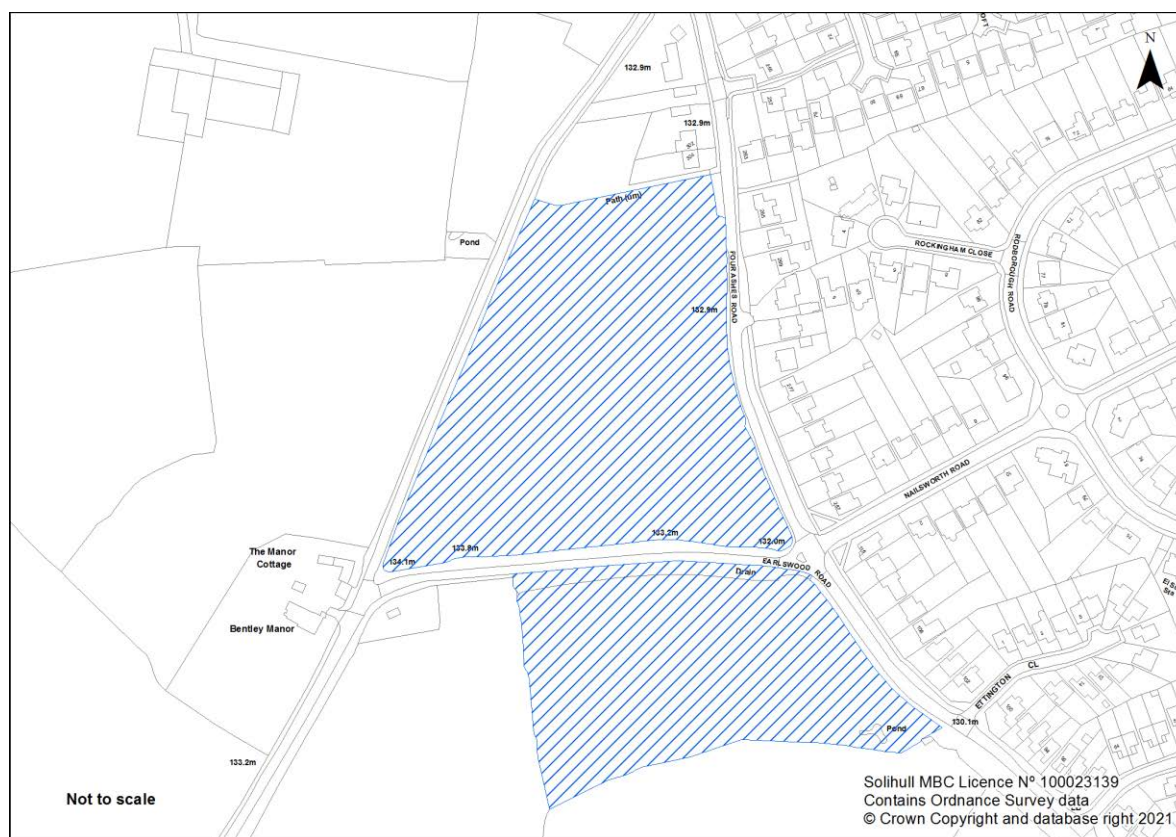
**Settlement Chapter Area: BICKENHILL****Location of site: Land at Bickenhill Road, Marston Green****OS base map showing site and surrounding area**

Representation Made by:	L&Q Estates (Pegasus Group)
Respondent ID Number:	4343
Rep ID Number:	14233
Cross references to site selection documents	<p><u>CFS Ref. 196</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 62</u> (in Sustainability Appraisal, Oct 2020, App. E)</p> <p>17 effects: 8 positive (5 significant); 5 neutral; 4 negative (1 significant).</p> <p><u>Landscape Character Area – LCA10B</u> (Landscape Character Assessment, 2016):</p> <p>Landscape character sensitivity - Medium</p> <p>Visual sensitivity - Low</p> <p>Landscape value - Medium</p> <p>Landscape capacity to accommodate change – Low</p> <p><u>Site Assessment Document (2020)</u></p> <p>SHELAA Category 2 (some suitability constraints)</p>

	<p>Growth Option G: Large scale urban extension. Area A: South-east of Chelmsley Wood. Area not considered suitable for major growth.</p> <p>Site is part within lower performing and part moderately performing parcel in the Green Belt Assessment, although it would result in an indefensible boundary, detrimental impact on the Green Belt and coalescence. The site has a high level of accessibility but footways are lacking.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>North of Bickenhill Road: Lower performing parcel (RP07) overall with a combined score of 5. Moderately performing in terms of purposes 1 and 2. South of road: Lower performing parcel (RP10) overall with a combined score of 4. Moderately performing in</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Oil pipeline PROW M101 runs along boundary</li> <li>- Local Wildlife Site included within site</li> <li>- Flood Zone 3 on western boundary</li> <li>- TPOs on site</li> </ul>



**Location of site:** Land at Four Ashes Road, Dorridge – Box Trees



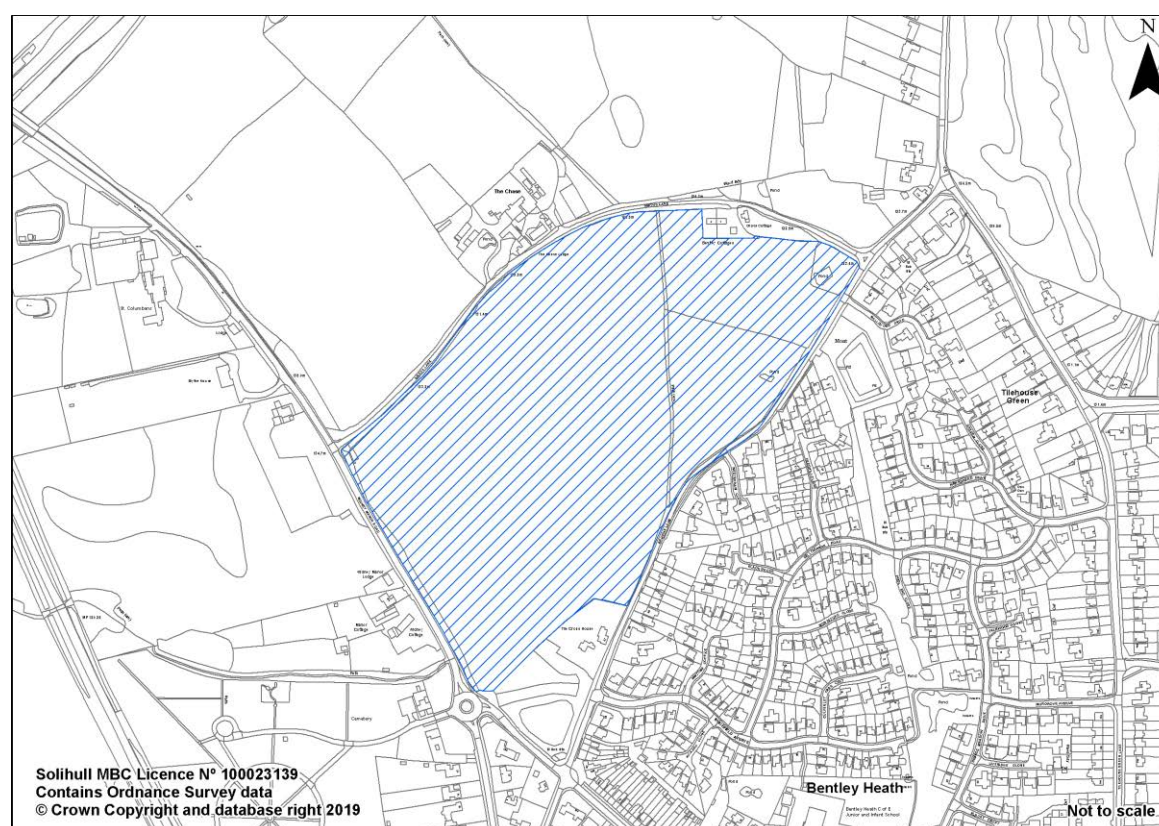
Representation Made by:	L&Q Estates - Land at Four Ashes Road Dorridge (Pegasus Group)
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Respondent ID Number:	7011
Rep ID Number:	14298, 14299
Cross references to site selection documents	<p><u>CFS Ref. 199</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 58</u> (in Sustainability Appraisal, Oct 2020, App E) 17 effects: 4 positive (1 significant); 10 neutral; 3 negative.</p> <p><u>Landscape Character Area – LCA3</u> (Landscape Character Assessment, 2016):  Landscape character sensitivity – Medium  Visual sensitivity – Low  Landscape value – Medium  Landscape capacity to accommodate change – Low</p> <p><u>Site Assessment Document (2020)</u>  SHELAA Category 1</p> <p>Growth Option F: Limited expansion of rural villages/settlements.</p>

	<p>Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; and ensure no net loss in biodiversity. Site would extend beyond strong defensible Green Belt boundary to south-west of Dorridge.</p> <p>Whilst the site is located adjacent to the built up area, it would breach an existing strong Green Belt boundary. The site, which is in a lower performing parcel of Green Belt is in two parts; development of the southern part would result in unacceptable incursion into the countryside, creating an indefensible Green Belt boundary and setting a precedent for the development of surrounding land. The northern part of the site is contained by existing roads, but development would extend the built up area of Dorridge to the west, eroding the narrow gap between Dorridge and Blythe Valley Park. The site has low/medium accessibility and no existing footway provision.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP47) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Access</li> <li>- Habitats of wildlife interest</li> </ul>

**Settlement Chapter Area: KNOWLE, DORRIDGE AND BENTLEY HEATH**

**Location of site: Land at Smiths Lane, Brown and Widney Manor Road**



**OS base map showing site and surrounding area**

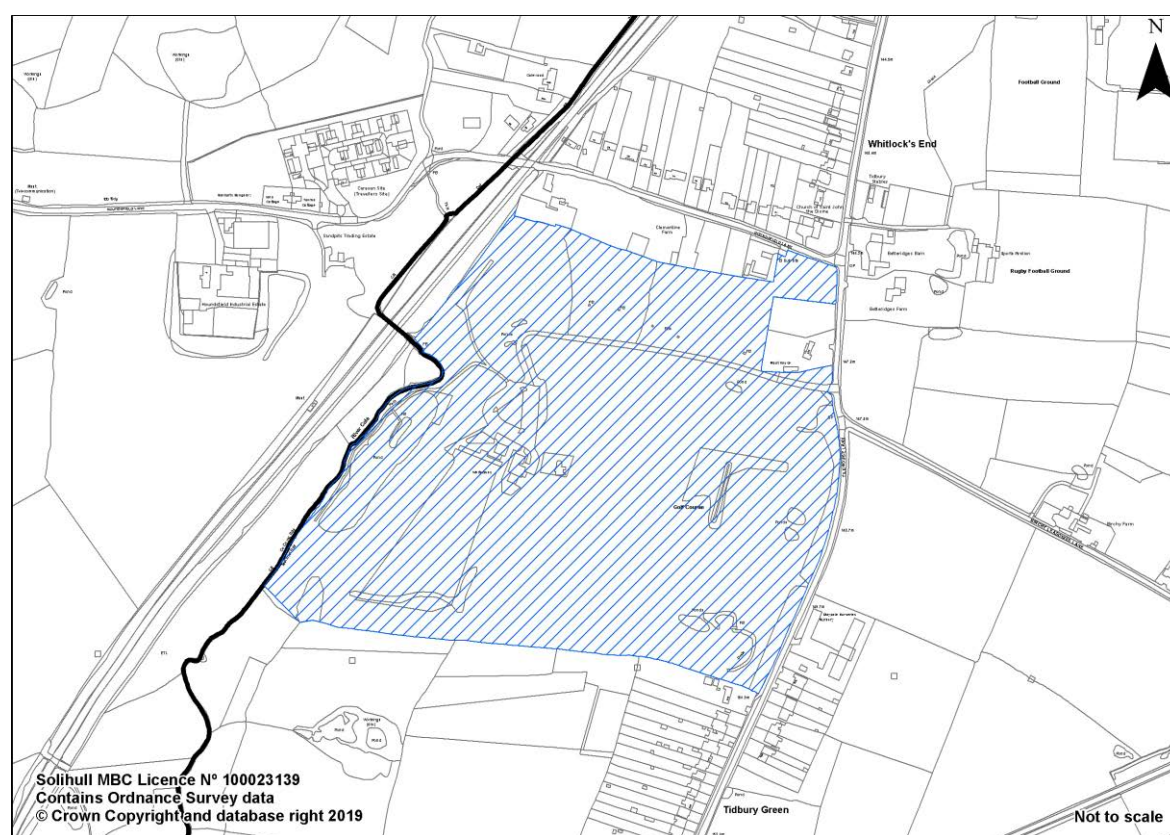
Representation Made by:	St Philips Land - Land at Smiths Lane Browns Lane & Widney Manor Road (Savills)
Respondent ID Number:	6228
Rep ID Number:	14760
Cross references to site selection documents	<p><u>CFS Ref. 207</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 54</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 6 positive (3 significant); 7 neutral; 4 negative (1 significant)</p> <p><u>Landscape Character Area – LCA1B</u> (Landscape Character Assessment, 2016): Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p> <p>Growth Option F/G: Limited/Significant expansion of rural villages/settlements</p>

	<p>Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; and ensure no net loss in biodiversity.</p> <p>The site is within a lower performing parcel of Green Belt and is bordered by permanent physical features that would create a defensible boundary. However, development of the site would breach an existing strong Green Belt boundary and erode the gap between Solihull and KDBH. Site has medium/high accessibility but lacking footway provision around the site.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP41) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- TPO on boundary</li> <li>- PROW SL60 runs through the site</li> <li>- Hedgerows</li> </ul>



**Settlement Chapter Area: BLYTHE**

**Location of site: Tidbury Green Golf Club**

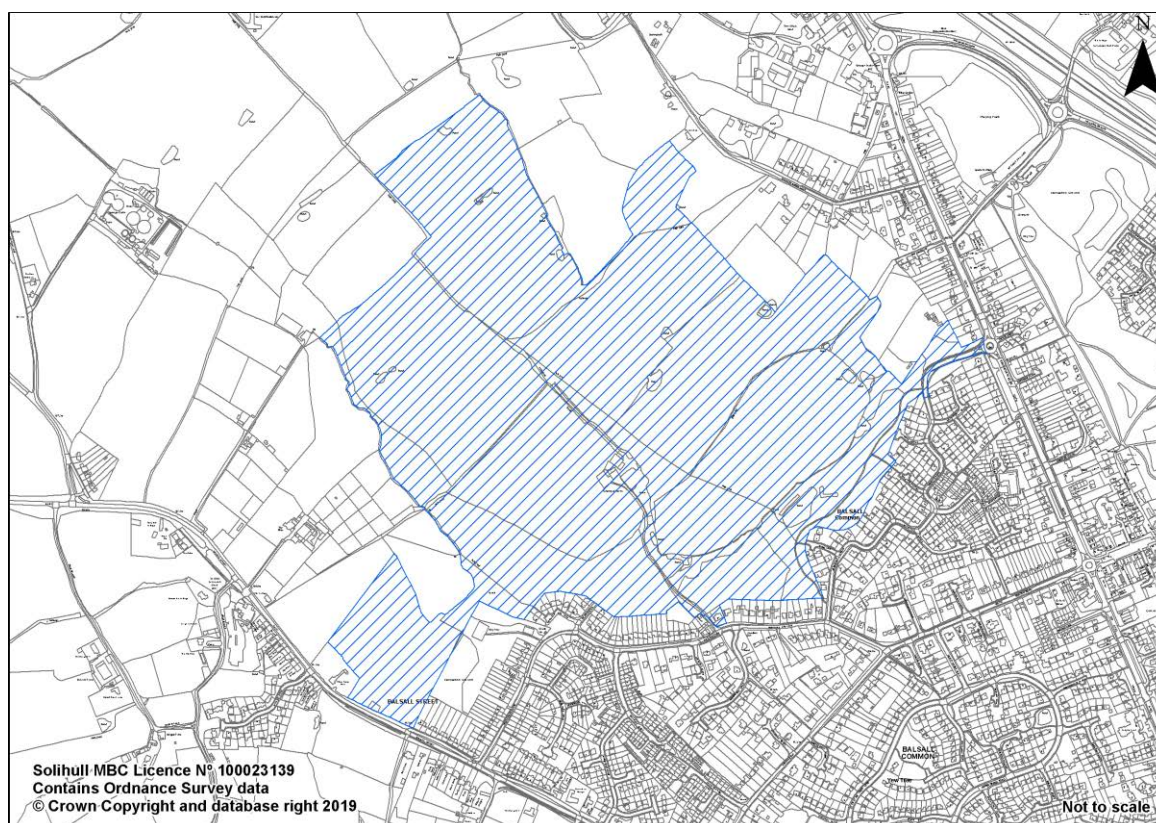


**OS base map showing site and surrounding area**

Representation Made by:	Mrs Jean Walters Mark Taft Paula Pountney Mr Tristram Oliver
Respondent ID Number:	2569 (Mrs Jean Walters) 3595 (Mark Taft) 4579 (Paula Pountney) 5218 (Mr Tristram Oliver)
Rep ID Number:	10756, 14978, 14986, 14994, 10757, 14972, 14973, 14974, 14975, 14976, 14977, 14979, 14980, 14981, 14982, 14983, 14984, 14985, 14987, 14988, 14989, 14990, 14991, 14992, 14993, 14995 (Mrs Jean Walters) 14336, 14337, 14338, 14339, 14340 (Mark Taft) 14346, 14342, 14343, 14344, 14349, 14350 (Paula Pountney) 14535 (Mr Tristram Oliver)
Cross references to site selection documents	<u>CFS Ref. 209</u> (in Site Assessment Document, Oct 2020)  <u>Aecom Ref.48</u> (in Sustainability Appraisal, Oct 2020, App. E). 17 effects: 7 positive (2 significant), 6 neutral, 4 negative.  <u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016):

	<p>Landscape character sensitivity - High  Visual sensitivity – High  Landscape value - Medium  Landscape capacity to accommodate change – Very Low.</p> <p><u>Site Assessment Document (2020)</u>  SHELAA Category 3 (significant suitability constraints)</p> <p>Growth Option G: Significant expansion of rural villages/settlements. Tidbury Green village is identified as unsuitable for expansion, but suitable for infilling.</p> <p>The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouring towns merging into one another.' Development would result in an unacceptable incursion into the countryside and cause coalescence by narrowing the gap between Dickens Heath and Tidbury Green. The site has medium/high accessibility, with high accessibility to public transport.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u>  Lower performing parcel (RP72) with an overall combined score of 4. Moderately performing in terms of purpose 2.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- TPOs along southern boundary of site</li> <li>- Flood Zones 2 and 3 along western part of site in floodplain of River Cole</li> <li>- Contaminated land on part of site</li> <li>- Overhead cables</li> <li>- Habitats of wildlife interest</li> </ul>



**Settlement Chapter Area: BALSALL COMMON****Location of site: Land North of Balsall Street****OS base map showing site and surrounding area**

Representation Made by:	L & Q Estates (Avison Young)
Respondent ID Number:	7013
Rep ID Number:	14267
Cross references to site selection documents	<p><u>CFS Ref. 233</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 76</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 6 positive (2 significant); 4 neutral; 7 negative (3 significant). NB The SA includes a further significant negative effect not included in the original, which was used for the Site Assessment.</p> <p><u>Landscape Character Area – LCA4C</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – High Visual sensitivity – Medium Landscape value – Medium Landscape capacity to accommodate change - Very Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p> <p>Site is located within Growth Option G – Significant expansion of rural villages/settlements.</p>

	<p>Balsall Common identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in green belt terms and or provides strong defensible boundaries.</p> <p>Site is within moderately performing parcel in the Green Belt Assessment and would result in an indefensible boundary to north and west. Settlement identified as suitable for significant expansion, although site would have no defensible Green Belt boundary. The site has medium accessibility, with very high accessibility to a food store.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing parcel (RP51) overall with a combined score of 7. Highly performing in terms of purpose 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Public rights of way</li> <li>- Local Wildlife Site on southern part of site</li> <li>- Overhead cables</li> <li>- Proximity to locally listed building</li> </ul>

**Settlement Chapter Area: ST ALPHEGE**

**Location of site: Land at Sharmans Cross Road and Arden Tennis**

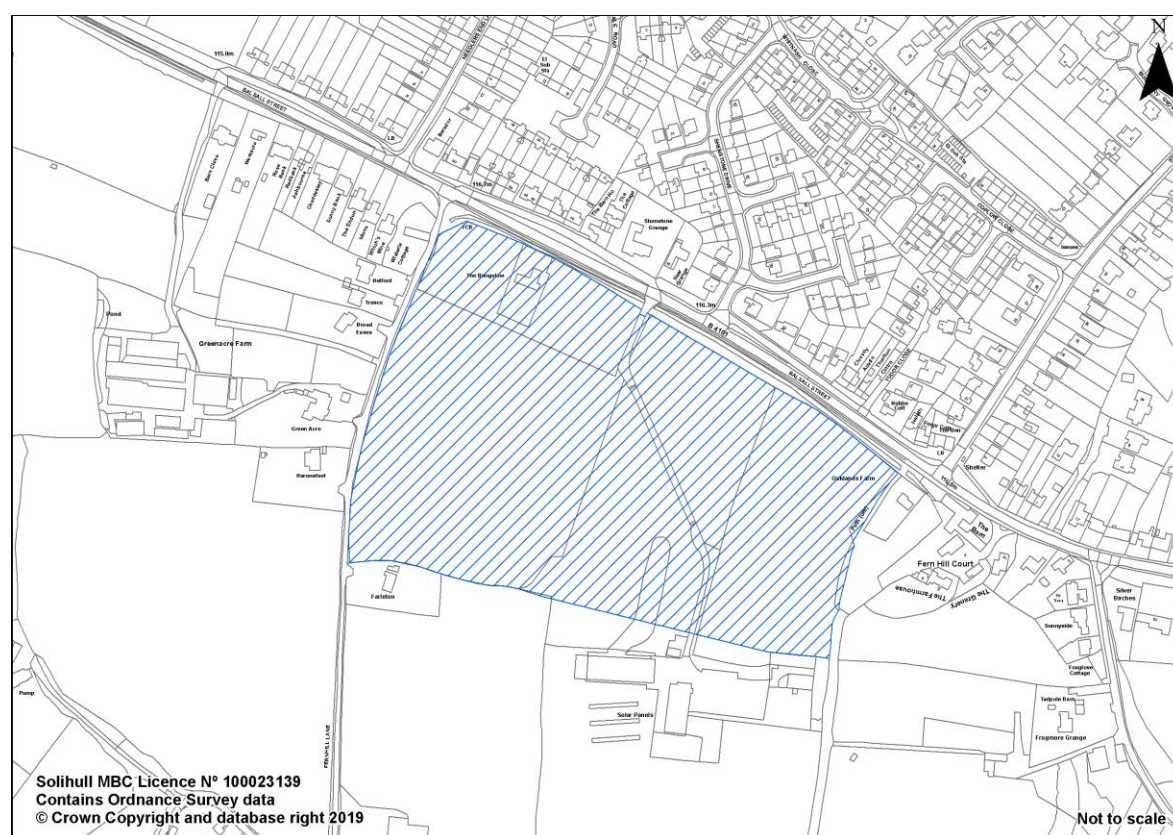




<b>OS base map showing site and surrounding area</b>	
Representation Made by:	Oakmoor Ltd (Cerde Planning)
Respondent ID Number:	4084
Rep ID Number:	14302, 14300, 14301, 14303, 14304, 14306, 14307, 14308, 14309
Cross references to site selection documents	<p><u>CFS Ref. 245, 306</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 104</u> (Sustainability Appraisal, Oct 2020, App E) 16 effects: 5 positive (2 significant) 8 neutral 3 negative.</p> <p><u>Site not included in study area of Landscape Character Assessment., 2016.</u></p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 2 (some suitability constraints)</p> <p>Growth Option A: High Frequency Public Transport Corridors &amp; Hubs. Site is located within the main urban area in an accessible location, however the site comprises recreational land that would need to be replaced.</p> <p>Greenfield site in the main urban area with medium/high accessibility. The existing playing pitch is not currently in beneficial use, however it will need to be replaced as the evidence base identifies that they are not in surplus. Slight overlap with the adjacent Local Wildlife Site along extreme western boundary of the site will need to be avoided. SA identifies 3 negative effects and 5 positive, of which proximity to public transport services and access to leisure facilities are significant positives.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u> Site not in the Green Belt therefore not assessed as part of GBA</p>
Summary of key constraints:	<p>TPOs on site and on boundary</p> <p>Playing pitches on site</p> <p>Active tennis club on site</p> <p>Access</p> <p>Small section of site overlaps with Local Wildlife Site</p> <p>Adjacent to LWS to south</p>
Additional note:	Site included in land supply (Table at paragraph 222, included as part of the total for row 3).

# Settlement Chapter Area: BALSALL COMMON

Location of site: Land at Oakes Farm, Balsall Street

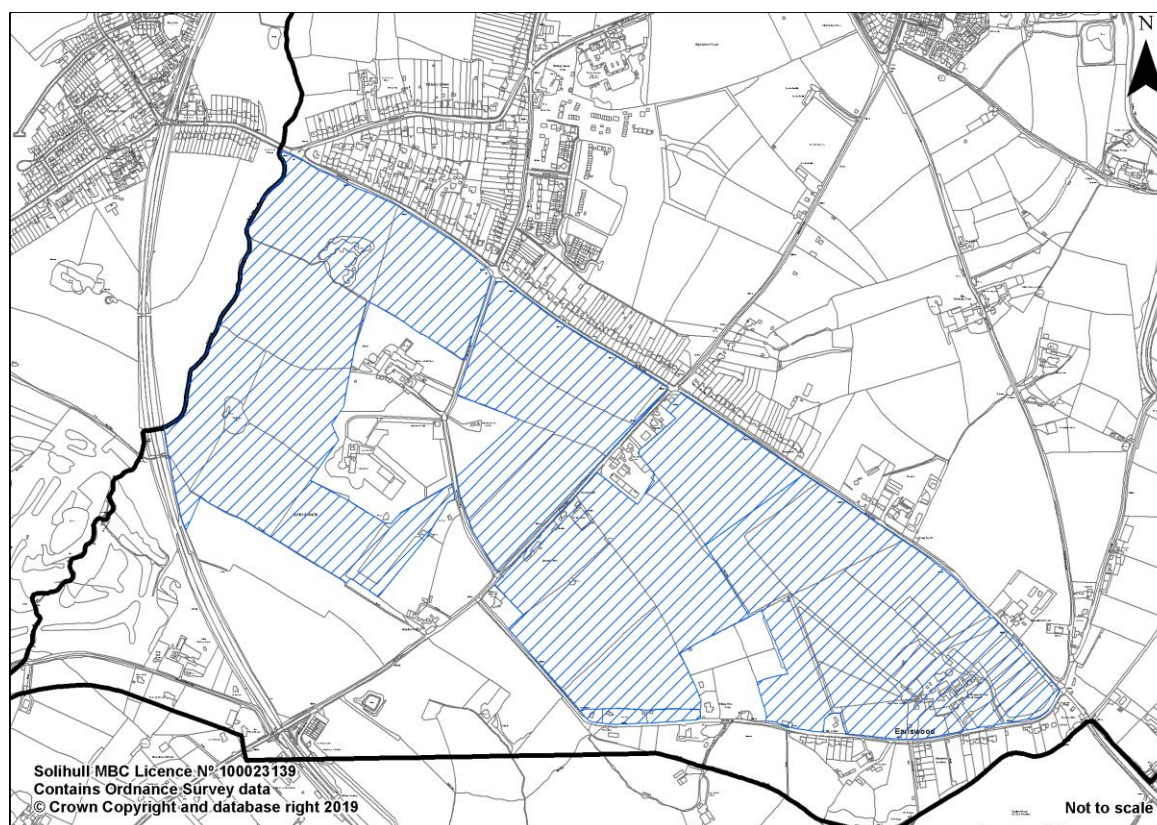


OS base map showing site and surrounding area

Representation Made by:	Spitfire Bespoke Homes (Ridge & Partners LLP)
Respondent ID Number:	4409
Rep ID Number:	14328
Cross references to site selection documents	<p><u>CFS Ref. 304</u> (in Site Assessment Document, Oct 2020) NB Omitted from Combined document so use Site Assessment document.</p> <p><u>Aecom Ref 201</u> (in Sustainability Appraisal, Oct 2020, App. E) 19 effects (6 positive, 7 neutral, 6 negative (2 significant)). NB Site Assessment document refers to earlier SA ref covering part of site only.</p> <p><u>Landscape Character Area – LCA4C</u> (Landscape Character Assessment, 2016):  Landscape character sensitivity – High  Visual sensitivity – Medium  Landscape value – Medium  Landscape capacity to accommodate change – Very Low</p> <p><u>Site Assessment Document (2020)</u>  SHELAA Category 1.</p>

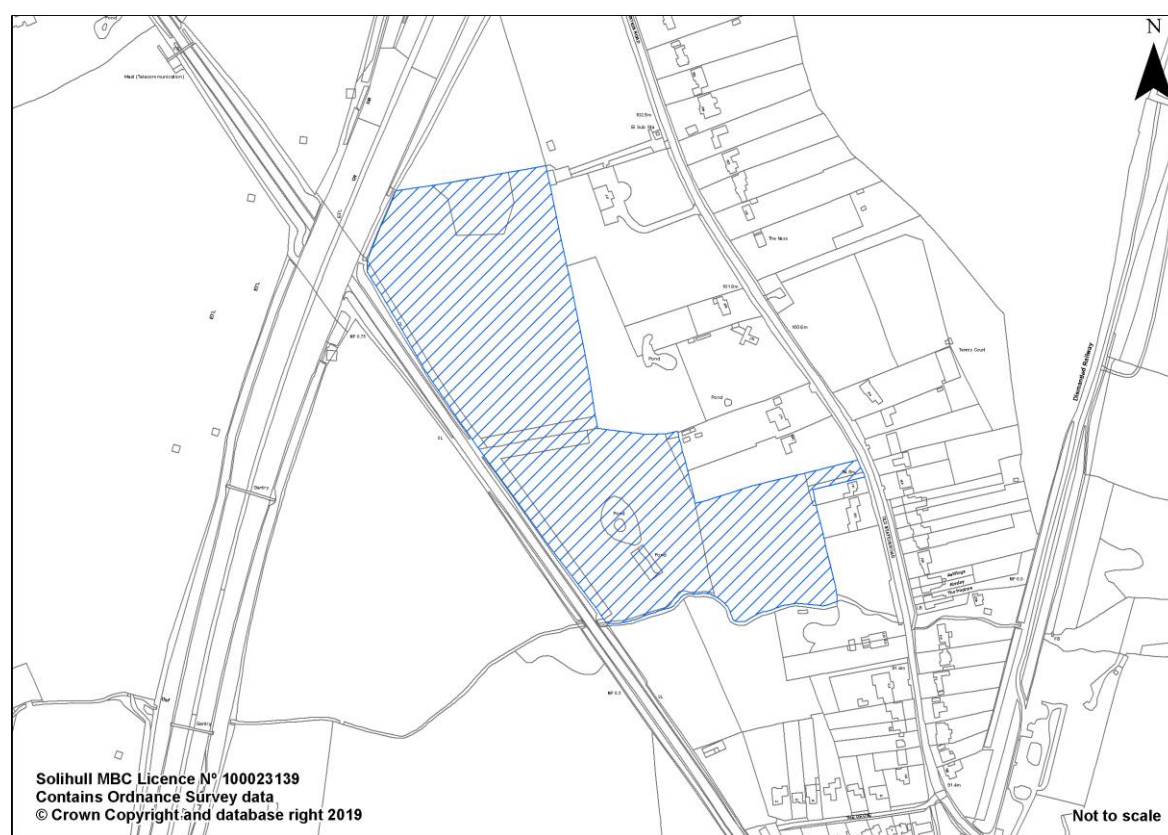
	<p>Site is located within Growth Option F/G – Limited/Significant expansion of rural villages/settlements.</p> <p>Balsall Common identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in green belt terms and or provides strong defensible boundaries.</p> <p>Site is within moderately performing parcel in the Green Belt Assessment, and would result in indefensible boundaries to the south and west. Settlement identified as suitable for significant expansion, although site would have no defensible Green Belt boundary.</p> <p>Site has medium level of accessibility, with high accessibility to primary school and food store.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing Parcel (RP60) overall with a combined score of 5. Moderately performing in terms of purpose 2 and 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Adjacent listed buildings</li> <li>- Public right of way through part of site</li> <li>- Telegraph poles</li> <li>- Hedgerows</li> </ul>



**Settlement Chapter Area: BLYTHE****Location of site: Land at Fulford Hall Farm, Tidbury Green****OS base map showing site and surrounding area**

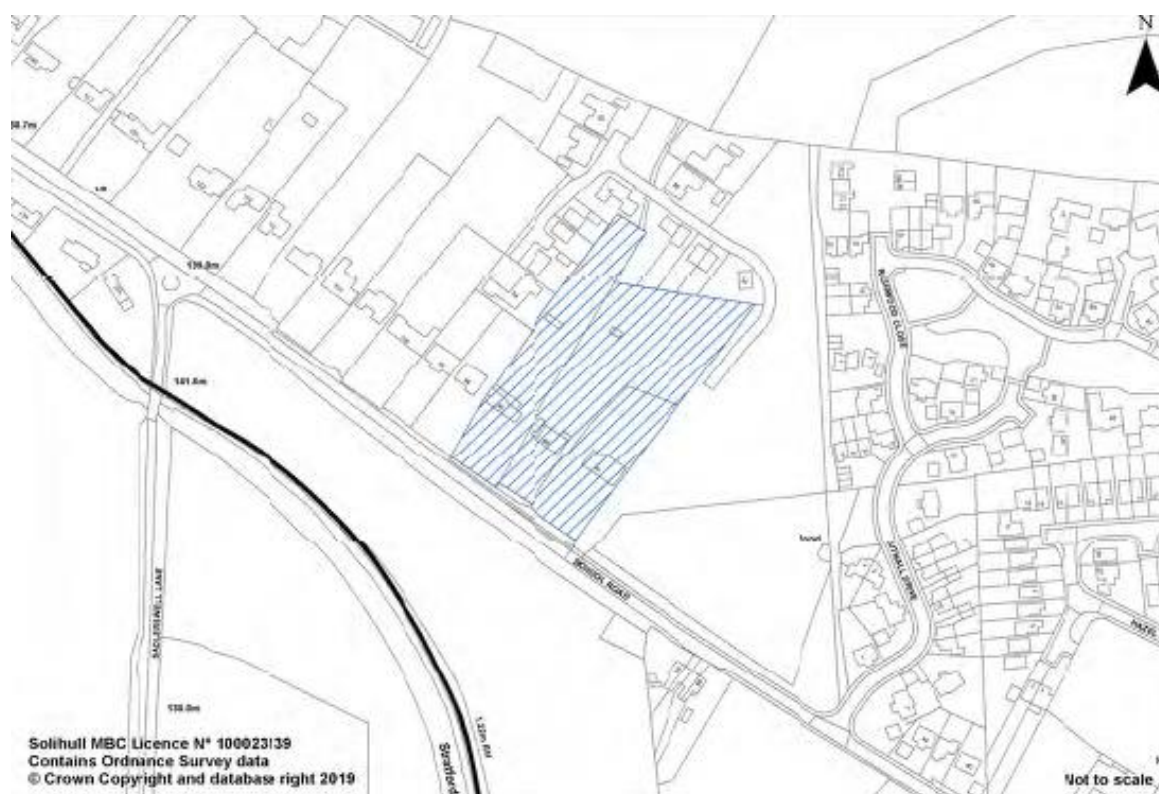
Representation Made by:	Summix (FHS) Developments Ltd (Framptons Planning)
Respondent ID Number:	4455
Rep ID Number:	13793, 13785, 13787, 13788, 13789, 13790, 13791, 13792, 13794, 13795, 13796, 13797, 13798,
Cross references to site selection documents	<p><u>CFS Ref. 313</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 130, 151, 154</u> (in Sustainability Appraisal, Oct 2020, App. E). AECOM 130- 19 effects: 4 positive; 11 neutral; 4 negative (1 significant) AECOM 151- 19 effects: 4 positive; 8 neutral; 7 negative (1 significant) AECOM 154- 19 effects: 2 positive; 11 neutral; 6 negative (1 significant).</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016): Landscape character sensitivity - High Visual sensitivity – High Landscape value - Medium Landscape capacity to accommodate change – Very Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 2 (some suitability constraints)</p>

	<p>Site does not fit into any identified Growth Options in the spatial strategy. The site is situated south of Tidbury Green village, which is considered suitable for infilling and unsuitable for expansion.</p> <p>The site is within a moderately performing broad area of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site has variable accessibility, which is higher to the west and lower to the east. Development would result in a disproportionate expansion to the settlement of Tidbury Green and would result in an unacceptable incursion into the countryside.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing broad area (BA01) with an overall combined score of 6. Highly performing in terms of purpose 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Adjacent to Listed building in western part</li> <li>- Listed building within eastern part</li> <li>- Proximity to SSSI in southern part</li> <li>- High pressure gas pipeline inner zone to south-east corner</li> <li>- Flood Zones 2 and 3 on western edge of site around River Cole</li> <li>- Contaminated land on small part of site</li> <li>- Overhead cables</li> <li>- PROWs SL91, SL86 through the site</li> <li>- Existing commercial uses on site in eastern part</li> <li>- Habitats of wildlife interest</li> </ul>

**Settlement Chapter Area: HAMPTON-IN-ARDEN****Location of site: 145 Old Station Road, Hampton-in-Arden****OS base map showing site and surrounding area**

Representation Made by:	J Williamson (Felsham Planning & Development)
Respondent ID Number:	6489
Rep ID Number:	13767
Cross references to site selection documents	<p><u>CFS Ref. 322</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Sustainability Appraisal</u> (Oct 2020, App. E) Site not in Sustainability Appraisal</p> <p><u>Landscape Character Area – LCA9</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium Visual sensitivity – Medium Landscape value – Low Landscape capacity to accommodate change - Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 2 (some suitability constraints)</p> <p>Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy. Isolated site that is not within, adjacent, or adjoining any settlement.</p>

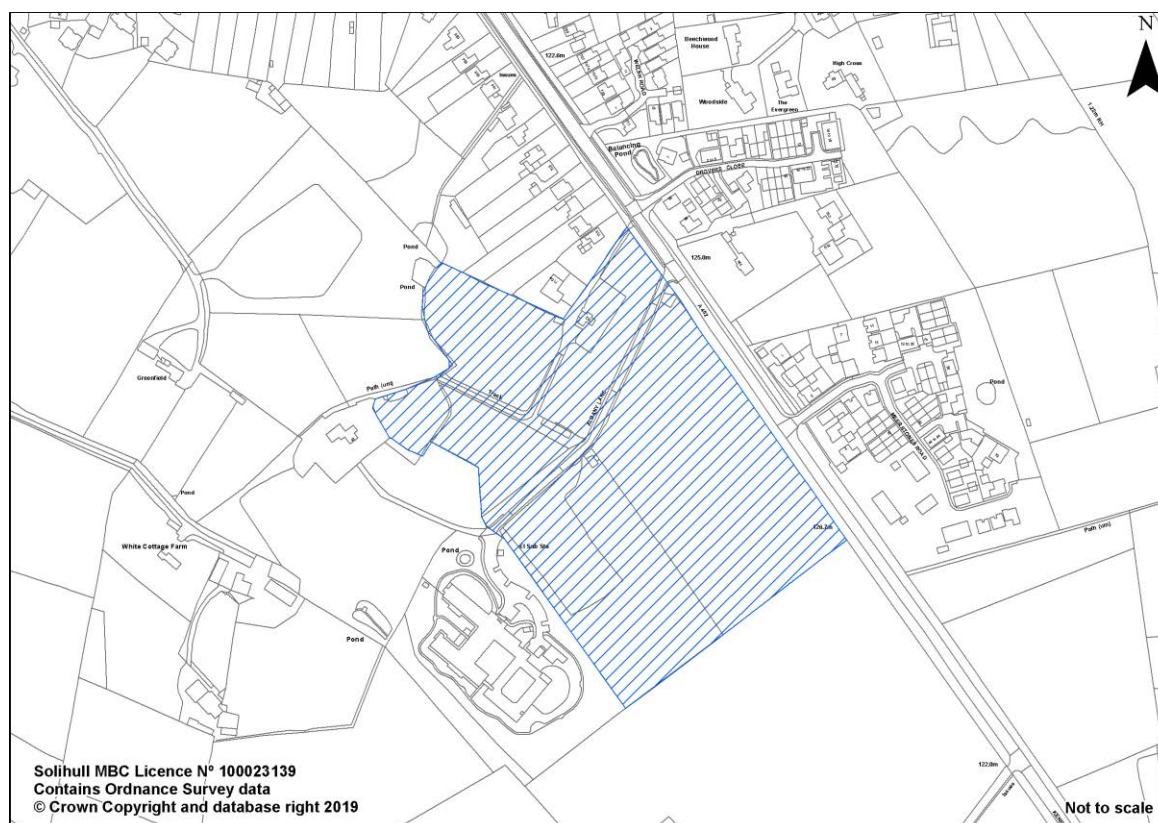
	<p>Site is within a lower performing parcel in the Green Belt Assessment, although it is isolated and would result in an indefensible boundary. The site has a low to medium level of accessibility and is isolated from and poorly related to Hampton-in-Arden.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u>  Lower performing parcel (RP18) overall with a combined score of 4. Lower performing in terms of purposes 1,2,3 and 4.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Part of site within the west within overhead line 400KV buffer zone</li> <li>- Proximity to railway line</li> <li>- Proximity to M42</li> <li>- Access</li> <li>- Hedgerows</li> </ul>

**Settlement Chapter Area: DORRIDGE & HOCKLEY HEATH****Location of site: Land at and to RO 84, 86 and 90 School Road****OS base map showing site and surrounding area**

Representation Made by:	Kendrick Homes Ltd (Tyler Parkes Partnership)
Respondent ID Number:	6255
Rep ID Number:	14576, 14575, 14579
Cross references to site selection documents	<p><u>CFS Ref. 328</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Site adjacent to AECOM 59</u> (in Sustainability Appraisal, Oct 2020, App E). AECOM 59- 17 effects: 5 positive (1 significant), 6 neutral, 6 negative.</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016) Landscape character sensitivity – High Visual sensitivity - High Landscape value – Medium Landscape capacity to accommodate change – Very Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 2 (some achievability constraints)</p> <p>Growth Option F: Limited expansion of rural villages/settlements.</p>

	<p>Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary. Backland development may not be considered appropriate.</p> <p>The site is in a lower performing parcel of Green Belt and includes existing residential properties in a ribbon of development, extending from the main part of the settlement. The site has medium accessibility within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP49) with an overall combined score of 5. Moderately performing in terms of purposes 2 and 3.</p>
Summary of key constraints:	<p>Green Belt</p> <p>TPOs on boundary</p> <p>PROW SL82 crosses site</p> <p>Existing properties on site</p>



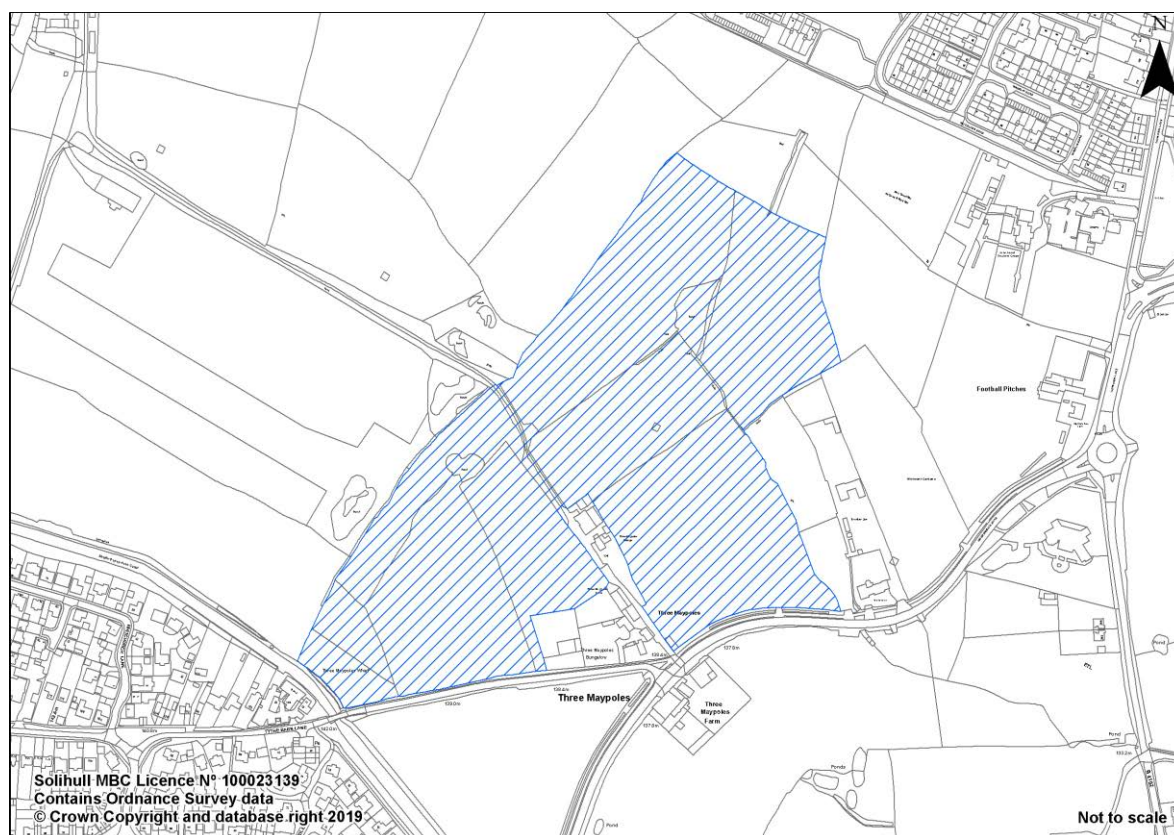
**Settlement Chapter Area: BALSALL COMMON****Location of site: Land West of Kenilworth Road****OS base map showing site and surrounding area**

Representation Made by:	Generator (Balsall) & Minton (DS Planning)
Respondent ID Number:	6280
Rep ID Number:	14240
Cross references to site selection documents	<p><u>CFS Ref. 338</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref 137</u> (in Sustainability Appraisal, Oct 2020, App. E) 19 effects: (6 positive (1 significant), 7 neutral, 6 negative (1 significant). NB The SA includes a further criterion not included in the original, which was used for the Site Assessment.</p> <p><u>Landscape Character Area – LCA4A</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium Visual sensitivity - Medium Landscape value – Medium Landscape capacity to accommodate change - Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1.</p>

	<p>Site is located within Growth Option G – Significant expansion of rural villages/settlements.</p> <p>Balsall Common identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in green belt terms and or provides strong defensible boundaries.</p> <p>Site is within higher performing parcel in the Green Belt Assessment, although more recent development of the Harper Fields Care home means that it is likely to perform more moderately, and would result in indefensible boundaries to the south and west. The settlement is identified as suitable for significant growth and land to the east has been included as a draft allocation, although this site lacks defensible green belt boundaries. Site has medium level of accessibility, with high accessibility to primary school.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Higher performing Parcel (RP58) overall with a combined score of 8. Highly performing in terms of purpose 1 and 3.</p> <p>More recent development of the Harper Fields Care home means that site is likely to perform more moderately in Green Belt terms. Site lacks defensible green belt boundaries.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Public right of way through site</li> <li>- Pylons</li> <li>- Habitats of wildlife interest</li> </ul>

**Settlement Chapter Area: BLYTHE**

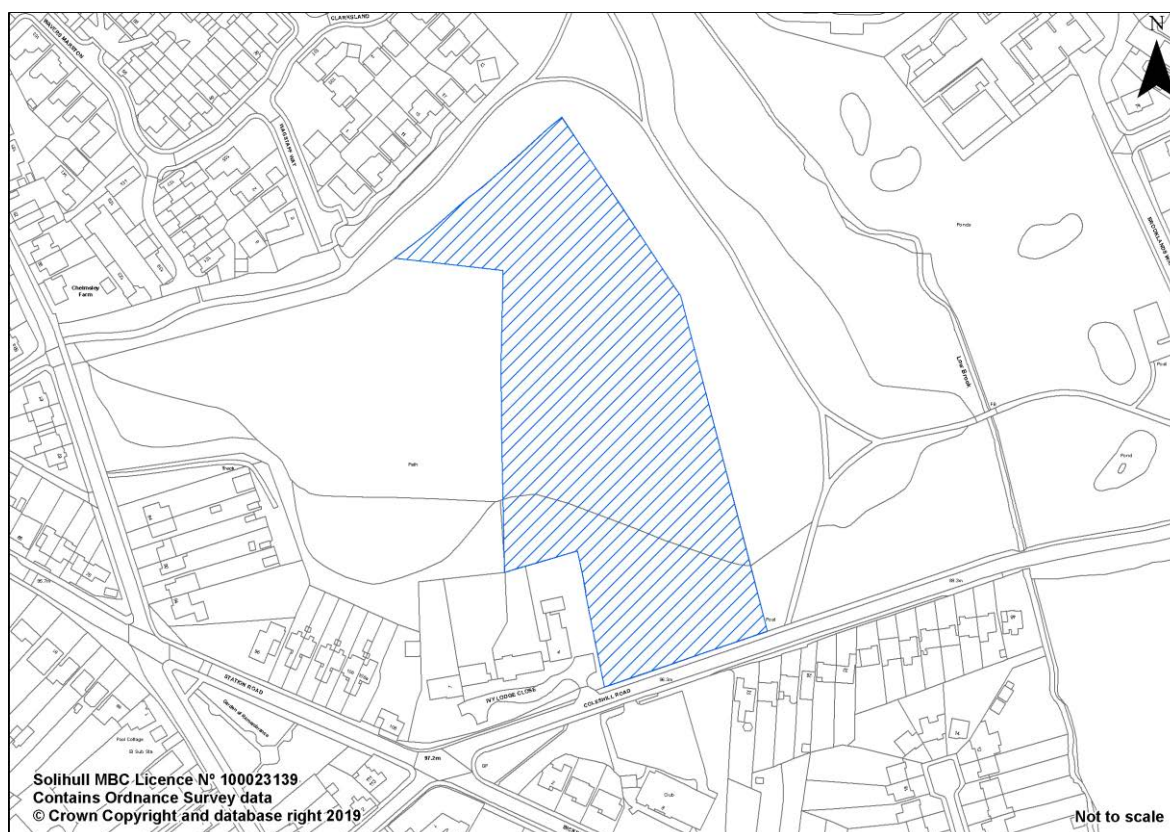
**Location of site: Land at Three Maypoles Farm, Dickens Heath Road**



**OS base map showing site and surrounding area**

Representation Made by:	Rosconn Strategic Land (DS Planning)
Respondent ID Number:	6687
Rep ID Number:	14324, 14371, 14868, 11245, 14323, 14325, 14326, 14333, 14335, 14348, 14351, 14370, 14378, 14380, 14454, 14485, 14490, 14499, 14500
Cross references to site selection documents	<p><u>CFS Ref. 340</u> (in Site Assessment Document, Oct 2020) Site was part of former site allocation 13 within the Solihull Local Plan Review 2016. Site 13 was made up of part of Site 340, together with parts of Site 41 and Site 223.</p> <p><u>Aecom Ref. 138</u> (in Sustainability Appraisal, Oct 2020, App. E) 19 effects: 5 positive (3 significant); 9 neutral; 5 negative.</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change – Very Low</p> <p><u>Site Assessment Document (2020)</u></p>

	<p>SHELAA Category 1</p> <p>Site located within Growth Option G – Area F: South of Shirley between Tanworth Lane and Borough Boundary. Area considered suitable for growth but need to ensure meaningful gaps are retained and flood zones avoided.</p> <p>The site is within a moderately performing parcel of Green Belt, but highly performing for purposes 2: 'to prevent neighbouring towns merging into one another.' Development would lie north-east of Dickens Heath, beyond the canal and as such would unacceptably narrow the gap between Dickens Heath and Shirley. Furthermore, the site would not provide a strong defensible Green Belt boundary. The site has very high accessibility, with very high accessibility to public transport.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing parcel (RP69) with an overall combined score of 6. Highly performing in terms of purpose 2.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- TPOs on boundary</li> <li>- Hedgerows</li> <li>- Small area classed as contaminated land</li> <li>- PROW SL73 runs through the site</li> <li>- Pylons</li> </ul>

**Settlement Chapter Area: NORTH OF THE BOROUGH****Location of site: North of Coleshill Road****OS base map showing site and surrounding area**

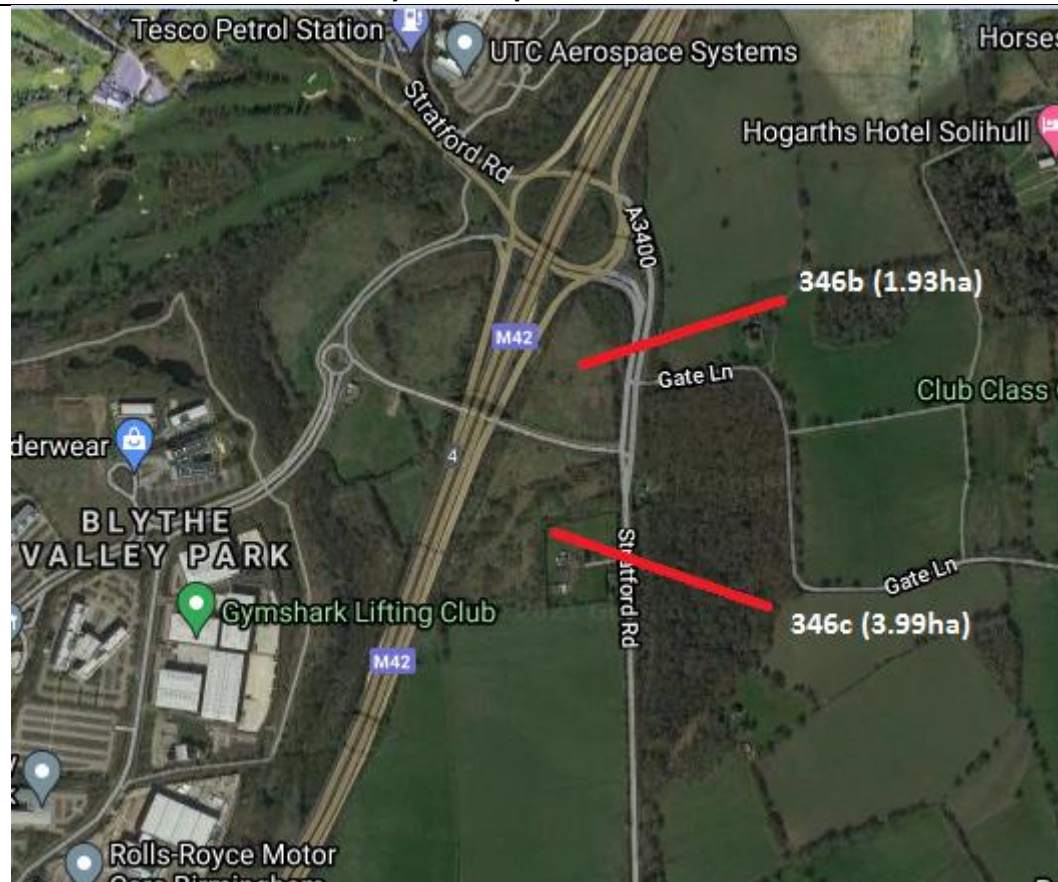
Representation Made by:	Kier Living Ltd (Mr Hywel James)
Respondent ID Number:	5867
Rep ID Number:	15017
Cross references to site selection documents	<p><u>CFS Ref. 341</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref.140</u>(in Sustainability Appraisal, Oct 2020, App. E) 19 effects: 8 positive (2 significant); 10 neutral; 1 negative.</p> <p><u>Landscape Character Area – LCA10B</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium Visual sensitivity – Low Landscape value – Medium Landscape capacity to accommodate change – Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p> <p>Growth Option G: Urban extension. Site is adjacent to Marston Green and allocated Site 9 in the 2013 Local Plan.</p>

	<p>Site is within lower performing parcel in the Green Belt Assessment, between a recent development and Marston Green Park. The site has a very high level of accessibility, is within an area of medium landscape sensitivity with low capacity for change, and is suitable for development, although originally identified as possible public open space. The SA identifies 8 positive and 1 negative effects. However, it would reduce the narrow gap between Marston Green and Chelmsley Wood.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u>  Area to the west of the site: Lower performing parcel (RP05) overall, with a combined score of 2. Moderately performing in terms of purpose 1.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- TPOs on site and on site boundary</li> <li>- Adjacent to Marston Green Local Nature Reserve and Local Wildlife Site</li> <li>- Habitats of wildlife interest</li> <li>- Designated as a 'Green Space Site' (GSS) under the SLP 2013 (see page 82) which indicated that the release of the now completed Chelmsley Lane site (immediately to the west) "is conditional on the provision of open space as shown on the proposals map" (ie the GSS.</li> </ul>



**Settlement Chapter Area: Blythe /P1A**

**Location of site: Land East of Blythe Valley Park**

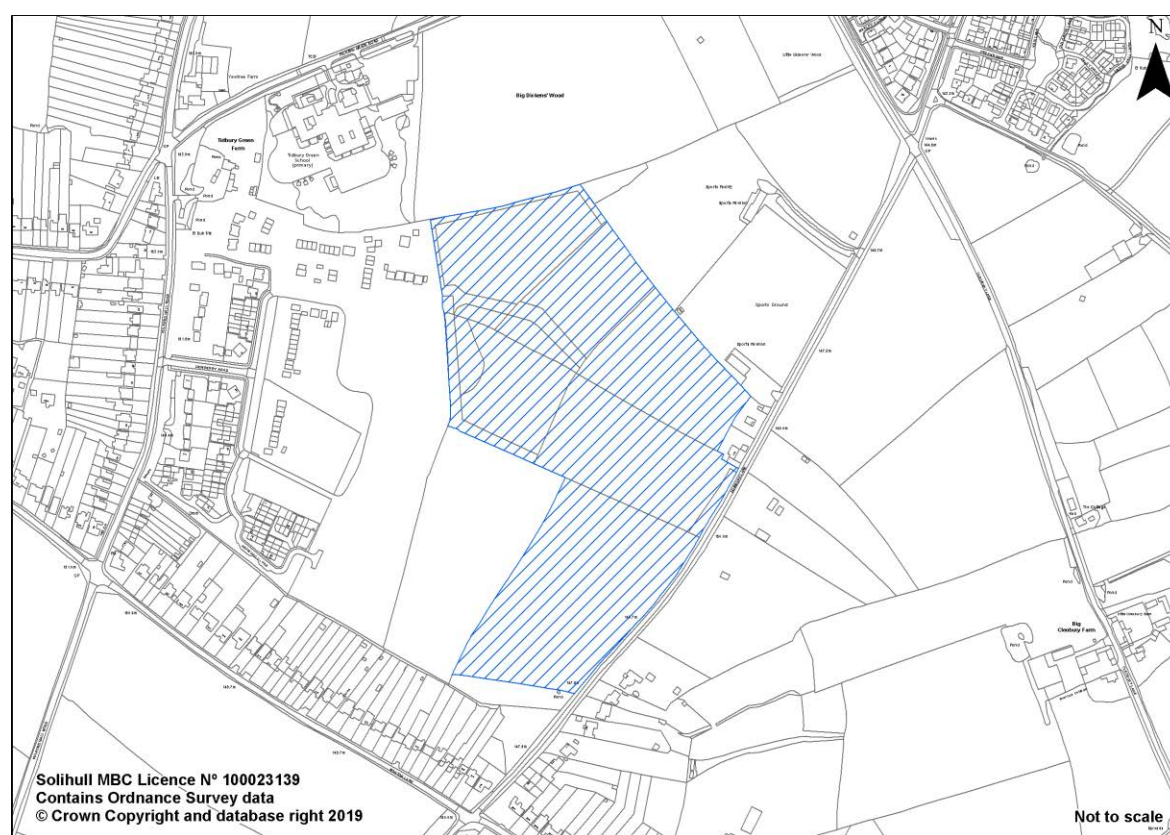


Representation Made by:	IM Properties 7016 Agent Angela Reeve 2615
Respondent ID Number:	Respondent: 7016 Agent: 2615
Rep ID Number:	14202
Cross references to site selection documents	<p><u>CFS Ref 346a, 346c</u></p> <p><u>Aecom Ref. AECOM46c</u> (in Sustainability Appraisal, Oct 2020, App. E)</p> <p>17 effects: 5 negative, 4 positive (1 significant) and 8 neutral</p> <p><u>Landscape Character Area – LCA 1 Sub Area 1B</u> (Landscape Character Assessment, 2016):</p> <p>LCA1 Sub Area 1B Landscape character sensitivity: medium Visual Sensitivity: medium Overall Landscape sensitivity: low</p> <p><u>Site Assessment Document (2020)</u> Not assessed</p>

Cross Reference to Green Belt Assessment:	<u>Green Belt Assessment (2016)</u>  Moderately performing broad area (BA01) with an overall combined score of 6. Highly performing in terms of purpose 3.
Summary of key constraints:	Green Belt

# Settlement Chapter Area: BLYTHE

Location of site: Land West of Rumbush Lane, Tidbury Green



OS base map showing site and surrounding area

Representation Made by:	Rainier Developments Limited (Marrons Planning)
Respondent ID Number:	6949
Rep ID Number:	11110, 11091, 11102, 11103, 11104, 11105, 11106, 11108, 11111, 11112, 11114, 11115
Cross references to site selection documents	<p><u>CFS Ref. 404</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 143</u> (in Sustainability Appraisal, Oct 2020, App. E) 19 effects: 5 positive (2 significant); 11 neutral; 3 negative.</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016): Landscape character sensitivity - High Visual sensitivity – High Landscape value - Medium Landscape capacity to accommodate change – Very Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p> <p>Site located in Growth Option G: Significant expansion of rural Spatial Strategy villages/settlements. Tidbury Green village is</p>

	<p>identified as suitable for infilling but unsuitable for expansion. Site is adjacent to recent development at Tidbury Green Farm.</p> <p>The site has low/medium accessibility, with lower accessibility to public transport. Development would result in an unacceptable incursion into the countryside and cause coalescence by narrowing the gap between Dickens Heath and Tidbury Green.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing parcel (RP75) with an overall combined score of 7. Highly performing in terms of purposes 2 and 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Woodland</li> <li>- TPOs on boundary</li> <li>- Pylons</li> <li>- Hedgerows</li> <li>- Adjacent to Local Wildlife Site</li> </ul>

**Settlement Chapter Area: ST ALPHEGE****Location of site: Land at Widney Manor Road****OS base map showing site and surrounding area**

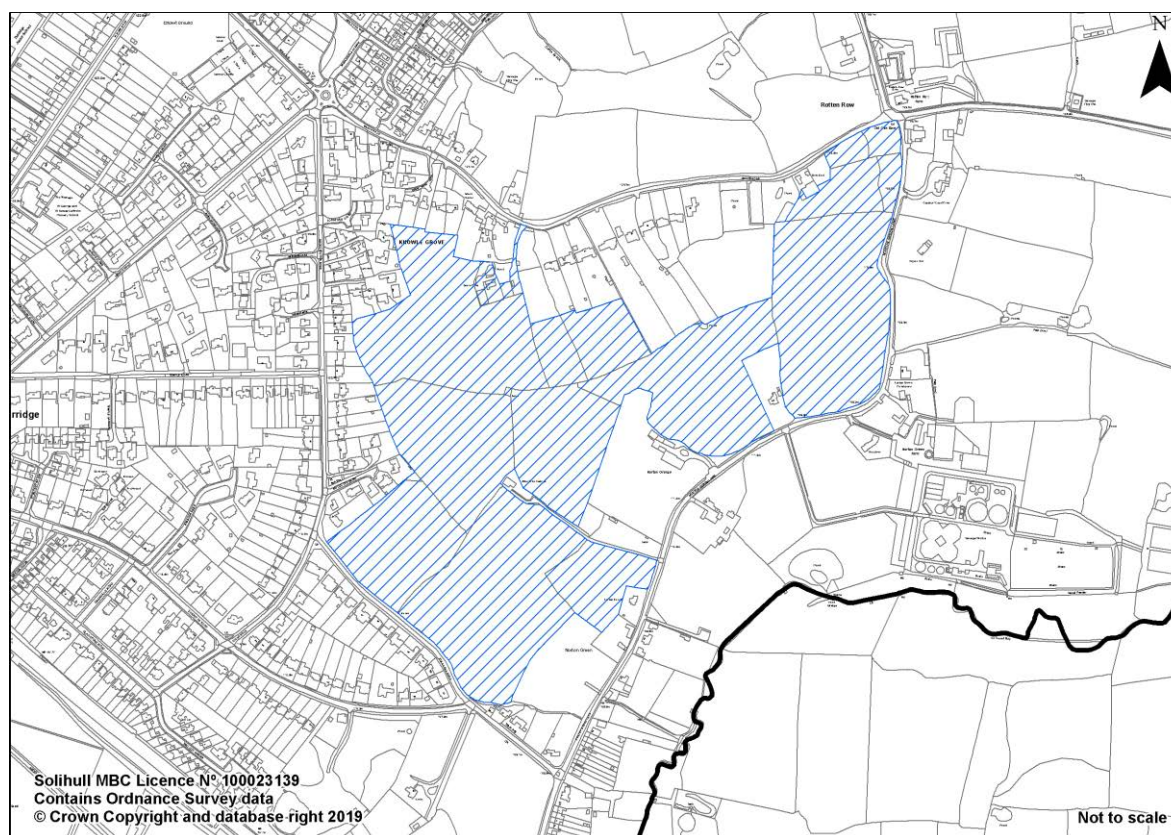
Representation Made by:	Rainier Developments Limited (Marrons Planning)
Respondent ID Number:	6120
Rep ID Number:	14769, 14770, 14771, 14772, 14773, 14776
Cross references to site selection documents	<p><u>CFS Ref. 407</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 203</u> (in Sustainability Appraisal, Oct 2020, App. E) 19 effects: 5 positive (2 significant), 10 neutral, 4 negative (1 significant).</p> <p><u>Landscape Character Area – LCA1B</u> (Landscape Character Assessment, 2016): Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value – Medium Landscape capacity to accommodate change - Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 2 (some suitability constraints).</p>

	<p>Growth Option G – Area D: South-east of Solihull between Spatial Strategy the A41 and A34/A3400.</p> <p>Growth Option G – Area D is not considered suitable for major growth due to heavy constraints, low/med accessibility and significance of gap between urban area and Knowle/Dorridge.</p> <p>Site is located close to the urban area in a moderately performing parcel of Green Belt. However, as the site is on the eastern side of Widney Manor Road, no defensible Green Belt boundary would be established and the gap between Solihull and KDBH would be eroded. Site has a medium level of accessibility overall with high accessibility to rail. Site is within an area with medium landscape character sensitivity, medium landscape value and a low capacity to accommodate new development.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing parcel (RP32) with an overall combined score of 6. Moderately performing in terms of purposes 2 and 4.</p>
Summary of key constraints:	<p>Part of site in Local Wildlife Site</p> <p>Adjacent to LWS</p> <p>Adjacent to Malvern &amp; Brueton Park Local Nature Reserve</p> <p>Access</p>



**Settlement Chapter Area: KNOWLE, DORRIDGE AND BENTLEY HEATH**

**Location of site: Oak Green, Land at Knowle Farm, Dorridge**



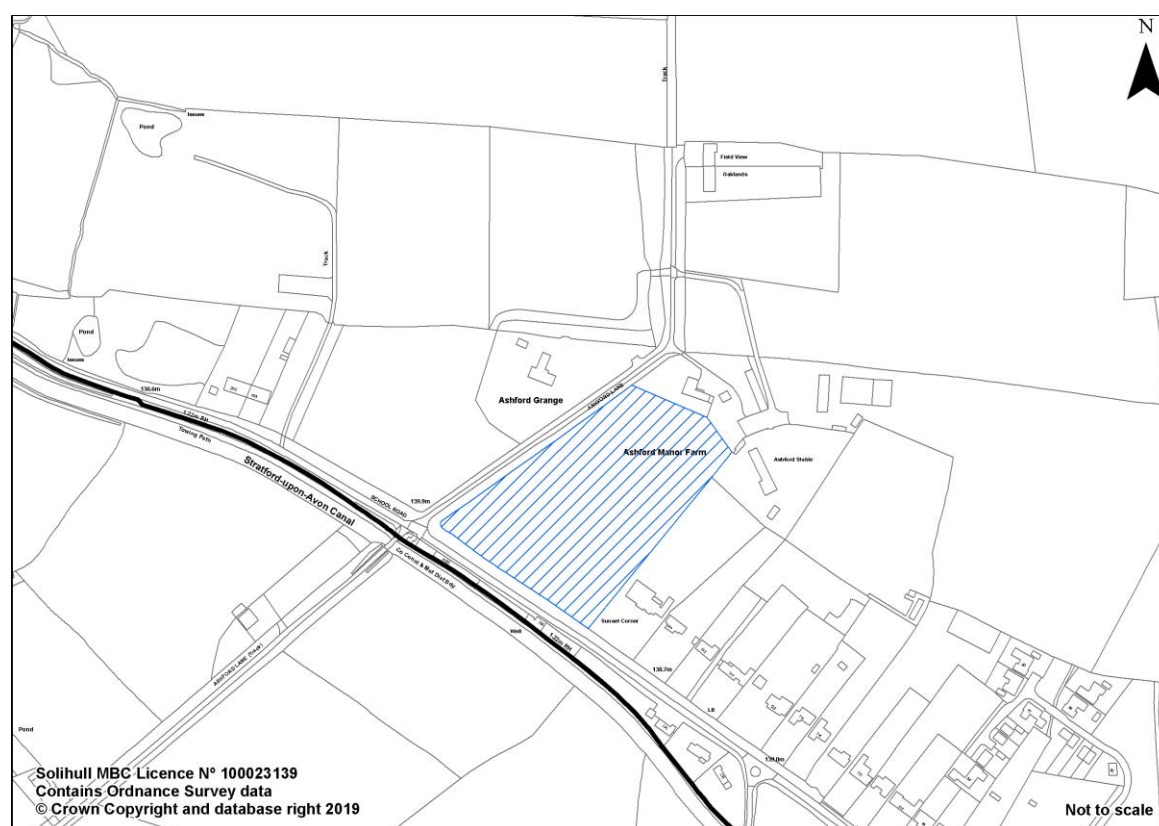
**OS base map showing site and surrounding area**

Representation Made by:	Heyford Developments Ltd (Barton Willmore)
Respondent ID Number:	6930
Rep ID Number:	14618
Cross references to site selection documents	<p><u>CFS Ref. 413</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 146</u> (in Sustainability Appraisal, Oct 2020, App. E) 19 effects: 4 positive (1 significant); 10 neutral; 5 negative (1 significant).</p> <p><u>Landscape Character Area – LCA3</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium. Visual sensitivity – Low. Landscape value – Medium. Landscape capacity to accommodate change – Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p> <p>Growth Option G: Significant expansion of rural villages/settlements</p>

	<p>Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.</p> <p>The site lies adjacent to the settlement in a lower performing parcel of Green Belt. If considered in the context of the proposed allocation at Arden Triangle (Site 9) and the surrounding land promoted for development (site ref 104 and 109), this site could form part of a wider area, well related to the settlement that is well contained by physical features to establish a defensible Green Belt boundary. The site has high overall accessibility although there is no existing footway provision.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP40) overall with a combined score of 4. Moderately performing in terms of purpose 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Adjacent to Listed building</li> <li>- Part of site to north-east is a Local Wildlife Site</li> <li>- PROW SL25 crosses site</li> <li>- Adjacent to locally listed buildings</li> <li>- Habitats of wildlife interest</li> </ul>

# Settlement Chapter Area: HOCKLEY HEATH

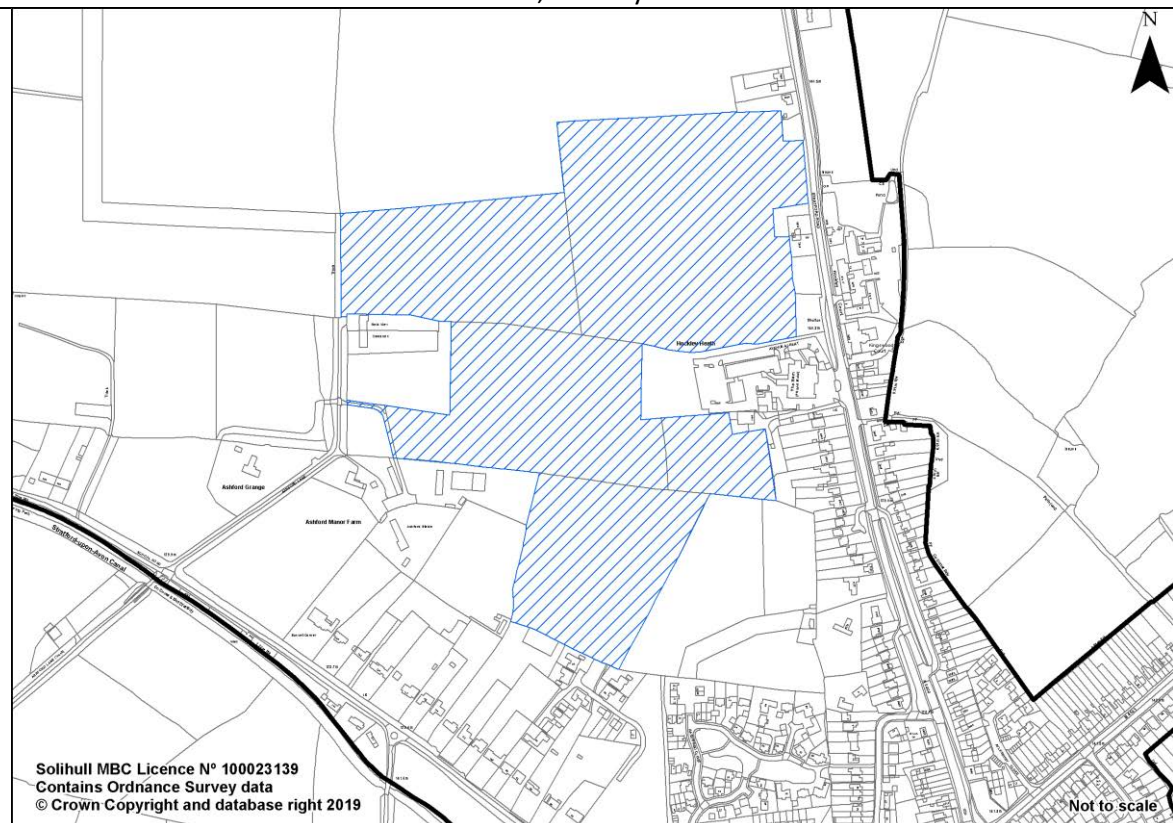
Location of site Land north of School Road, Hockley Heath



## OS base map showing site and surrounding area

Representation Made by:	Rainier Developments Limited (School Road Hockley Heath) (Marrons Planning)
Respondent ID Number:	14690
Rep ID Number:	6945
Cross references to site selection documents	<p><u>CFS Ref. 416</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref.</u> Site adjacent to AECOM 59. (in Sustainability Appraisal, Oct 2020, App. E)</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016): Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low</p> <p><u>Site Assessment Document (2020)</u> Growth Option F: Limited expansion of rural villages/settlements</p> <p>Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and</p>

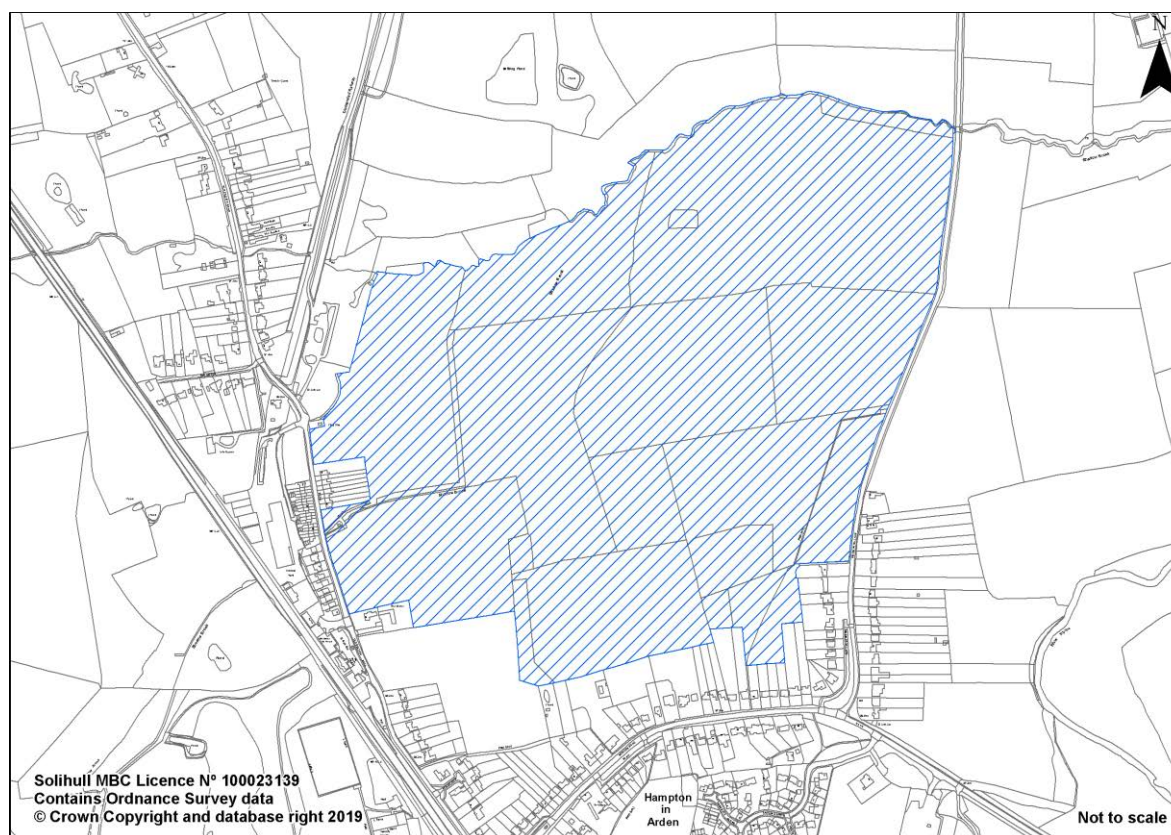
	<p>restricted opportunities owing to proximity to the Borough boundary. Backland development may not be considered appropriate.</p> <p>Site is within a lower performing parcel of Green Belt. It is detached from the main part of the settlement and although it is a relatively well contained by permanent physical features on two sides, there is no defensible Green Belt boundary to the north. The site has low/medium accessibility and is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.</p>
Summary of key constraints:	<p>Green Belt TPOs along southern boundary of the site Hedgerows Access</p>

**Settlement Chapter Area: HOCKLEY HEATH****Location of site** Land west of Stratford Road, Hockley Heath**OS base map showing site and surrounding area**

Representation Made by:	Rainier Developments Limited (Stratford Road Hockley Heath) (Marrons Planning)
Respondent ID Number:	6939
Rep ID Number:	14652
Cross references to site selection documents	<p><u>CFS Ref. 417</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 59 &amp; 59A</u> (in Sustainability Appraisal, Oct 2020, App. E) 59 - 19 Effects: 5 positive (1 significant); 7 neutral; 7 negative and part of AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.</p> <p>59A - 19 Effects: 5 positive (1 significant); 7 neutral; 7 negative</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016): Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low</p> <p><u>Site Assessment Document (2020)</u> Growth Option G: Significant expansion of rural villages/settlements</p>

	<p>Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary. Backland development may not be considered appropriate.</p> <p>Site is within a lower - moderately performing parcel of Green Belt, it is detached from the main part of the settlement and not well related to it. A defensible Green Belt boundary would be difficult to establish and it would reduce the gap between the village and Blythe Valley Park / Cheswick Green. Site has low/medium accessibility and is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. The SA identifies more negative than positive effects and development of the site would result in a disproportionate expansion of Hockley Heath that would be contrary to the Spatial Strategy.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Partly within RP49: Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3. Ca. 2.8ha in BA01: Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performi</p>
Summary of key constraints:	<p>Green Belt</p> <p>TPOs on site</p> <p>PROWs SL81 and SL82 cross the site</p> <p>Telegraph poles</p> <p>Hedgerows</p>



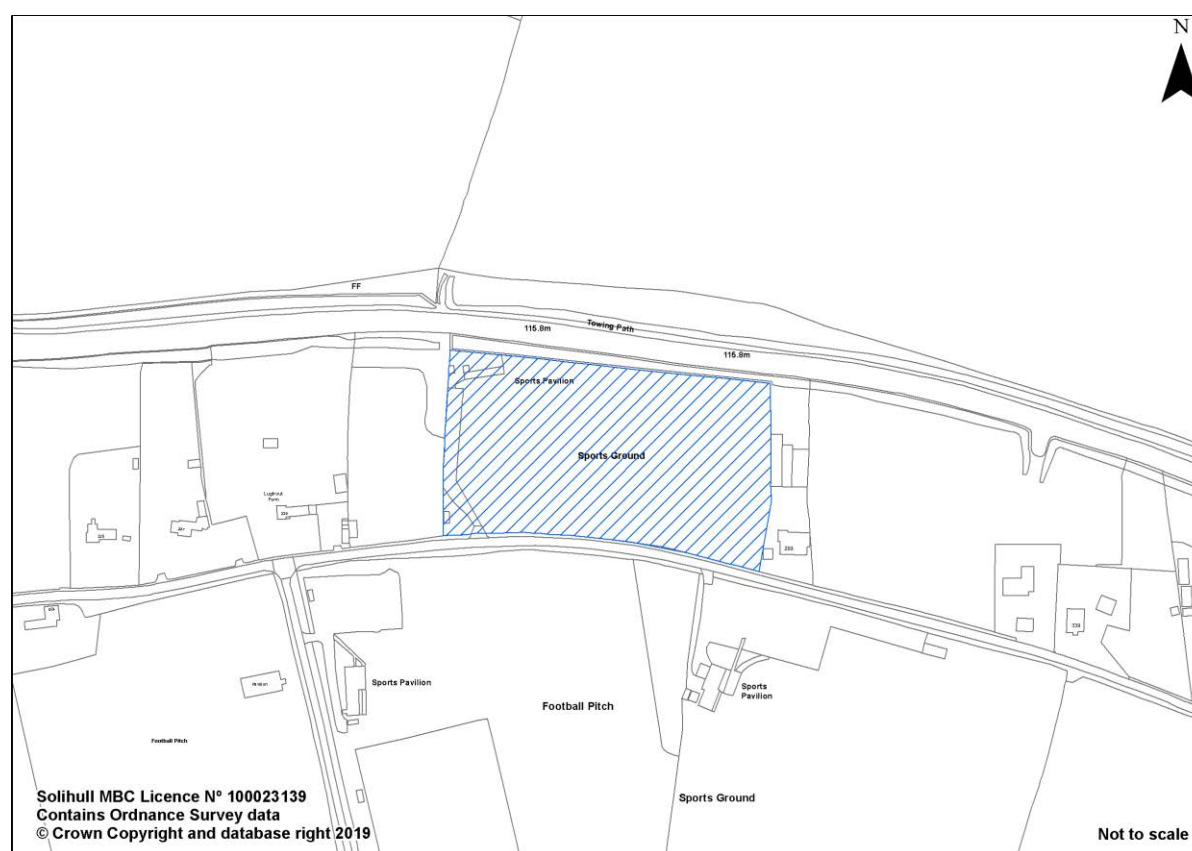
**Settlement Chapter Area: HAMPTON-IN-ARDEN****Location of site: Land at Old Station Road/Diddington Lane, Hampton-in-Arden****OS base map showing site and surrounding area**

Representation Made by:	Heyford Developments Ltd (Barton Willmore)
Respondent ID Number:	3815
Rep ID Number:	13752
Cross references to site selection documents	<p><u>CFS Ref. 418</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref: 147</u> (in Sustainability Appraisal, Oct 2020, App. E) 18 effects: 6 positive (2 significant); 8 neutral; 4 negative (1 significant).</p> <p><u>Landscape Character Area – LCA9</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium Visual sensitivity Medium Landscape value – Low Landscape capacity to accommodate change - Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p> <p>Growth Option G: Significant expansion of rural villages/settlements</p>

	<p>Hampton-in-Arden village is identified as suitable for growth, but not significant expansion.</p> <p>Site is within a lower performing parcel in the Green Belt Assessment, although it would extend the settlement significantly and result in an indefensible boundary to the north. The site has a medium to high level of accessibility. The village is identified as suitable for limited expansion and the site as a whole would provide a much more substantial development. Although a smaller sub-area has been proposed, this would go beyond the limited expansion that is considered appropriate and proportionate for the settlement.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP19) overall with a combined school of 4. Moderately performing in terms of purposes 1.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Site is located within the Green Belt</li> <li>- Proximity to Listed Buildings</li> <li>- Flood Zones 2 and 3 on western part of site</li> <li>- PROW M115 crosses site</li> <li>- Eastern part of site within HS2 Safeguarding zone</li> </ul>

**Settlement Chapter Area: BALSALL COMMON**

**Location of site:** Silver Trees Farm, Balsall Street



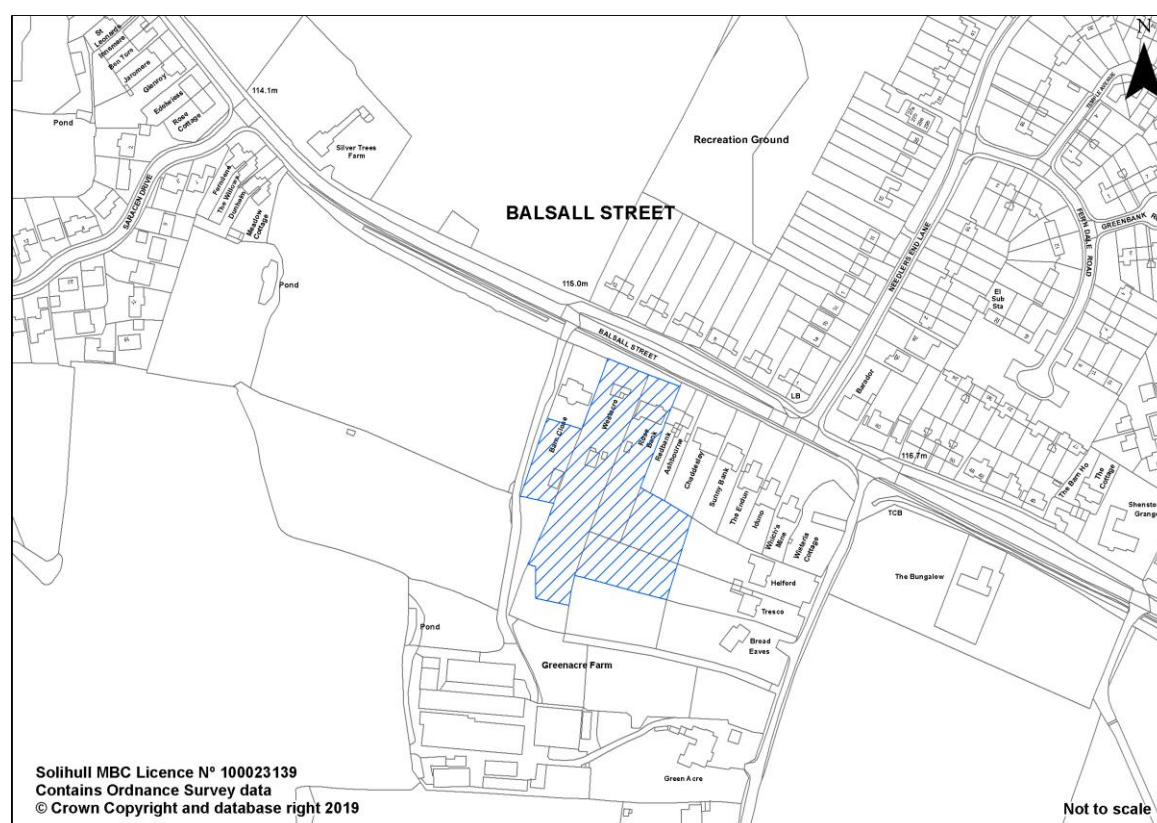
**OS base map showing site and surrounding area**

Representation Made by:	F B Architecture Ltd
Respondent ID Number:	2088
Rep ID Number:	14260
Cross references to site selection documents	<p><u>CFS Ref. 421</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Site not considered in SA.</u></p> <p><u>Landscape Character Area – LCA4C</u> (Landscape Character Assessment, 2016):  Landscape character sensitivity - High  Visual sensitivity - Medium  Landscape value - Medium  Landscape capacity to accommodate change - Very Low</p> <p><u>Site Assessment Document (2020)</u>  SHELAA Category 1</p> <p>Site does not fit into any identified Growth Options in the spatial strategy. Whilst Balsall Common is identified as an area suitable for growth, the site is detached from the main settlement.</p>

	Site is within moderately performing parcel in the Green Belt Assessment, is small and isolated, and would result in an indefensible boundary to the east, north and west. Site has a low to medium level of accessibility and footways are lacking. Whilst Balsall Common is identified as suitable for significant expansion, the site is too small, detached from the settlement and would have no defensible Green Belt boundary.
Cross Reference to Green Belt Assessment:	<u>Green Belt Assessment (2016)</u> Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Small area of contaminated land</li> <li>- Existing property on site</li> </ul>

# Settlement Chapter Area: BALSALL COMMON

Location of site: Rose Bank, Balsall Street



## OS base map showing site and surrounding area

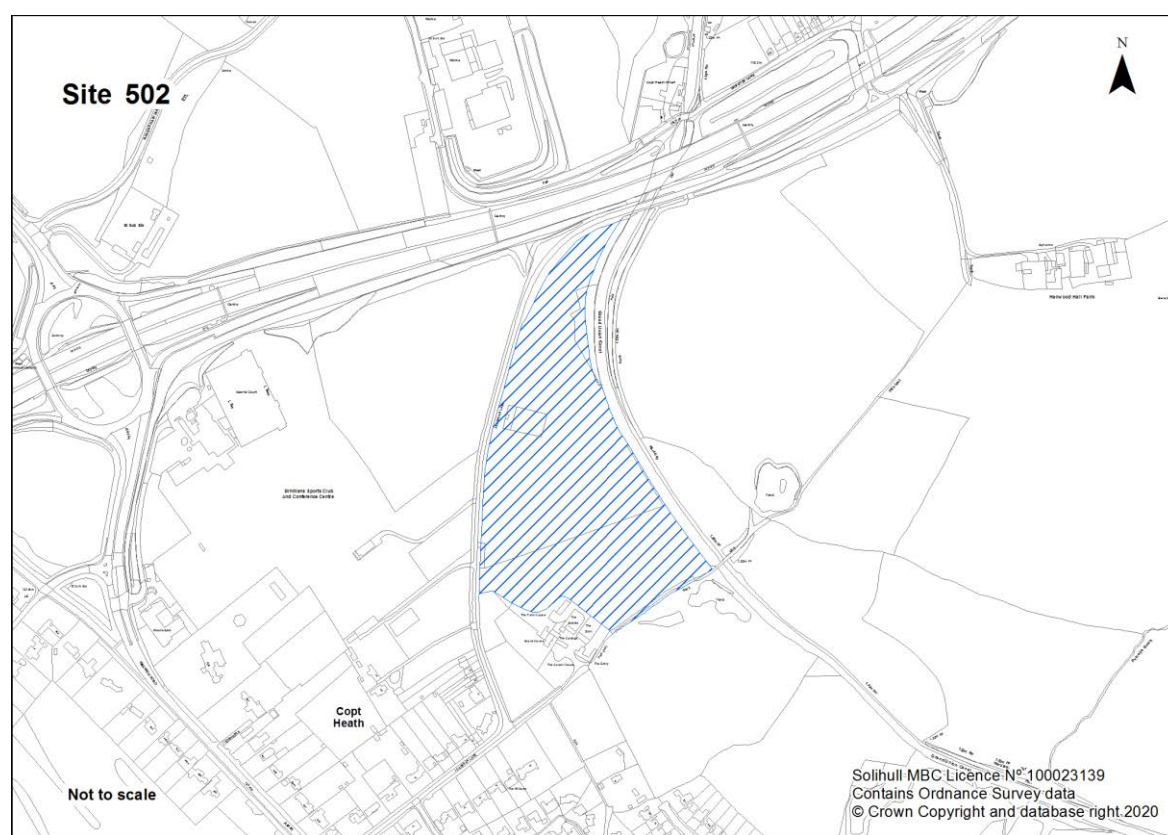
Representation Made by:	FB Architecture Ltd
Respondent ID Number:	2088
Rep ID Number:	14260
Cross references to site selection documents	<p><u>CFS Ref. 422</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Site not considered in SA.</u></p> <p><u>Landscape Character Area – Within LCA4C</u> (Landscape Character Assessment, 2016):  Landscape character sensitivity - High  Visual sensitivity - Medium  Landscape value - Medium  Landscape capacity to accommodate change - Very Low</p> <p><u>Site Assessment Document (2020)</u>  SHELAA Category 2 (some achievability constraints)</p> <p>Site does not fit into any identified Growth Options in the spatial strategy.</p> <p>Site is within moderately performing parcel in the Green Belt Assessment, although it is small and would result in indefensible</p>

	boundaries to the south and west. Site has a medium level of accessibility. Whilst Balsall Common is identified as suitable for significant expansion, the site is too small and would have no defensible green belt boundary, although it may be suitable for consideration as a windfall site.
Cross Reference to Green Belt Assessment:	<u>Green Belt Assessment (2016)</u> Lower performing parcel (RP61) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt (for most part)</li> <li>- Existing properties on site</li> </ul>



**Settlement Chapter Area: KNOWLE, DORRIDGE AND BENTLEY HEATH**

**Location of site:** Land off Jacobean Lane (specialist housing site for extra care facility)



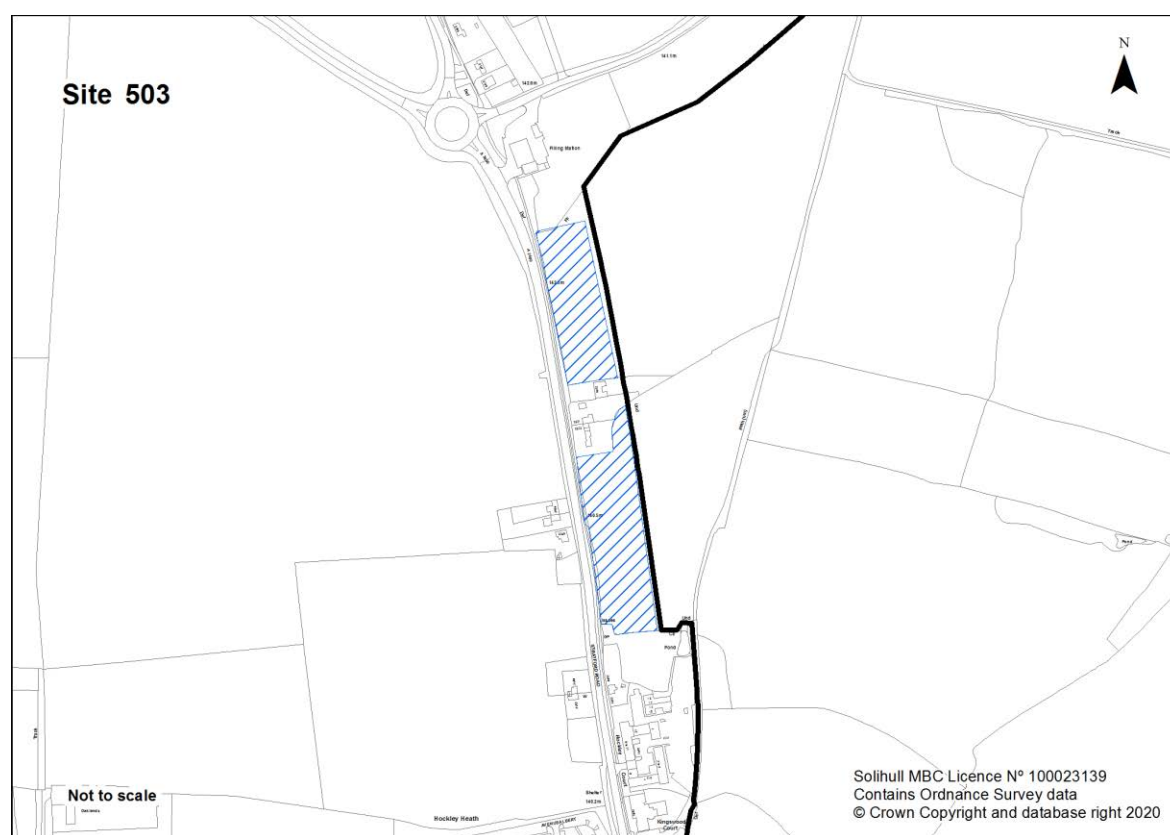
**OS base map showing site and surrounding area**

Representation Made by:	IM Land (Barton Willmore)
Respondent ID Number:	7017
Rep ID Number:	13894
Cross references to site selection documents	<p><u>CFS Ref. 502</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref.205</u> (in Sustainability Appraisal, Oct 2020, App. E) 19 effects: 2 positive; 11 neutral; 6 negative (1 significant).</p> <p><u>Landscape Character Area – LCA1B</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium Visual sensitivity – Medium Landscape value – Medium Landscape capacity to accommodate change - Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 3. Significant suitability constraints.</p> <p>Growth Option F: Significant expansion of rural villages/settlements. Knowle/Dorridge/Bentley Heath villages are considered suitable for</p>

	<p>growth, although any development would need to ensure the key Green Belt gap to the urban area is protected.</p> <p>Being somewhat detached from the main settlement of Knowle, this greenfield site is in a moderately performing parcel of Green Belt overall and scores highly against purpose 1 to 'check unrestricted sprawl of large built up areas'. The site is fairly well contained within the boundaries of Jacobean Lane and the Grand Union canal, however development would represent an incursion into the Green Belt, well beyond the existing strong, defensible boundary of Jacobean Lane and eroding the gap between the settlement of Knowle and the main urban area of Solihull. The site has very low accessibility to key services and facilities and public transport, and there is no footway provision along the site frontage. The site may also face some suitability constraints given its location close to the M42. Whilst contamination has been identified as a constraint on the land, further work and investigations by the site promoter suggests that the site was the subject of a short-lived tipping exercise, undertaken before 1974, of excess materials from motorway construction work. The tipped materials are likely to have been surplus excavated arisings.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing parcel (RP36) overall, with a combined score of 7. Highly performing in terms of purpose 1.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Overhead cables</li> <li>- Contaminated land</li> <li>- Proximity to M42 (noise, etc)</li> <li>- PRow SL10 runs on boundary</li> <li>- Adjacent to canal</li> </ul>

**Settlement Chapter Area: HOCKLEY HEATH**

**Location of site** Land at Stratford Road

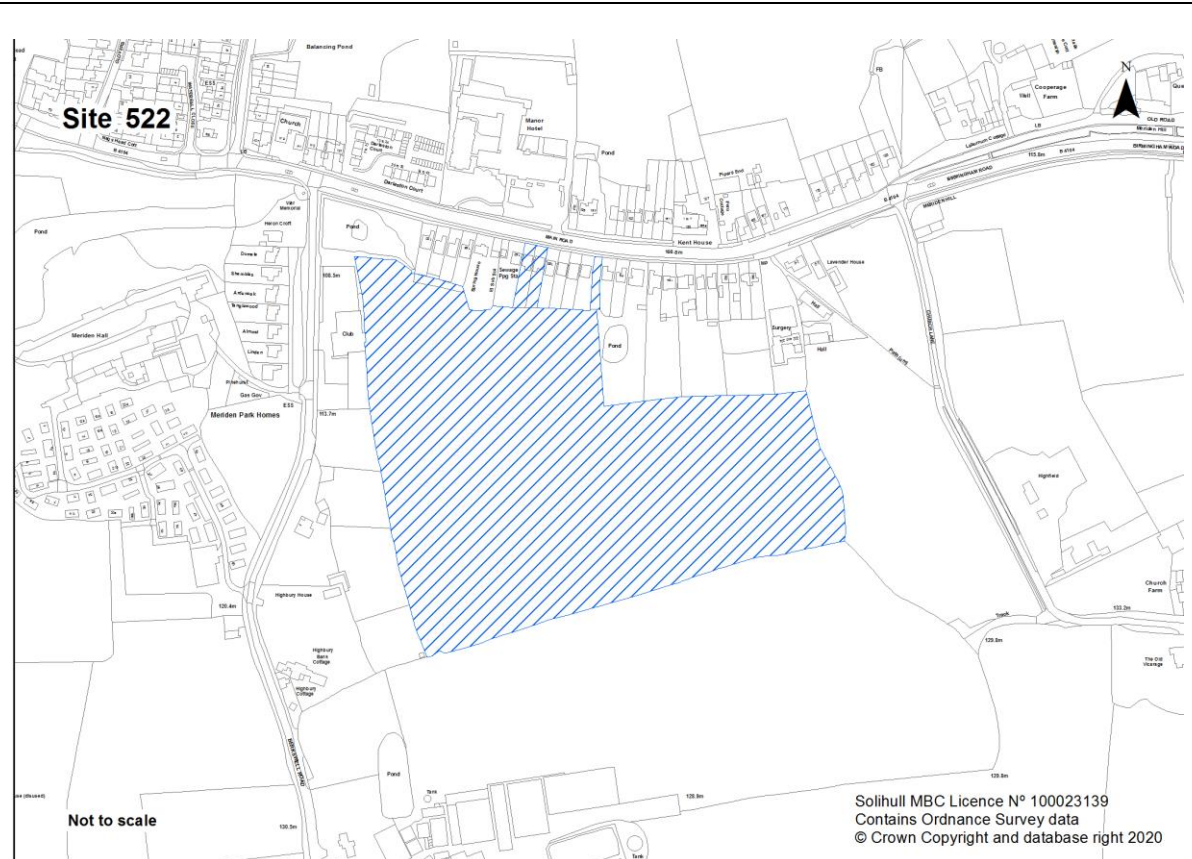


**OS base map showing site and surrounding area**

Representation Made by:	St Philips Land (Lichfields)
Respondent ID Number:	7030
Rep ID Number:	14552
Cross references to site selection documents	<p><u>CFS Ref. 503</u> (in Site Assessment Document, Oct 2020)</p> <p>Site not considered in Sustainability Appraisal (in Sustainability Appraisal, Oct 2020, App. E)</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016):</p> <p>Landscape character sensitivity – High</p> <p>Visual sensitivity – High</p> <p>Landscape value – Medium</p> <p>Landscape capacity to accommodate change - Very Low</p> <p><u>Site Assessment Document (2020)</u></p> <p>SHELAA Category 1</p> <p>Growth Option F: Limited extension of rural villages/settlements</p> <p>Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and</p>

	<p>restricted opportunities owing to proximity to the Borough boundary.</p> <p>This Greenfield site, in a moderately performing parcel of Green Belt would extend the settlement of Hockley Heath North where it would be difficult to establish a logical and defensible Green Belt boundary. The site has medium overall accessibility.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing parcel (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Adjacent to Listed Building</li> <li>- Adjacent to PROW SL44</li> </ul>

**Location of site:** Land off Main Road, Meriden



**OS base map showing site and surrounding area**

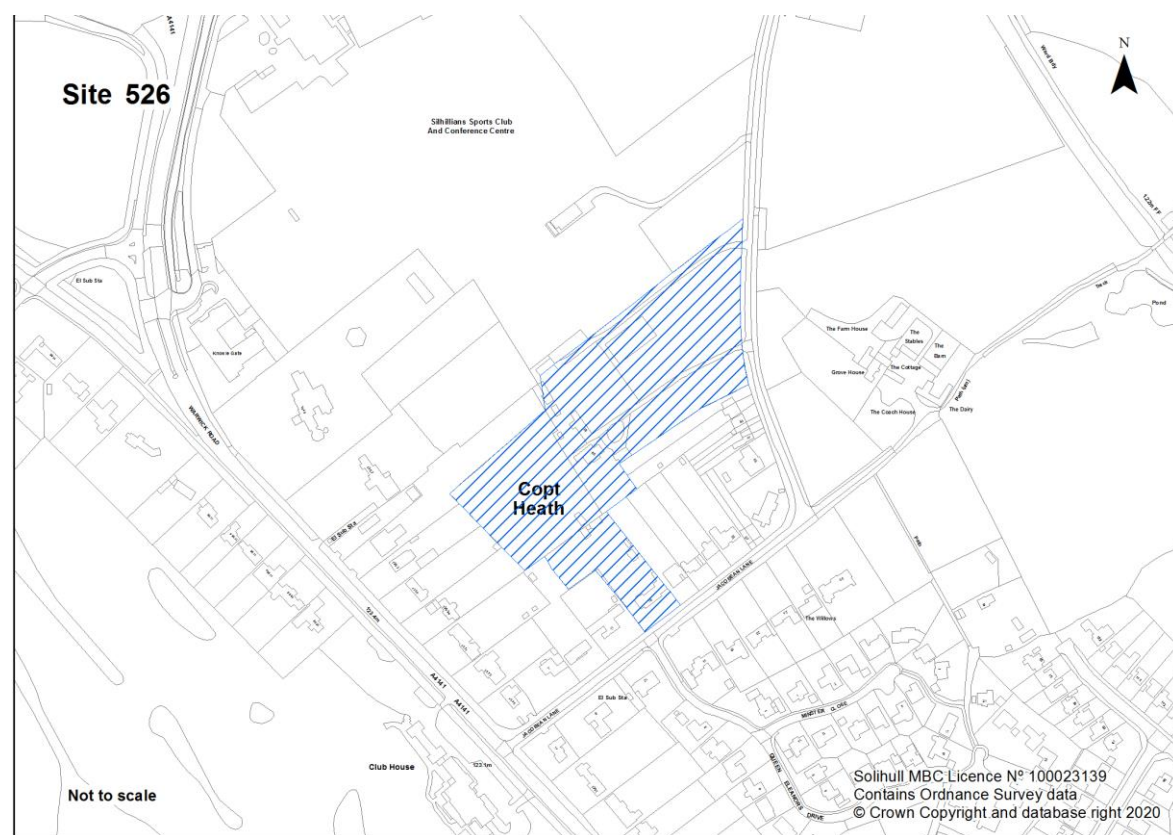
Representation Made by:	Redrow Homes (RPS Group)
Respondent ID Number:	5096
Rep ID Number:	15146
Cross references to site selection documents	<p><u>CFS Ref. 522</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 233</u> (in Sustainability Appraisal, Oct 2020, App. E) 19 effects: 4 positive (1 significant); 8 neutral: and 7 negative</p> <p><u>Landscape Character Area –LCA4D</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – High Visual sensitivity – Medium Landscape value – Medium Landscape capacity to accommodate change - Very Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p> <p>Growth Option G: Significant expansion of rural villages/settlements</p>

	<p>Meriden is identified as a settlement where limited expansion is acceptable in principle. Sites to the west generally have lower performing Green Belt and are well related to services.</p> <p>The site has high level of accessibility, being close to amenities and public transport routes (bus). It is within a lower performing parcel in the Green Belt Assessment. However, it lacks defensible boundaries and development of the site would be a significant incursion into the surrounding Green Belt.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP26) overall with a combined score of 3. Lower performing in terms of purposes 1, 2 and 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Minerals safeguarding area</li> <li>- PROW through site</li> </ul>



**Settlement Chapter Area: KNOWLE, DORRIDGE AND BENTLEY HEATH**

**Location of site: 15, 59 and 61 Jacobean Lane, Knowle**



**OS base map showing site and surrounding area**

Representation Made by:	Mr T Khan, Mr S Kelly and Mr J Green (DS Planning)
Respondent ID Number:	6279, 7027 and 7028
Rep ID Number:	11251, 15231, 15240
Cross references to site selection documents	<p><u>CFS Ref. 526</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref.208</u> (in Sustainability Appraisal, Oct 2020, App. E) 19 effects: 3 positive; 12 neutral; 4 negative (1 significant)</p> <p><u>Landscape Character Area – LCA1B</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium Visual sensitivity – Medium Landscape value – Medium Landscape capacity to accommodate change – Low.</p> <p><u>Site Document (2020)</u> SHELAA Category 1</p> <p>Growth Option F: Limited expansion of rural villages/settlements. Knowle/Dorridge/Bentley Heath villages are considered suitable for</p>

	<p>growth, although key Green Belt gap to urban area should be protected.</p> <p>Sites lies just beyond the strong and defensible Green Belt boundary of Jacobean Lane. Whilst situated in a lower performing parcel of Green Belt overall, the site performs highly for purpose 2 to 'prevent neighbouring towns merging into one another', and development in this location would erode the important gap between Solihull and Knowle. It would also be difficult to create a new strong defensible boundary to define the extent of land to be removed from the Green Belt, without opening up the surrounding land to the north to development. Despite the inclusion of the property at 15 Jacobean Lane, which could provide access directly onto Jacobean Lane, the site scores low in terms of accessibility to key services. Since the 2018 assessment, bus services have reduced in frequency, resulting in a lower score. 15 Jacobean Lane is also constrained by the presence of TPO trees on site.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Lower performing parcel (RP35) overall, with a combined score of 5. Highly performing in terms of purpose 2.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- TPO</li> <li>- Existing buildings on site</li> </ul>

**Settlement Chapter Area: MERIDEN**

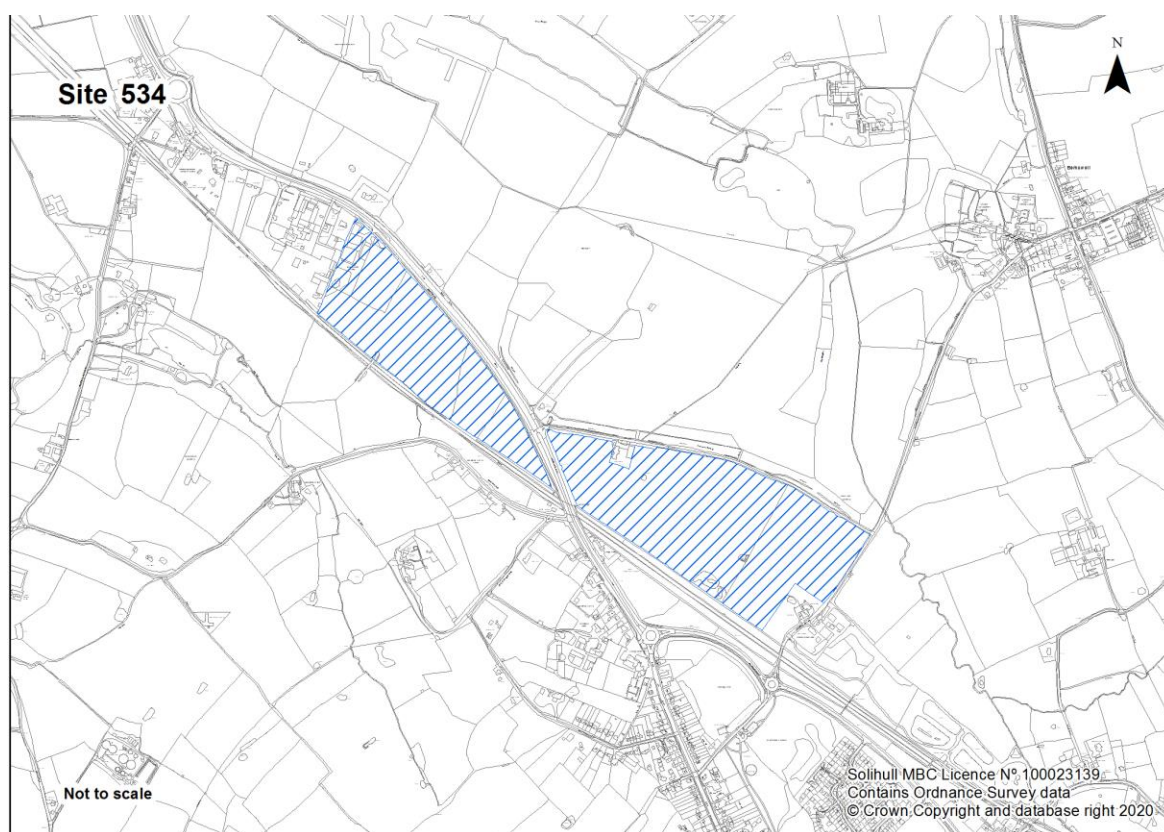
**Location of site: Land at Berkswell Road, Meriden**



**OS base map showing site and surrounding area**

Representation Made by:	L&Q Estates – Land at Berkswell Road (Pegasus Group)
Respondent ID Number:	7014
Rep ID Number:	14884
Cross references to site selection documents	<p><u>CFS Ref. 530</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref. 74</u> (in Sustainability Appraisal, Oct 2020, App E) 17 effects: 7 positive (3 significant); 2 neutral; 8 negative (1 significant).</p> <p><u>Landscape Character Area – LCA4D</u> (Landscape Character Assessment, 2016): Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p> <p>Growth Option F: Limited expansion of rural villages/settlements</p>

	<p>Meriden village is identified as suitable for limited expansion, but not significant growth.</p> <p>Settlement is identified for limited expansion. However, site is within high performing broad area in the Green Belt Assessment, and would not create a strong defensible boundary. Site has a high level of accessibility. SA of the wider site (CFS 197) identifies 7 positive and 8 negative effects. Majority of these effects are still relevant to this smaller parcel of land.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Higher performing Broad Area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Mineral safeguarding area</li> <li>- TPO</li> </ul>

**Settlement Chapter Area: BALSALL COMMON****Location of site: South of Kenilworth Road/South of Park Lane****OS base map showing site and surrounding area**

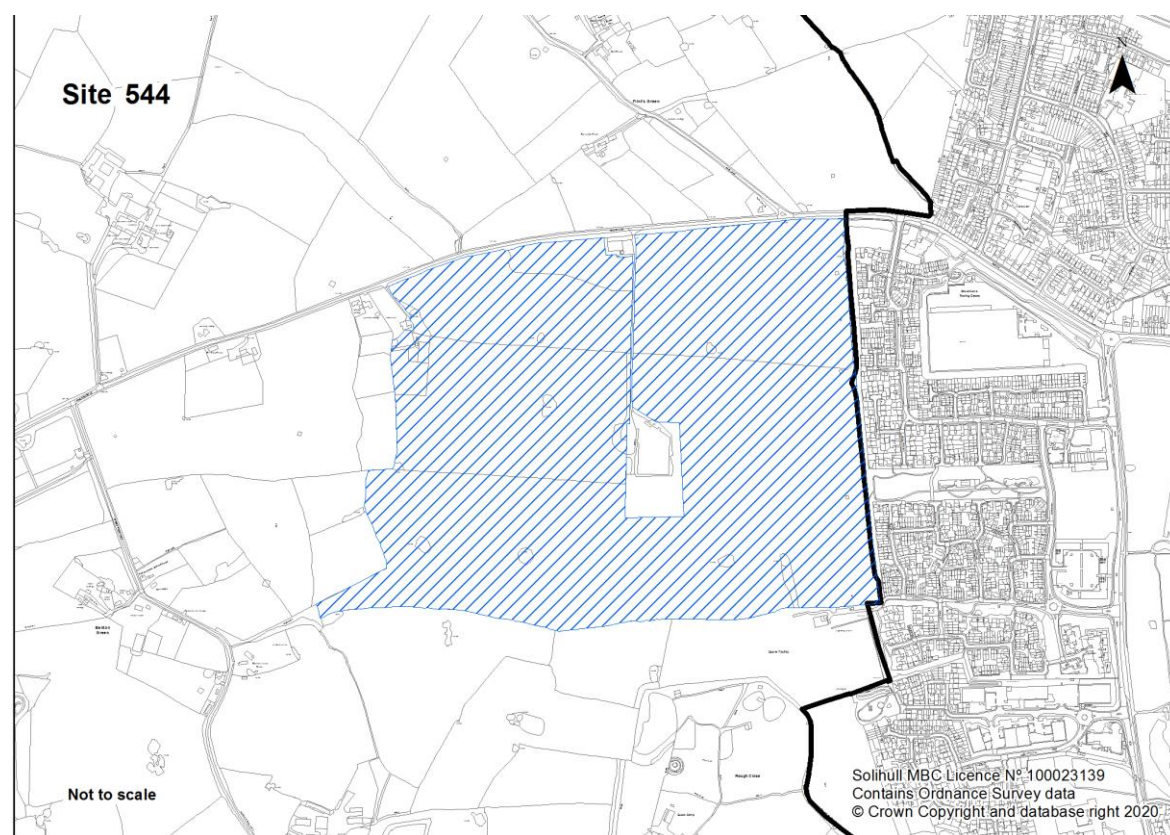
Representation Made by:	Rainier Developments (Marrons Planning)
Respondent ID Number:	6133
Rep ID Number:	14523
Cross references to site selection documents	<p><u>CFS Ref. 534</u> not included in Site Assessment Document, Oct 2020 as submission is for business purposes. Land south of Park Lane included under earlier CFS ref 305.</p> <p><u>Aecom Ref. 202</u> (in Sustainability Appraisal, Oct 2020, App. E). Land South of Park Lane (CFS Ref 305): 19 effects: 6 positive; 6 neutral; 7 negative (2 significant).</p> <p><u>Landscape Character Area</u> (Landscape Character Assessment, 2016): Land South of Kenilworth Road: LCA4C Landscape character sensitivity – High Visual sensitivity – Medium Landscape value – Medium Landscape capacity to accommodate change – Very Low.</p> <p>Land South of Park Lane: LCA4D Landscape character sensitivity – High Visual sensitivity – Medium Landscape value – Medium</p>

	<p>Landscape capacity to accommodate change - Very Low.</p> <p><u>Site Assessment Document (2020)</u> Not included in SHELAA Update 2020. CFS Ref 305 SHELAA Category 2 (some achievability constraints)</p> <p>Site is located within Growth Option G – Significant expansion of rural villages/settlements, but beyond the northern extent of the settlement and poorly related to it.</p> <p>Balsall Common identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in green belt terms and or provides strong defensible boundaries.</p> <p>South of Park Lane has medium/high level of accessibility, with very high accessibility for food store.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u> Site located within higher performing broad areas (BA03 and BA04) with an overall combined score of 12. Highly performing in terms of all purposes.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Proximity to listed buildings</li> <li>- Proximity to railway line</li> <li>- HS2 rail line to cross site with most of land South of Park Lane within safeguarding area</li> <li>- Overhead cables</li> </ul>



**Settlement Chapter Area: BERKSWELL**

**Location of site: Hawkhurst, Broad Lane**



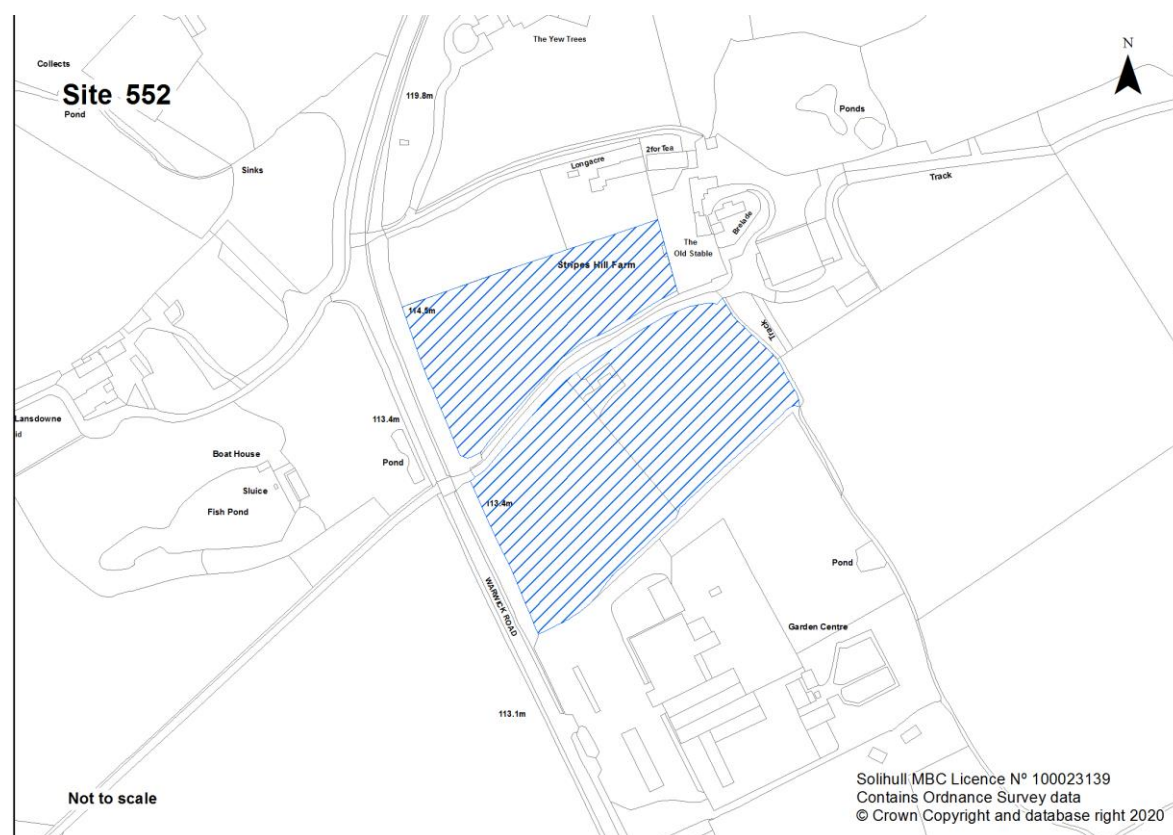
**OS base map showing site and surrounding area**

Representation Made by:	Barratt David Wilson Homes (Barton Willmore)
Respondent ID Number:	7020
Rep ID Number:	13887
Cross references to site selection documents	<p><u>CFS Ref. 544</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref.217</u> (in Sustainability Appraisal, Oct 2020, App. E) 19 effects: 2 positive; 7 neutral; 10 negative (4 significant)</p> <p><u>Landscape Character Area – LCA6</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – High Visual sensitivity -Medium Landscape value – Medium Landscape capacity to accommodate change - Very Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 3 (significant suitability constraints)</p> <p>The site does not fit into the spatial strategy. It could be considered as Growth Option G – Urban Extension, however, the site would be an urban extension to Coventry and is not related to Solihull settlements.</p>

	<p>Site is within a lower performing parcel in the Green Belt Assessment, although it is isolated from development in the Borough and would result in indefensible boundaries to the south and west. It is not identified for growth in the spatial strategy. Site has a low to medium level of accessibility, and is related wholly towards Coventry. It is deliverable, subject to some constraints, although it would be more likely to meet housing need in Coventry.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u>  Lower performing parcel (RP83) overall, with a combined score of 5. Moderately performing in terms of purposes 2 and 3.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Abuts Borough boundary</li> <li>- Contaminated land: 80% of site</li> <li>- Waste management site at centre of site</li> <li>- PRow through site</li> </ul>

# Settlement Chapter Area: KNOWLE, DORRIDGE AND BENTLEY HEATH

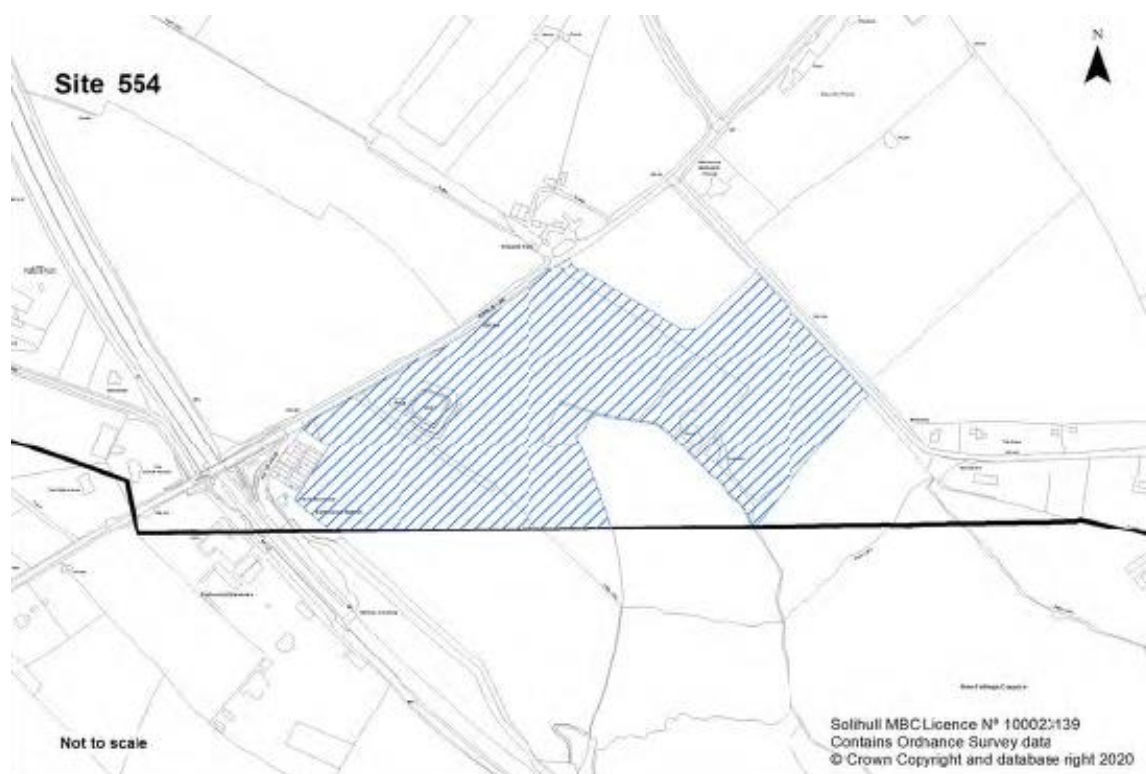
Location of site: Land East of Warwick Road



OS base map showing site and surrounding area

Representation Made by:	Spitfire Bespoke Homes (Ridge and Partners LLP)
Respondent ID Number:	4409
Rep ID Number:	14089, 14090
Cross references to site selection documents	<p><u>CFS Ref. 552</u> (in Site Assessment Document, Oct 2020)</p> <p><u>Aecom Ref.219</u> (in Sustainability Appraisal, Oct 2020, App. E) 19 effects: 4 positive (1 significant); 11 neutral; 4 negative.</p> <p><u>Landscape Character Area – LCA3</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium. Visual sensitivity – Low. Landscape value – Medium. Landscape capacity to accommodate change – Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p> <p>Site does not fit neatly into any identified Growth Options in the spatial strategy.</p>

	<p>Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although this site is not adjacent to the built up area and would result in an isolated incursion of built form into this high performing area of Green Belt.</p> <p>This greenfield site lies in a highly performing parcel of Green Belt and is slightly detached from the main settlement and poorly related to it. Development would result in an isolated incursion of built form into the Green Belt where no permanent physical features are present to establish a new Green Belt boundary. The site has a medium level of accessibility overall, with poor access to public transport.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Higher performing parcel (RP38) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Trees</li> <li>- Electricity Transmission line through site</li> </ul>

**Settlement Chapter Area: BLYTHE****Location of site: Land off Rumbush Lane****OS base map showing site and surrounding area**

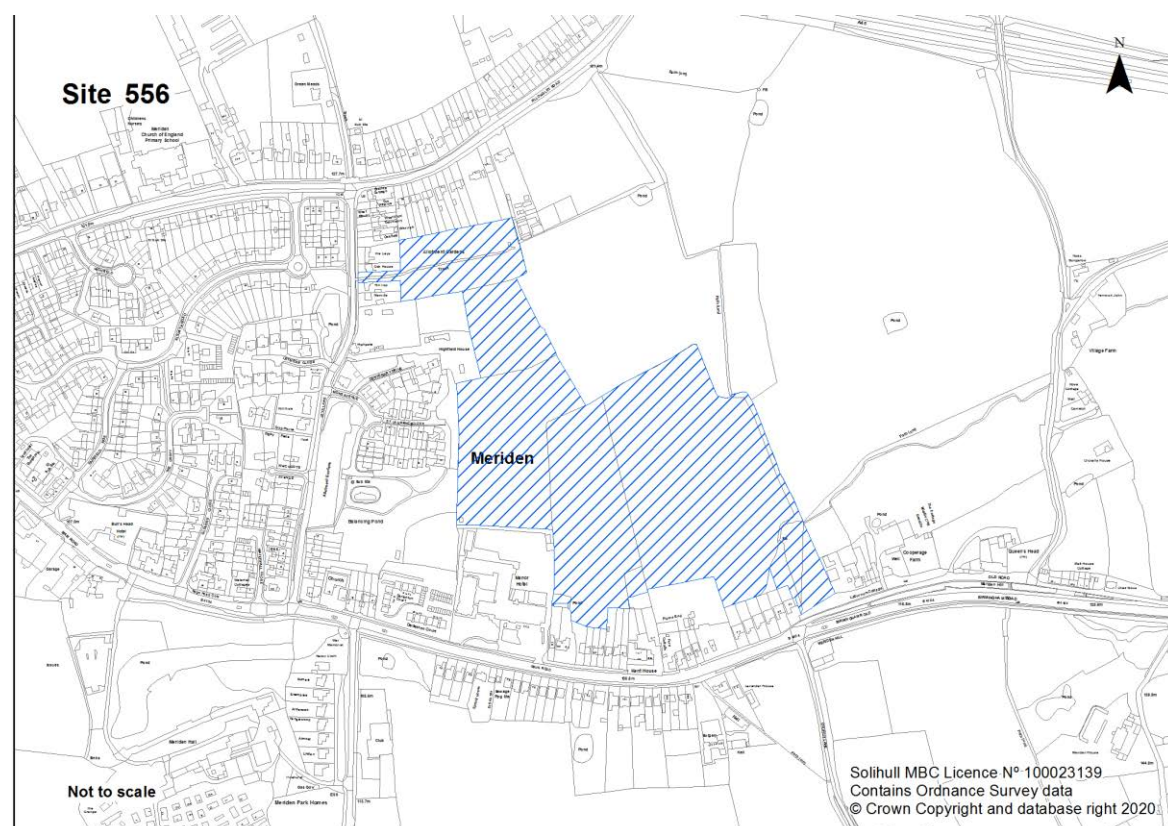
Representation Made by:	IM Land (Turley)
Respondent ID Number:	7019
Rep ID Number:	15013, 15006, 15007, 15008, 15009, 15010, 15011, 15012, 15014, 15015, 15016
Cross references to site selection documents	<p><u>CFS Ref. 554</u> (in Site Assessment Document, Oct 2020) The site is a smaller version of CFS 141.</p> <p><u>Aecom Ref. 70</u> (in Sustainability Appraisal, Oct 2020, App. E) 17 effects: 2 positive; 9 neutral; 6 negative (2 significant).</p> <p><u>Landscape Character Area – LCA2</u> (Landscape Character Assessment, 2016) Landscape character sensitivity – High Visual sensitivity – High Landscape value – Medium Landscape capacity to accommodate change - Very Low</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p>

	<p>Site does not fit neatly into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy. Site is detached and remote from a settlement.</p> <p>The site has low accessibility, with low accessibility to services and public transport. Development would be isolated from existing settlements, not create a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside to the south of Tidbury Green.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing parcel (BA01) with an overall combined score of 6. Highly performing in terms of purpose 3.</p>
Summary of key constraints:	<p>Green Belt</p> <p>Adjacent to SSSI</p> <p>PROW through site</p> <p>Trees</p>



# Settlement Chapter Area: MERIDEN

Location of site: Land North of Main Road, Meriden



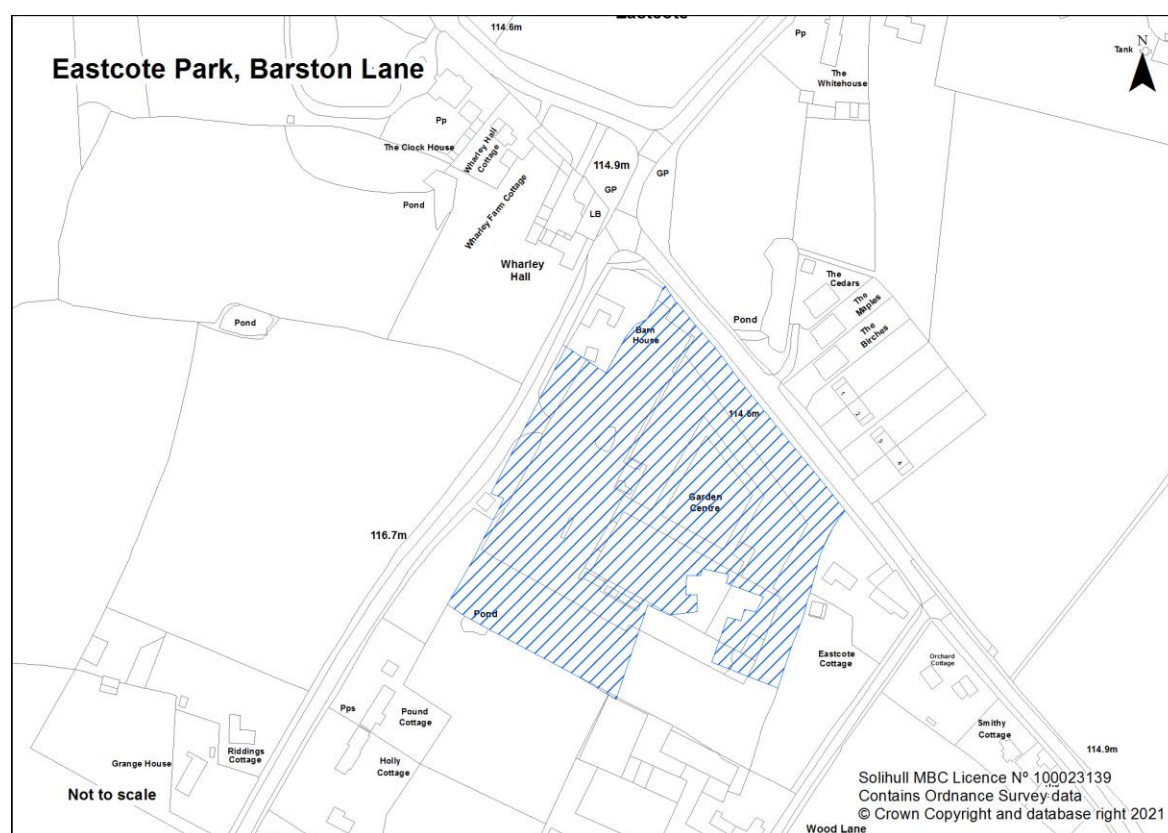
OS base map showing site and surrounding area

Representation Made by:	IM Land (Stansgate Planning LLP)
Respondent ID Number:	7018
Rep ID Number:	14693, 14616, 14647, 14665, 14677, 14698, 14699, 14872
Cross references to site selection documents	<p>CFS Ref. 556 (in Site Assessment Document, Oct 2020) Site overlaps with CFS 420 and CFS 211.</p> <p><u>Aecom Ref. 153, 61</u> (in Sustainability Appraisal, Oct 2020, App. E) Ref 153- 18 effects: 7 positive (5 significant); 7 neutral; 4 negative. Ref 61- 17 effects: 6 positive (4 significant); 2 neutral; 9 adverse (1 significant).</p> <p><u>Landscape Character Area – LCA7</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – High Visual sensitivity -Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low.</p> <p><u>Site Assessment Document (2020)</u> SHELAA Category 1</p>

	<p>Growth Option G: Significant expansion of rural villages/settlements. Meriden is identified as a settlement where limited expansion is acceptable in principle. Sites to the west generally have lower performing Green Belt and are well related to services.</p> <p>Site is within an overall low/moderate performing parcel in the Green Belt Assessment, although the parcel is high performing for purpose 1 (to check the unrestricted sprawl of large built-up areas). The site does not provide strong defensible Green Belt boundaries but scores highly in the Accessibility Study being located on the edge of the built up area of Meriden. Meriden village is identified for limited growth. However development of this site would have a detrimental impact on the surrounding Green Belt.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderate performing parcel (RP25) with an overall combined score of 5. Highly performing in terms of purpose 1.</p>
Summary of key constraints:	<ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Minerals safeguarding area</li> <li>- PROW through east of site</li> <li>- Allotments at north of site included in boundary</li> </ul>

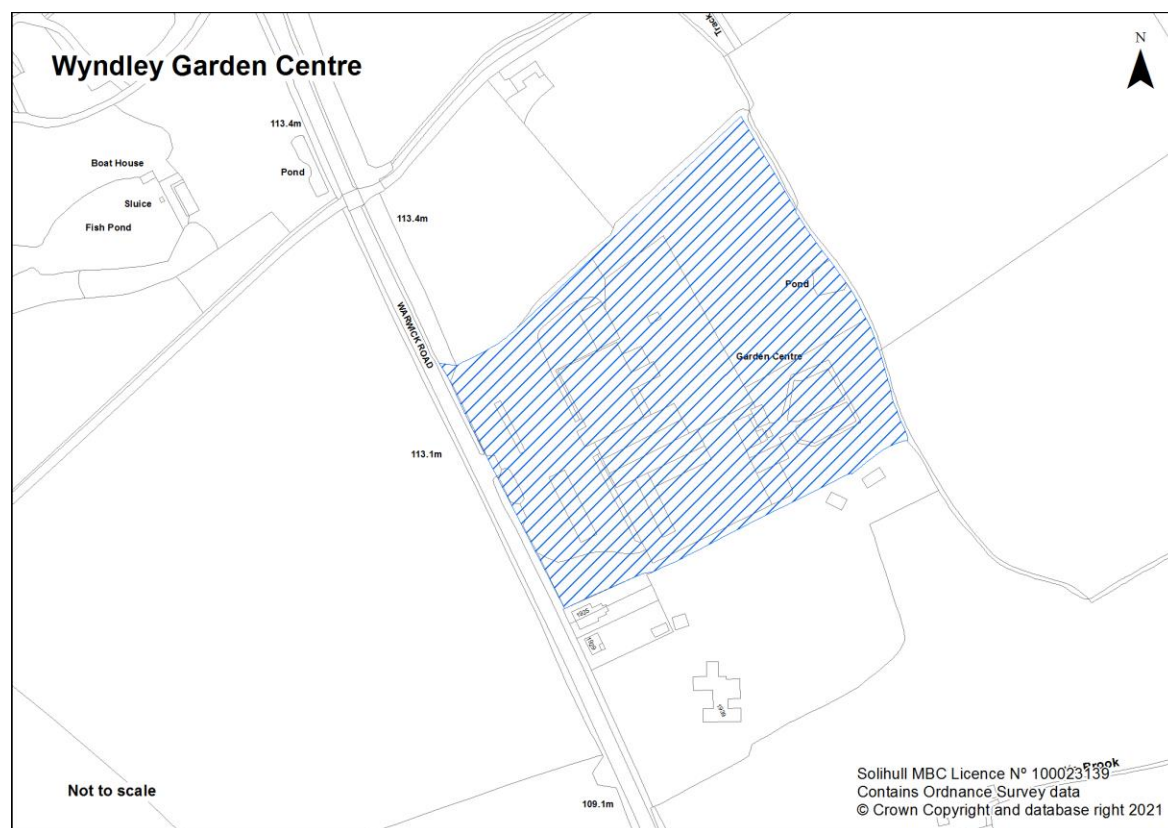
**Settlement Chapter Area: BICKENHILL**

**Location of site:** Eastcote Park, Barston Lane (land located on the southern side of the junction of Barston Lane and Knowle Road)

**OS base map showing site and surrounding area**

Representation Made by:	Eastcote Land Ltd (Avison Young)
Respondent ID Number:	6623
Rep ID Number:	11230, 11231
Cross references to site selection documents	<p><u>Site not included in Site Assessment Document (2020) with no CFS Ref Number.</u></p> <p>Now assigned Cfs reference 601</p> <p><u>Site not assessed in Sustainability Appraisal, Oct 2020.</u></p> <p><u>Landscape Character Area – LCA4C</u> (Landscape Character Assessment, 2016):</p> <p>Landscape character sensitivity - High</p> <p>Visual sensitivity – Medium</p> <p>Landscape value - Medium</p> <p>Landscape capacity to accommodate change - Very Low.</p>
Cross Reference to Green Belt Assessment:	<u>Green Belt Assessment (2016)</u>

	Site located within higher performing broad area (BA03) with an overall combined score of 12. Highly performing in terms of all purposes.
Summary of key constraints:	Constraints have not been formally assessed.
Additional notes:	Planning permission was granted on the site in September 2019 for the 'Erection of 34 no. two bedroom extra care apartments (Use Class C2) and associated works, including car parking, access, landscaping and associated engineering works' (PL/2019/01394/PPFL).

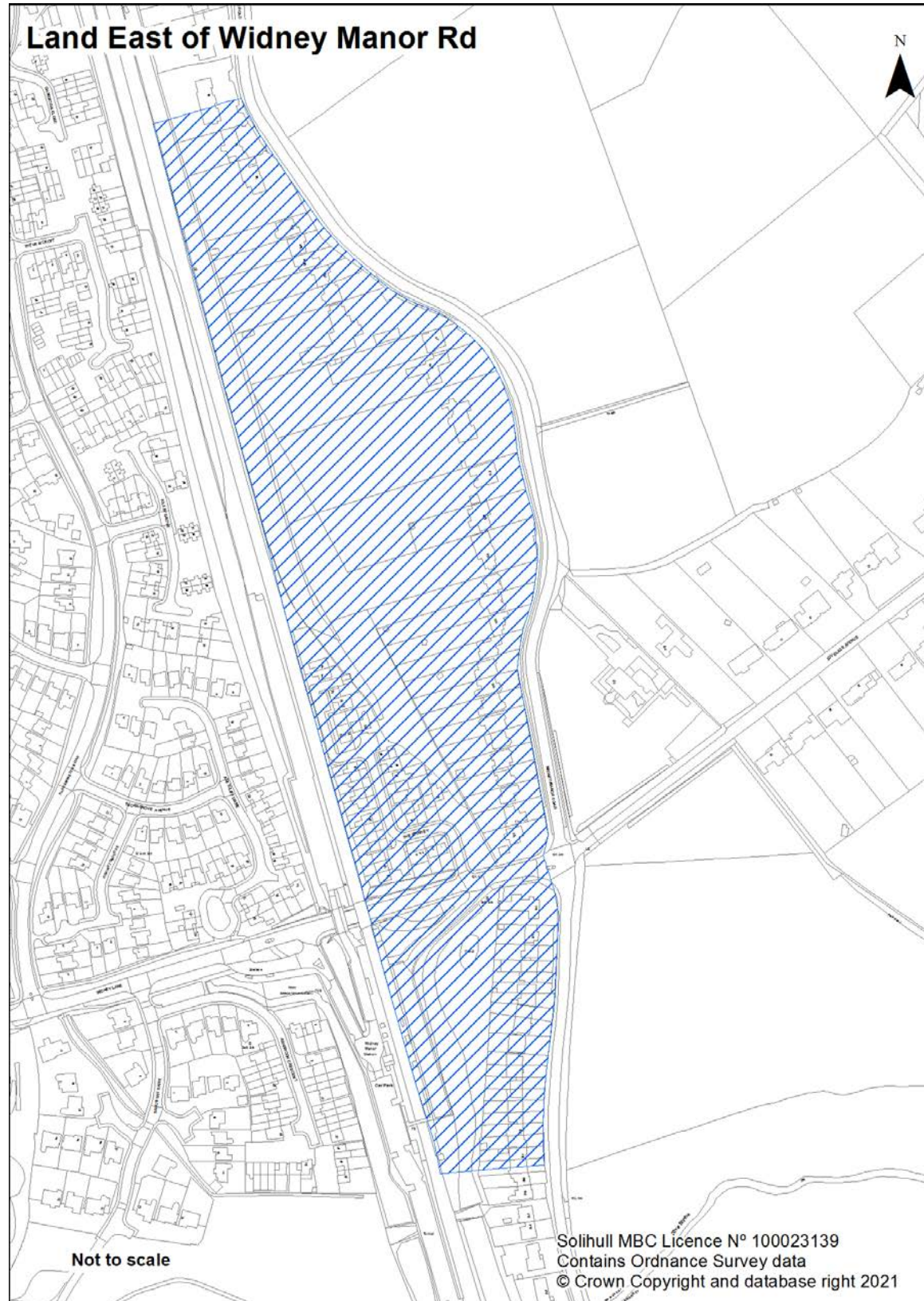
**Settlement Chapter Area: KNOWLE****Location of site: Wyndley Garden Centre, Warwick Road****OS base map showing site and surrounding area**

Representation Made by:	Cinnamon Retirement Living Ltd (Avison Young)
Respondent ID Number:	6624
Rep ID Number:	11229
Cross references to site selection documents	<p><u>Site not included in Site Assessment Document, Oct 2020).</u> Now assigned CfS reference 602</p> <p><u>Site not assessed in Sustainability Appraisal, Oct 2020, App. E.</u></p> <p><u>Landscape Character Area – LCA3</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – Medium. Visual sensitivity – Low. Landscape value – Medium. Landscape capacity to accommodate change – Low.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u> Higher performing parcel (RP38) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.</p>
Summary of key constraints:	<u>Constraints have not been formally assessed.</u>



**Settlement Chapter Area: SOLIHULL, ST ALPHEGE**

**Location of site: Land East of Widney Manor Road**





<b>OS base map showing site and surrounding area</b>	
Representation Made by:	The Dunleavy Family (DS Planning)
Respondent ID Number:	6629
Rep ID Number:	11057
Cross references to site selection documents	<p>Site not included in <u>Site Assessment Document, Oct 2020</u>). Now assigned CfS reference 603</p> <p><u>Site not assessed in Sustainability Appraisal, Oct 2020, App. E.</u></p> <p><u>Landscape Character Area – unknown (Landscape Character Assessment, 2016).</u></p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u> Moderately performing parcel (RP32) overall, with a combined score of 6. Moderately performing in terms of purposes 2 and 4.</p>
Summary of key constraints:	<u>Constraints have not been formally assessed.</u>

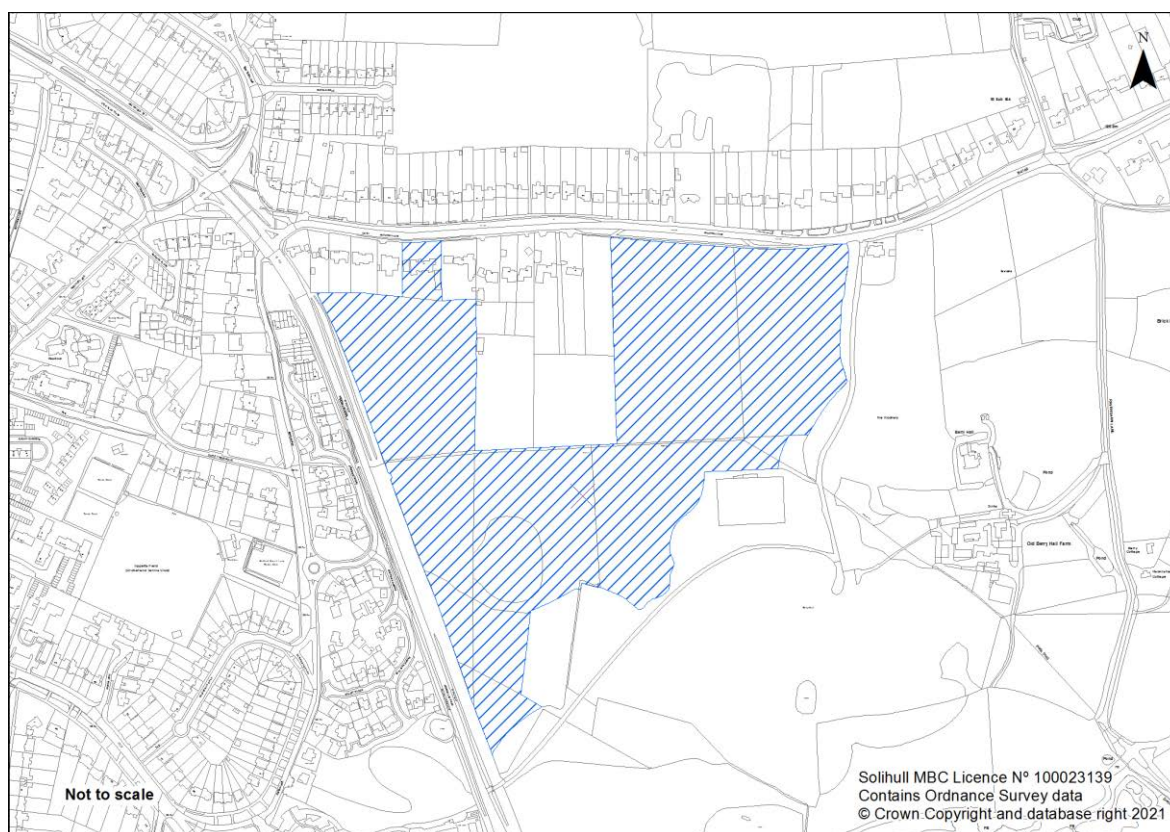
**Location of site:** Land East of Wootton Lane

**East of Wootton Lane**

Not to scale

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Contains Ordnance Survey data  
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OS base map showing site and surrounding area	
Representation Made by:	Kirirom (Acorn Planning)
Respondent ID Number:	6911
Rep ID Number:	14585
Cross references to site selection documents	<p><u>Site not included in Site Assessment Document (2020) with no CFS Ref Number.</u> Now assigned CfS reference 604</p> <p><u>Site not assessed</u> in Sustainability Appraisal, Oct 2020.</p> <p><u>Landscape Character Area – LCA4C</u> (Landscape Character Assessment, 2016): Landscape character sensitivity – High to medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u> Site located within higher performing broad area (BA03) with an overall combined score of 12. Highly performing in terms of all purposes.</p>
Summary of key constraints:	Constraints have not been formally assessed.

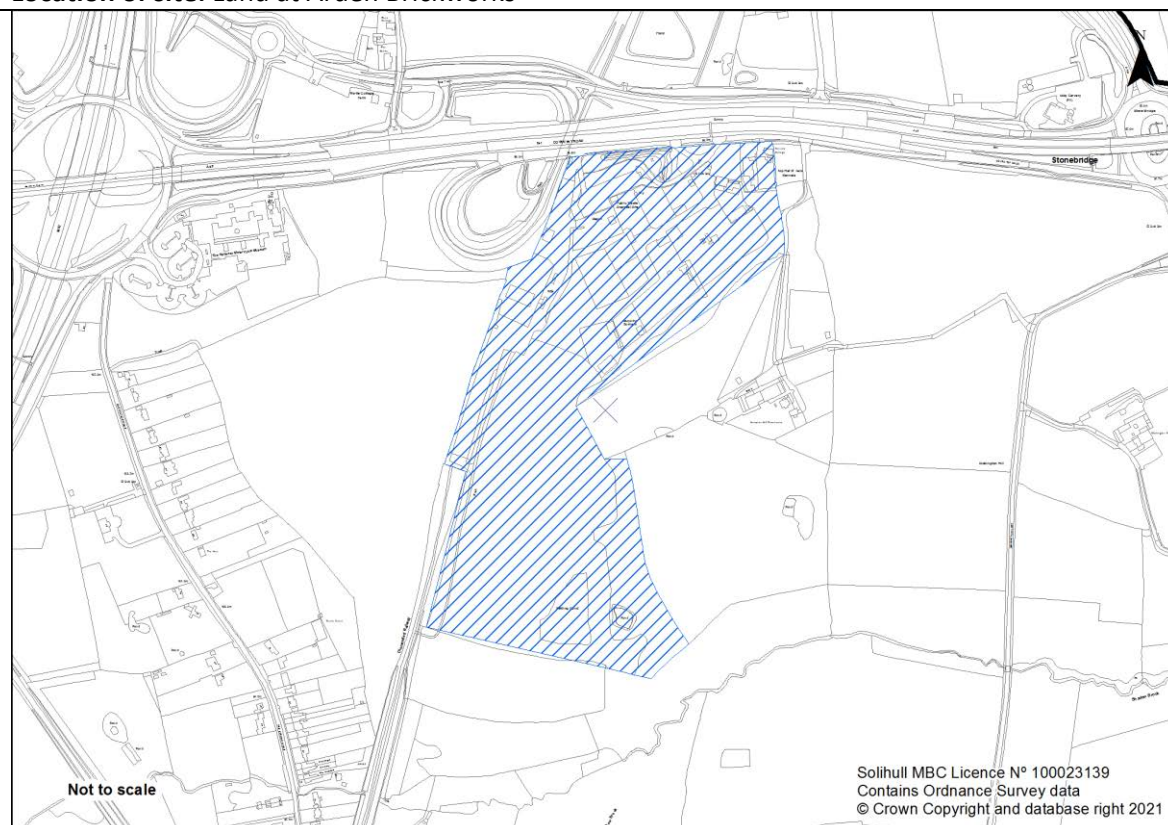
**Settlement Chapter Area: Solihull Town Centre and Mature Suburbs****Location of site: Land to the South of Hampton Lane****OS base map showing site and surrounding area**

Representation Made by:	Catesby Estates - Hampton Lane (Terence O'Rourke (Mr Neil Trollope, Technical Director))
Respondent ID Number:	7025
Rep ID Number:	15223
Cross references to site selection documents	<p><u>Site not included in Site Assessment Document, Oct 2020).</u> CFS 16, 20 &amp; 300 form part of the larger parcel: Land to the South of Hampton Lane.</p> <p>Now assigned CfS reference 605 to reflect larger site.</p> <p>CFS 16: Aecom Ref. 113 (in Sustainability Appraisal, Oct 2020, App. E) 18 Effects: 4 positive 11 neutral; 3 negative</p> <p>CFS 20: Aecom Ref. 86A (in Sustainability Appraisal, Oct 2020, App. E) 18 Effects: 2 positive (1 significant); 6 neutral; 10 negative (4 significant) Part of AECOM 86 17 effects: 2 positive (1 significant); 7 neutral; 8 negative (1 significant).</p> <p>CFS 300: Aecom Ref. 128 (in Sustainability Appraisal, Oct 2020, App. E) 19 effects: 4 positive (1 significant); 14 neutral; 1 negative</p>

	<p><u>Landscape Character Area – LCA1 (sub area 1A)</u> (Landscape Character Assessment, 2016): Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low</p> <p><u>Site Assessment Document (2020)</u>  SHELAA Category 2 (some suitability constraints).  Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, site is located south of Hampton Lane, which provides a strong defensible Green Belt boundary to the north.</p> <p>Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016)</u></p> <p>Moderately performing parcel (RP31) overall, with a combined score of 6. Moderately performing in terms of purpose 3.</p>
Summary of key constraints:	<p>Green Belt  TPOs  Hedgerows  Constrained by adjoining Solihull bypass and existing dwellings to the north  Habitats of wildlife interest  Difference in levels on site</p>

<b>Settlement Chapter Area: Eastcote</b>	
<b>Location of site: Barns at Eastcote, Barston Lane</b>	
[Representation did not include a plan indicating location or extent of site]	
<b>OS base map showing site and surrounding area</b>	
Representation Made by:	Seventy Four Propco Limited
Respondent ID Number:	6789
Rep ID Number:	14104, 14105
Cross references to site selection documents	<p><u>Site not included in Site Assessment Document, Oct 2020.</u> Now assigned CfS reference 605</p> <p><u>Site not assessed in Sustainability Appraisal, Oct 2020, App. E.</u></p> <p><u>Landscape Character Area – Sub-Area 4C (Landscape Character Assessment, 2016).</u> Landscape character sensitivity – High. Visual sensitivity – Medium. Landscape value – Medium. Landscape capacity to accommodate change – Very Low.</p>
Cross Reference to Green Belt Assessment:	<p><u>Green Belt Assessment (2016) – BA03</u> Broad Area boundary is clear identifiable/durable and there is no development present: score 3.</p> <p>Broad Area BA03 is higher performing against purpose 1. The area's boundaries are largely clearly defined and robust. The area's boundaries are formed by the M42 motorway to the west, the A452 Kenilworth Road to the east and the A45 Coventry Road to the north. The southern boundary of the area is not as easily identifiable and is formed by the B4101 at its boundary with Broad Area BA02. Furthermore, no development is present within the area and it plays a pivotal role in preventing the urban sprawl of Solihull and Coventry.</p>
Summary of key constraints:	<u>Constraints have not been formally assessed.</u>



**Settlement Chapter Area: BICKENHILL****Location of site: Land at Arden Brickworks****OS base map showing site and surrounding area**

Representation Made by:	Kilbride Resources Ltd (Pegasus Group) Richard Cobb Planning
Respondent ID Number:	6820 (Kilbride Resources Ltd) 2464 (Richard Cobb Planning)
Rep ID Number:	14252, 14253 (Kilbride Resources Ltd) 10787, 10805, 10916, 10780, 10785, 10786, 10788, 10789, 10790, 10791, 10792, 10794, 10796, 10808, 10809, 10810, 10811, 10911, 10912, 10914, 10918, 10919, 10921, 10922, 10924, 13786 (Richard Cobb Planning)
Cross references to site selection documents	<u>Site put forward as a potential Eco-Park for waste management, energy, and employment related development.</u>  <u>Site not included in Site Assessment Document (2020) with no CFS Ref Number.</u> Site adjacent to CFS.132 'Land at HS2 Triangle'. Now assigned CfS reference 605  <u>Aecom Ref. 64</u> (Sustainability Appraisal, Oct 2020, App E) 17 effects: 4 positive (2 significant); 9 neutral; 4 negative (1 significant).

	<u>Landscape Character Area – LCA9</u> (Landscape Character Assessment, 2016) Landscape character sensitivity – Medium Visual sensitivity - Medium Landscape value – Low Landscape capacity to accommodate change - Low
Cross Reference to Green Belt Assessment:	<u>Green Belt Assessment (2016)</u> Lower performing parcel (RP19) with an overall combined score of 4. Moderately performing in terms of purpose 1.
Summary of key constraints:	Constraints have not been formally assessed.