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# Appendix 1: Solihull Employment Site Assessments

Final Report

Iceni Projects Limited on behalf of  
Solihull Borough Council

October 2026

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ICENI PROJECTS  
LIMITED ON BEHALF  
OF SOLIHULL  
BOROUGH COUNCIL

Appendix 1: Solihull Employment Site  
Assessments  
FINAL REPORT



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# 1. Introduction

- 1.1 Solihull Borough Council has commissioned Icen Projects Limited to prepare local housing and employment land evidence. This includes reviewing the employment land portfolio in the Borough to feed into the review of the Local Plan. This is the focus of this Appendix.
- 1.2 The Council's existing Local Plan was adopted in 2013 and sets out policy regarding existing employment sites in the Borough. The Council is now in the process of reviewing the Plan which – when adopted – will replace the existing Local Plan. To inform this it needs to have an up-to-date evidence base which addresses the need for employment development, the land available to meet these needs, but also considers the quality and appropriateness of existing employment sites within the Borough. This Appendix responds to these objectives.
- 1.3 This report thus reviews existing employment areas and potential future employment sites in the Borough, to draw site-specific findings which can inform policies related to employment sites within the Local Plan and accurately quantify the existing employment land supply. This includes appraising site boundaries and the appropriate uses. The assessment considers:
- the extent to which existing employment sites are 'fit for purpose' in meeting modern business needs, or are in need of investment;
  - the potential contribution which existing employment sites could make to meeting the identified needs, including the potential for use of vacant land/floorspace within them or intensification of these sites, as appropriate;
  - qualitative issues regarding the portfolio of employment land within different areas including gaps in the supply to meet different market segments;
  - How sites should be treated in policy terms including reviewing site boundaries where appropriate, and advising on appropriate uses.
- 1.4 This report is informed by site visits employment sites in the Borough undertaken by Icen staff in July 2026.

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1.5 This Appendix considers and appraises in turn:

- Allocated employment sites from the 2013 Local Plan
- Existing industrial estates and business parks
- New sites allocated in the previous Local Plan Review
- Call for Sites submissions for employment uses

1.6 Table 1.1 presents the site assessment proforma for potential future employment sites (new sites allocated in the previous Local Plan review and CFS submissions) and Table 1.1 presents the site assessment proforma for existing allocated or non-allocated employment sites. The proformas outline the methodology used to assess each of the sites.

**Table 1.1 Site Assessment Proforma – Potential Future Sites**

| Site Name                                                 |                                                                                                                 |  |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--|
| ID                                                        | #XX                                                                                                             |  |
| Satellite image with red line                             |                                                                                                                 |  |
| Gross Site Area (Ha)                                      | X.X                                                                                                             |  |
| Context                                                   | Overview of the site and background/context.                                                                    |  |
| Planning Applications                                     | Details of any relevant historic or active planning applications.                                               |  |
| Adjacencies / issues                                      | Sensitive and non-sensitive adjacent uses.                                                                      |  |
| Topography                                                | Description of topography of site based on visual assessment.                                                   |  |
| Accessibility                                             | Proximity to strategic road network, other A road / B Road, vehicle travel through residential / sensitive uses |  |
| Public transport                                          | Proximity to existing bus / train services ease of walking and cycling?                                         |  |
| Locational Clustering                                     | Proximity to existing commercial uses and other services?                                                       |  |
| Appropriate use classes                                   | Use classes which could be suitable on site.                                                                    |  |
| Expected market attractiveness                            | Assessment of expected attractiveness of site for employment uses.                                              |  |
| Development / environmental constraints                   | Identified using LandStack software – planning constraints and land ownership fragmentation                     |  |
| Overall Recommendation                                    |                                                                                                                 |  |
| Recommendation - deliverability / viability / suitability | Iceni's overall recommendation considering the factors above.                                                   |  |

**Table 1.2 Site Assessment Proforma – Existing Sites**

| Site Name                                                  |                                                                                                                 |  |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--|
| ID                                                         | #XX                                                                                                             |  |
| Satellite image with red line                              |                                                                                                                 |  |
| Gross Site Area (Ha)                                       | X.X                                                                                                             |  |
| Overview                                                   | Description of site.                                                                                            |  |
| Policy Status                                              | Policy status as per adopted 2013 Local Plan.                                                                   |  |
| Clustering (industries / activities / jobs)                | Description of any notable clustering identified.                                                               |  |
| Adjacencies / issues                                       | Sensitive and non-sensitive adjacent uses.                                                                      |  |
| Accessibility                                              | Proximity to strategic road network, other A road / B Road, vehicle travel through residential / sensitive uses |  |
| Public transport                                           | Proximity to existing bus / train services ease of walking and cycling?                                         |  |
| Circulation / parking                                      | Description of adequacy of parking provision and accessibility around the site.                                 |  |
| Age and quality of buildings / public realm                | Description of age and quality of buildings and public realm, noting that age and quality may not correlate.    |  |
| Vacancy Rate                                               | Broad %.                                                                                                        |  |
| Market Attractiveness                                      | Considers quality, location, rents / comparable, rates, recent developments, losses of space                    |  |
| Development Opportunities / Applications                   | Estimated developable area / potential use / unimplemented permission                                           |  |
| Overall Recommendation                                     |                                                                                                                 |  |
| Recommendation (Retain, Protect, Release, Review Boundary) | Iceni's overall recommendation considering the factors above.                                                   |  |

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## 2. Summary of Findings

### Qualitative Overview

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- 2.1 The site visits highlighted the area's strong strategic connectivity, with Birmingham Airport, Birmingham International railway station and the strategic road network (M42/M6) providing a significant locational advantage. The airport is also an important driver of occupier demand, supporting a range of airport-servicing, logistics and supply-chain businesses that benefit from proximity to the passenger and freight infrastructure.
- 2.2 The area also benefits from a substantial employment base, including major occupiers such as Jaguar Land Rover, which supports associated supply-chain and logistics demand. Employment is particularly concentrated around the airport, NEC and key motorway junctions.
- 2.3 The office market appears relatively well supplied, with a good range of established business parks and higher-quality accommodation, including space suitable for larger occupiers and headquarters functions. A number of national/multinational businesses have located their head offices within the borough including Gymshark, Lounge and Prologis. However, vacancy levels appear higher than within the industrial market, reflecting comparatively weaker demand and greater availability of office accommodation.
- 2.4 The industrial market is well established, with a significant stock of predominantly mid-to-large sized units. The area's connectivity, proximity to Birmingham Airport and concentration of employment provide a strong basis for continued industrial and logistics demand. A number of high-quality estates were observed, with modern and refurbished stock available at locations including Blythe Valley Business Park and Birmingham Business Park. There are also a number of more average-quality industrial estates across the area. Despite being of a lower specification than the more modern business parks, these locations were similarly well occupied during the site visits, indicating continued underlying demand across a broad range of industrial accommodation.

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- 2.5 HS2 represents both an opportunity and a constraint. While the proposed infrastructure is expected to enhance the area's long-term connectivity and development potential, safeguarding and associated land requirements are likely to constrain the availability and deliverability of some sites in the short to medium term.
- 2.6 Overall, the site visits reinforced the area's position as an established and strategically important employment location. Strong connectivity, airport-related demand, a diverse occupier base and the quality of certain business park environments are key strengths, although weak office demand and HS2-related land constraints are likely to remain important considerations over the short to medium term.

### Supply - Extant Allocations

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- 2.7 The table below summarises the extant allocations within Solihull and provides a summary of the status of the sites based on the information gathered through site assessments.

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**Table 2.1 Employment Allocations – Solihull Adopted Local Plan 2013**

| Site                                              | Land Allocated | Land Available 2026 | Notes                                                                                                                                          |
|---------------------------------------------------|----------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| TRW Stratford Road, Shirley                       | 18.5           | 0                   | Site being built out as mixed use – no B-class provision                                                                                       |
| Solihull Business Park, Highlands Road, Monkspath | 6.0            | 0                   | Built out                                                                                                                                      |
| Fore, Stratford Road, Adj. M42                    | 2.0            | 0                   | Landowner does not intend to develop for employment; pending application for solar panels.                                                     |
| Chep/Higginson, Bickenhill Lane, Bickenhill       | 4.0            | 0                   | In use for haulage – extant application for demolition of existing buildings and E(g)(iii)/B2/B8 development - included within commitments     |
| Land North of Clock Interchange Coventry Road     | 2.0            | 0                   | Although several vacant plots of land available, allocation is recommended for release – office development likely unviable and undeliverable. |
| Land adjacent Birmingham Business Park            | 9.0            | 0                   | Built out                                                                                                                                      |
| <b>Total</b>                                      |                | <b>0</b>            |                                                                                                                                                |

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Source: Icen analysis, Solihull Local Plan 2013

### Supply - Existing Employment Sites

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- 2.8 Existing employment sites have been assessed to identify opportunities for further development or intensification where there are not existing allocations nor extant planning permission.
- 2.9 Two plots were identified at Cranmore Industrial Estate (detailed in the table below) that could contribute to meeting future employment need. No existing sites are recommended for release from protection.

**Table 2.2 Vacant Plots of Existing Employment Sites**

| Site                       | Office   | Local Industrial |
|----------------------------|----------|------------------|
| Cranmore Industrial Estate | 0        | 1.7              |
| <b>Total</b>               | <b>0</b> | <b>1.7</b>       |

Source: Icen analysis

### Supply - Potential Employment Sites

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- 2.10 Several potential employment sites have been assessed including the sites draft allocated in the withdrawn Local Plan Review and call for sites. These are summarised in the table below.

**Table 2.3 Potential Employment sites**

| Site name       | Site Size (Ha) | Type                                   | Summary                                                                                             |
|-----------------|----------------|----------------------------------------|-----------------------------------------------------------------------------------------------------|
| UK1 Arden Cross | 140            | Office, Local and Strategic Industrial | New masterplan is underway. Will contribute to meeting local and strategic needs in the longer term |

|                                                                     |                             |                     |                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------|-----------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| UK2 Damson Parkway                                                  | 94 (total)<br>42 (residual) | Strategic           | Phase 2 – 142,000 sq.m; Phase 3 – 60,000 sq.m.                                                                                                                                                                                                |
| UK3 NEC                                                             | 30<br>(brownfield car park) | Local and Strategic | Brownfield land – emerging proposals for 100,000 sq.m I&L and further event space                                                                                                                                                             |
| Arden Brickworks, Coventry Road - CFS/24/097                        | 38.7                        | Local and Strategic | HS2 safeguarded – longer-term opportunity                                                                                                                                                                                                     |
| Former Bacon's End Centre, Waterloo Avenue, Kingshurst - CFS/24/113 | 0.5                         | Local Industrial    | Pending application for drive-thru and self-store                                                                                                                                                                                             |
| National Motorcycle Museum, Bickenhill, Solihull - CFS/24/150       | 21.9                        | Local and Strategic | Suitability subject to access arrangements.                                                                                                                                                                                                   |
| Solihull Moors Football Club - CFS/24/200                           | 3.5                         | Strategic           | Part of wider Damson Parkway site – football club would require relocation                                                                                                                                                                    |
| Land between Hodgetts Lane and Cromwell Lane - CFS/24/265           | 31.7                        | Local Industrial    | Lack of connection to the SRN suggests that the site is not suitable for employment uses and would not be attractive within the market. Data centre suitability would need to be tested through power availability and landscape suitability. |
| Land at Nailcote Farm - CFS/24/269                                  | 41.7                        | Local Industrial    | Lack of connection to the SRN suggests that the site is not suitable for employment uses and would not be attractive within                                                                                                                   |

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|                                                                |      |           |                                                                                                                   |
|----------------------------------------------------------------|------|-----------|-------------------------------------------------------------------------------------------------------------------|
|                                                                |      |           | the market. Data centre suitability would need to be tested through power availability and landscape suitability. |
| Land south of Kinton Lane, west of Stratford Road - CFS/24/302 | 51.5 | Strategic | Potential future phase of northern plot (pending)                                                                 |
| Land North Kinton Lane, west of Stratford Road - CFS/24/325    | 44.1 | Strategic | Pending application <sup>1</sup> for E(g)(iii)/B2/B8 use                                                          |

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<sup>1</sup> Indurent – PL/2026/01046/POL

### 3. Site Assessments

#### Allocated Sites – 2013 Local Plan

| The Green (Former TRW Site)                                                         |                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ID                                                                                  | #25                                                                                                                                                                                                                                                                                                                        |
|  |                                                                                                                                                                                                                                                                                                                            |
| Gross Site Area (Ha)                                                                | 24.6                                                                                                                                                                                                                                                                                                                       |
| Overview                                                                            | <p>The site is located in the south of Shirley in the south west of the Borough.</p> <p>The site comprises of a large housing development and car dealerships along the north eastern edge, one storage unit, a hotel and care home uses. Stratford Road A34 borders the site to the north and residential estates are</p> |

|                                                               |                                                                                                                                                                                                                                                           |  |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                               | located to the north and west of the site, with agricultural fields south.                                                                                                                                                                                |  |
| Policy Status                                                 | Local Plan 2013 - Allocated General Business Site<br>(Preferred use classes: B1, B2, B8)                                                                                                                                                                  |  |
| Clustering (industries / activities / jobs)                   | The site has been built out primarily as housing, with the north east a range of car dealerships and a storage unit and north west a care home.                                                                                                           |  |
| Adjacencies / issues                                          | The Green Belt borders the site to the south. Majority of the site has been developed into residential use and residential dwellings border the site to the west, north and east.                                                                         |  |
| Accessibility                                                 | A34 / Stratford Road borders the site to the north with immediate access. M42 J4 is 1.8 miles away.                                                                                                                                                       |  |
| Public transport                                              | There are bus stops directly north of the site along Stratford Road. Shirley train station is 2.2 miles west of the site.                                                                                                                                 |  |
| Circulation / parking                                         | Good circulation.                                                                                                                                                                                                                                         |  |
| Age and quality of buildings / public realm                   | Public realm is good.                                                                                                                                                                                                                                     |  |
| Vacancy Rate                                                  | N/A.                                                                                                                                                                                                                                                      |  |
| Market Attractiveness                                         | Not attractive for industrial – middle of housing estate                                                                                                                                                                                                  |  |
| Development Opportunities / Applications                      | Planning application PL/2018/02731/MAJFOT for up to No. 330 (C3) residential dwellings and for up to 100,000 square feet (GIA) of car dealerships including MOT facilities was approved in March 2019. The central area of the site is still undeveloped. |  |
| Overall Recommendation                                        |                                                                                                                                                                                                                                                           |  |
| Recommendation<br>(Retain, Protect, Release, Review Boundary) | Release – the site has been built out non employment uses (primarily residential) and therefore should not be protected for employment uses.                                                                                                              |  |

## Solihull Business Park (Hylands Park)

|                                                                                     |                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ID                                                                                  | #26                                                                                                                                                                                                                                                                     |
|  |                                                                                                                                                                                                                                                                         |
| Gross Site Area (Ha)                                                                | 10.7                                                                                                                                                                                                                                                                    |
| Overview                                                                            | <p>The site is located in the south of Shirley in the south west of the Borough.</p> <p>The site comprises mid-to-large sized industrial and office units. The site is bordered to the north and west by industrial units and west and south by residential estate.</p> |
| Policy Status                                                                       | Local Plan 2013 - Allocated General Business Site<br>(Preferred use classes: B1, B2, B8)                                                                                                                                                                                |
| Clustering (industries / activities / jobs)                                         | Mix of offices and warehouses, a car dealership and a restaurant.                                                                                                                                                                                                       |

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|                                                            |                                                                                                                                                                                                               |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adjacencies / issues                                       | Local Nature reserve Hillfield Park borders the site to the north and east. There is residential estate to the south.                                                                                         |
| Accessibility                                              | A34 / Stratford Road is 0.3 miles south of the site with access from Monkspath Hall Road. M42 J4 is 1.4 miles away.                                                                                           |
| Public transport                                           | There are bus stops directly east of the site along Highlands Road and along Thornton Road. Widney Manor train station is 1.8 miles east of the site and Shirley train station is 2.7 miles west of the site. |
| Circulation / parking                                      | Very good circulation and sufficient parking.                                                                                                                                                                 |
| Age and quality of buildings / public realm                | Very good quality office space and good quality industrial/warehousing units. Well-maintained, attractive site.                                                                                               |
| Vacancy Rate                                               | No evident vacancy.                                                                                                                                                                                           |
| Market Attractiveness                                      | High – a well-maintained, good quality site, well-located in relation to the SRN.                                                                                                                             |
| Development Opportunities / Applications                   | No planning applications                                                                                                                                                                                      |
| Overall Recommendation                                     |                                                                                                                                                                                                               |
| Recommendation (Retain, Protect, Release, Review Boundary) | Protect for employment uses. Boundary could be reviewed to remove non-employment uses such as food & beverage and car dealerships.                                                                            |

## Fore (Provident Park), Stratford Road, adj M42

ID #27



|                                             |                                                                                                                                                                                                           |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Site Area (Ha)                        | 2.5                                                                                                                                                                                                       |
| Overview                                    | <p>The site is located south of Shelly Green in the southwest of the Borough.</p> <p>The site comprises large offices with occupiers including UTC Aerospace Systems and Taylor Wimpey West Midlands.</p> |
| Policy Status                               | Local Plan 2013 - Allocated General Business Site (Preferred use class: B1)                                                                                                                               |
| Clustering (industries / activities / jobs) | Majority of the space is occupied by an aerospace company and Taylor Wimpey.                                                                                                                              |

|                                             |                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adjacencies / issues                        | The Green Belt borders the site to the east and south, a TPO runs through the middle of the site. No residential uses in close proximity to the site. North west of the site is a Tesco Extra and Notcutts Garden Centre. The M42 is east of the site and the A34 borders it to the south                                                 |
| Accessibility                               | The site is immediately west of M42 Junction 4. There is existing strong access and through road through the site.                                                                                                                                                                                                                        |
| Public transport                            | Five bus stops sit on or just off Stratford Road within 420 m of the site boundary; the closest pair are directly opposite the site (c. 80 m). Widney Manor railway station lies 2.0 miles to the north east and Shirley railway station lies c. 3.7 miles to the north-west. Shared pedestrian and cycle pavements along Stratford Road. |
| Circulation / parking                       | Sufficient parking provision – large surface-level car parks and a large multi storey car park at the rear of the site. Good circulation.                                                                                                                                                                                                 |
| Age and quality of buildings / public realm | Modern, high-quality buildings and good public realm.                                                                                                                                                                                                                                                                                     |
| Vacancy Rate                                | Office space available at Fore 2.                                                                                                                                                                                                                                                                                                         |
| Market Attractiveness                       | Attractive site – M42 is east of the site and the A34 borders it to the south and high quality site.                                                                                                                                                                                                                                      |
| Development Opportunities / Applications    | One undeveloped plot with existing access on the site as shown in orange on the map. It has a slight slope.<br><b>PL/2026/00907/PPFL</b> – submitted May 2026 and awaiting decision - ‘ Installation of ground mounted solar photovoltaic panels, battery storage housing, and associated works’                                          |
| Overall Recommendation                      |                                                                                                                                                                                                                                                                                                                                           |
| Recommendation (Retain, Protect,            | Protect for employment uses. Review boundary to accurately reflect the development that has taken place. Development potential on site for further employment                                                                                                                                                                             |

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|                              |                                                                                           |
|------------------------------|-------------------------------------------------------------------------------------------|
| Release, Review<br>Boundary) | uses dependent on the outcome of the pending<br>planning application for solar PV panels. |
|------------------------------|-------------------------------------------------------------------------------------------|

## Chep Higginson Bickenhill Lane

ID

#28



Gross Site Area (Ha)

4.2

Overview

The site is located east of Birmingham in the north of the Borough of Solihull.

The site comprises of a small industrial site with a single user, bordered to the south and west and further east by industrial units. Further west of the site is Birmingham Airport.

Policy Status

Local Plan 2013 - Allocated General Business Site (Preferred use classes: B1, B2, B8).

Clustering (industries / activities / jobs)

A single-user site comprising industrial units and open storage areas for CHEP UK (a pallet supplier).

Adjacencies / issues

The Green Belt borders the site to the north and east and TPO.

Accessibility

A45 / Coventry Road is 1.2 miles away and J6 M42 is 1.8 miles away. .

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|                                                            |                                                                                                                                                                                                                                           |
|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Public transport                                           | There are bus stops directly east of the site along Bickenhill Lane. Birmingham International train station is both 0.6 miles south of the site.                                                                                          |
| Circulation / parking                                      | Single-user site with restricted access so could not assess.                                                                                                                                                                              |
| Age and quality of buildings / public realm                | Single-user site with restricted access so could not assess.                                                                                                                                                                              |
| Vacancy Rate                                               | No vacancy – single-user site.                                                                                                                                                                                                            |
| Market Attractiveness                                      | High – well-located site in relation to Birmingham International Airport and the SRN.                                                                                                                                                     |
| Development Opportunities / Applications                   | PL/2022/02400/PPFL – Approved 26/10/2023. Demolition of existing buildings and erection of a single industrial/storage and distribution unit (Class E(g)(iii), B2, and/or B8) with associated access, servicing, parking and landscaping. |
| Overall Recommendation                                     |                                                                                                                                                                                                                                           |
| Recommendation (Retain, Protect, Release, Review Boundary) | Protect for employment uses.                                                                                                                                                                                                              |

## Land North Clock Interchange (Trinity Park)

|                                                                                     |                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ID                                                                                  | #29                                                                                                                                                                                                                                                                |
|  |                                                                                                                                                                                                                                                                    |
| Gross Site Area (Ha)                                                                | 9.3                                                                                                                                                                                                                                                                |
| Overview                                                                            | <p>The site is located east of Birmingham in the north of the Borough of Solihull, close to Birmingham International Airport.</p> <p>The site comprises mid-to-large office units at Trinity Park. Arden Hotel &amp; Leisure Club is also located at the site.</p> |
| Policy Status                                                                       | Local Plan 2013 - Allocated General Business Site<br>(Preferred use class: B1)                                                                                                                                                                                     |
| Clustering (industries / activities / jobs)                                         | The site contains mid-large sized offices.                                                                                                                                                                                                                         |
| Adjacencies / issues                                                                | <p>Windbridge Nurseries Landfill covers majority of the site.</p> <p>The greenbelt borders the site to the south.</p>                                                                                                                                              |

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|                                                            |                                                                                                                                                                                                                      |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accessibility                                              | A45 borders the site to the south and the M42 J6 is 1.1 miles away.                                                                                                                                                  |
| Public transport                                           | There is a bus stop directly north of the site along Station Link Road and a bus station 0.5 miles north at Birmingham International station. Birmingham International Train station is 0.5 miles north of the site. |
| Circulation / parking                                      | Sufficient parking                                                                                                                                                                                                   |
| Age and quality of buildings / public realm                | Good public realm                                                                                                                                                                                                    |
| Vacancy Rate                                               | Some units are vacant with to let signs                                                                                                                                                                              |
| Market Attractiveness                                      | Average – uncertain attractiveness under current office market conditions.                                                                                                                                           |
| Development Opportunities / Applications                   | A number of vacant plots on site that could potentially be developed – see site map above. Viability/deliverability likely to be challenging.                                                                        |
| Overall Recommendation                                     |                                                                                                                                                                                                                      |
| Recommendation (Retain, Protect, Release, Review Boundary) | Release as an employment allocation – development of additional plots is unviable. Protect existing employment uses at on the site at Trinity Park.                                                                  |

## Land adjacent Birmingham Business Park, Solihull Parkway

|                                                                                     |                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ID                                                                                  | #31                                                                                                                                                                                    |
|  |                                                                                                                                                                                        |
| Gross Site Area (Ha)                                                                | 8.72                                                                                                                                                                                   |
| Overview                                                                            | A recent extension to Birmingham Business Park on land to the west of the established business park consisting of mid-sized to large industrial and logistics units.                   |
| Policy Status                                                                       | Local Plan 2013 - Allocated General Business Site (Preferred use classes: B1, B2, B8)                                                                                                  |
| Clustering (industries / activities / jobs)                                         | The site provides an extension to the established Birmingham Business Park which comprises a mix of office, industrial, R&D and logistics uses.                                        |
| Adjacencies / issues                                                                | Other employment uses to the east. Some residential areas to the south and northwest. Green belt land borders the site to the south and west. TPOs along the eastern edge of the site. |
| Accessibility                                                                       | High – 2.0 miles from J6 M42 and 2.7 miles from J4 M6.                                                                                                                                 |
| Public transport                                                                    | Good – bus stops adjacent to site along Progress Way. 1.3 miles from Birmingham International train station.                                                                           |

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|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Circulation / parking                                      | Good – sufficient car parking provision and well-maintained internal roads.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Age and quality of buildings / public realm                | High – recently built, modern industrial units. Well-maintained, attractive site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Vacancy Rate                                               | 0% - No evident vacancy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Market Attractiveness                                      | High – High quality, modern site and units well-located in relation to the SRN, Birmingham International Airport and other clusters of employment uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Development Opportunities / Applications                   | <p>No development opportunities – the site has been fully developed.</p> <p><b>PL/2016/02001/PPOL</b> – approved 02/12/2016 - Outline application for the erection of building(s) within use classes B1a office, B1b research and development, B1c light industrial, B2 general industrial, and B8 storage &amp; distribution</p> <p><b>PL/2015/51856/PPFL</b> – approved 14/10/2015 - Construction of an engineering research and development test facility (B1 Use Class).</p> <p><b>PL/2017/01954/PPFL</b> – Approved 26/02/2018 - Development of four industrial buildings having B1c, B2 and B8 use with ancillary service yards,</p> |
| Overall Recommendation                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Recommendation (Retain, Protect, Release, Review Boundary) | The site has been fully developed. Protect for employment use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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## Existing Business Parks and Industrial Estates

### Birmingham International Park



|                                             |                                                                                                                                                                                                                                               |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Site Area (Ha)                        | 18                                                                                                                                                                                                                                            |
| Overview                                    | A business park comprising industrial and office units of varying size, including a large unit occupied by DHL.                                                                                                                               |
| Policy Status                               | Protected for employment use – Policy P3 in adopted 2013 Local Plan.                                                                                                                                                                          |
| Clustering (industries / activities / jobs) | The site has a mix of industrial and office units. Clustering of health/medical uses including MSI Reproductive Choices West Midlands Treatment Centre, NHS Solihull Wheelchair Service and a number of medical equipment/training providers. |
| Adjacencies / issues                        | The Green Belt and Marston Green Millenium Wood Local Nature Reserve borders the site to the north. The green Belt and TPO borders the site to the east.                                                                                      |
| Accessibility                               | A452 / Chester Road Road is 1.1 miles east of the sit.<br>M42 / Coventry Road is 2.2 miles away.                                                                                                                                              |

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|                                                               |                                                                                                                                            |  |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--|
| Public transport                                              | There are bus stops directly east of the site along Bickenhill Lane. Birmingham International train station is 1.6 miles west of the site. |  |
| Circulation / parking                                         | Good Parking and circulation - one wide road through the site with a turning circle at the end. Internal roads suitable for HGVs.          |  |
| Age and quality of buildings / public realm                   | Good quality buildings and public realm. 2000s buildings.                                                                                  |  |
| Vacancy Rate                                                  | Some vacancy including refurbished HQ office space.                                                                                        |  |
| Market Attractiveness                                         | Very attractive, good location and quality.                                                                                                |  |
| Development Opportunities / Applications                      | None                                                                                                                                       |  |
| Overall Recommendation                                        |                                                                                                                                            |  |
| Recommendation<br>(Retain, Protect, Release, Review Boundary) | Protect for employment uses.                                                                                                               |  |

## Gateway Estate



|                                             |                                                                                                                                                                                        |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Site Area (Ha)                        | 3.7                                                                                                                                                                                    |
| Overview                                    | The site comprises an industrial park (Indurent Gateway Park) with small/medium industrial units adjoining Birmingham International Airport.                                           |
| Policy Status                               | Protected for employment use – Policy P3 in adopted 2013 Local Plan.                                                                                                                   |
| Clustering (industries / activities / jobs) | Many units are occupied by airport-related businesses including logistics firms.                                                                                                       |
| Adjacencies / issues                        | The Green Belt borders the site to the south and west.                                                                                                                                 |
| Accessibility                               | A45 / Coventry Road is 0.5 miles from the site. M42 J6 is 2.6 miles away.                                                                                                              |
| Public transport                            | There are bus stops directly south of the site along Terminal Road. Birmingham International train station is 2.5 miles west of the site and Marston Green Station is 4.6 miles north. |
| Circulation / parking                       | Sufficient car parking and good circulation, some lorries parked on road.                                                                                                              |

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|                                                            |                                                                                                                    |  |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--|
| Age and quality of buildings / public realm                | Average quality and public realm.                                                                                  |  |
| Vacancy Rate                                               | No evident vacancy                                                                                                 |  |
| Market Attractiveness                                      | Good –average quality but well-located in relation to Birmingham international Airport and the SRN. Well-occupied. |  |
| Development Opportunities / Applications                   | None.                                                                                                              |  |
| Overall Recommendation                                     |                                                                                                                    |  |
| Recommendation (Retain, Protect, Release, Review Boundary) | Protect for employment uses.                                                                                       |  |

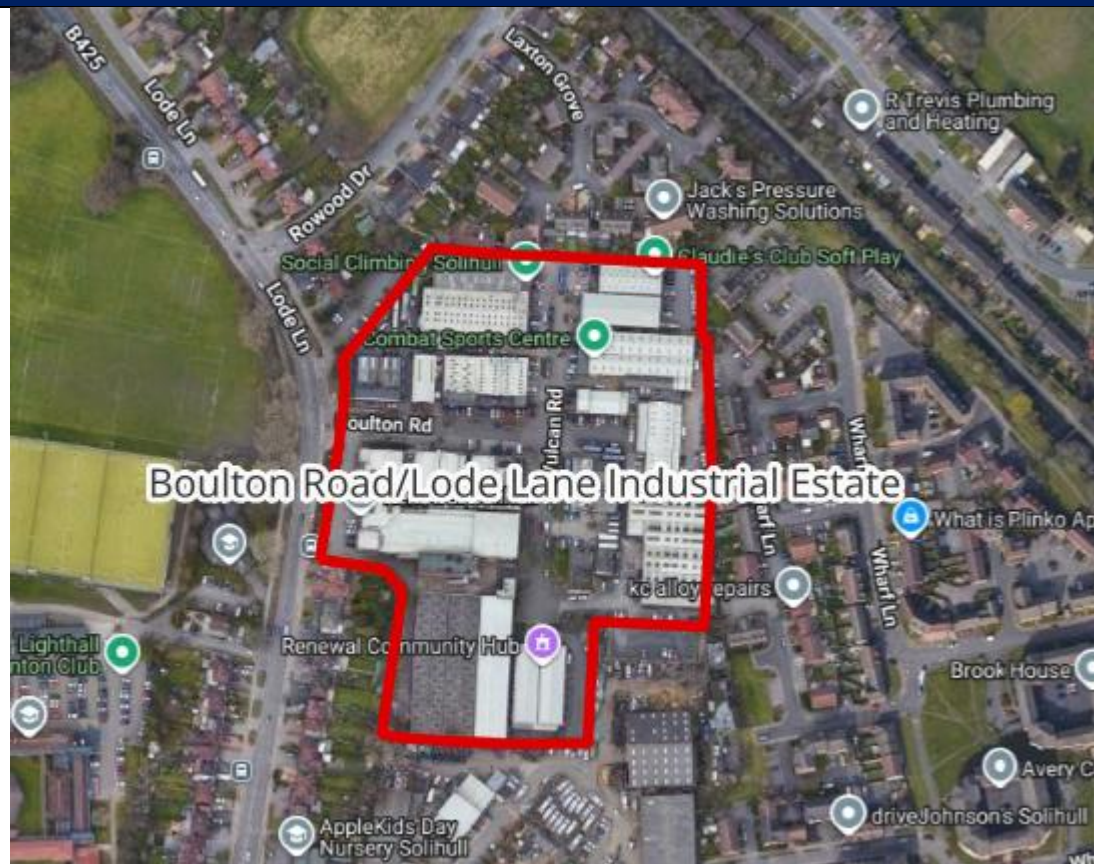
## Elmdon Trading Estate



|                                             |                                                                                                                                                                                                                                 |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Site Area (Ha)                        | 17                                                                                                                                                                                                                              |
| Overview                                    | The site includes Elmdon Trading Estate (industrial and warehouse units of various sizes ranging from 5,000 sqft to 135,000 sqft) and an office unit at the site entrance.                                                      |
| Policy Status                               | Protected for employment use – Policy P3 in adopted 2013 Local Plan.                                                                                                                                                            |
| Clustering (industries / activities / jobs) | Some clustering of airport-related occupiers including logistics and food services. Artifex (automotive interior design and manufacturing) are a major employer.                                                                |
| Adjacencies / issues                        | The Green Belt and a blanket TPO borders the site to the east. Railway line bounds the site to the south, with Birmingham International Airport beyond the railway line. Industrial uses border the site to the north and east. |
| Accessibility                               | A45 / Coventry Road is 0.9 miles south of the site. M42 is 1.4 miles away.                                                                                                                                                      |

|                                                            |                                                                                                                                                                          |  |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Public transport                                           | There are bus stops directly east of the site along Bickenhill Lane. Birmingham International train station is 0.4 miles south of the site.                              |  |
| Circulation / parking                                      | Good internal circulation with wide roads suitable for HGVs. Sufficient parking provision.                                                                               |  |
| Age and quality of buildings / public realm                | Good quality buildings and public realm. Well-maintained.                                                                                                                |  |
| Vacancy Rate                                               | 0-10% - Very little vacancy evident.                                                                                                                                     |  |
| Market Attractiveness                                      | Good – a busy, well-used site with low levels of vacancy. Well-located in relation to Birmingham Airport, the SRN and other employment sites including JLR at Lode Lane. |  |
| Development Opportunities / Applications                   | None.                                                                                                                                                                    |  |
| Overall Recommendation                                     |                                                                                                                                                                          |  |
| Recommendation (Retain, Protect, Release, Review Boundary) | Protect for employment uses.                                                                                                                                             |  |

## Bolton Road / Lode Lane Industrial Park



|                                             |                                                                                                                                         |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Gross Site Area (Ha)                        | 3.5                                                                                                                                     |
| Overview                                    | The site mostly comprises industrial units with some office provision.                                                                  |
| Policy Status                               | Protected for employment use – Policy P3 in adopted 2013 Local Plan.                                                                    |
| Clustering (industries / activities / jobs) | Industrial units with some non-employment uses including a swim school, dance studios, sports centre, rock climbing gym, and soft play. |
| Adjacencies / issues                        | The Green Belt borders the site to the north east and south.                                                                            |
| Accessibility                               | M42 J5 is 2.1 miles away.                                                                                                               |
| Public transport                            | There are bus stops adjacent to the site along Lode Lane. Solihull train station is 1.3 miles from the site.                            |
| Circulation / parking                       | Some evidence of on-road parking but circulation generally adequate.                                                                    |

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|                                                            |                                                                                                          |  |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--|
| Age and quality of buildings / public realm                | Average quality site, 1970s/80s buildings                                                                |  |
| Vacancy Rate                                               | No evident vacancy, however a significant number of industrial units occupied by non-employment uses.    |  |
| Market Attractiveness                                      | Average – an average quality site suitable for local SMEs.                                               |  |
| Development Opportunities / Applications                   | None                                                                                                     |  |
| Overall Recommendation                                     |                                                                                                          |  |
| Recommendation (Retain, Protect, Release, Review Boundary) | Protect for employment uses, recognising the site now includes a wider range of leisure based occupiers. |  |

## Monkspath Business Park



|                                             |                                                                                                                                                                                                                                    |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Site Area (Ha)                        | 7.2                                                                                                                                                                                                                                |
| Overview                                    | <p>The site is located in the south of Shirley in the south west of the Borough.</p> <p>The site comprises mid-sized industrial units and borders Solar Business Park to the south and Cranmore Industrial Estate to the west.</p> |
| Policy Status                               | Protected for employment use – Policy P3 in adopted 2013 Local Plan.                                                                                                                                                               |
| Clustering (industries / activities / jobs) | Medium sized industrial units.                                                                                                                                                                                                     |
| Adjacencies / issues                        | The entire site is within Hay Land landfill. Local Nature reserve Hillfield Park borders the site to the north, east and south.                                                                                                    |
| Accessibility                               | A34 / Stratford Road is located 0.8 miles south of the site. M42 J4 is 1.7 miles away.                                                                                                                                             |

|                                                            |                                                                                                                                                                                             |  |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Public transport                                           | There are bus stops directly south east of the site along Highlands Road. Widney Manor train station is 2.3 miles east of the site and Shirley train station is 2.8 miles west of the site. |  |
| Circulation / parking                                      | Adequate circulation - the site has wide roads and sufficient parking provision.                                                                                                            |  |
| Age and quality of buildings / public realm                | Average quality, 1970s/80s units.                                                                                                                                                           |  |
| Vacancy Rate                                               | 0-10% - a small number of vacant units.                                                                                                                                                     |  |
| Market Attractiveness                                      | Good – part of a wider industrial area, good accessibility via road.                                                                                                                        |  |
| Development Opportunities / Applications                   | No planning applications.                                                                                                                                                                   |  |
| Overall Recommendation                                     |                                                                                                                                                                                             |  |
| Recommendation (Retain, Protect, Release, Review Boundary) | Protect for employment uses.                                                                                                                                                                |  |

## Solar Business Park



|                                             |                                                                                                                                                                                                                                                                     |  |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Gross Site Area (Ha)                        | 7.7                                                                                                                                                                                                                                                                 |  |
| Overview                                    | <p>The site is located in the south of Shirley in the south west of the Borough.</p> <p>The site comprises mid-sized industrial units, bordered to the north, south and east by Monkspath Business Park, Solihull Business Park and Cranmore Industrial Estate.</p> |  |
| Policy Status                               | Protected for employment use – Policy P3 in adopted 2013 Local Plan.                                                                                                                                                                                                |  |
| Clustering (industries / activities / jobs) | Located adjacent to other industrial uses.                                                                                                                                                                                                                          |  |
| Adjacencies / issues                        | The entire site is within Hay Land landfill. Local Nature reserve Hillfield Park borders the site to the north, east and south                                                                                                                                      |  |
| Accessibility                               | A34 / Stratford Road is located 0.8 miles south of the site. M42 J4 is 2.0 miles away.                                                                                                                                                                              |  |

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|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Public transport                                              | There are bus stops located directly east of the site along Highlands Road. Widney Manor train station is 2.4miles east of the site and Shirley train station is 2.9 miles west of the site. |  |
| Circulation / parking                                         | Good circulation and sufficient parking at units.                                                                                                                                            |  |
| Age and quality of buildings / public realm                   | Good quality buildings from 2000s and attractive public realm.                                                                                                                               |  |
| Vacancy Rate                                                  | No evident vacancy.                                                                                                                                                                          |  |
| Market Attractiveness                                         | Good – well-located within an existing industrial area with good road accessibility.                                                                                                         |  |
| Development Opportunities / Applications                      | No applications on site.                                                                                                                                                                     |  |
| Overall Recommendation                                        |                                                                                                                                                                                              |  |
| Recommendation<br>(Retain, Protect, Release, Review Boundary) | Protect for employment uses.                                                                                                                                                                 |  |

## Saxon Way



|                                             |                                                                                                                                                                                                         |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Site Area (Ha)                        | 0.8                                                                                                                                                                                                     |
| Overview                                    | The site comprises of small to mid-sized industrial units located within in a predominantly residential area.                                                                                           |
| Policy Status                               | Protected for employment use – Policy P3 in adopted 2013 Local Plan.                                                                                                                                    |
| Clustering (industries / activities / jobs) | Small/mid-sized industrial units.                                                                                                                                                                       |
| Adjacencies / issues                        | Green Belt land to the east of the site. A school located directly adjacent to the site to the east and residential dwellings surround the remainder of the site.                                       |
| Accessibility                               | 4.0 miles to the M6 J4 via residential areas.                                                                                                                                                           |
| Public transport                            | There are multiple bus stops directly north of the site along Chelmsley Road and north on Cooks Lane. Lea Hall and Marston Green train stations are 1.4 miles and 1.6 miles from the site respectively. |
| Circulation / parking                       | Significant on-road parking.                                                                                                                                                                            |

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|                                                            |                                                                                                    |  |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--|
| Age and quality of buildings / public realm                | Poor quality and poor environment – some areas of site poorly maintained. Buildings are 1970s/80s. |  |
| Vacancy Rate                                               | No evident vacancy.                                                                                |  |
| Market Attractiveness                                      | Average – a poorly maintained but well-used site with no evidence of vacancy.                      |  |
| Development Opportunities / Applications                   | None                                                                                               |  |
| Overall Recommendation                                     |                                                                                                    |  |
| Recommendation (Retain, Protect, Release, Review Boundary) | Protect for employment uses. Review boundary - extend to include units to the west.                |  |

## Solihull Business Park (Hylands Park)



|                                             |                                                                                                                                                                                                                                                                         |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Site Area (Ha)                        | 10.7                                                                                                                                                                                                                                                                    |
| Overview                                    | <p>The site is located in the south of Shirley in the south west of the Borough.</p> <p>The site comprises mid-to-large sized industrial and office units. The site is bordered to the north and west by industrial units and west and south by residential estate.</p> |
| Policy Status                               | Local Plan 2013 - Allocated General Business Site<br>(Preferred use classes: B1, B2, B8)                                                                                                                                                                                |
| Clustering (industries / activities / jobs) | Mix of offices and warehouses, a car dealership and a restaurant.                                                                                                                                                                                                       |
| Adjacencies / issues                        | Local Nature reserve Hillfield Park borders the site to the north and east. There is residential estate to the south.                                                                                                                                                   |
| Accessibility                               | A34 / Stratford Road is 0.3 miles south of the site with access from Monkspath Hall Road. M42 J4 is 1.4 miles away.                                                                                                                                                     |

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|                                                            |                                                                                                                                                                                                               |  |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Public transport                                           | There are bus stops directly east of the site along Highlands Road and along Thornton Road. Widney Manor train station is 1.8 miles east of the site and Shirley train station is 2.7 miles west of the site. |  |
| Circulation / parking                                      | Very good circulation and sufficient parking.                                                                                                                                                                 |  |
| Age and quality of buildings / public realm                | Very good quality office space and good quality industrial/warehousing units. Well-maintained, attractive site.                                                                                               |  |
| Vacancy Rate                                               | No evident vacancy.                                                                                                                                                                                           |  |
| Market Attractiveness                                      | High – a well-maintained, good quality site, well-located in relation to the SRN.                                                                                                                             |  |
| Development Opportunities / Applications                   | No planning applications                                                                                                                                                                                      |  |
| Overall Recommendation                                     |                                                                                                                                                                                                               |  |
| Recommendation (Retain, Protect, Release, Review Boundary) | Protect for employment uses. Boundary could be reviewed to remove non-employment uses such as food & beverage and car dealerships.                                                                            |  |

## Cranmore Industrial Estate



|                                             |                                                                                                                                                                                                                                                                           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Site Area (Ha)                        | 48.7                                                                                                                                                                                                                                                                      |
| Overview                                    | <p>The site is located in the south of Shirley in the south west of the Borough.</p> <p>The site comprises of a large industrial estate, containing a mix of unit sizes. East of the site is Monkspath Business Park, Solar business Park and Solihull Business Park.</p> |
| Policy Status                               | Protected for employment use – Policy P3 in adopted 2013 Local Plan.                                                                                                                                                                                                      |
| Clustering (industries / activities / jobs) | The site comprises a mix of uses including offices, trade counters, general industrial warehousing. . Some non-B class uses on site, including gym/fitness uses.                                                                                                          |
| Adjacencies / issues                        | Hillfield Park Local Nature reserve runs through the southern portion of the site splitting the large southern unit from the rest of the site. Hay Lane Landfill covers                                                                                                   |

|                                                            |                                                                                                                                                                                                                                                                                                                                                       |  |
|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                            | some of the eastern section of the site and extends further to the east.                                                                                                                                                                                                                                                                              |  |
| Accessibility                                              | A34 / Stratford Road is located c. 0.5 miles south of the site. M42 J4 is c. 1.4 miles away.                                                                                                                                                                                                                                                          |  |
| Public transport                                           | There are bus stops located along the eastern edge of the site along Cranmore Blvd. Widney Manor train station is 1.5 miles east of the site and Shirley Train station is 2.5 miles west.                                                                                                                                                             |  |
| Circulation / parking                                      | Significant on street parking, poor circulation in certain areas of the site.                                                                                                                                                                                                                                                                         |  |
| Age and quality of buildings / public realm                | Buildings mixed in terms of age, although mostly 1970s/80s/90s. Quality varies but generally average to poor.                                                                                                                                                                                                                                         |  |
| Vacancy Rate                                               | Varies across the site. Likely 0-10% vacancy overall. Greater level of vacancy in office stock than industrial stock.                                                                                                                                                                                                                                 |  |
| Market Attractiveness                                      | Average – Some areas of the site becoming run down.                                                                                                                                                                                                                                                                                                   |  |
| Development Opportunities / Applications                   | No applications. Area of land off Cranmore Drive marked as ‘events parking’ – appeared disused at time of visit and could be intensified through development if no longer required for car parking purposes (0.68 ha). Brownfield land being used as open storage for vehicles off Radway Road – potential for development/intensification (0.99 ha). |  |
| Overall Recommendation                                     |                                                                                                                                                                                                                                                                                                                                                       |  |
| Recommendation (Retain, Protect, Release, Review Boundary) | Protect for employment uses.                                                                                                                                                                                                                                                                                                                          |  |

Birmingham Business Park, Solihull Parkway



|                                             |                                                                                                                                                                    |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Site Area (Ha)                        | 61.18                                                                                                                                                              |
| Overview                                    | A large business park located north of the NEC. Predominantly an office park, with some manufacturing/R&D/logistics uses located on the southern edge of the site. |
| Policy Status                               | Protected for employment use – Policy P3 in adopted 2013 Local Plan.                                                                                               |
| Clustering (industries / activities / jobs) | Office uses including HQ office space.                                                                                                                             |
| Adjacencies / issues                        | The NEC is located to the south of the site. The A452 and M42 bound the site to the east. Greenbelt land to the west.                                              |
| Accessibility                               | High – 2.4 miles from J6 M42 and 2.6 miles from J4 M6.                                                                                                             |
| Public transport                            | Good - 1.7 miles from Birmingham International railway station.                                                                                                    |
| Circulation / parking                       | Good – A well-designed site with sufficient parking provision.                                                                                                     |

|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Age and quality of buildings / public realm | Good – Buildings generally good quality, attractive public realm, well-maintained, landscaped site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Vacancy Rate                                | 1-20% - relatively high vacancy of office space, much of which has been refurbished. The Flow building is currently vacant which represents a large quantum of office space marketed as a HQ office building (up to 62,665 sqft)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Market Attractiveness                       | Average/High – General weak office demand within the wider market leading to relatively high levels of office vacancy. However, the site is a well-maintained, high-quality business park with strong accessibility and on-site amenities. Likely to be more attractive for R&D/industrial/logistics activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Development Opportunities / Applications    | <p>The undeveloped land east of the Rolls-Royce Derwent Building is included within an implemented planning permission as expansion land for the business' activities. This has therefore not been included as potential future employment land supply.</p> <p>The other remaining plot of undeveloped land is currently being developed (see PL/2022/01386/PPFL below) as two warehouse and R&amp;D units.</p> <p><b>PL/2014/01321/OLM</b> – Outline Approval 15/07/2014 - Outline application (all matters reserved) to establish B1, B2 and B8 uses at plot 6500 Birmingham business park.</p> <p><b>PL/2021/03040/PPFL</b> – Approved 12/01/2022 - Change of use of part of the first floor of Unit 2800 from Use Class E(g) (Office) to allow flexible use within Use Class E(g) (Office) and Use Class F1(a) (Education).</p> |  |

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                               | <p><b>PL/2012/02186/FULM</b> – Approved 13/09/2012 - Construction of an advanced manufacturing and technology facility (B1/B2 use class ) together with associated landscaping, car parking and infrastructure including a new access to solihull parkway.</p> <p><b>PL/2022/01386/PPFL</b> - Full planning application for the development of Plot 6700, Solihull Parkway, Birmingham Business Park, to provide two warehousing units (flexible Use Class falling within B2 and B8), with ancillary office space (Use Class E(g)(i)), car parking spaces and loading docks, access, landscaping and hardstanding.</p> |  |
| Overall Recommendation                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Recommendation<br>(Retain, Protect, Release, Review Boundary) | Protect for employment uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |

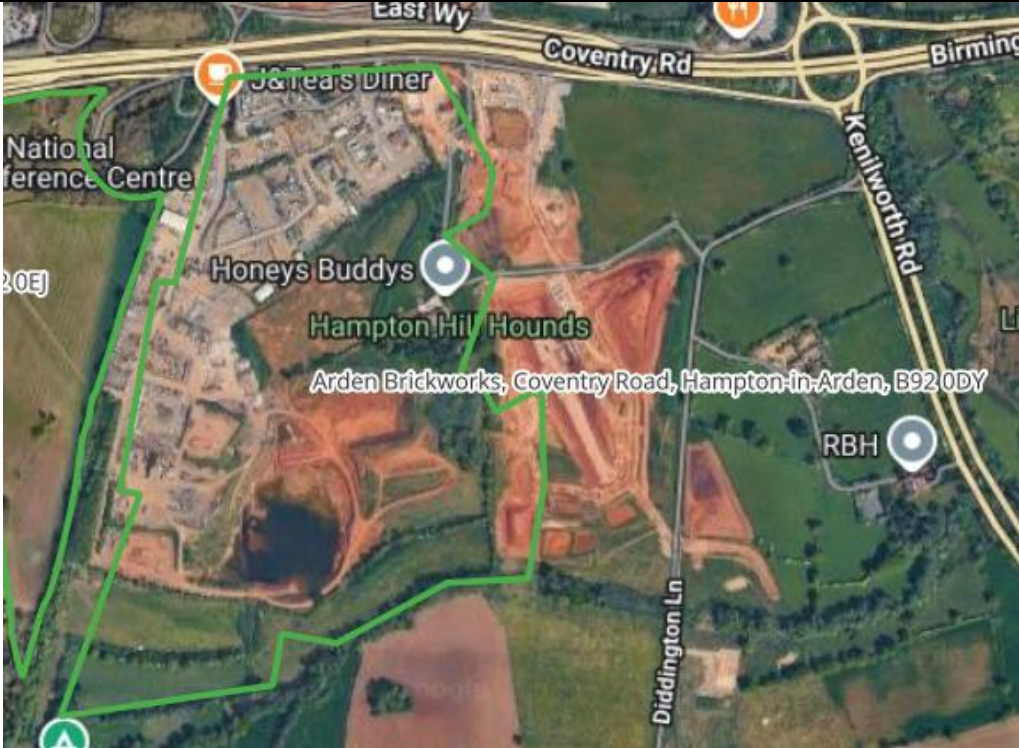
## Blythe Valley Business Park



|                      |                                                                                                                                          |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Site Area (Ha) | 45.6                                                                                                                                     |
| Overview             | <p>The site is located south of Solihull</p> <p>A large, high quality business park comprising a mix of office and industrial units.</p> |
| Policy Status        | Protected for employment use – Policy P3 in adopted 2013 Local Plan.                                                                     |

|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Clustering (industries / activities / jobs)                | HQ office functions including Lounge, Gymshark, Prologis UK.                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| Adjacencies / issues                                       | The Green Belt borders the site to the north east and south. Adjoins a residential estate to the west and M42 to the east.                                                                                                                                                                                                                                                                                                                                     |  |
| Accessibility                                              | M42 J4 is 0.6 miles away.                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Public transport                                           | There are bus stops on-site. Widney Manor and Dorridge Train stations are 3.6 miles and 2.9 miles away from the site respectively.                                                                                                                                                                                                                                                                                                                             |  |
| Circulation / parking                                      | Sufficient parking and good circulation with wide, well-maintained internal roads suitable for HGVs.                                                                                                                                                                                                                                                                                                                                                           |  |
| Age and quality of buildings / public realm                | Very high-quality buildings and public realm. Amenities including a café and gyms on-site.                                                                                                                                                                                                                                                                                                                                                                     |  |
| Vacancy Rate                                               | 0-10%. One large vacant unit (former Arup campus).                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Market Attractiveness                                      | High – a very high quality business park, well-located in relation to the SRN.                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Development Opportunities / Applications                   | Former Arup campus building – pending planning application for external alterations. PL/2026/01393/PPFL - submitted 24/07/2026. External works, including alterations to the main entrance and internal courtyard; construction of external sub-station; installation of feature mast; installation of roof light and glass canopy for the first floor terrace, installation of plant equipment and enclosures; and installation of roof mounted solar panels. |  |
| Overall Recommendation                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Recommendation (Retain, Protect, Release, Review Boundary) | Protect for employment uses.                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |

## Call for Sites Submissions

| Arden Brickworks, Coventry Road                                                     |                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ID                                                                                  | CFS/24/097                                                                                                                                                                          |
|  |                                                                                                                                                                                     |
| Gross Site Area (Ha)                                                                | 38.71                                                                                                                                                                               |
| Context                                                                             | Unable to access the site, however it appears to be in commercial use – mostly for low intensity industrial and open-storage uses.                                                  |
| Planning Applications                                                               | <b>PL/2014/00093/FULM</b> – Approved 15/06/2016.<br>Erection of new office block and workshop (relocation of planning permission 2010/1293 and 2011/1189 due to land taken by HS2). |
| Adjacencies / issues                                                                | A45 bounds the site to the north, HS2 works to the east, open fields to the west and south.                                                                                         |
| Topography                                                                          | Flat                                                                                                                                                                                |
| Accessibility                                                                       | High – existing dedicated slip road off and onto the A45 and directly leading onto M42 J6.                                                                                          |
| Public transport                                                                    | Poor – no public transport access.                                                                                                                                                  |

|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Locational Clustering                                     | The site is currently used by a range of industrial / open storage occupiers. No directly adjacent commercial uses.                                                                                                                                                                                                                                                                                                            |  |
| Appropriate use classes                                   | E(g)/B2/B8                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| Expected market attractiveness                            | Likely to be most attractive for large scale industrial / logistics uses given proximity of the site to the M42 and Birmingham International Airport.                                                                                                                                                                                                                                                                          |  |
| Development / environmental constraints                   | Majority of the site is former landfill. Whole site lies within the greenbelt. Grade II Listed Pasture Farmhouse within the site boundary. Proposed HS2 route through the north east corner of the site. Majority of site under single ownership, however the northern portion of the site has more fragmented ownership. Water body on site.                                                                                  |  |
| Overall Recommendation                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Recommendation - deliverability / viability / suitability | Site could be suitable for employment uses. A brownfield site currently in use for low intensity/open storage uses which could be intensified, subject to environmental constraints including a quarried area which could be costly to restore. Suitable access from A45 already in place. HS2 route safeguarding may restrict development In the short-term, although redevelopment potential may arise over the longer term. |  |

## Former Bacon's End Centre, Waterloo Avenue, Kingshurst

|                                                                                     |                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ID                                                                                  | CFS/24/113                                                                                                                                                                                                                                                                     |
|  |                                                                                                                                                                                                                                                                                |
| Gross Site Area (Ha)                                                                | 0.51                                                                                                                                                                                                                                                                           |
| Context                                                                             | A brownfield site located within a predominantly residential area off Cooks Lane/Waterloo Avenue.                                                                                                                                                                              |
| Planning Applications                                                               | <b>PL/2026/00545/PPFL</b> – Pending – submitted 19/03/2026. Construction of a new single storey drive-thru cafe (Starbucks) and three storey industrial unit (Self-store) with alterations to the hard and soft landscaping and formation of a new vehicular access into site. |
| Adjacencies / issues                                                                | Residential accommodation adjacent to the west, sports grounds to the north and industrial premises to the south and east.                                                                                                                                                     |
| Topography                                                                          | Flat.                                                                                                                                                                                                                                                                          |
| Accessibility                                                                       | Good – approx. 2.6 miles from M6 J4 via Chester Road.                                                                                                                                                                                                                          |

|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Public transport                                          | Medium – Bus stop adjacent to site served by X12 bus route. Marston Green railway station approx 2.3 miles from site. On-road cycle lane along Cooks Lane.                                                                                                                                                                                                                                                                                                                         |  |
| Locational Clustering                                     | The site lies adjacent to small scale industrial units along Waterloo Avenue.                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Appropriate use classes                                   | B2/B8                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| Expected market attractiveness                            | The site would likely be most attractive to small scale light industrial / industrial / storage occupiers, given the nature of commercial uses currently adjacent to the site.                                                                                                                                                                                                                                                                                                     |  |
| Development / environmental constraints                   | Under single ownership (Metropolitan Borough of Solihull). No other constraints identified.                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Overall Recommendation                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Recommendation - deliverability / viability / suitability | <p>The site could be suitable for employment uses. Given the existing nature of employment uses surrounding the site, it is likely to be most suited to further small light industrial/industrial/warehousing premises.</p> <p>It should be noted that residential units have been delivered to the west of the site. Consideration of any neighbouring issues would need to be taken. The site currently has a pending planning application including for an industrial unit.</p> |  |

## National Motorcycle Museum, Bickenhill, Solihull

ID CFS/24/150



|                       |                                                                                                                                   |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Gross Site Area (Ha)  | 21.97                                                                                                                             |
| Context               | Site includes The National Motorcycle Museum and undeveloped land to the south east of the museum.                                |
| Planning Applications | None.                                                                                                                             |
| Adjacencies / issues  | Arden Brickworks site to the east, residential properties to the west along Old Station Road. Site bound by the A45 to the north. |
| Topography            | Flat.                                                                                                                             |
| Accessibility         | High - Existing direct access onto the M42 J6, currently established for access to the National Motorcycle Museum.                |
| Public transport      | Poor – the nearest bus stops are located at Birmingham International railway station or at                                        |

|                                                           |                                                                                                                                                                                                                         |  |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                           | Birmingham International Airport. The nearest main line station is Birmingham International, approx. 1.6 miles from the site. No dedicated cycle lane.                                                                  |  |
| Locational Clustering                                     | Proximity to existing commercial uses and other services?                                                                                                                                                               |  |
| Appropriate use classes                                   | B2/B8.                                                                                                                                                                                                                  |  |
| Expected market attractiveness                            | High – strategic location with direct access onto the M42 J6 and within close proximity to Birmingham International Airport.                                                                                            |  |
| Development / environmental constraints                   | Two freeholds, both parcels of land owned by Bracebridge Holdings Ltd.                                                                                                                                                  |  |
| Overall Recommendation                                    |                                                                                                                                                                                                                         |  |
| Recommendation - deliverability / viability / suitability | The site could be suitable for employment uses subject to access. The site would likely be attractive for large scale warehousing given its location in relation to J6 of the M42 and Birmingham international Airport. |  |

| Solihull Moors Football Club                                                       |                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ID                                                                                 | CFS/24/200                                                                                                                                                                                                                                      |
|  |                                                                                                                                                                                                                                                 |
| Gross Site Area (Ha)                                                               | 3.50                                                                                                                                                                                                                                            |
| Context                                                                            | The site is currently in recreational use as a football stadium and training ground.                                                                                                                                                            |
| Planning Applications                                                              | None.                                                                                                                                                                                                                                           |
| Adjacencies / issues                                                               | Jaguar Land Rover manufacturing plant to the west and Jaguar Land Rover Logistics Operations Centre to the north.                                                                                                                               |
| Topography                                                                         | Flat.                                                                                                                                                                                                                                           |
| Accessibility                                                                      | Very good - signal-controlled access from the A45 and 3.1 miles from J6 of the M42. Site benefits from highway improvements delivered by Jaguar Land Rover as part of the Logistics Operation Centre development, with roads suitable for HGVs. |
| Public transport                                                                   | Good – bus stops along Damson Parkway served twice per hour by the X12. C. 2.6 miles from Birmingham International Train Station. Shared pedestrian and cycle footpaths along Damson Parkway.                                                   |

|                                                           |                                                                                                                                                                                                                                            |  |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Locational Clustering                                     | Adjacent to large scale manufacturing and logistics uses.                                                                                                                                                                                  |  |
| Appropriate use classes                                   | E(g)/B2/B8                                                                                                                                                                                                                                 |  |
| Expected market attractiveness                            | High – the site would likely be attractive for B2/B8 uses given the clustering of Jaguar Land Rover operations adjacent to the site and the strong accessibility and proximity to Birmingham International Airport.                        |  |
| Development / environmental constraints                   | The site lies within the greenbelt. It is in single ownership.                                                                                                                                                                             |  |
| Overall Recommendation                                    |                                                                                                                                                                                                                                            |  |
| Recommendation - deliverability / viability / suitability | Site could be suitable for employment uses depending on the availability of the site. The site is currently in use as a football club and would likely require relocation of the existing use to enable redevelopment for employment uses. |  |

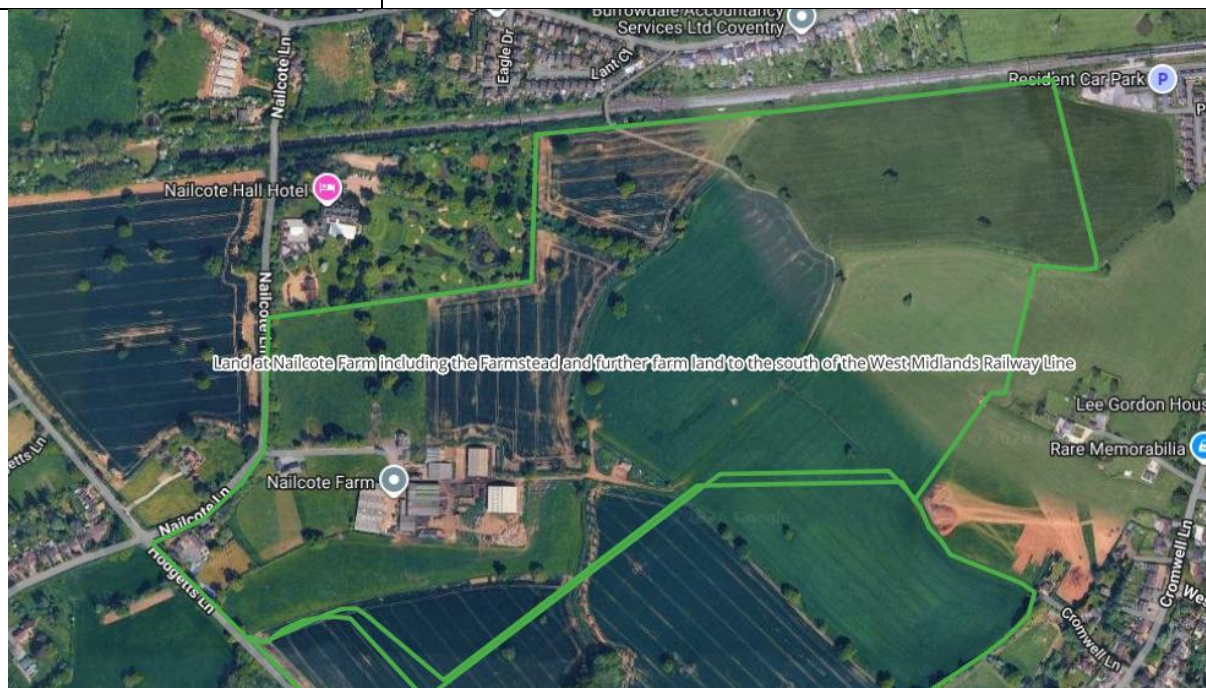
## Land between Hodgetts Lane and Cromwell Lane

|                                                                                     |                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ID                                                                                  | CFS/24/265                                                                                                                                                                                                                                                                                   |
|  |                                                                                                                                                                                                                                                                                              |
| Gross Site Area (Ha)                                                                | 31.76                                                                                                                                                                                                                                                                                        |
| Context                                                                             | Undeveloped farmland between Hodgetts Land and Cromwell Lane.                                                                                                                                                                                                                                |
| Planning Applications                                                               | <b>PL/2014/01997/FULM</b> – Refusal 03/11/2014 - An installation of a solar pv park with inverters, fencing, cctv, soft landscaping, new footpath link, new mobility kissing gates, access road, switch gear and other ancillary equipment, including the diversion of public footpath M186. |
| Adjacencies / issues                                                                | Residential uses to the east of the site along Cromwell Lane, Nailcote farm to the north, National Grid substation to the west.                                                                                                                                                              |
| Topography                                                                          | Flat                                                                                                                                                                                                                                                                                         |
| Accessibility                                                                       | Poor – approx. 5.7 miles from A46, route via residential areas.                                                                                                                                                                                                                              |

|                                                           |                                                                                                                                                                                                                                               |  |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Public transport                                          | Good - Tile Hill railway station approx. 0.7 miles from the site and bus stops along Cromwell Lane.                                                                                                                                           |  |
| Locational Clustering                                     | Significant clustering of industrial uses nearby including Charter Avenue Industrial Estate and along Torrington Avenue, however these uses are not directly adjacent to the site which is set within agricultural land.                      |  |
| Appropriate use classes                                   | E(g)/B2/B8 (non-strategic)                                                                                                                                                                                                                    |  |
| Expected market attractiveness                            | Low - Good accessibility via rail but poor road accessibility. Not strongly related to a settlement – lack of amenities nearby.                                                                                                               |  |
| Development / environmental constraints                   | The entire site lies within the greenbelt. Multiple TPOs. Two grade II listed buildings directly adjacent to the site. PRow cuts across a corner of the site. An area of flood zone 2/3 through the centre of the site. Fragmented ownership. |  |
| Overall Recommendation                                    |                                                                                                                                                                                                                                               |  |
| Recommendation - deliverability / viability / suitability | Lack of connection to the SRN suggests that the site is not suitable for employment uses and would not be attractive within the market. Data centre suitability would need to be tested through power availability and landscape suitability. |  |

## Land at Nailcote Farm

ID CFS/24/269

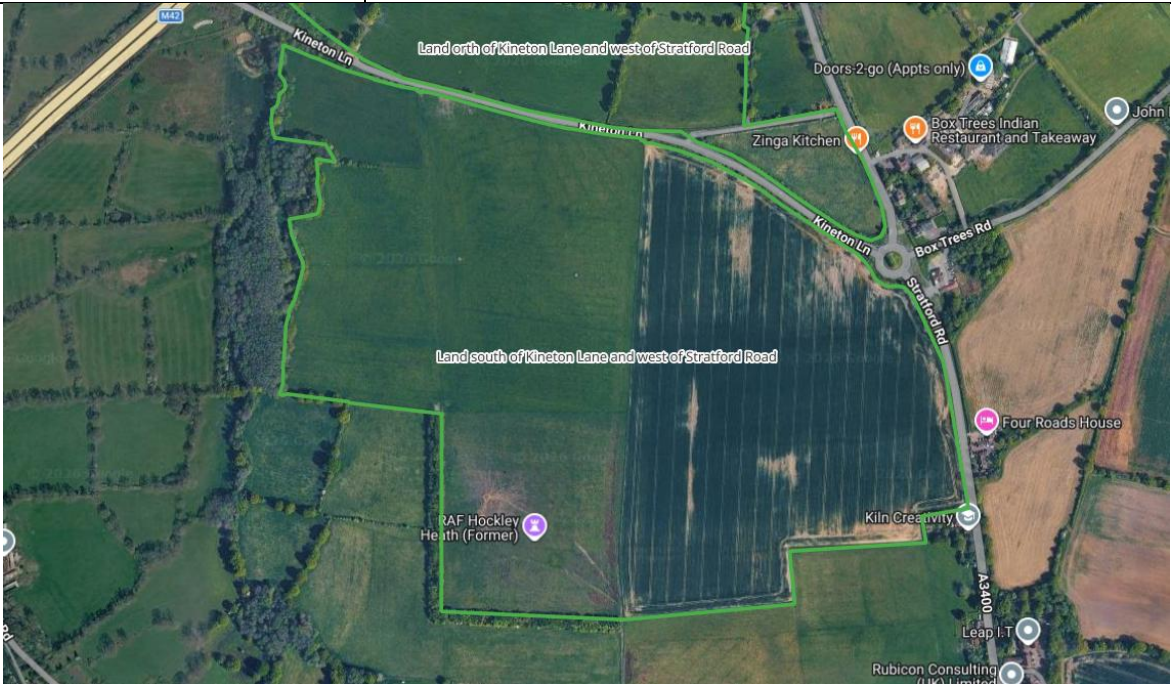


|                       |                                                                                                                                                                                                                          |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Site Area (Ha)  | 41.79                                                                                                                                                                                                                    |
| Context               | Farmland including Nailcote Farmstead.                                                                                                                                                                                   |
| Planning Applications | None.                                                                                                                                                                                                                    |
| Adjacencies / issues  | The site is bound by the railway line to the north. Nailcote Hall Hotel and golf course lies adjacent to the site to the north and west. Agricultural land surrounds the remainder of the site.                          |
| Topography            | Flat                                                                                                                                                                                                                     |
| Accessibility         | Poor – approx. 5.5 miles from A46, route via residential areas.                                                                                                                                                          |
| Public transport      | Good - Tile Hill railway station approx. 0.2 miles from the site if access could be achieved on the eastern side and bus stops along Cromwell Lane.                                                                      |
| Locational Clustering | Significant clustering of industrial uses nearby including Charter Avenue Industrial Estate and along Torrington Avenue, however these uses are not directly adjacent to the site which is set within agricultural land. |

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|                                                           |                                                                                                                                                                                                                                               |  |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Appropriate use classes                                   | E(g)/B2/B8.                                                                                                                                                                                                                                   |  |
| Expected market attractiveness                            | Low - Good accessibility via rail but poor road accessibility.                                                                                                                                                                                |  |
| Development / environmental constraints                   | The entire site lies within the green belt. A PRoW crosses the site. A small portion of the site lies within flood zones 2/3. The majority of the site is under single ownership.                                                             |  |
| Overall Recommendation                                    |                                                                                                                                                                                                                                               |  |
| Recommendation - deliverability / viability / suitability | Lack of connection to the SRN suggests that the site is not suitable for employment uses and would not be attractive within the market. Data centre suitability would need to be tested through power availability and landscape suitability. |  |

## Land South of Kinton Lane, West of Stratford Road

|                                                                                     |                                                                                                                                                     |  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|
| ID                                                                                  | CFS/24/302                                                                                                                                          |  |
|  |                                                                                                                                                     |  |
| Gross Site Area (Ha)                                                                | 51.51                                                                                                                                               |  |
| Context                                                                             | Undeveloped farmland located to the north of Hockley Heath.                                                                                         |  |
| Planning Applications                                                               | None.                                                                                                                                               |  |
| Adjacencies / issues                                                                | A rural site with agricultural land surrounding. A small number of residential properties and a petrol station to the east.                         |  |
| Topography                                                                          | Flat.                                                                                                                                               |  |
| Accessibility                                                                       | Good – approx. 1.2 miles from M42, J4.                                                                                                              |  |
| Public transport                                                                    | Average – bus stops adjacent to site on Stafford Road served by three bus routes. Dorridge railway station located approx. 1.7 miles from the site. |  |
| Locational Clustering                                                               | No commercial uses adjacent, Blythe Valley Business Park approx. 1.4 miles from the site.                                                           |  |
| Appropriate use classes                                                             | E(g)/B2/B8                                                                                                                                          |  |
| Expected market attractiveness                                                      | Average – Well-located in relation to the SRN, however detached from local settlements.                                                             |  |

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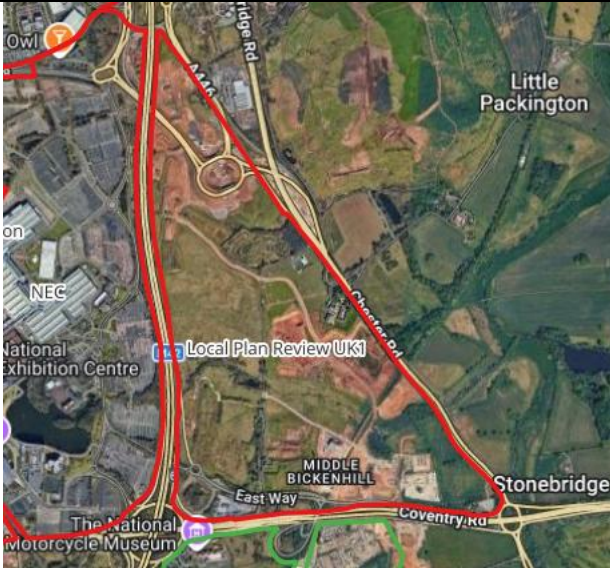
|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Development / environmental constraints                   | Site lies within the green belt. Fragmented ownership (five parcels of land).                                                                                                                                                                                                                                                                                                                                     |  |
| Overall Recommendation                                    |                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| Recommendation - deliverability / viability / suitability | The site could be suitable for employment uses. Given its proximity to the strategic road network, it would most likely see demand for B2/B8 uses. Site would likely come forward as an extension to any development at the adjacent site Land North Kinton Lane which is closer to the M42 J4. Site would require a new access onto Kinton Lane, Stratford Road or the roundabout to the north east of the site. |  |

## Land North Kineton Lane, west of Stratford Road

|                                                                                     |                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ID                                                                                  | CFS/24/325                                                                                                                                                                                                                                                                                             |
|  |                                                                                                                                                                                                                                                                                                        |
| Gross Site Area (Ha)                                                                | 44.1                                                                                                                                                                                                                                                                                                   |
| Context                                                                             | Undeveloped agricultural land located to the north of Hockley Heath.                                                                                                                                                                                                                                   |
| Planning Applications                                                               | PL/2026/01046/PPOL – Pending - Submitted 01/06/2026. Outline planning permission (all matters reserved except for site accesses) for employment development (Use Classes E(g)(iii), B2 and B8) with ancillary offices and associated earthworks, infrastructure, open space, landscaping and drainage. |
| Adjacencies / issues                                                                | The M42 bounds the site to the west. A small number of residential properties/farm houses adjacent.                                                                                                                                                                                                    |
| Topography                                                                          | Flat.                                                                                                                                                                                                                                                                                                  |
| Accessibility                                                                       | High – approx. 0.4 miles from M42, J4.                                                                                                                                                                                                                                                                 |
| Public transport                                                                    | Average – bus stops adjacent to site on Stratford Road served by two bus routes. Dorridge railway station located approx. 1.7 miles from the site.                                                                                                                                                     |

|                                                           |                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Locational Clustering                                     | No commercial uses adjacent, Blythe Valley Business Park approx. 1.4 miles from the site.                                                                                                                                                                                                                                                                                  |
| Appropriate use classes                                   | E(g)/B2/B8                                                                                                                                                                                                                                                                                                                                                                 |
| Expected market attractiveness                            | High – well-located in relation to the SRN if suitable access can be achieved. Planning permission pending for E(g)(iii), B2, B8.                                                                                                                                                                                                                                          |
| Development / environmental constraints                   | Fragmented ownership (four parcels of land). Site lies within the greenbelt. TPOs on site. Three Grade II listed building adjacent to the site on the eastern edge. A portion of the site (western edge) is former landfill and within flood zone 2/3.                                                                                                                     |
| Overall Recommendation                                    |                                                                                                                                                                                                                                                                                                                                                                            |
| Recommendation - deliverability / viability / suitability | The site would be suitable for employment uses. Given its proximity to the strategic road network, it would most likely see demand for E(g)(iii)/B2/B8 uses. It currently has a pending planning application for employment development. The site would likely require new access from the A3400, ideally towards the north of the site, given the location of the M42 J4. |

## Sites Allocated in Withdrawn Local Plan Review

| UK1 Arden Cross                                                                    |                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ID                                                                                 | N/A                                                                                                                                                                                                                                                       |
|  |                                                                                                                                                                                                                                                           |
| Gross Site Area (Ha)                                                               | 152.07                                                                                                                                                                                                                                                    |
| Context                                                                            | Site is subject to a revised masterplan including the new HS2 Interchange Station. Potential for employment uses as part of a mixed-use development.                                                                                                      |
| Planning Applications                                                              | TR010027 – Granted 21/05/2020 - Highways England has developed proposals to improve junction 6 of the M42 to allow better movement of traffic on and off the A45, supporting access to Birmingham Airport and preparing capacity for the new HS2 station. |
| Adjacencies / issues                                                               | The site is bound by the M42 to the west, A45 to the south and A452 to the east. The NEC is located to the west of the site.                                                                                                                              |
| Topography                                                                         | Flat                                                                                                                                                                                                                                                      |
| Accessibility                                                                      | High – directly adjacent to J6 M42.                                                                                                                                                                                                                       |
| Public transport                                                                   | Poor – not currently accessible via public transport, however the site is approx. 3.5 miles from Birmingham                                                                                                                                               |

|                                                           |                                                                                                                                                                                                                                                                                   |  |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                           | International Railway Station. In the longer-term, a new HS2 station will improve connectivity.                                                                                                                                                                                   |  |
| Locational Clustering                                     | Existing employment sites nearby including Birmingham Business Park to the northwest of the site.                                                                                                                                                                                 |  |
| Appropriate use classes                                   | E(g)/B2/B8                                                                                                                                                                                                                                                                        |  |
| Expected market attractiveness                            | Site may be attractive for office/R&D uses given the future HS2 station on site which will provide access to London and Birmingham. The location of the site in proximity to the M42 and Birmingham International Airport would also make it attractive for E(g)(iii)/B2/B8 uses. |  |
| Development / environmental constraints                   | The planned HS2 route divides the site. The site lies within the green belt. There are TPOS, an area of former landfill, and a Grade II* listed building within the site boundary. Hollywell Brook runs east-west across the site.                                                |  |
| Overall Recommendation                                    |                                                                                                                                                                                                                                                                                   |  |
| Recommendation - deliverability / viability / suitability | Suitable for a mixed-use allocation including commercial/employment provision.                                                                                                                                                                                                    |  |

| UK2 Damson Parkway                                                                  |                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ID                                                                                  | CFS/24/268                                                                                                                                                                                                                                                                                                                           |
|  |                                                                                                                                                                                                                                                                                                                                      |
| Gross Site Area (Ha)                                                                | 94 (42 residual)                                                                                                                                                                                                                                                                                                                     |
| Context                                                                             | <p>Located south of Birmingham international Airport. Some existing employment and other uses on site including Jaguar Land Rover's Logistics Operation Centre and hardstanding despatch area as well as Solihull Moors Football Club.</p> <p>Previously safeguarded for the expansion of JLR under the adopted 2013 Local Plan.</p> |
| Planning Applications                                                               | <p><b>PL/2020/01556/PPFL</b> – Approved 24/03/2021 and implemented. The demolition of the existing car dealership building and the redevelopment of the site to provide a petrol filling station and ancillary shop (sui generis) and a drive thru coffee shop with</p>                                                              |

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <p>circulatory routes, substation, associated car parking, landscaping and other associated works.</p> <p><b>PL/2015/50296/PPFL</b> – Approved 22/05/2015. Re-establish existing rugby pitch as Gaelic Athletics Club, and to include changing rooms, toilets, kitchen, gym and car park.</p> <p><b>PL/2016/031131/PPFL</b> – Approved 27/07/2017 and implemented. Erection of a logistics operations centre incorporating storage &amp; distribution (Class B8) and offices (Class B1a);</p> <p><b>PL/2014/00115/FULM</b> – approved 18/08/2014 and implemented. Creation of a new despatch area for the sole use of jaguar land rover comprising hard-standing and operational buildings (3,857 square metres),</p> |
| Adjacencies / issues | Elmdon Nature Park adjacent to the west, undeveloped fields to the east. Jaguar Land Rover site to the south and Birmingham Airport to the north, separated by the A45. Gypsy and Traveller site at Gable Close directly adjacent to the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Topography           | Flat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Accessibility        | Very good - Direct, signal-controlled access from the A45 and 2.0 miles from J6 of the M42. Site benefits from highway improvements delivered by Jaguar Land Rover as part of the Logistics Operation Centre development, with roads suitable for HGVs.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Public transport     | Good – bus stops on site served twice per hour by the X12. C. 2.6 miles from Birmingham International Train Station. Shared pedestrian and cycle footpaths throughout site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|                                                           |                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Locational Clustering                                     | Existing logistics uses on site (JLR) and adjacent to site (JLR to south, and airport-related industrial/logistics site to the north).                                                                                                                                                 |
| Appropriate use classes                                   | E(g)/B2/B8                                                                                                                                                                                                                                                                             |
| Expected market attractiveness                            | High - Likely to be most attractive for logistics uses given quality of on-site road infrastructure, proximity to M42 and Birmingham International Airport.                                                                                                                            |
| Development / environmental constraints                   | Site lies within the greenbelt. Two public rights of way through the site. Grade II Listed Elmdon Hall Lodge within site boundary. Fragmented site ownership, however major parcels owned by Prologis and The Metropolitan Borough of Solihull.                                        |
| Overall Recommendation                                    |                                                                                                                                                                                                                                                                                        |
| Recommendation - deliverability / viability / suitability | Site would be suitable for employment uses. Recent investment into road infrastructure has improved access to A45 and M42, and facilities HGV access to the site. Sensitivities with the neighbouring gypsy and traveller site on Gable Close would need to be considered and managed. |



|                                                           |                                                                                                                                                                                                                                                                  |  |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                           | <b>TR010027</b> – Granted 21/05/2020 - Highways England has developed proposals to improve junction 6 of the M42 to allow better movement of traffic on and off the A45, supporting access to Birmingham Airport and preparing capacity for the new HS2 station. |  |
| Adjacencies / issues                                      | Railway line bounds the site to the southwest and the M42 bounds the site to the east. HS2 works on land to the east. Birmingham Business Park to the north.                                                                                                     |  |
| Topography                                                | Flat                                                                                                                                                                                                                                                             |  |
| Accessibility                                             | High – direct access to J6 M42. Good quality internal roads throughout site suitable for HGV traffic.<br>Significant parking provision on-site.                                                                                                                  |  |
| Public transport                                          | Medium - Birmingham International Railway Station adjacent to site. Bus services run along Bickenhill Lane to the west of the site. Pedestrian footpaths / cycle paths not provided through whole site.                                                          |  |
| Locational Clustering                                     | Other commercial uses nearby on adjacent sites including office, industrial and warehousing.                                                                                                                                                                     |  |
| Appropriate use classes                                   | E(g)/B2/B8                                                                                                                                                                                                                                                       |  |
| Expected market attractiveness                            | Relatively strong – locationally, a good site with strong access to M42 and Birmingham International Airport, however not a purpose-built commercial site, some of the existing buildings are aging. Good amenity offer at Resort World and NEC.                 |  |
| Development / environmental constraints                   | Fragmented ownership across the site. Pylons across car parks on southeastern edge of site. No other constraints identified.                                                                                                                                     |  |
| Overall Recommendation                                    |                                                                                                                                                                                                                                                                  |  |
| Recommendation - deliverability / viability / suitability | Parts of the site could be suitable for employment uses. Given the site’s existing commercial and leisure uses, office or storage and distribution uses                                                                                                          |  |

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|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | would be unlikely to result in significant conflicts with neighbouring uses. Furthermore, given the site's proximity to the M42 and Birmingham International Airport, there is likely to be strong market demand for logistics and distribution uses. There is an emerging masterplan for strategic industrial use on site. |  |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|