

Reviewing the Plan for Solihull's Future

Solihull Local Plan Review

Draft Local Plan Supplementary Consultation: Site Assessments

January 2019



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1. Site Assessments

1. This document includes the assessments that have been undertaken on sites put forward for development through the Local Plan Review. For ease of reference the site selection process chapter from the main consultation document is repeated here, then an index schedule of all sites (set out in numerical order) is provided, followed by the site assessments themselves which are grouped by ward/parish.

Call for Sites

2. Published alongside the Scope, Issues and Options consultation in November 2015 was an invitation for landowners, developers and any other interested parties to put forward sites they believe were available for development. This is known as the ‘call-for-sites’ exercise.
3. The first ‘wave’ of sites amounted to 246 submissions and they were assessed through the Strategic Housing and Employment Land Availability Assessment SHELAA (Nov 2016). The SHELAA [report](#) and [appendices](#) are available on the Council’s web site. These sites were considered for inclusion in the Draft Local Plan when that was published in December 2016.
4. With the publication of the DLP, more site submissions (46) were made and these second wave sites were published in an [updated call-for-site schedule](#) in July 2017.
5. Since then further submissions have been made; and as this plan was being prepared this third wave of sites amounted to a further 26 submissions¹.
6. It is anticipated that call-for-sites submissions will continue to be made. Whilst these suggestions will continue to be accepted for consideration, the later they are left in the run up to the next version of the plan being prepared, the less chance there will be for them to be fully assessed and included.
7. It is worth noting that the vast majority of sites that have been put forward as part of this process relate to sites located in the Green Belt. For instance the analysis undertaken for the 2016 SHELAA indicated that 96.5%² of the ‘theoretical capacity’ identified in the study would be in the Green Belt.

Site Selection Methodology

8. The DLP (at paragraph 96) set out a sequential approach used to direct growth to particular locations and this was explained in more detail in the topic paper “Reviewing the Options for Growth and Site Selection Process”. This included setting an overall hierarchy and how the growth options identified at the issue and options stage could contribute.
9. The hierarchy and site selection process have been further refined to support this present consultation and all of the submitted sites have been assessed against it.
10. The site selection methodology has been split into two steps:
 - Using a site hierarchy based on the one set out in the Draft Local Plan³
 - Using planning judgment to refine site selections

¹ The first wave of submissions from November 2015 are numbered 1 to 245, the second wave of sites received from May 2016 are numbered 300 to 346, and the third wave which were received from July 2017 are numbered 400 to 426.

² Paragraph 4.16 identifies that 29,995 dwellings out of a total of 31,085 would be on Green Belt land

³ Paragraph 336 of the DLP, but now expanded to better reflect the NPPF and provide a finer grain.

11. This approach does not seek to 'allocate' a particular number to be accommodated by each settlement⁴, but rather to test the appropriateness of sites and whether they could contribute towards the Borough wide supply.

Step 1 – Site Hierarchy

12. Firstly determine where in the site hierarchy that the site falls within. This seeks to provide a balance and favours brownfield sites, accessible sites and sites which only impact on lower performing Green Belt to determine a sites potential. This approach reflects the advice in paragraph 138 of the NPPF⁵.
13. It is considered that sites that fall within priorities 1 to 4 should generally be considered suitable for inclusion in the plan ('green' sites). However there may be some exceptional reasons why they shouldn't and these will be identified where necessary. Sites that fall within priorities 8 to 10 should be considered unsuitable for inclusion ('red' sites), but as with the previous category, there may be some exceptional justification why they should nevertheless be included and this will be identified where appropriate.
14. Sites that fall within priorities 5 to 7 are considered to have potential to be included. Some will only have limited potential for inclusion, others will have a greater potential. It should be noted that sites in these priorities will still have an impact, not least of which on the purposes of including land in the Green Belt, and they should not be seen as 'impact free'. However for this first step, these sites are judged to fall within two categories: priority 5 sites as potential inclusions ('yellow' sites) and priority 6 and 7 sites as unlikely inclusions ('blue' sites).

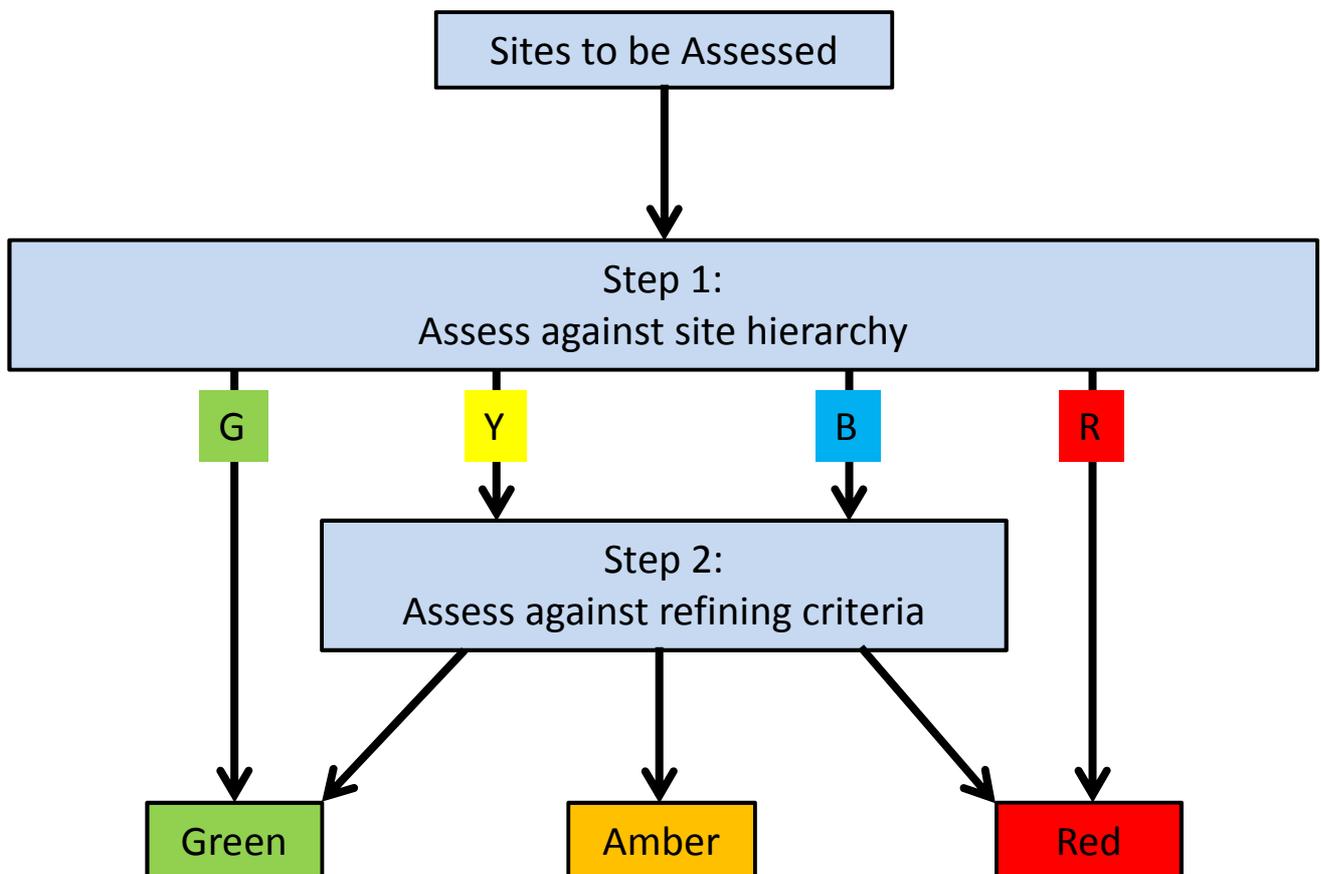
⁴ In this context it should be noted that assessments are carried out on a site and/or settlement basis which does not necessarily correlate to political boundaries such as wards.

⁵ In so far as it relates to non Green Belt, PDL and accessible locations.

Step 2 – Site Refinement

15. The second step is then to take into account other considerations (e.g. site constraints and the spatial strategy) to give a finer grain analysis to the submitted sites. This element requires more site specific planning judgment to arrive at a view on whether a site should be allocated or not.
16. This second step refines the starting position established by the site hierarchy so that it results in the following categories for the supplementary consultation:
 - **Green** – To be included in the plan as an intended allocation. This will mean the development of the site has either no or only a relatively low impact on relevant considerations⁶.
 - **Amber** – Not to be included in the plan, but for the purposes of this consultation the sites in this category have been highlighted as such so that residents and others can comment on whether these sites are ‘less harmful’ than those placed in the red category.
 - **Red** – Not to be included in the plan. This means that the development of the site has severe or widespread impacts that are not outweighed by the benefits of the proposal.
17. The analysis in step 2 will be used principally to confirm whether ‘potential’ allocations (yellow) should be included as green or amber sites in the consultation, and whether ‘unlikely’ allocations (blue) should be included as amber or red sites in the consultation.

Summary Illustration of Site Selection Process:



⁶ Or it has a more severe impact that can be mitigated against. This may include reducing the size of the site to avoid the most harmful impacts.

Step 1 – Site Hierarchy Criteria

Priority	Category	Additional Description	RAG
1	Brownfield in urban area or settlement ⁷	Non Green Belt previously developed land (PDL) (i.e. brownfield in urban area/settlement)	G
2	Greenfield in urban area or settlement	Non Green Belt non PDL not in beneficial use (or where the impact on the beneficial use can be mitigated) (i.e. greenfield site in urban area/settlement)	G
3	Brownfield in accessible ⁸ Green Belt location	Green Belt PDL in highly/moderately ⁹ accessible location (i.e. located on edge of or in close proximity to urban edge/settlement boundary)	G
4	Greenfield in accessible Green Belt location with committed development	Green Belt non PDL in highly/moderately accessible location and being lost (or largely lost) as a result of committed development.	G
5	Greenfield in accessible lower performing Green Belt location	Green Belt non PDL in accessible location. Lower performing Green Belt will generally have a combined score of 5 or less in the Strategic Green Belt Assessment (GBA)	Y
6	Greenfield in accessible moderately performing Green Belt location	Green Belt non PDL in accessible location. Moderately performing Green Belt will generally have a combined score of 6 or 7 in the GBA	B
6b	Greenfield in urban area or settlement	Non Green Belt non PDL in beneficial use (i.e. greenfield site in urban area/settlement) with no or only limited potential to mitigate loss of the beneficial use.	B
7	Greenfield in accessible highly performing Green Belt location	Green Belt non PDL in accessible location. Higher performing Green Belt will generally have a combined score of 8 or more in the GBS	B
8	Brownfield in isolated Green Belt location	Green Belt PDL in isolated location, i.e. poorly accessible (other than by car) to retail, educational & medical services.	R
9	Greenfield in isolated lower/moderately performing Green Belt location	Green Belt non PDL in isolated location. Lower/moderately performing Green Belt will generally have a combined score of 7 or less.	R
10	Greenfield in isolated highly performing Green Belt location	Green Belt non PDL in isolated location. Higher performing Green Belt will generally have a combined score of 8 or more.	R

⁷ Within urban area/settlement in this context means non-Green Belt locations.

⁸ An accessible location is located either (a) on the edge of the urban area, (b) on the edge of a settlement that has a wide range of services including a primary school and range of retail facilities. In this context a broad approach to accessibility is used based on a sites location in/edge of urban area or settlement. A finer grain of accessibility is used at step 2.

⁹ In this context, moderately accessible includes PDL sites that are adjacent to settlements that may only contain a limited range of facilities.

- G – Allocation
- Y – Potential allocation
- B – Unlikely allocation
- R – No allocation

18. This step 1 assessment is on the basis of the site as a whole and in some circumstances (particularly with large sites) may result in a site being considered as being accessible because it one part of it adjoins a settlement, but due to the size of the site, the furthest extreme would not be close to the settlement boundary and may not therefore be as accessible.

Step 2 – Refinement Criteria

19. The factors set out in the table below identify the considerations that will be taken into account as the results from step 1 above are refined. Higher performing sites in the hierarchy need more significant harmful impacts if they are to be excluded, and for sites not performing well in the hierarchy they will need more significant justification to be included.

Factors in favour	Factors against
<ul style="list-style-type: none"> • In accordance with the spatial strategy¹⁰. • Any hard constraints only affect a small proportion of the site and/or can be mitigated. • Site would not breach a strong defensible boundary to the Green Belt. • Any identified wider planning gain over and above what would normally be expected. • Sites that would use or create a strong defensible boundary to define the extent of land to be removed from the Green Belt. • If finer grain accessibility analysis¹¹ shows the site (or the part to be included) is accessible. 	<ul style="list-style-type: none"> • Not in accordance with the spatial strategy. • Overriding hard constraints¹² that cannot be mitigated. • SHELAA category 3¹³ sites unless demonstrated that concerns can be overcome. • Site would breach a strong defensible boundary to the Green Belt. • Sites that would not use or create a strong defensible boundary to define the extent of land to be removed from the Green Belt. • If finer grain accessibility analysis shows the site (or the part to be included) is not accessible. • If the site is in a landscape character area that has a very low landscape capacity rating. • If the SA appraisal identifies significant harmful impacts.

¹⁰ Including only proportional additions to lower order settlements (i.e. those without secondary school or not located close to urban edge).

¹¹ Including output from the Accessibility Study

¹² E.g. flood risk, biodiversity, heritage

¹³ Paragraph 3.78 describes the category bands used in the SHELAA. Category 1 perform well against suitability, availability and achievability assessments and are therefore affected by the fewest constraints, these are considered deliverable sites. Category 2 sites have a limited level of constraints and are classed as deliverable. Category 3 sites are classed as ‘not currently developable’ and have more significant constraints.

Conclusions

20. Those sites that are considered appropriate for inclusion in the plan as preferred options (the green sites) are described in the settlement chapters. The majority of sites submitted are not included as a compelling case for their inclusion has not been made; largely because they are located in the Green Belt and releasing them for development would not result in a sustainable pattern of development and/or there are other considerations that indicate they are not suitable for inclusion.
21. In carrying out this assessment it should be noted that of the sites that have not been included, some nevertheless performed better than others. As part of this supplementary consultation the Council believe it is useful to identify these 'less harmful' sites (that are shown as amber) so that residents and stakeholders are able to comment on their omission, and whether this is justified. Of course, comments on all of the omitted sites are also welcome.

2. Index Schedule of Assessed Sites

22. The table below sets out all of the sites assessed for residential development and indicates the conclusion of the 'step 2' assessment using the methodology as described in an earlier chapter. An [index plan](#) to the sites has also been published. This table is ordered by site reference number so that the ward can be identified and the individual site assessments that follow have been grouped by ward, and if more than one parish is present in the ward, then by parish.
23. It should be noted that if a site is considered appropriate for development it is not necessarily the case that the whole site is to be included as there may be reasons (e.g. to retain existing on site features, or to preserve a gap between settlements) why only part of a site is included. **For the purposes of this document, even if only part of a site is to be included the whole site is shaded, for detail as to the extent of the site that is considered suitable for development the [draft concept masterplans](#) should be used.**

Site Ref	Site Name	Ward	Step 2 Conclusion
1	Springhill, 443 Station Road, Balsall Common	Meriden	G ²²
2	Land adj. 339/337 Lugtrout Lane	Bickenhill	R
3	The Chase Field, off Smiths Lane	Knowle and Dorridge & Hockley Heath	R
4	Land to RO houses in Tanworth Lane	Blythe	A ¹⁴
5	Land at Grove House, Jacobean Lane	Knowle	R
6	Land off Old Station Road, Hampton in Arden	Bickenhill	R
7	Land off Corbetts Close	Bickenhill	G ¹⁵
8	103 Birchy Leasowes Lane	Blythe	R
9	Land RO Lavender Hall Farm	Meriden	G ¹⁶
10	Playing fields at Lugtrout Lane	Bickenhill	R
11	Land adjoining SE side of Damson Parkway	Bickenhill	G ¹⁷
12	Land to north of Lugtrout Lane	Bickenhill	R
13	Land to RO 2214 Stratford Rd	Dorridge & Hockley Heath	R
14	Land at 2440 Stratford Rd	Dorridge & Hockley Heath	R
15	Former Pinfold Nursery (inc. 67 Hampton Lane)	Bickenhill	G ¹⁷
16	Land south of Hampton Lane	Bickenhill	R
17	Land west of Ravenshaw Lane/south of Hampton Lane	Bickenhill	R

¹⁴ Discussed under reference A1

¹⁵ Planning permission now granted on this site.

¹⁶ Included as DLP 21

¹⁷ Included as part of DLP 16

Site Ref	Site Name	Ward	Step 2 Conclusion
18	Land to RO 146/152 Tilehouse Lane	Blythe	A ¹⁸
19	Land adj. to Bakehouse Lane/Wheeler Close	Knowle	R
20	Land adj to Solihull bypass, south of Hampton Lane	Bickenhill	R
21	The Paddock	Bickenhill	R
22	Land to the south of Houndsfield Lane (former Clementine Farm)	Blythe	R
23	Land adj. to "Woodlands"	Bickenhill	R
24	Vacant land off Friday Lane	Bickenhill	R
25	Land at Barston Lane	Bickenhill	R
26	Land at 210 Henwood Lane	Bickenhill	R
27	Land at rear of 36 Lady Byron Lane	Knowle	R
28	Land to west of 227 Lugtrout Lane	Bickenhill	G ¹⁷
29	The Orchard, Earlswood Road	Dorridge & Hockley Heath	R
30	Land rear of 67-95 Meeting House Lane	Meriden	G ¹⁹
31	Solihull Blooms Garden Centre, Kenilworth Road	Meriden	R
32	Land at Netherwood Lane	Knowle	R
33	Barratts Lane Farm	Meriden	G ¹⁹
35	Green Meads	Meriden	R
36	Land adj. to Oakwood House	Meriden	G ²²
37	Bowyer Farm	Blythe	R
38	Ashford Manor Farm, Stratford Road	Dorridge & Hockley Heath	R
39	Field adj. to Tudor Croft	Blythe	R
40	Olton, Stable Cottage, Chadwick End	Knowle	R
41	Land at Whitlocks End Farm	Blythe and Shirley South	G ²⁰
42	Big Cleobury Farm	Blythe	R
43	Land adjacent to Old Lodge Farm	Meriden	G ²²
44	Lodge Paddocks	Blythe	R
45	Field surrounding Lodge Paddocks	Blythe	R
46	Land fronting B4102 Meriden Road	Bickenhill	R
47	Land south of Kelsey Court	Meriden	G ²¹
48	Earlsmere House	Blythe	R
49	Land adjacent 84 School Road	Dorridge & Hockley Heath	G ²²
50	Land at Arran Way	Smiths Wood	G ²³

¹⁸ Discussed under reference A3

¹⁹ Included as part of DLP 1

²⁰ Included as DLP 26

²¹ Included as part of DLP 3

²² Included as part of land supply assumptions if Green Belt boundaries amended to accommodate a nearby allocation.

Site Ref	Site Name	Ward	Step 2 Conclusion
51	Jenson House, Auckland Hall and Kingfisher PH	Smiths Wood	G ²⁴
52	Chester Road/ Moorend Avenue, Roundabout	Chelmsley Wood	R
53	Bluebell Recreation Ground	Chelmsley Wood	R
54	Clopton Crescent Depot & British Legion Club	Chelmsley Wood	R
54	Clopton Crescent Depot, Clopton Crescent	Kingshurst and Fordbridge	G ²⁵
56	Lambeth Close & Centurion PH	Chelmsley Wood	R
57	Land adjoining 2102 Stratford Road	Dorridge & Hockley Heath	R
58	Land at Cleobury Lane, Dickens Heath	Blythe	R
59	Land at Golden End Farms	Knowle	A ²⁶
60	Land at Wootton Green Lane	Meriden	G ²⁷
61	"Hilltop", 353 Tanworth Lane, Shirley	Blythe	R
62	Land adjacent to Shirley Golf Course, Stratford Road	Blythe	R
64	Land at Barston Lane/Oak Lane	Bickenhill	R
66	Land NE side of Back Lane	Meriden	R
67	Land to rear of 81, 81A and 83 Hampton Lane	Bickenhill	G ¹⁷
68	Land off Jacobean Lane	Knowle	R
69	Norton Lane, Earlswood	Blythe	R
70	Kidpile Farm	Blythe	R
71	Land at 149-163 Wood Lane	Blythe	R
72	Land at Widney Road and Browns Lane	Dorridge & Hockley Heath	R
73	Earlswood Caravan/Ambleside Nursery, 448 Norton Lane	Blythe	R
74	Land at and RO of 162 Tilehouse Lane	Blythe	A ¹⁸
75	Land at Frog Lane	Meriden	G ²⁸
76	Berkswell Quarry - potential extension land	Meriden	R
78	Land to RO 575a to 587 Tanworth Lane and land at 587 to 597 Tanworth Lane	Blythe	A ¹⁴
79	Land fronting Waste Lane, Balsall Common	Meriden	G ²⁹

²³ Site now has planning permission so included in land supply as a site with consent

²⁴ Included as DLP 15

²⁵ Included in land supply assumptions as being identified through land availability assessments (in so far as this relates to the depot and not open space land)

²⁶ Discussed under Amber chapter – see reference A4

²⁷ Included as part of DLP 22

²⁸ Included as part of DLP 2

Site Ref	Site Name	Ward	Step 2 Conclusion
81	Land at Fillongley Road, Meriden	Meriden	R
82	Land at Kenilworth Road	Meriden	R
83	Land at Catherine de Barnes	Bickenhill	R
84	Land at Houndsfield Lane	Blythe	R
85	Land adj. to 179 Hampton Lane, Catherine de Barnes	Bickenhill	R
86	Land at Old Station Road	Bickenhill	R
88	Land at Widney Manor Road	Dorridge & Hockley Heath	R
89	Village Farm, Berkswell	Meriden	R
90	Land at Coventry Road, Berkswell	Meriden	R
91	Home Farm, Berkswell	Meriden	R
92	New Mercote Farm	Meriden	R
93	Land at Heronfield	Knowle	R
94	Land at Diddington Lane, Hampton in Arden	Bickenhill	R
96	Land on north side of Lugtrout Lane	Bickenhill	R
98	Land to the rear of 1761 Warwick Road	Knowle	R
99	Land at Tanworth Lane, Shirley	Blythe	R
100	Land at Mount Dairy Farm	Blythe	A ³⁰
101	Land at Old Waste Lane/Waste Lane	Meriden	G ²²
102	Land at Meeting House Lane and Waste Lane	Meriden	G ¹⁹
104	Land off Blue Lake Road, Dorridge (Oak Green)	Knowle	A ³¹
105	Land on Maxstoke Lane, Meriden	Meriden	R
106	Land at Oakfields Way, Catherine de Barnes	Bickenhill	R
107	Land at Gentleshaw Lane	Knowle	R
108	Blythe House	Dorridge & Hockley Heath	R
109	Land south of Grove Road	Knowle	A ³¹
110	Land to rear of 114 Kenilworth Road	Knowle	R
111	Land at Widney Manor Road	St Alphege	R
112	Field at rear of Fernhill Court	Meriden	R
116	Land at and to the rear of 146-152 Tilehouse Lane	Blythe	A ¹⁸
117	Meriden Road Depot	Bickenhill	G ³²
118	Fields adjacent to Rotton Row Farm	Knowle	R
119	Land at Birmingham Road, Meriden	Meriden	G ³³

²⁹ Included as part of DLP 23

³⁰ Discussed under reference A2

³¹ Discussed under Amber chapter – see reference A5

³² Included as part of DLP 6.

³³ Included as DLP 10

Site Ref	Site Name	Ward	Step 2 Conclusion
120	Land at Ashford Lane, Hockley Heath	Dorridge & Hockley Heath	R
121	Land west of Stratford Road, Hockley Heath	Dorridge & Hockley Heath	R
122	Land south of Dog Kennel Lane	Blythe	G ³⁴
123	Brooklin	Blythe	R
124	Former TRW site, The Green	Shirley South	G ³⁵
125	Land at Wychwood Roundabout	Knowle	G ⁴⁰
126	Land to north of Birchy Leasowes Lane	Blythe	G ³⁶
127	Woodford, Grange Road	Dorridge & Hockley Heath	R
128	Area G, Meriden	Meriden	R
129	Land off Meriden Road, Hampton in Arden	Bickenhill	G ³²
130	Land at Tythe Barn Lane	Blythe	G ³⁶
131	Birmingham Business Park, adj. Coleshill Heath Road	Bickenhill	R
132	Land at HS2 Triangle	Bickenhill	G ³⁷
133	Creynolds Lane, Shirley	Blythe	R
134	114-118 Widney Manor Road	St Alphege	A ⁵²
135	Land at Dorridge Road, Dorridge	Dorridge & Hockley Heath	R
136	Oak Farm, Catherine de Barnes	Bickenhill	G ³⁸
137	The Firs, Meriden	Meriden	G ³³
138	Land at Kenilworth Road and Windmill Lane	Meriden	G ²¹
139	Land south of School Road, Hockley Heath	Dorridge & Hockley Heath	G ³⁹
140	Land at Dickens Heath Road	Blythe	R
141	Land around Earlswood Station	Blythe (and Stratford DC)	R
142	Grange Farm, Balsall Common	Meriden	R
143	Land adj. 161 Lugtrout Lane	Bickenhill	G ¹⁷
144	Land at Fillongley Road, Meriden	Meriden	R
145	Land at School Road	Dorridge & Hockley Heath	R
146	Blythe Valley Park	Blythe	R
147	Land at Hampton Lane	Bickenhill	G ¹⁷
148	Lansdowne	Knowle	G ⁵⁰

³⁴ Included as DLP 12

³⁵ Included as part of DLP 11

³⁶ Included as DLP 4

³⁷ Included as DLP 19

³⁸ Included as DLP 24

³⁹ Included as DLP 25

Site Ref	Site Name	Ward	Step 2 Conclusion
149	Lansdowne Farm Part D	Knowle	G ⁵⁰
150	Lansdowne Farm Part A	Knowle	G ⁵⁰
151	Lansdowne Farm Part B & 1928 Warwick Rd	Knowle	G ⁵⁰
152	Lansdowne Farm Part C & Jacknett Barn	Knowle	G ⁵⁰
153	Proposed new Arden Academy Site	Knowle	G ⁵⁰
154	Potential site for a new 2FE Catholic Primary school	Knowle	G ⁵⁰
155	St George and St Teresa Primary School	Dorridge & Hockley Heath	G ⁴⁰
156	Arden Academy	Knowle	G ⁵⁰
157	Land to east of Knowle forming part of Arden Triangle	Knowle	G ⁵⁰
158	Land RO Kenilworth Road, Balsall Common	Meriden	G ²⁷
159	Land fronting Wootton Green Lane	Meriden	G ²⁷
160	Land adj. 32 Wootton Green Lane	Meriden	G ²⁷
161	Land at Wootton Green Lane	Meriden	G ²⁷
162	Land at the Hollies, Kenilworth Rd	Meriden	G ²⁷
163	The former Rectory and Glebe land	St Alphege	G ²⁵
166	Land north and south of Hampton Road, Knowle	Knowle	G ⁴¹
167	The Memorial Clubhouse and Grounds	Knowle	R
168	Land at Illshaw Heath	Blythe	R
169	Blessed Robert Grissold	Meriden	G ¹⁹
170	Pheasant Oak Farm	Meriden	G ²⁹
171	Hampton Manor	Bickenhill	R
172	Service Station Site, Kenilworth Road	Meriden	G ²⁷
173	Winterton Farm/Land to the north of Blythe Valley Park	Blythe	R
175	Land to the south of School Road, Hockley Heath	Dorridge & Hockley Heath	G ³⁹
176	Land to the west of Dickens Heath	Blythe	G ³⁶
179	Hampton Lane, Meriden	Meriden	R
180	Site rear 122 School Road, Hockley Heath	Dorridge & Hockley Heath	R
181	All or part of 20 Browns Lane, Knowle	Dorridge & Hockley Heath	G ⁴²
182	18 Browns Lane	Dorridge & Hockley Heath	G ⁴²
183	Wootton Green Barn	Meriden	R

⁴⁰ Include in land supply assumptions through being identified in a land availability assessment

⁴¹ Included as DLP 8

⁴² Not included in land supply as it's a restricted site with no clear evidence or reasonable assumption that an appropriate layout can be achieved.

Site Ref	Site Name	Ward	Step 2 Conclusion
184	Rear of Cheswick Green Primary School	Blythe	R
186	Land to east of Leys Lane	Meriden	R
187	Land to the east of Leys Lane	Meriden	R
188	Land at Rowood Drive and associated with Lode Heath School	Silhill	A ⁴³
192	Jordan Farm	Blythe	R
193	Land at the rear of 74 - 108 Coleshill Heath Road	Bickenhill	R
195	Land at Damson Parkway	Bickenhill and Elmdon	R
196	Land at Bickenhill Road	Bickenhill	R
197	Land south of Meriden	Meriden	R
198	Land north-west of Balsall Common, Solihull	Meriden	R
199	Land at Four Ashes Road, Dorridge - Box Trees	Dorridge & Hockley Heath	R
201	Brook Farm	Meriden	R
204	Land at Oaklands Farm	Meriden	R
206	Land at Norton Lane, Tidbury Green	Blythe	R
207	Land bounded by Brown's Lane, Smiths Lane & Widney Manor Rd	Dorridge & Hockley Heath	R
208	Land at School Road/Ashford Lane	Dorridge & Hockley Heath	R
209	Tidbury Green Golf Club	Blythe	R
210	Land between 39 and 79 Earlswood Road	Dorridge & Hockley Heath	R
211	Land between Main Road and Fillongley Road, Meriden	Meriden	R
212	Land at Berkswell Quarry	Meriden	R
213	Land north of Hampton Road (1)	Knowle	G ⁴¹
214	Land north of Hampton Road (2)	Knowle	R
215	Land north of Hampton Road (3)	Knowle	R
216	Land at Lincoln Farm Truckstop	Meriden	R
217	Land at Creynolds Lane	Blythe	R
218	Endeavour House, including Pavilions Sports Club and Allotments	Kingshurst and Fordbridge	R
219	Land at Buckingham Road	Smiths Wood	R
220	Chapelhouse Depot, including Conservative Club and former Boys Club	Kingshurst and Fordbridge	G ⁴⁰
221	Onward Club and Chelmsley Wood Town Council Offices	Chelmsley Wood	R
222	Moat Lane Depot and Vulcan House Industrial Estate	Silhill	G ⁴⁹

⁴³ Discussed under Amber sites – see reference A6

Site Ref	Site Name	Ward	Step 2 Conclusion
223	Land at Tanworth Lane, Sans Souci and Woodloes Road	Blythe and Shirley South	R
224	Brookvale	Olton	G ⁴⁴
226	Land at Damson Parkway and Coventry Road	Elmdon and Bickenhill	R
227	Land at Hallmeadow Road	Meriden	G ⁴⁵
229	Kingshurst Village Centre	Smiths Wood	G ⁴⁶
230	Land at Lugtrout Lane	Bickenhill	G ¹⁷
231	Land at Widney Manor Road	St Alphege	R
232	Simon Digby Campus	Chelmsley Wood	G ⁴⁷
233	Land north-west of Balsall Common	Meriden	R
235	Land at Tanworth Lane	Blythe	A ¹⁴
236	Land off Oxhayes Close	Meriden	G ¹⁹
237	Land at Bickenhill Road	Bickenhill	R
238	33 Wootton Green lane	Meriden	R
239	Land at Church Lane, Bickenhill	Bickenhill	R
240	Land at Wootton Green Lane and Kenilworth Road	Meriden	G ²⁷
241	Arden Lodge Field, Arden Drive	Dorridge & Hockley Heath	R
242	Land east of Chadwick Manor	Knowle	R
243	Land north of Chadwick Court	Knowle	R
244	Land at Tilehouse Green - Copt Heath Golf Club	Knowle	R
245	Former Rugby Club, Sharmans Cross Road	St Alphege	G ⁴⁸
246	Land at Warwick Road	Knowle	R
247	Manor Farm, Four Ashes Rd	Dorridge & Hockley Heath	R
300	Land adj. 50 Hampton Lane	Bickenhill	R
301	Vulcan Industrial Estate	Silhill	G ⁴⁹
302	Land on SW side of Stratford Road, Shirley	Blythe	R
303	Stripes Hill Farm	Knowle	G ⁵⁰
304	Land at Oakes Farm	Meriden	R
305	North of Balsall Common	Meriden	R
306	Land at Sharmans Cross Road and Arden Tennis Club	St Alphege	G ⁵¹

⁴⁴ Previously assumed that site would be available for redevelopment for residential purposes, now understood to be redeveloped as a care home so not now included in land supply.

⁴⁵ Included as SLP 19

⁴⁶ Included as DLP 7

⁴⁷ Included as SLP 3

⁴⁸ Included as DLP 18

⁴⁹ Included as DLP 17

⁵⁰ Included as DLP 9

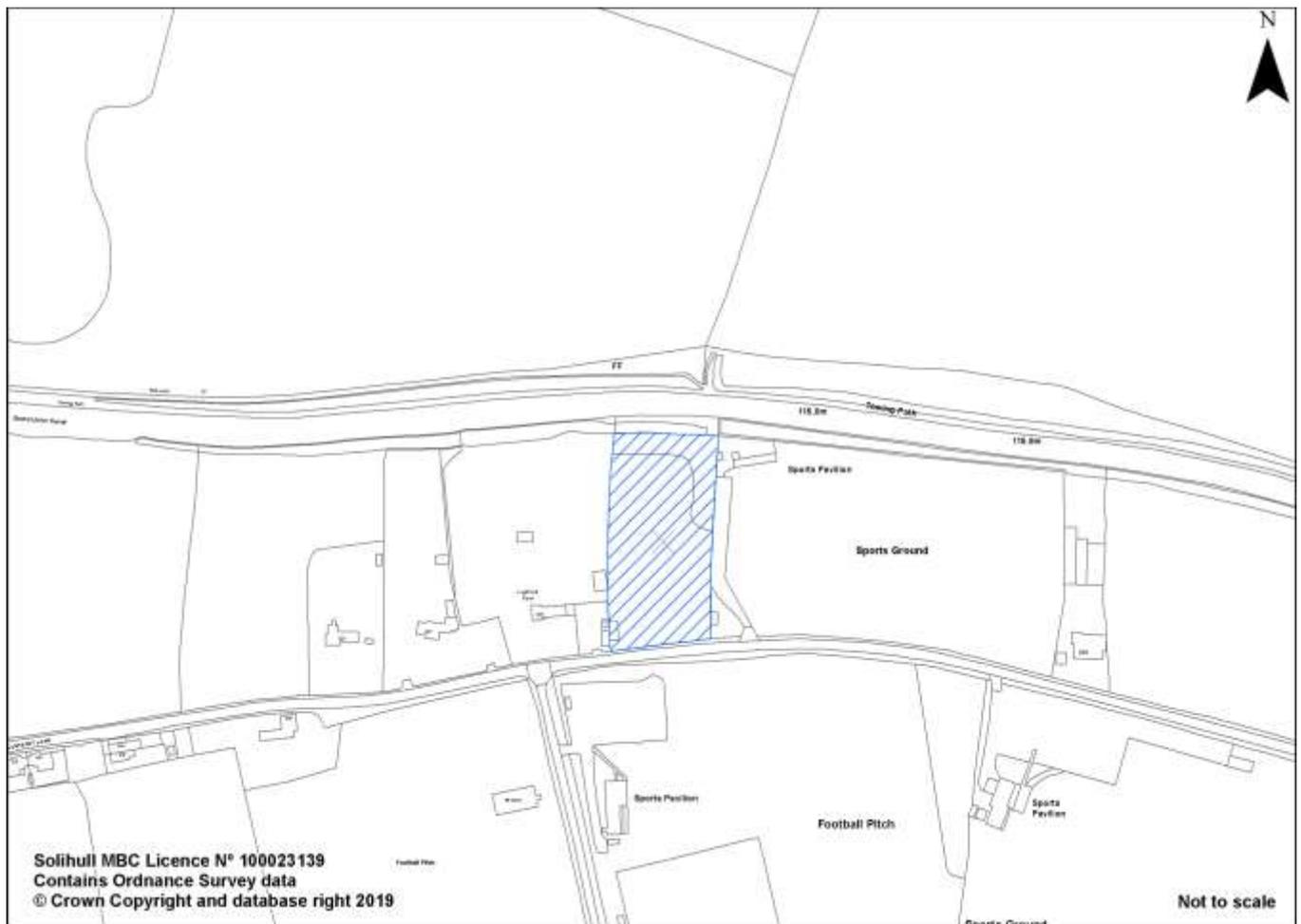
⁵¹ Not include in land supply as no clear evidence that site is available

Site Ref	Site Name	Ward	Step 2 Conclusion
307	Land at Eastcote Road/Bellemere Road	Bickenhill	R
308	Land between Widney Manor Station & Widney Manor Road	St Alphege	A ⁵²
309	804 Warwick Road	St Alphege	G ⁴²
310	Land fronting Lady Lane and Cleobury Lane	Blythe	R
311	Meriden Hall Mobile Home Park Site 1	Meriden	R
312	Meriden Hall Mobile Home Park Site 2	Meriden	R
313	Fulford Hall Farm	Blythe	R
314	Leam Corner House	Meriden	G ²¹
315	New Holly Lane Farm	Meriden	R
316	Land Fronting Dickens Heath Road & Cleobury Lane	Blythe	R
318	The Uplands, 74 Dickens Heath Road	Blythe	R
319	Land at 1939 Warwick Road	Knowle	R
320	Land at Balsall Common, Pheasant Oak Farm, South View Farm and land fronting Waste Lane	Meriden	G ²⁹
321	The Limes, Solihull Road, Hampton-in-Arden	Bickenhill	R
322	145 Old Station Road, Hampton-in-Arden	Bickenhill	R
323	Land off Jacobean Lane, Knowle	Knowle	R
324	Land rear 15 Jacobean Lane, Knowle	Knowle	R
325	Land adj. 157 Hampton Lane, Solihull	Bickenhill	R
326	Land RO 157 Hampton Lane, Solihull	Bickenhill	R
327	Land adj. 378 Lugtrout Lane	Bickenhill	R
328	Land at and to RO 84,86 and 90 School Road	Dorridge & Hockley Heath	G ²²
329	Land to east and west of Darley Green Road	Dorridge & Hockley Heath	R
330	Land to west of Darley Green Road	Dorridge & Hockley Heath	R
331	Widney Manor golf club	St Alphege and Blythe	R
332	West Midlands golf club	Bickenhill	R
333	2 Lavender Hall Lane	Meriden	G ²²
334	Land at Illshaw Heath Road	Blythe	R
336	Land off Coventry Road, Elmdon	Elmdon and Bickenhill	R
337	Land off Coleshill Heath Road	Bickenhill	R
338	Land at Kenilworth Road, Balsall Common	Meriden	R
339	Land adj. 161 Lugtrout Lane	Bickenhill	G ¹⁷
340	Land at Three Maypoles Farm, Dickens Heath Road	Blythe	R
341	Land between 70 & 84 Chelmsley Road	Bickenhill	R

⁵² Site discussed as an Amber site – see reference A7

Site Ref	Site Name	Ward	Step 2 Conclusion
342	Land RO 32 Creynolds Lane	Blythe	R
344	Land off Grange Road, Dorridge	Dorridge & Hockley Heath	R
345	Extension to SHELAA 1004, Tanworth Lane	Blythe	A ¹⁴
346	Land inc. BVP & adj. to Jct 4 M42	Blythe and Dorridge & Hockley Heath	R
400	Western parcel of land at Moseley Cricket club, Streetsbrook Road	Olton	R
404	Land at Fulford Hall Road	Blythe	R
405	Land adj. 237 Tythe Barn Lane	Blythe	G ³⁶
407	Land at Widney Manor Road	St Alphege	R
408	Land at Waste Lane	Meriden	G ²⁹
410	147 Lugtrout Lane	Bickenhill	G ¹⁷
411	Friday Lane Nurseries, Catherine de Barnes	Bickenhill	R
412	Red Star Sports, Lugtrout Lane	Bickenhill	R
413	Land at Oak Green, Dorridge	Knowle	A ³¹
414	Land at Hob Lane	Meriden	G ²⁹
415	149-163 Wood Lane Earlswood	Blythe	R
416	Land north of School Road	Dorridge & Hockley Heath	R
417	Land west of Stratford Road	Dorridge & Hockley Heath	R
418	Diddington Lane, Hampton-in-Arden	Bickenhill	R
419	60 Four Ashes Road	Dorridge & Hockley Heath	R
420	Land at Meriden - IM Land	Meriden	R
421	Silver Tree Farm, Balsall St	Meriden	R
422	Rose Bank, Balsall St	Meriden	R
423	Lovelace Hill, 123 Widney Manor Road	St Alphege	R
424	Whale Tankers, Jn5 M42	Knowle	R
425	Land at Windmill Lane, Balsall Common	Meriden	R
426	Land south of Broad Lane	Meriden	R

Site Reference	12	Site Name	Land to north of Lugtrout Lane
Gross Area (Ha)	0.52	Ward	Bickenhill
Capacity (SHELAA)	4	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Mature Trees
Soft constraints	Habitats of wildlife interest Telegraph poles on site Existing agricultural buildings Adjacent to Grand Union Canal

Evidence

SHELAA

Category 1

Accessibility Study

Primary School: Low Food Store: Medium GP Surgery: Low/Medium Public Transport: Low (Bus) Overall: Low/Medium Access: No existing footway provision

Green Belt Assessment

Lower performing parcel (RP27) overall with a combined score of 4. Moderately performing in terms of purpose 2.

Landscape Character Assessment

Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low

Sustainability Appraisal

AECOM 50 17 effects: 4 positive (2 significant); 10 neutral; 3 negative

Site Selection

Spatial Strategy

Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.

Site Selection Topic Paper

Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, development would result in coalescence between proposed DLP Site 16 and Catherine de Barnes.

Site Selection Step 1

9

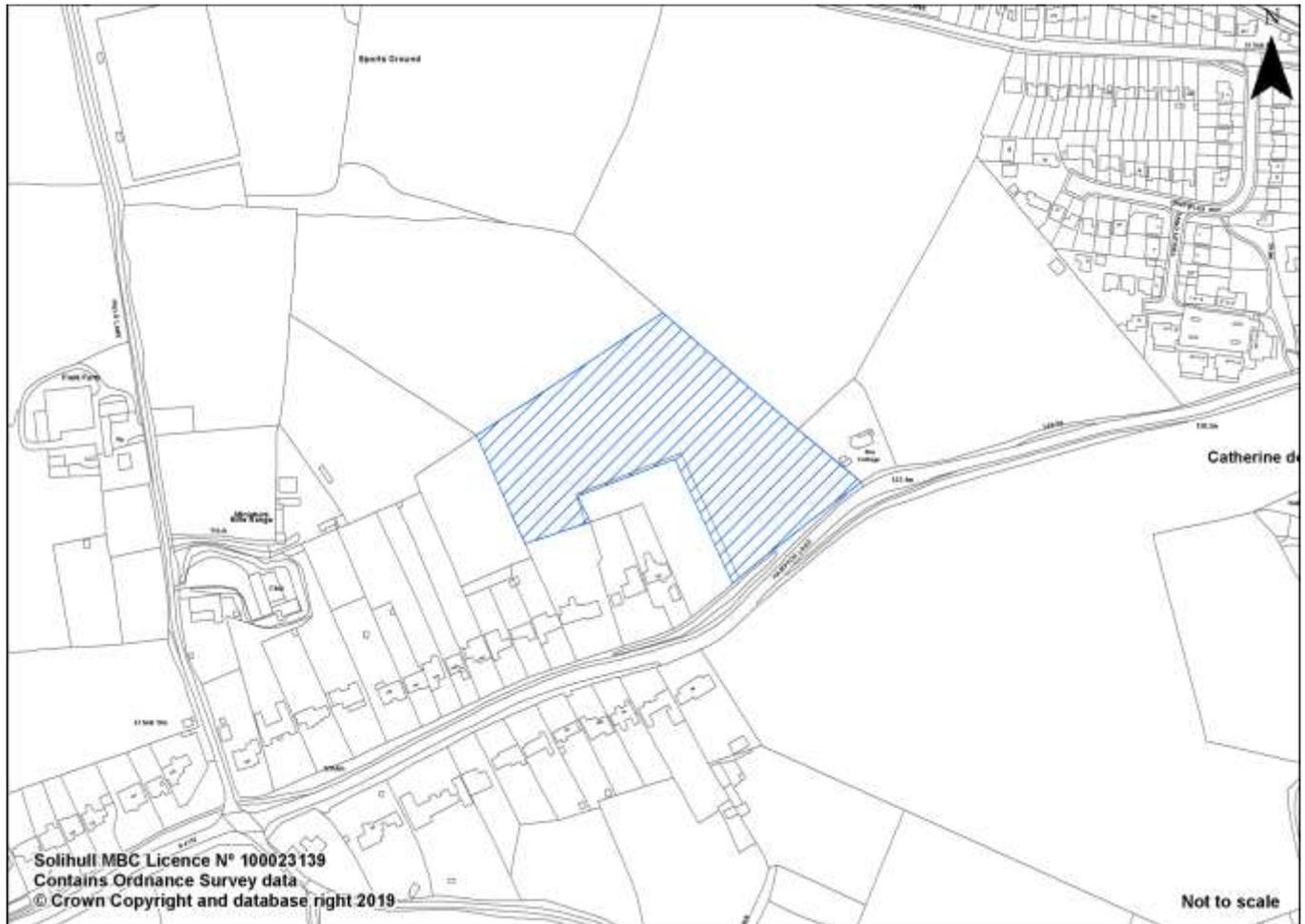
Commentary

Site is within a lower performing parcel in the Green Belt Assessment, although it is too small, isolated and would result in an indefensible boundary. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 4 positive and 3 negative effects. However, it is poorly related to urban area or to Catherine de Barnes and would contribute to coalescence

Site Selection Step 2

R

Site Reference	85	Site Name	Land adj. to 179 Hampton Lane, Catherine de Barnes
Gross Area (Ha)	2.01	Ward	Bickenhill
Capacity (SHELAA)	2	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Access Hedgerows

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Very Low Public Transport: Low (Bus) Overall: Low/Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP30) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 50 17 effects: 4 positive (2 significant); 10 neutral; 3 negative

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, development would result in coalescence between proposed DLP Site 16 and Catherine de Barnes.
Site Selection Step 1	9
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is isolated and would result in an indefensible boundary. The site has a low/medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 4 positive and 3 negative effects. However, it is poorly related to urban area or to Catherine de Barnes and would result in coalescence
Site Selection Step 2	R

Site Reference	96	Site Name	Land on north side of Lugtrout Lane
Gross Area (Ha)	1.21	Ward	Bickenhill
Capacity (SHELAA)	24	Parish	
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing property on site Adjacent to canal

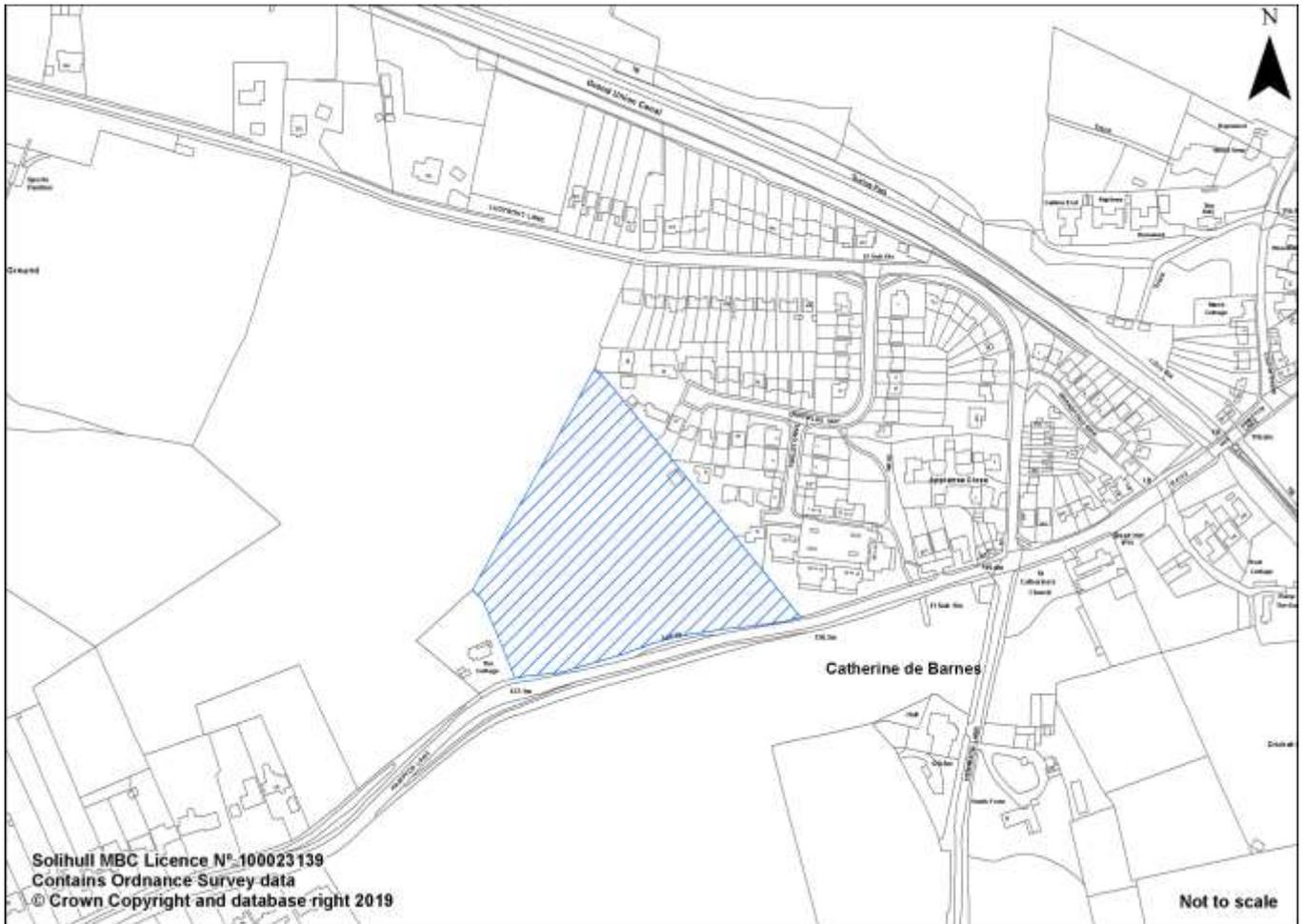
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Very Low Public Transport: Low (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP27) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 50 17 effects: 4 positive (2 significant); 10 neutral; 3 negative

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, development would result in coalescence between proposed DLP Site 16 and Catherine de Barnes.
Site Selection Step 1	9
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it would extend the settlement and result in an indefensible boundary. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 4 positive and 3 negative effects. However, it is poorly related to the urban area or to Catherine de Barnes and would result in coalescence
Site Selection Step 2	R

Site Reference	106	Site Name	Land at Oakfields Way, Catherine de Barnes
Gross Area (Ha)	2.14	Ward	Bickenhill
Capacity (SHELAA)	50	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on boundary of site
Soft constraints	Hedgerows Access

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Very Low Public Transport: Low (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP30) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 50 17 effects: 4 positive (2 significant); 10 neutral; 3 negative

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Catherine de Barnes village is identified as suitable for limited infilling, but unsuitable for expansion.
Site Selection Step 1	9
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it would extend the settlement and result in an indefensible boundary. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 4 positive and 3 negative effects. However, it is poorly related to the urban area or to Catherine de Barnes and would result in coalescence
Site Selection Step 2	R

Site Reference	143	Site Name	Land adj. 161 Lugtrout Lane
Gross Area (Ha)	0.51	Ward	Bickenhill
Capacity (SHELAA)	17	Parish	
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing buildings on site

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: High GP Surgery: High Public Transport: Low/Medium (Bus) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP27) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 121 18 Effects: 6 positive (1 significant); 9 neutral; 3 negative

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Growth Option G – Area C: East of Solihull between the canal and the A41 is considered suitable for urban extension. Site is west of Field Lane and north of Hampton Lane, but was not included as part of DLP Site 16 as northern Green Belt boundary extended to Lugtrout Lane. Proposed Green Belt boundary could potentially be extended further north to the canal
Site Selection Step 1	5
Commentary	Site is part brownfield within a lower performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. The site has a medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 6 positive and 3 negative effects. The site could form part of an urban extension in area identified in the spatial strategy as suitable for growth
Site Selection Step 2	G

Site Reference

174

Site Name

Land between Catherine de Barnes and Hampton in

Gross Area (Ha)

Ward

Bickenhill

Capacity (SHELAA)

N/A

Parish

Green Belt

**Greenfield/
Brownfield**

Very broad location

Constraints

Policy Constraints

Green Belt

Hard Constraints

Large Area

Soft constraints

Large Area

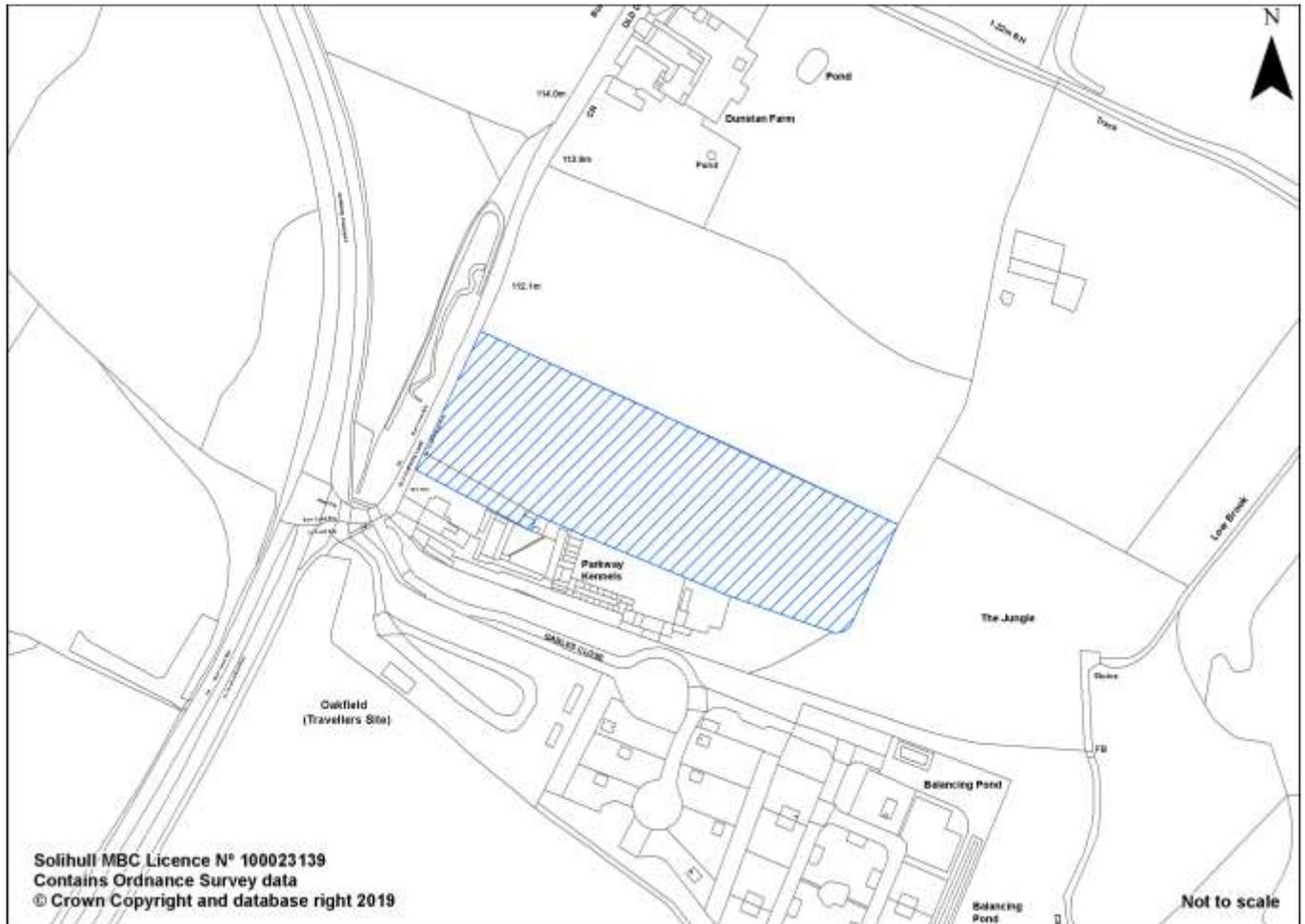
Evidence

SHELAA	N/A
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	N/A
Landscape Character Assessment	N/A
Sustainability Appraisal	Very large expanse of land - not considered as a whole in SA.

Site Selection

Spatial Strategy	N/A
Site Selection Topic Paper	N/A
Site Selection Step 1	
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	191	Site Name	Land fronting Old Damson Lane
Gross Area (Ha)	1.53	Ward	Bickenhill
Capacity (SHELAA)	Assessed For Employment only	Parish	
Green Belt	100	Greenfield/Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Potential habitats of wildlife interest

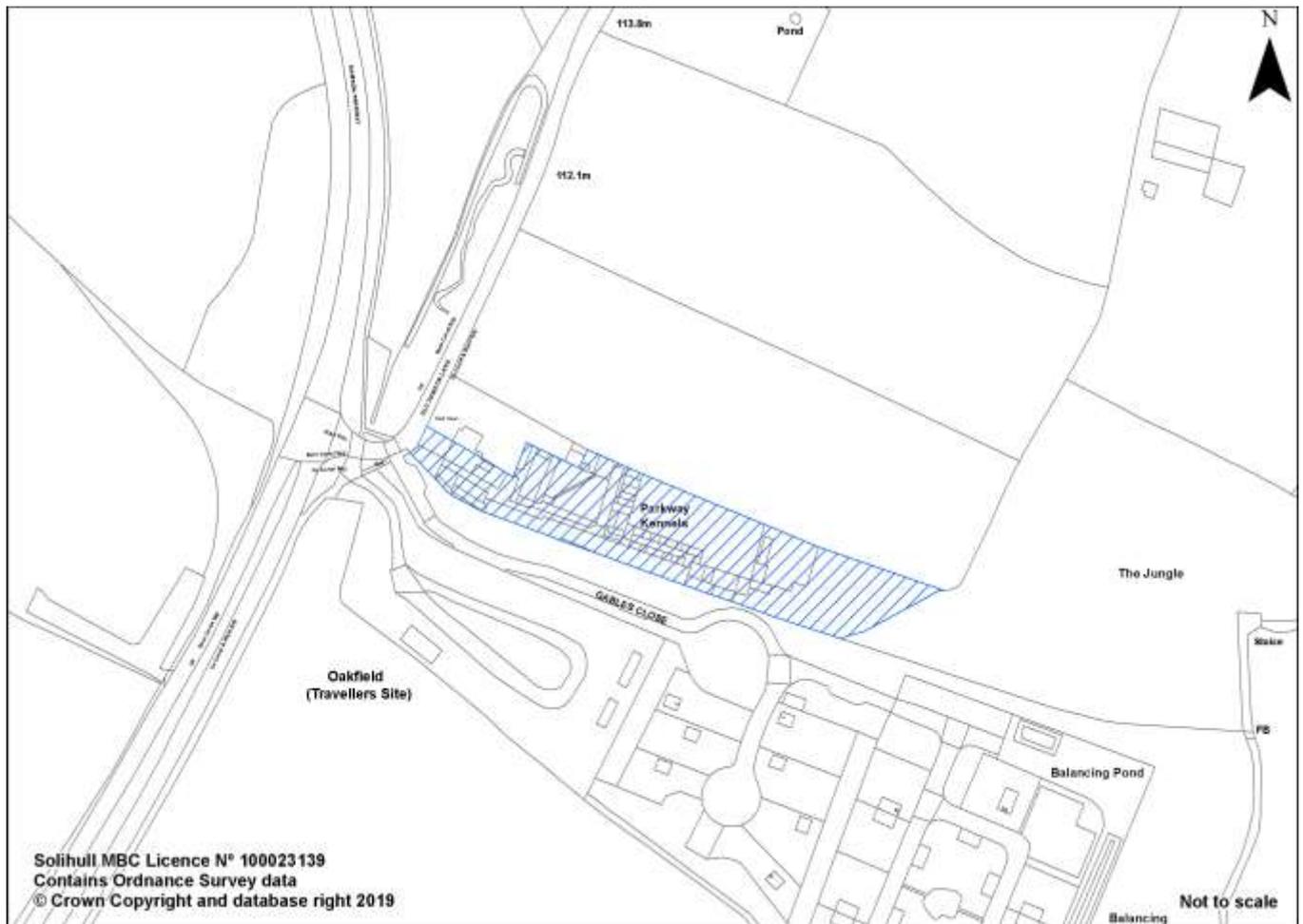
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 94 17 effects: 6 positive (2 significant); 7 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site is identified as part of Growth Option G – Area B: East of Solihull between the A45 and the canal. Considered suitable for growth around northern section (to meet JLR needs), but not land to north-west or south. Land lies within the northern section.
Site Selection Step 1	
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	202	Site Name	Parkway Kennels and Cattery
Gross Area (Ha)	0.63	Ward	Bickenhill
Capacity (SHELAA)	Assessed For Employment only	Parish	
Green Belt	100	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing use on site Adjacent to Local Wildlife Site to the east

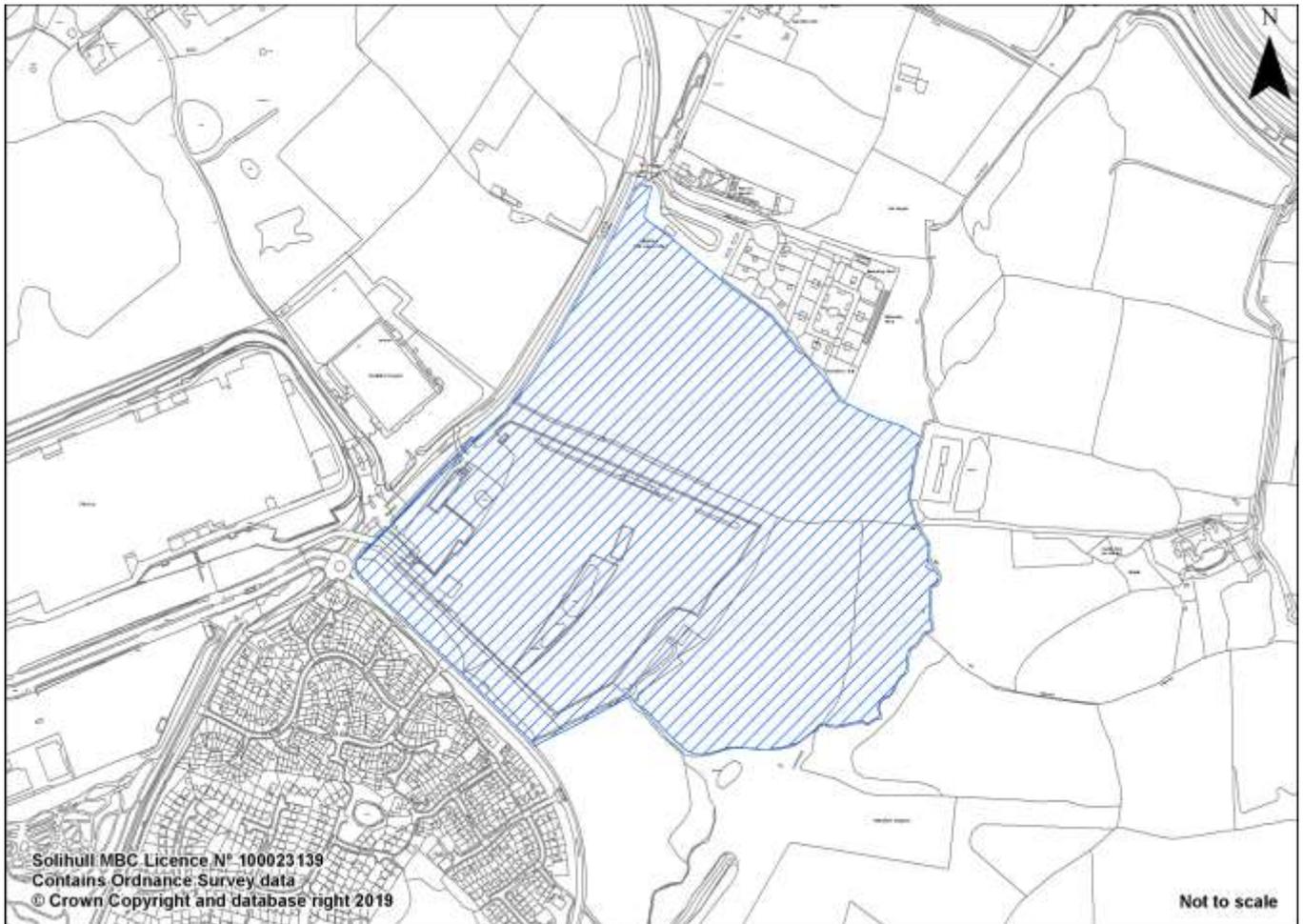
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Low Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 94 17 effects: 6 positive (2 significant); 7 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site is identified as part of Growth Option G – Area B: East of Solihull between the A45 and the canal. Considered suitable for growth around northern section (to meet JLR needs), but not land to north-west or south. Land lies within the northern section.
Site Selection Step 1	
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	228	Site Name	Land at Whar Hall Farm
Gross Area (Ha)	31.91	Ward	Bickenhill
Capacity (SHELAA)	373	Parish	
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	PROW SL6 runs through site Overhead cables Includes Dispatch area for JLR Habitats of wildlife interest Adjacent to Local Wildlife Site

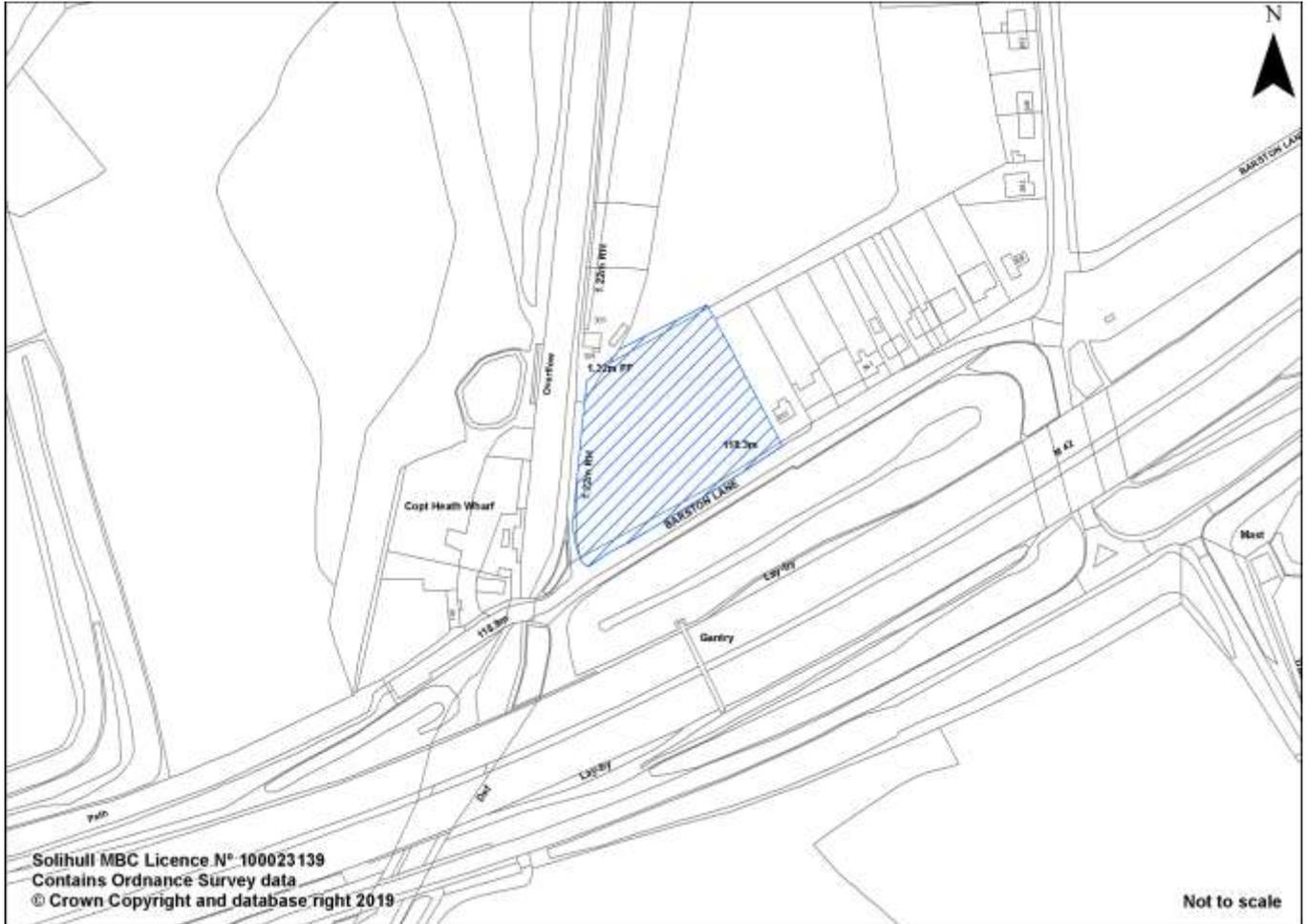
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: Medium GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 94 17 effects: 6 positive (2 significant); 7 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site is identified as part of Growth Option G – Area B: East of Solihull between the A45 and the canal. Considered suitable for growth around northern section (to meet JLR needs), but not land to north-west or south. Land lies within the northern section.
Site Selection Step 1	
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	25	Site Name	Land at Barston Lane
Gross Area (Ha)	0.52	Ward	Bickenhill
Capacity (SHELAA)	17	Parish	Barston
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Proximity to M42
Soft constraints	Habitats of wildlife interest Adjacent to Local Wildlife Site Access Adjacent to canal

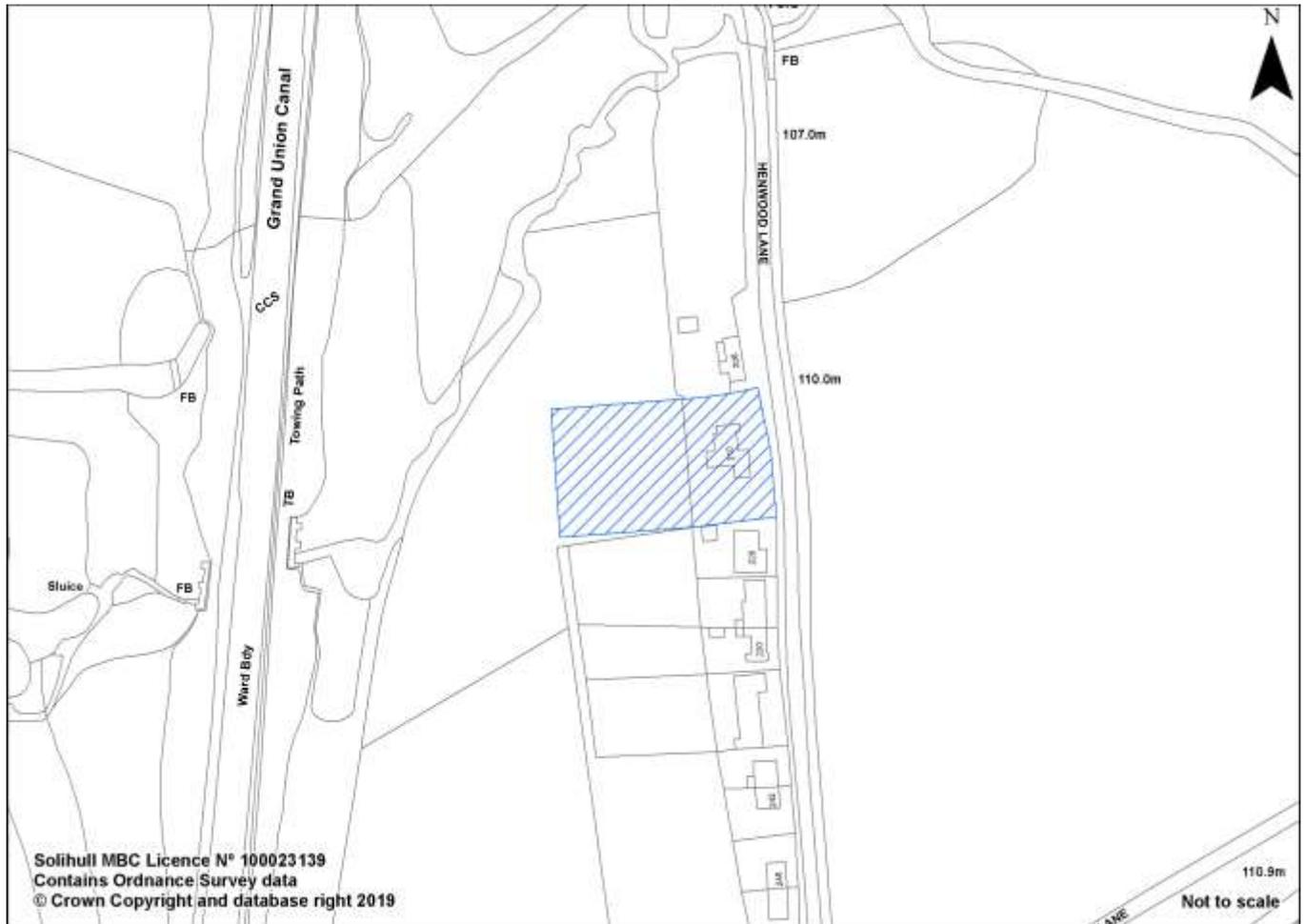
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Bus) Overall: Very Low Access: No footway provision
Green Belt Assessment	Higher performing broad area (BA05) overall with a combined score of 11. *Highly performing in terms of purposes 1, 2 and 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Catherine de Barnes village is identified as suitable for limited infilling, but unsuitable for expansion. Site is detached from the village and would not be suitable for growth.
Site Selection Step 1	10
Commentary	Site is within a highly performing parcel in the Green Belt Assessment, is too small, isolated and would result in an indefensible boundary. The site has a very low level of accessibility, is within a area of medium landscape sensitivity with low capacity for change. However, it is poorly related to urban area or to Catherine de Barnes
Site Selection Step 2	R

Site Reference	26	Site Name	Land at 210 Henwood Lane
Gross Area (Ha)	0.29	Ward	Bickenhill
Capacity (SHELAA)	7	Parish	Barston
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt Consideration of impact on nearby heritage asset
Hard Constraints	None
Soft constraints	Entire site within Flood Zone 3 as part of River Blythe floodplain 30m from River Blythe SSSI (at nearest point) Habitats of wildlife interest Backland development

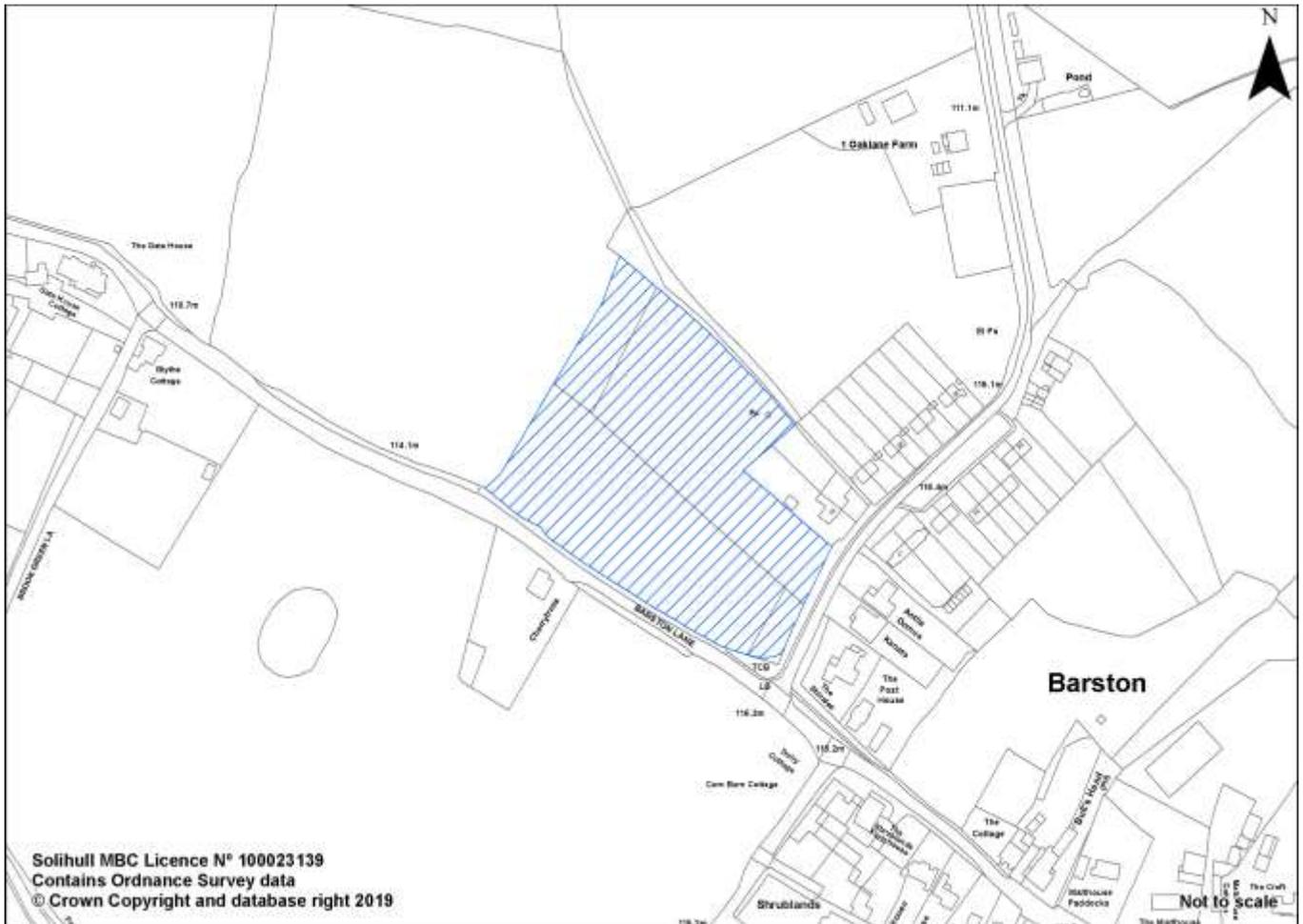
Evidence

SHELAA	Category 3 (significant suitability and some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Bus) Overall: Very Low Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA05) overall with a combined score of 11. *Highly performing in terms of purposes 1, 2 and 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	10
Commentary	Site is within a highly performing parcel in the Green Belt Assessment, is too small, isolated and would result in an indefensible boundary. The site has a very low level of accessibility, is within a area of medium landscape sensitivity with low capacity for change. However, it is poorly related to urban area or to Catherine de Barnes
Site Selection Step 2	R

Site Reference	64	Site Name	Land at Barston Lane/Oak Lane
Gross Area (Ha)	1.69	Ward	Bickenhill
Capacity (SHELAA)	36	Parish	Barston
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Group of TPOs on western boundary Woodland on part of site
Soft constraints	Habitats of wildlife interest PROW M125 along eastern boundary of site

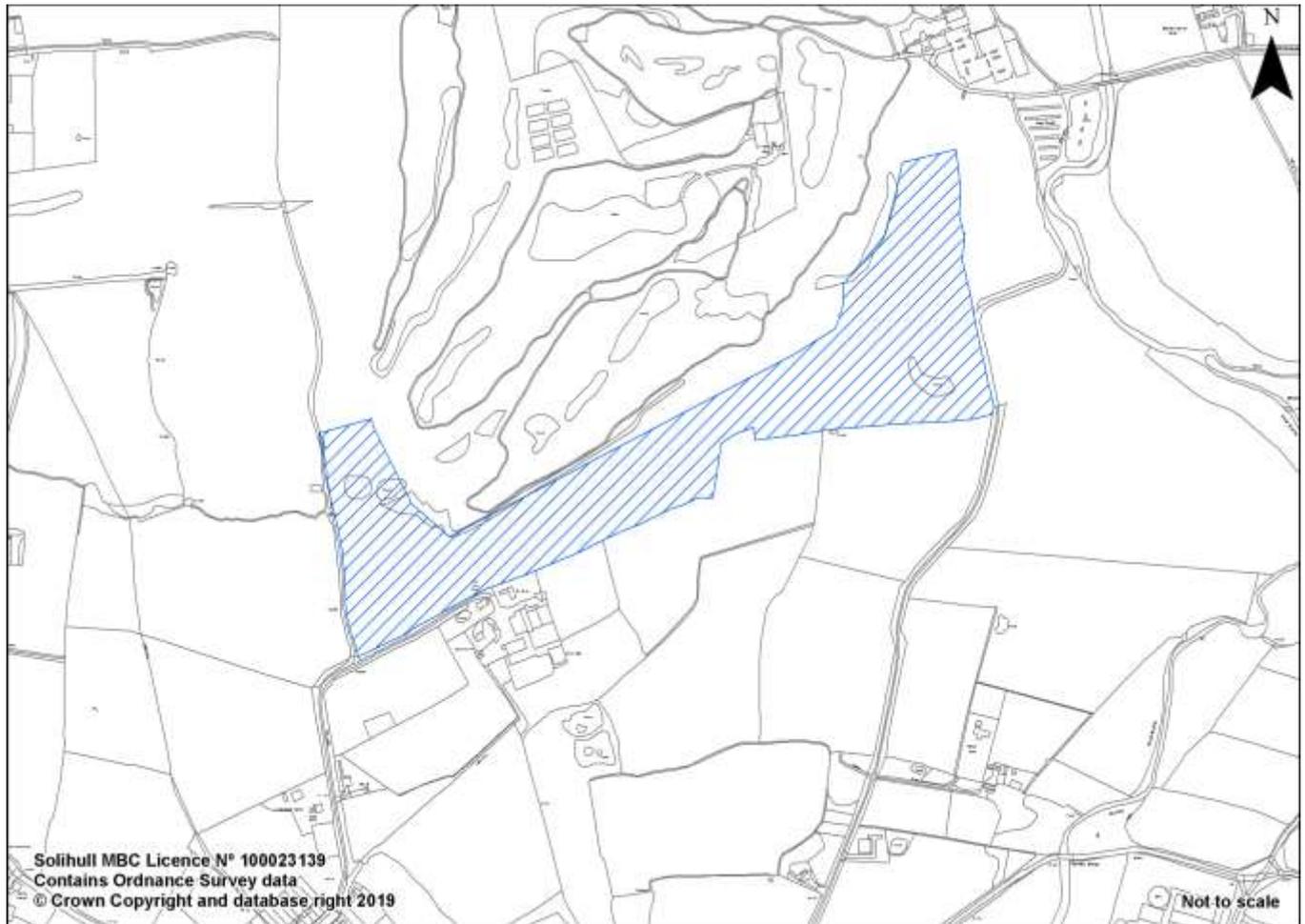
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: Existing footway
Green Belt Assessment	Higher performing broad area (BA03) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 119 18 effects: 1 positive; 8 neutral; 9 negative (1 significant)

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Site is adjacent to Barston village where neither infilling nor expansion is considered inappropriate and growth is unsuitable.
Site Selection Step 1	10
Commentary	Site is within a highly performing parcel in the Green Belt Assessment, is too small, isolated and would result in an indefensible boundary. The site has a very low level of accessibility, is within a area of medium landscape sensitivity with very low capacity for change. The SA identifies 1 positive and 9 negative effects, although only the distance to the nearest food store is significant negative. Although the SHELAA identifies it as is suitable for development, Barston is identified as a village that is not suitable for even limited infilling
Site Selection Step 2	R

Site Reference	332	Site Name	West Midlands golf club
Gross Area (Ha)	13.25	Ward	Bickenhill
Capacity (SHELAA)	310	Parish	Barston
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	High pressure gas pipeline inner zone None
Soft constraints	PROW D1002 along southern edge of site Habitats of wildlife interest

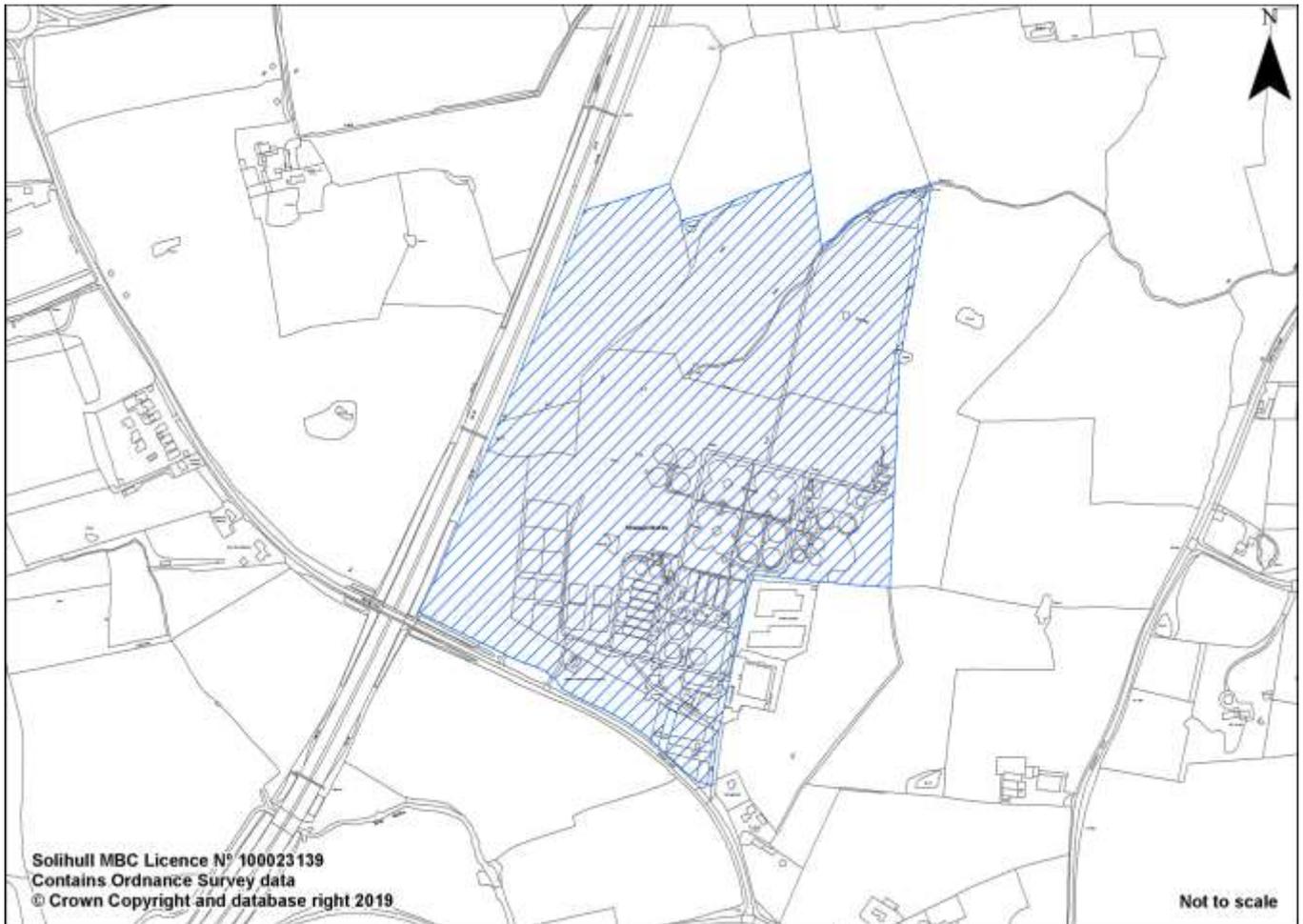
Evidence

SHELAA	Category 2 (some suitability and some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA03) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA8 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Varies from Low to High Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	10
Commentary	Site is within a highly performing parcel in the Green Belt Assessment, is too isolated and would result in an indefensible boundary. The site has a very low level of accessibility, is within a area of medium landscape sensitivity with low capacity for change. Although the SHELAA identifies it as is suitable for development, subject to constraints as it is part of an active golf course, the site is isolated from the nearest settlement, Barston, which is identified as a village that is not suitable for even limited infilling
Site Selection Step 2	R

Site Reference	343	Site Name	Barston Sewage Treatment Works, Friday
Gross Area (Ha)	30.74	Ward	Bickenhill
Capacity (SHELAA)	Not assessed for residential use	Parish	Barston (part) Hampton-in-Arden (Part)
Green Belt	100	Greenfield/Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on part of site High pressure gas pipeline inner zone Overhead Line 400kV buffer zone
Soft constraints	Contaminated land on part of site Proximity to M42 Pylons

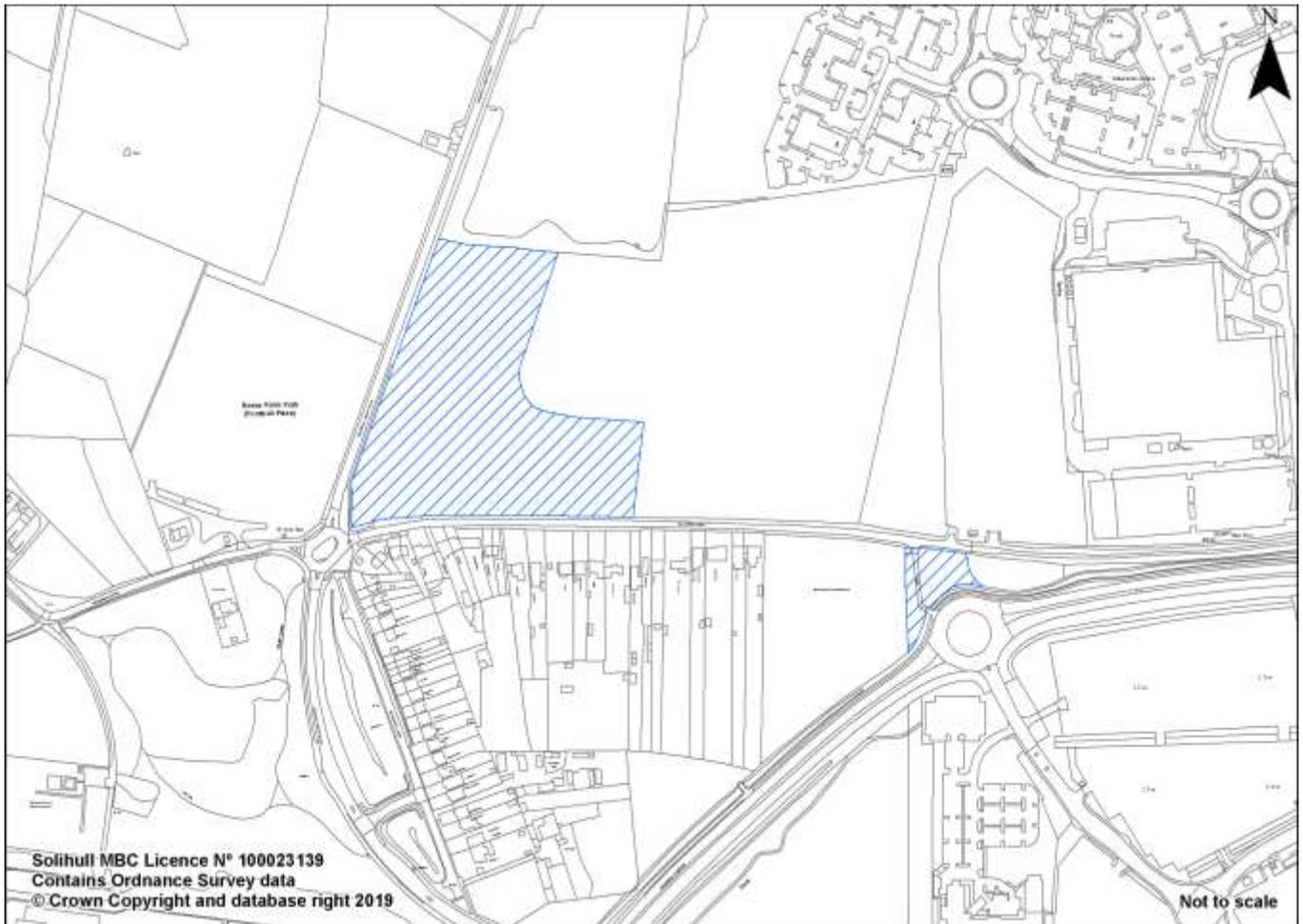
Evidence

SHELAA	Site not put forward for residential or employment land use.
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Higher performing broad area (BA03) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Site has been put forward for non-residential use and not included in the residential assessment.
Site Selection Step 1	8
Commentary	Site is within a highly performing parcel in the Green Belt Assessment, is isolated and would result in an indefensible boundary. The site has a low level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is in use as a sewage treatment plant. However, it is very poorly related to the nearest settlements
Site Selection Step 2	R

Site Reference	77	Site Name	Birmingham Business Park
Gross Area (Ha)	3.51	Ward	Bickenhill
Capacity (SHELAA)	Assessed For Employment only	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Site split into two areas, north and south. North site is adjacent to Local Wildlife Site; South site is within 25m buffer of oil pipeline

Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Lower performing parcel (RP08) overall with a combined score of 3. Moderately performing in terms of purpose 1.
Landscape Character Assessment	Within LCA10B Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 66 17 effects: 7 positive; 8 neutral; 2 adverse.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy, however, site could be considered as an extension to the existing Business Park.
Site Selection Topic Paper	Site has been assessed for employment uses and not included in the residential assessment.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment. The site is within a area of medium landscape sensitivity with low capacity for change. The SA identifies 7 positive and 2 negative effects. Site submitted for employment purposes as extension to adjoining Birmingham Business Park
Site Selection Step 2	R

Site Reference	80	Site Name	Wyckhams Close
Gross Area (Ha)	8.94	Ward	Bickenhill
Capacity (SHELAA)	Assessed For Employment only	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	High pressure gas pipeline inner zone
Soft constraints	Overhead line buffer 400kV PROW M107 through site

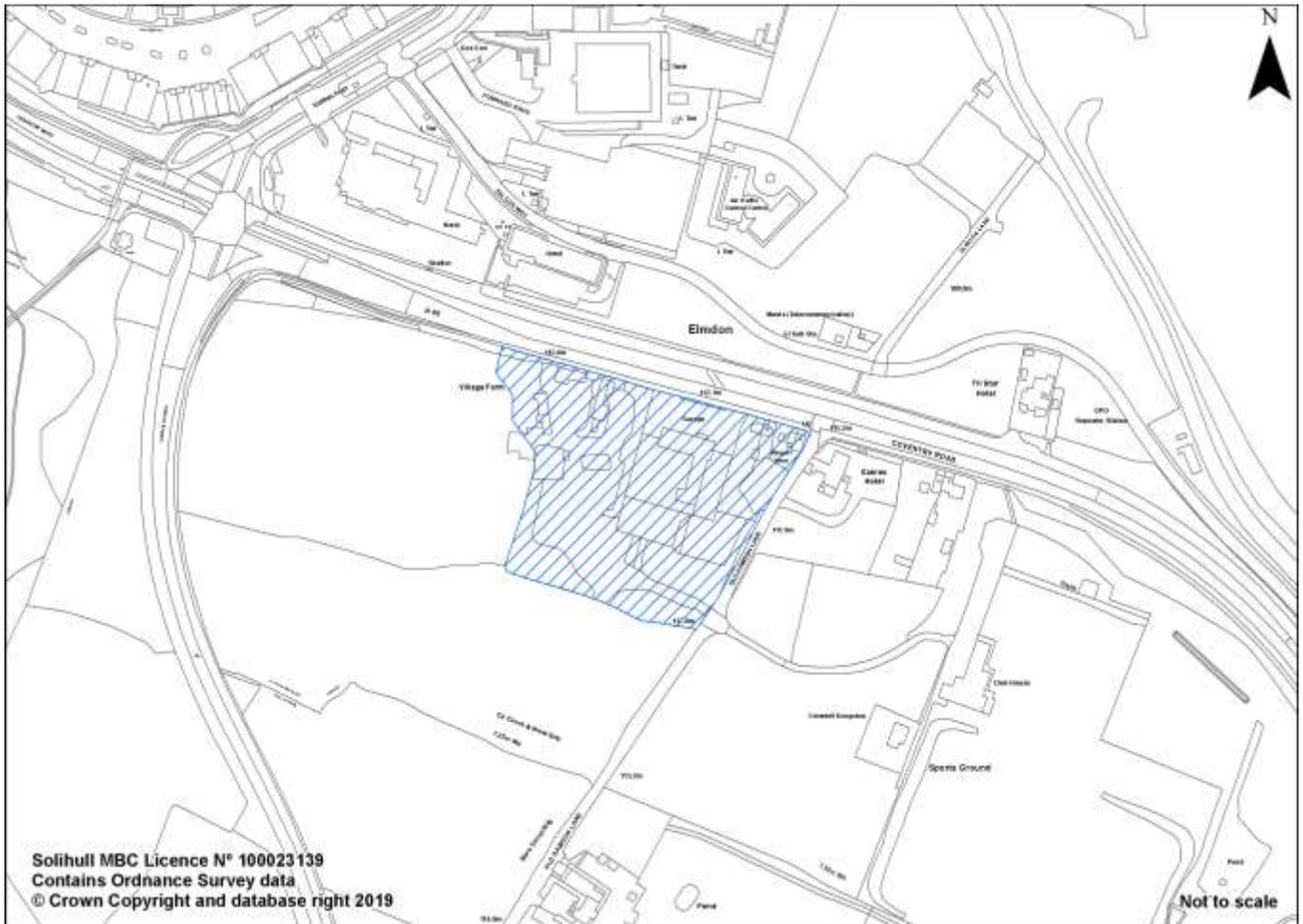
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Low/Medium (Rail) Overall: Very Low Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP17) overall with a combined score of 7. *Highly performing in terms of purpose 4.
Landscape Character Assessment	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 64 17 effects: 4 positive (2 significant); 9 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option E: UKC Hub Area & HS2. Would be considered potentially suitable if insufficient land north of A45.
Site Selection Topic Paper	Land has been considered for employment use and not residential.
Site Selection Step 1	
Commentary	Site is within a moderately performing parcel in the Green Belt Assessment, and is well defined by rail and road corridors. The site has a very low level of accessibility, is within a area of medium landscape sensitivity with low capacity for change. The SA identifies 4 positive and 4 negative effects, with only the loss of agricultural land a significant negative. Submitted for employment purposes
Site Selection Step 2	NA

Site Reference	95	Site Name	Village Farm, Elmdon
Gross Area (Ha)	2.26	Ward	Bickenhill
Capacity (SHELAA)	Assessed For Employment only	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Contaminated land on part of site

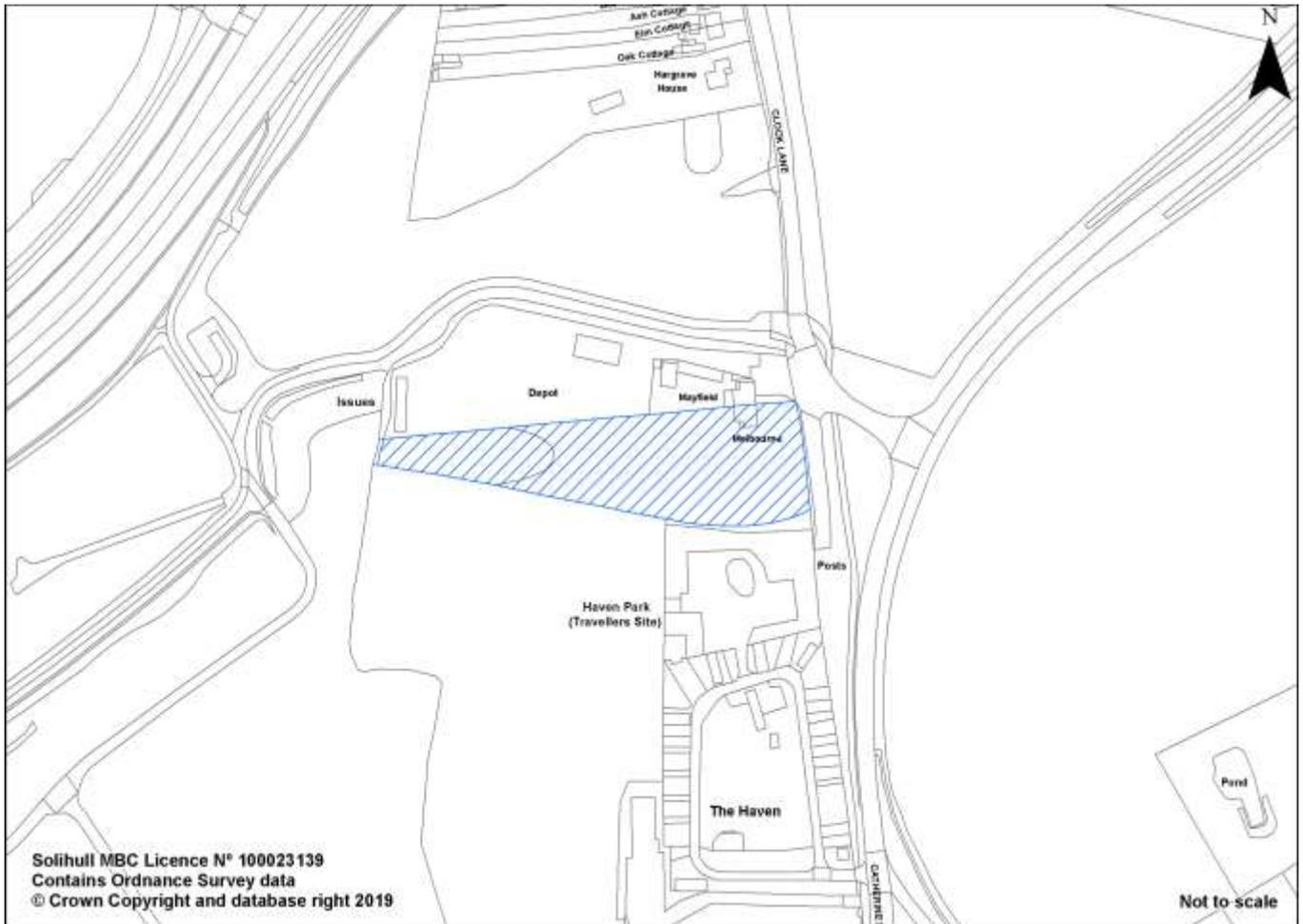
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Medium (Bus) Overall: Low Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 94 17 effects: 6 positive (2 significant); 7 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site is identified as part of Growth Option G – Area B: East of Solihull between the A45 and the canal. Considered suitable for growth around northern section (to meet JLR needs), but not land to north-west or south. Land lies within the northern section.
Site Selection Step 1	
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	113	Site Name	Melbourne, Clock Lane
Gross Area (Ha)	0.57	Ward	Bickenhill
Capacity (SHELAA)	Assessed For Employment only	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Adjacent to Local Wildlife Site Existing properties on site

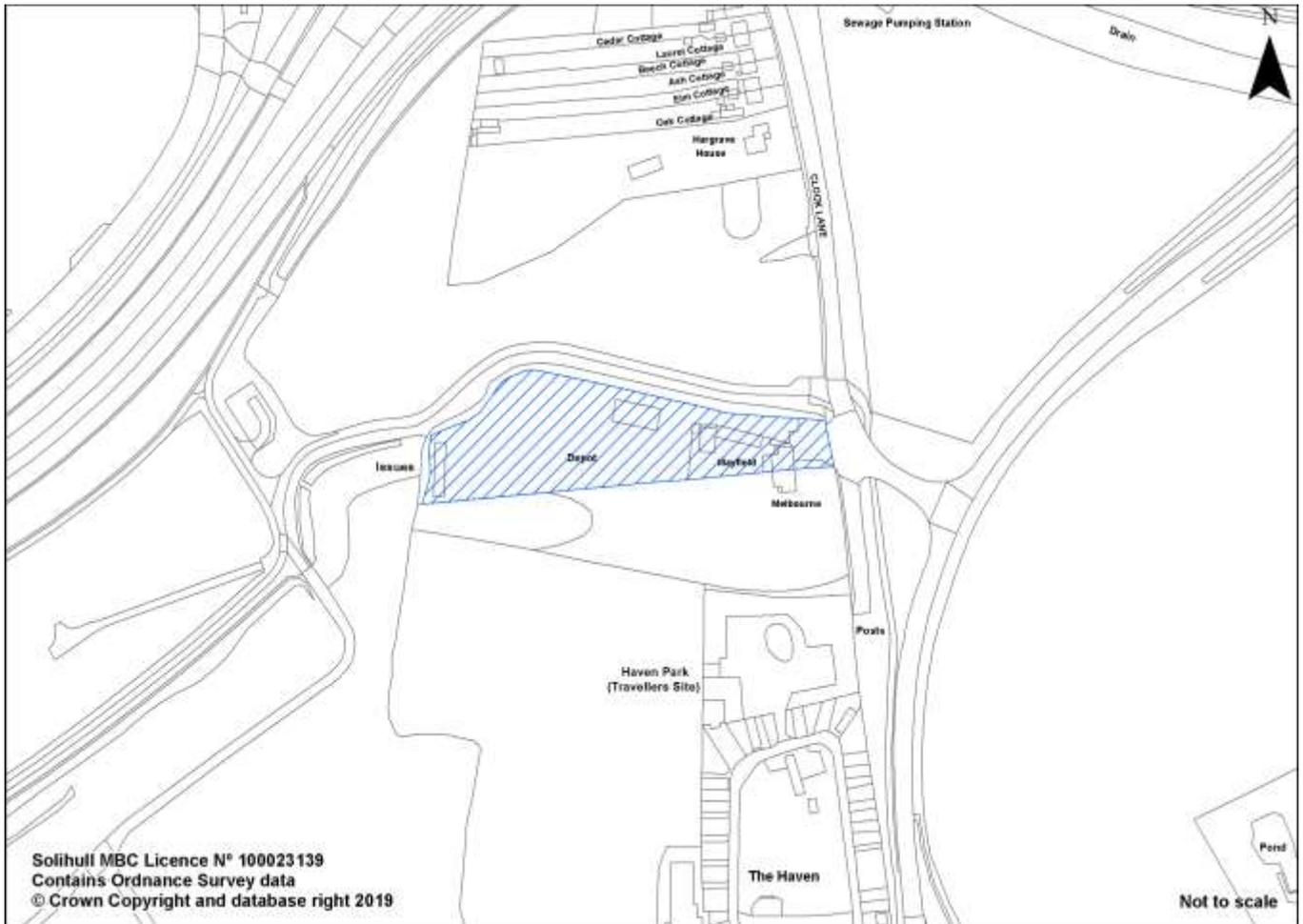
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 64 17 effects: 4 positive (2 significant); 9 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option E: UKC Hub Area & HS2. Would be considered potentially suitable if insufficient land north of A45.
Site Selection Topic Paper	Land has been considered for employment use and not residential.
Site Selection Step 1	
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	114	Site Name	Mayfield, Clock Lane
Gross Area (Ha)	0.55	Ward	Bickenhill
Capacity (SHELAA)	Assessed For Employment only	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Adjacent to Local Wildlife Site Majority of site is contaminated land Existing properties on site

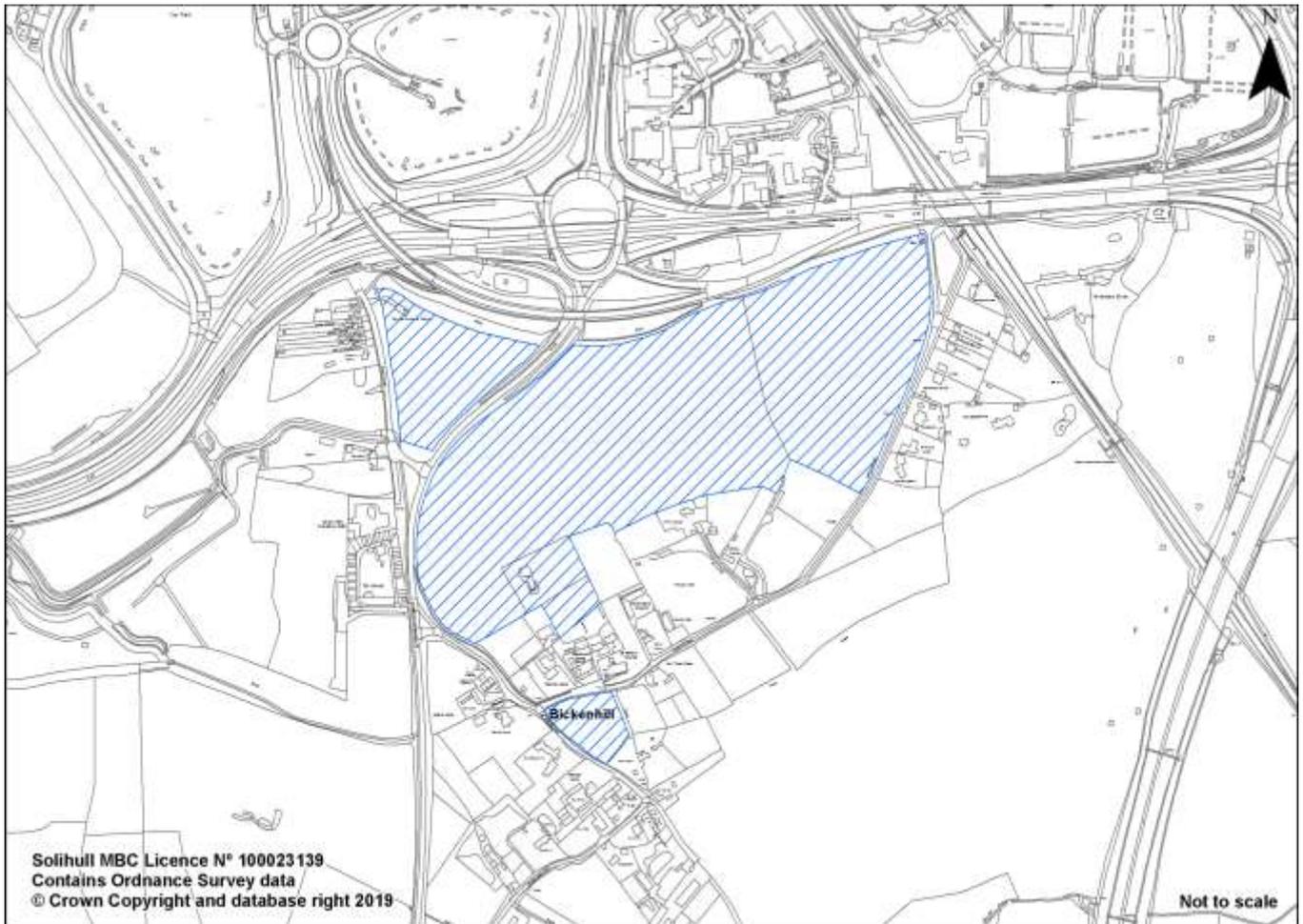
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 64 17 effects: 4 positive (2 significant); 9 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option E: UKC Hub Area & HS2. Would be considered potentially suitable if insufficient land north of A45.
Site Selection Topic Paper	Land has been considered for employment use and not residential.
Site Selection Step 1	
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	115	Site Name	Land between Bickenhill Village and A45
Gross Area (Ha)	19.55	Ward	Bickenhill
Capacity (SHELAA)	Assessed For Employment only	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	PROW M106 through the site Overhead cables Proximity to A45 Proximity to Bickenhill Conservation Area

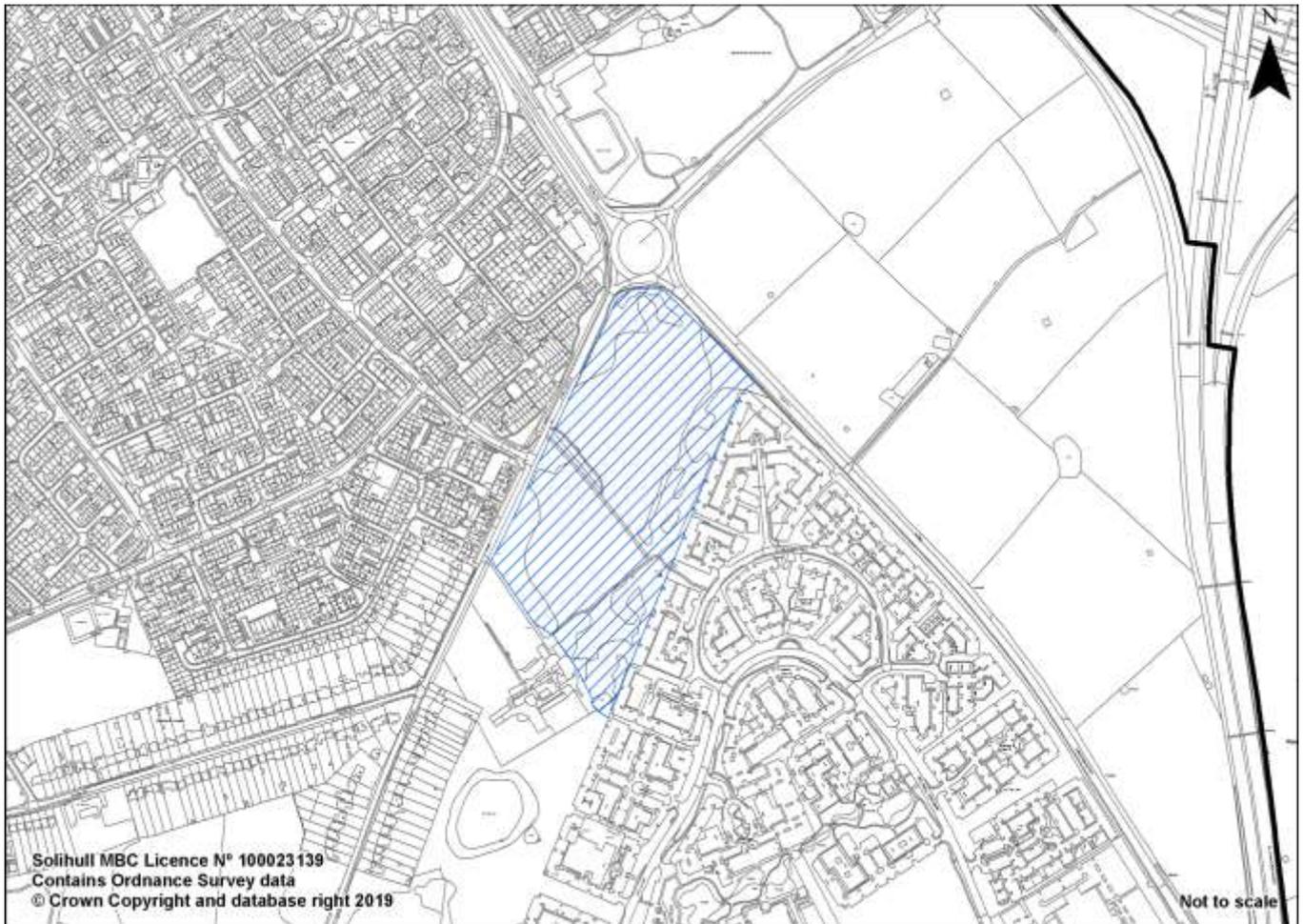
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Low/Medium (Both) Overall: Very Low Access: No existing footway provision
Green Belt Assessment	Partly within: Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3. Partly within: Higher performing parcel (RP16) overall with a combined score of 8. *Highly performing in
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low And within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landsc
Sustainability Appraisal	AECOM 64 17 effects: 4 positive (2 significant); 9 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option E: UKC Hub Area & HS2. Would be considered potentially suitable if insufficient land north of A45.
Site Selection Topic Paper	Land has been considered for employment use and not residential.
Site Selection Step 1	
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	131	Site Name	Birmingham Business Park, adj. Coleshill Heath Road
Gross Area (Ha)	9.27	Ward	Bickenhill
Capacity (SHELAA)	250	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Oil pipeline Overhead cables Habitats of wildlife interest

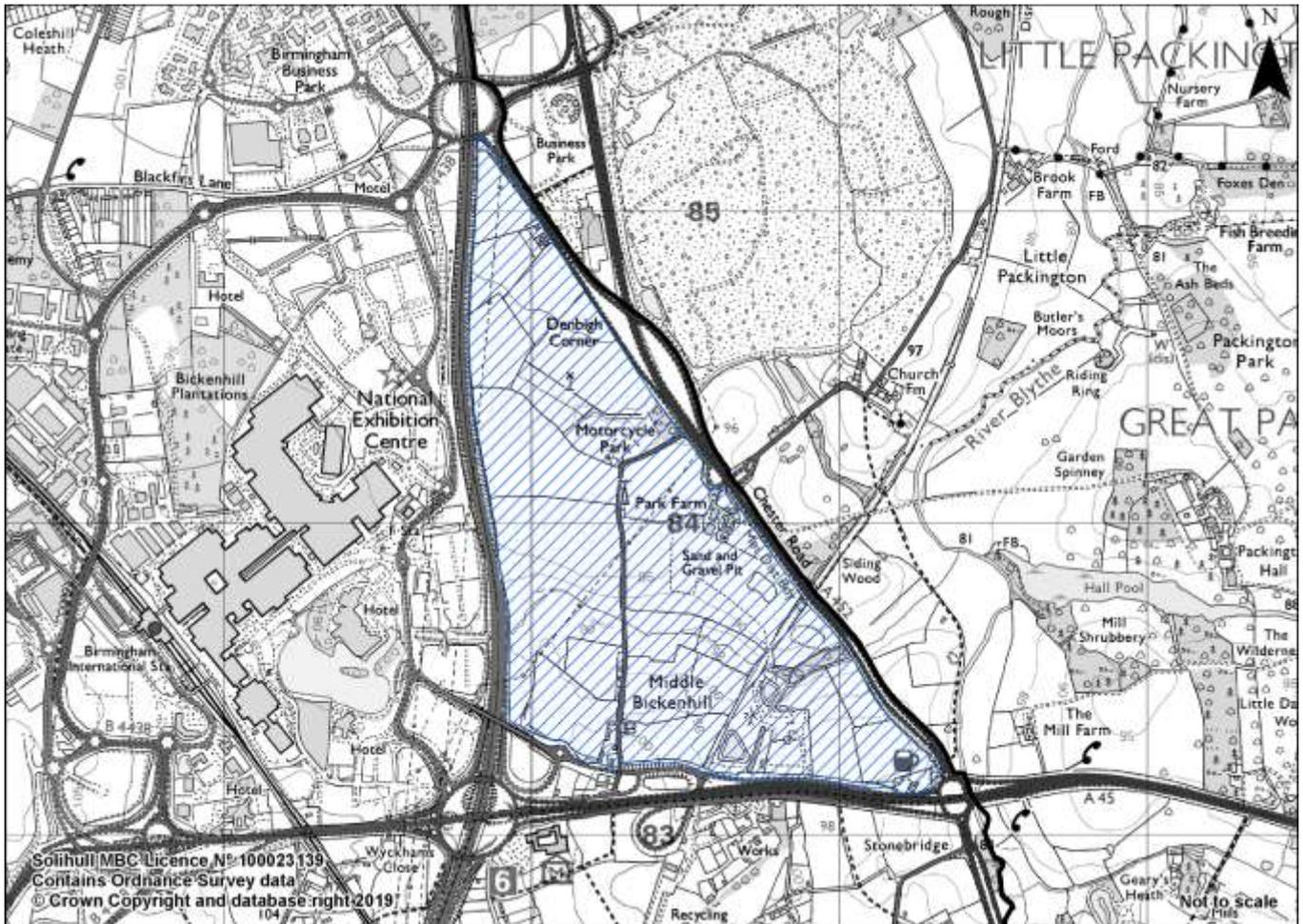
Evidence

SHELAA	Category 2 (Some achievability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Medium Public Transport: Very High (Rail) Overall: Very High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel, although moderate for purpose 1 (RP08). Provides strategic link between wider Green Belt to east and that to west into Birmingham. NB SoS decision & Inspector's report on Appeal 3566
Landscape Character Assessment	Within LCA10B Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 66 17 effects: 7 positive (5 significant); 8 neutral; 2 negative.

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Growth Option G – Area A: South-east of Chelmsley Wood. Not considered suitable for major growth.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it would result in the loss of an important green belt gap and corridor and threaten the integrity of the green belt further to the west. The site has a very high level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 7 positive and 2 negative effects. However, it would have a detrimental impact on the green belt and coalescence
Site Selection Step 2	R

Site Reference	132	Site Name	Land at HS2 Triangle
Gross Area (Ha)	141.16	Ward	Bickenhill
Capacity (SHELAA)	1,982	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	HS2 Interchange Station site HS2 line Listed building on site TPO on site
Soft constraints	HS2 Safeguarding zone across entire site Contaminated land on part of site Mineral safeguarding area/Area of search Pylons and overhead line buffer for 400kV cables Hollywell Brook and Flood Zone 3 PROW Habitats of wildlife into

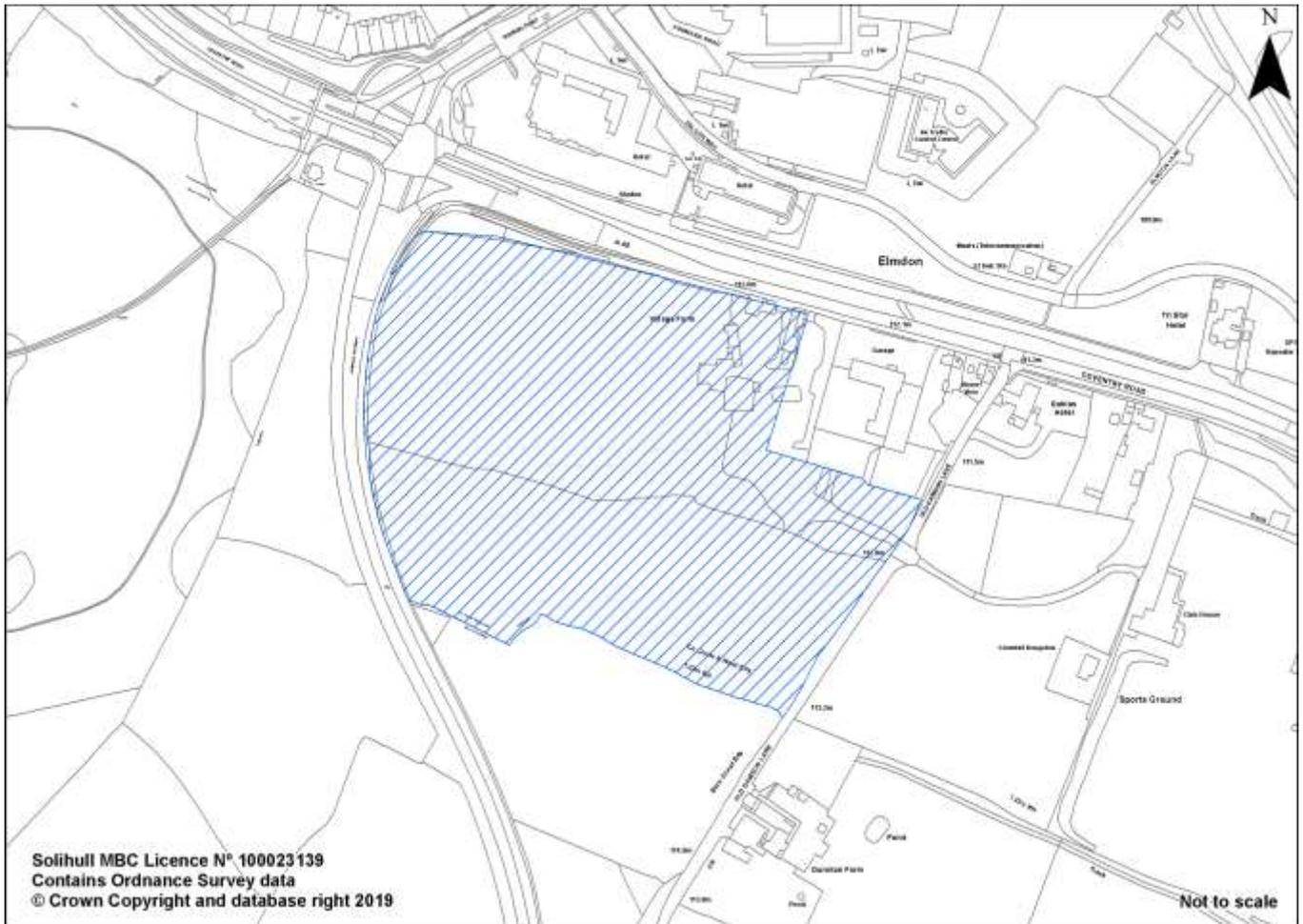
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Very Low Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP13) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 95 16 effects: 3 positive (1 significant); 3 neutral; 10 negative (4 significant).

Site Selection

Spatial Strategy	Growth Option E: UKC Hub Area & HS2
Site Selection Topic Paper	Site to be considered as part of HS2 development and UGC Framework.
Site Selection Step 1	4
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, where the High Speed 2 rail interchange station will be constructed, along with significant infrastructure development and car parking areas. The site has very low accessibility currently, although this will change with the construction of the HS2 rail station and supporting infrastructure. It is within a area of medium landscape sensitivity with low capacity for change, and has some constraints to development, notably the existence of a listed building at Park Farm. Whilst the SA identifies 3 positive and 10 negative effects, of which 4 are significant, loss of agricultural land, impact on heritage assets, whilst provision of shops and leisure facilities will be part of the mixed use
Site Selection Step 2	G

Site Reference	189	Site Name	Damson Parkway, Village Farm
Gross Area (Ha)	7.28	Ward	Bickenhill
Capacity (SHELAA)	Assessed For Employment only	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Contaminated land on part of site Proximity to A45

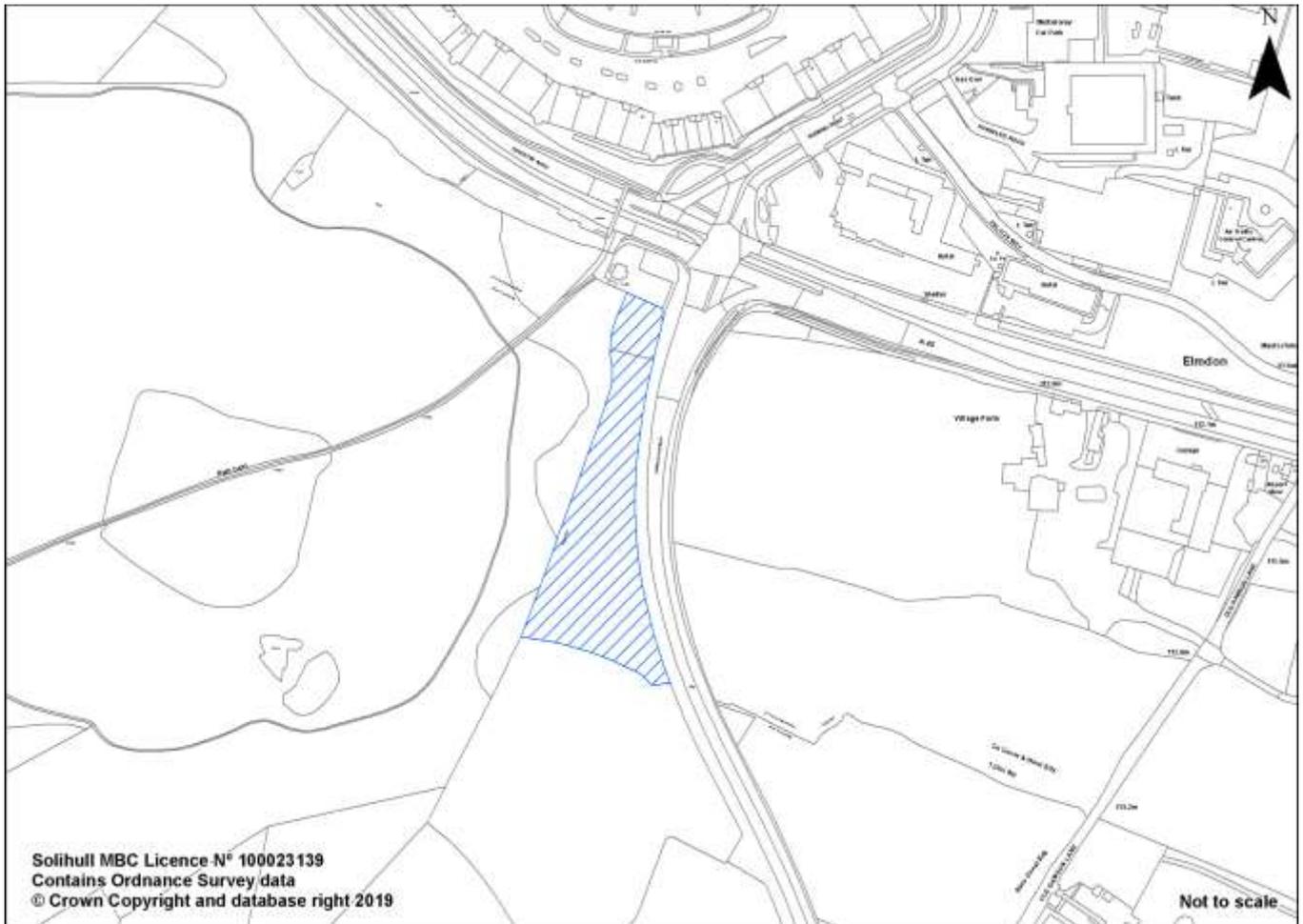
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 94 17 effects: 6 positive (2 significant); 7 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site is identified as part of Growth Option G – Area B: East of Solihull between the A45 and the canal. Considered suitable for growth around northern section (to meet JLR needs), but not land to north-west or south. Land lies within the northern section.
Site Selection Step 1	
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	190	Site Name	Land west of Damson Parkway
Gross Area (Ha)	1.04	Ward	Bickenhill
Capacity (SHELAA)	Assessed For Employment only	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Wooded
Soft constraints	Access Adjacent to Local wildlife Site Proximity to A45 and Airport

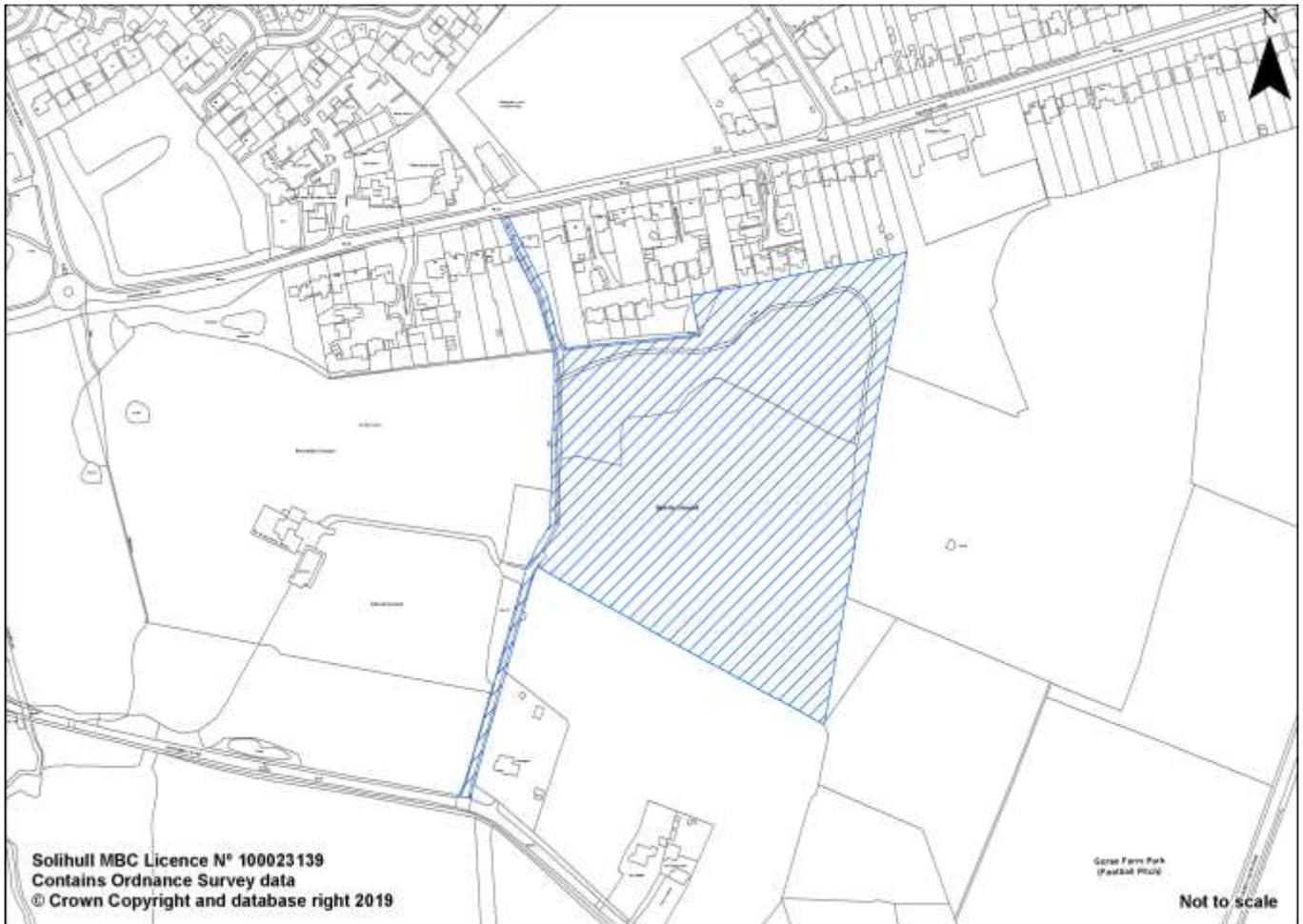
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Lower performing parcel (RP14) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 78 17 effects: 7 positive (3 significant); 5 neutral; 5 negative.

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site is identified as part of Growth Option G – Area B: East of Solihull between the A45 and the canal. Considered suitable for growth around northern section (to meet JLR needs), but not land to north-west or south. Land lies to the north-west.
Site Selection Step 1	
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	193	Site Name	Land at the rear of 74 - 108 Coleshill Heath Road
Gross Area (Ha)	4.76	Ward	Bickenhill
Capacity (SHELAA)	111	Parish	Bickenhill & Marston Green
Green Belt	98	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on boundary of site
Soft constraints	Access All of site is classed as contaminated land PROW M92 runs along the western boundary

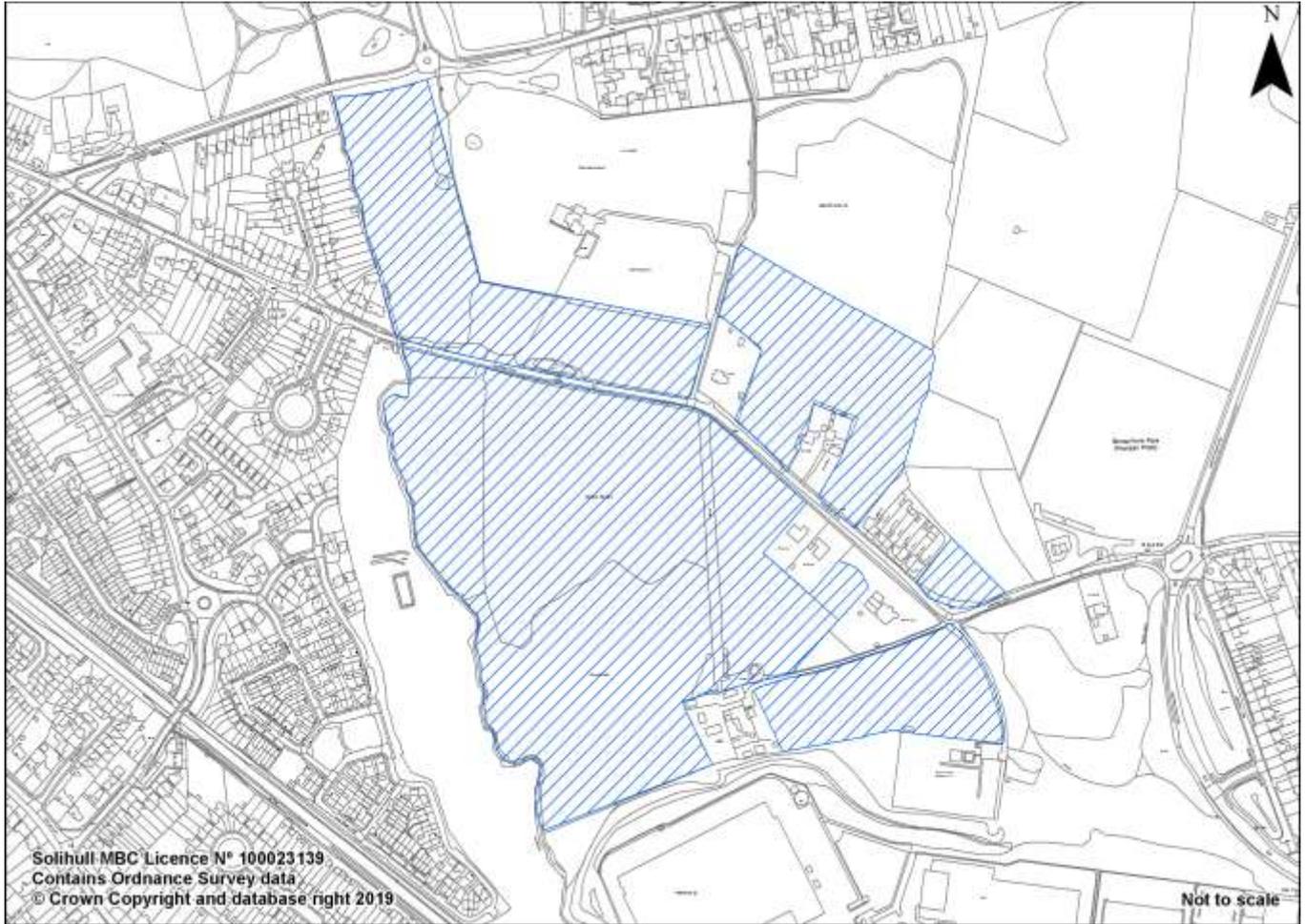
Evidence

SHELAA	Category 2 (Some achievability constraints)
Accessibility Study	Primary School: High Food Store: Medium GP Surgery: Low/Medium Public Transport: Low/Medium (Both) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP07) overall with a combined score of 5. Moderately performing in terms of purposes 1 and 2.
Landscape Character Assessment	Within LCA10B Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 48 17 effects: 7 positive (2 significant), 6 neutral, 4 negative.

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site falls within Growth Option G – Area A: South-east of Chelmsley Wood. Area not considered suitable for major growth.
Site Selection Step 1	5
Commentary	Site is within a moderately performing parcel in the Green Belt Assessment, although it would result in an indefensible boundary to the east, south and west. The site has a medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development, although it is in active recreation use. The SA identifies 8 positive and 4 negative effects, with only the loss of agricultural land a significant negative. However, it would have a detrimental impact on the green belt and coalescence
Site Selection Step 2	R

Site Reference	196	Site Name	Land at Bickenhill Road
Gross Area (Ha)	21.15	Ward	Bickenhill
Capacity (SHELAA)	Estimated 494	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site
Soft constraints	Oil pipeline within site PROW M101 runs along boundary Local Wildlife Site included within site Flood Zone 3 on western boundary

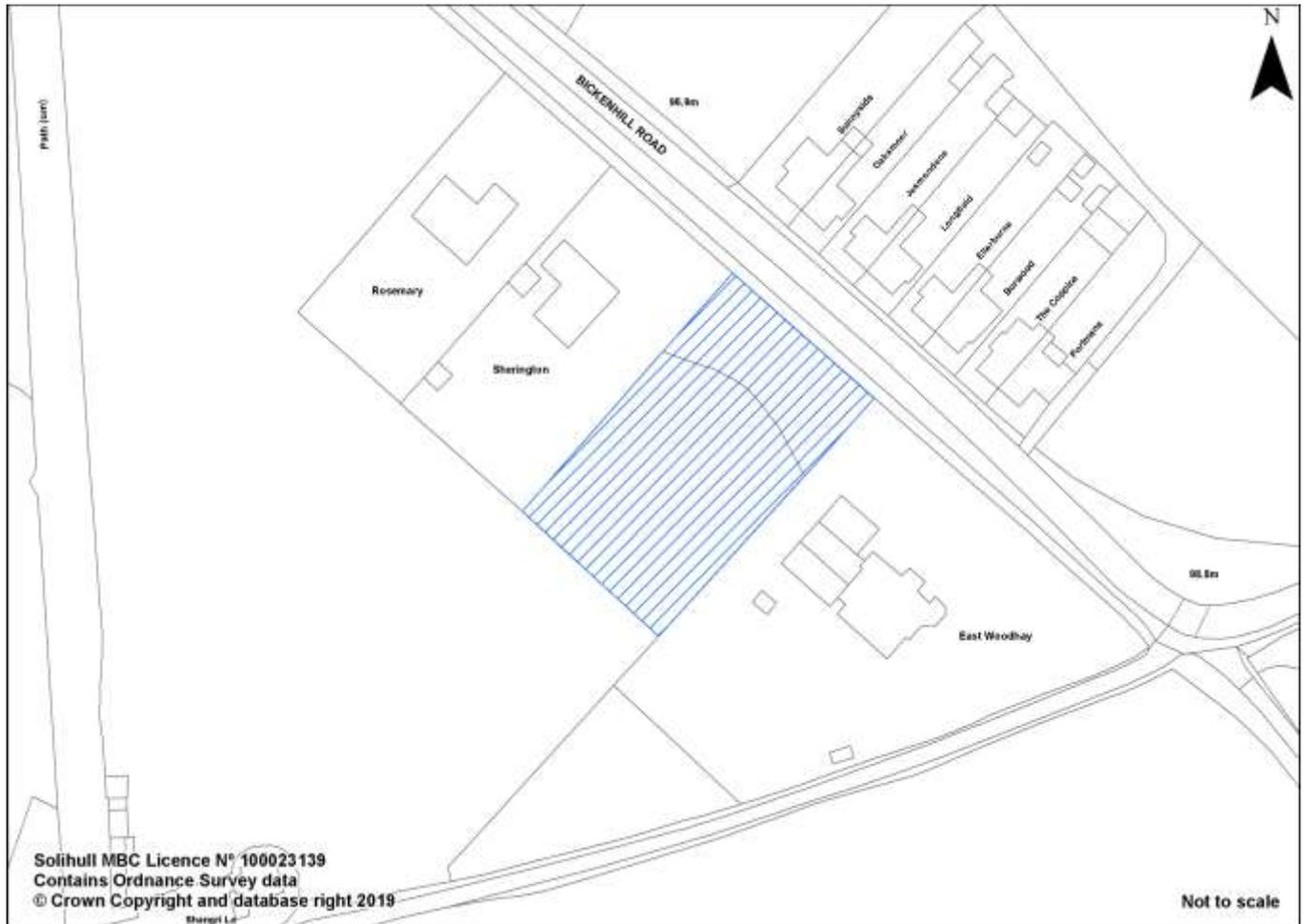
Evidence

SHELAA	Assessed as part of SHELAA Site 1012 - Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very High Food Store: High GP Surgery: High Public Transport: Medium (Rail) Overall: High Access: No existing footway provision
Green Belt Assessment	North of Bickenhill Road: Lower performing parcel (RP07) overall with a combined score of 5. Moderately performing in terms of purposes 1 and 2. South of road: Lower performing parcel (RP10) overall with a combined score of 4. Moderately
Landscape Character Assessment	Within LCA10B Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 62 17 effects: 8 positive (5 significant); 5 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site falls within Growth Option G – Area A: South-east of Chelmsley Wood. Area not considered suitable for major growth.
Site Selection Step 1	5
Commentary	Site is part within lower performing and part moderately performing parcel in the Green Belt Assessment, although it would result in an indefensible boundary. The site has a high level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development, subject to some constraints. The SA identifies 8 positive and 4 negative effects, with only the loss of agricultural land a significant negative. However, it would have a detrimental impact on the green belt and coalescence
Site Selection Step 2	R

Site Reference	237	Site Name	Land at Bickenhill Road
Gross Area (Ha)	0.24	Ward	Bickenhill
Capacity (SHELAA)	Estimated 4	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Habitats of wildlife interest

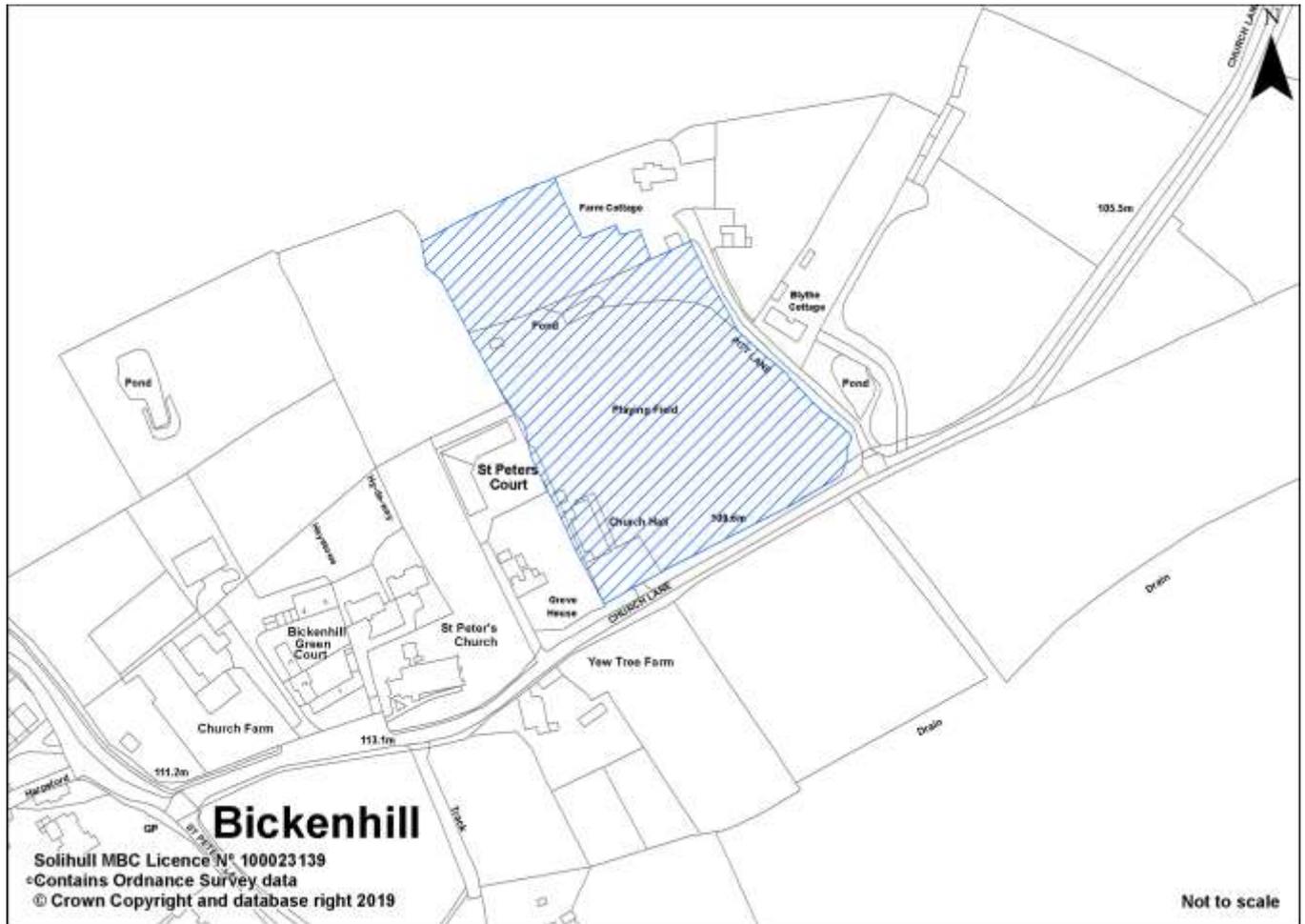
Evidence

SHELAA	Assessed as part of SHELAA Site 1012 - Category 2 (some suitability constraints)
Accessibility Study	Primary School: Low/Medium Food Store: Low GP Surgery: Low Public Transport: Low/Medium (Both) Overall: Low/Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP10) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA10B Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 62 17 effects: 8 positive (5 significant); 5 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site falls within Growth Option G – Area A: South-east of Chelmsley Wood. Area not considered suitable for major growth.
Site Selection Step 1	9
Commentary	Site is within lower performing parcel in the Green Belt Assessment, although it is too small, in an isolated group of dwellings and would result in an indefensible boundary. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development, subject to some constraints. The SA identifies 8 positive and 4 negative effects, with only the loss of agricultural land a significant negative. However, it would have a detrimental impact on the green belt and coalescence
Site Selection Step 2	R

Site Reference	239	Site Name	Land at Church Lane, Bickenhill
Gross Area (Ha)	1.51	Ward	Bickenhill
Capacity (SHELAA)	38	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	PROW M106 runs close to eastern boundary Proximity to Conservation Area Public Open Space

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Very Low Access: No existing footway provision
Green Belt Assessment	Higher performing parcel (RP16) overall with a combined score of 8. *Highly performing in terms of purposes 1 and 4.
Landscape Character Assessment	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 64 17 effects: 4 positive (2 significant); 9 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Bickenhill is considered unsuitable for neither expansion or infilling.
Site Selection Step 1	9
Commentary	Site is within a moderately performing parcel in the Green Belt Assessment, is in an isolated settlement and would result in an indefensible boundary. The site has a very low level of accessibility, is within a area of medium landscape sensitivity with low capacity for change. The SA identifies 4 positive and 4 negative effects, with only the loss of agricultural land a significant negative. Although the SHELAA identifies it as is suitable for development, Bickenhill is identified as a village that is not suitable for even limited infilling
Site Selection Step 2	R

Site Reference	337	Site Name	Land off Coleshill Heath Road
Gross Area (Ha)	0.65	Ward	Bickenhill
Capacity (SHELAA)	21	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Potential habitats of wildlife interest

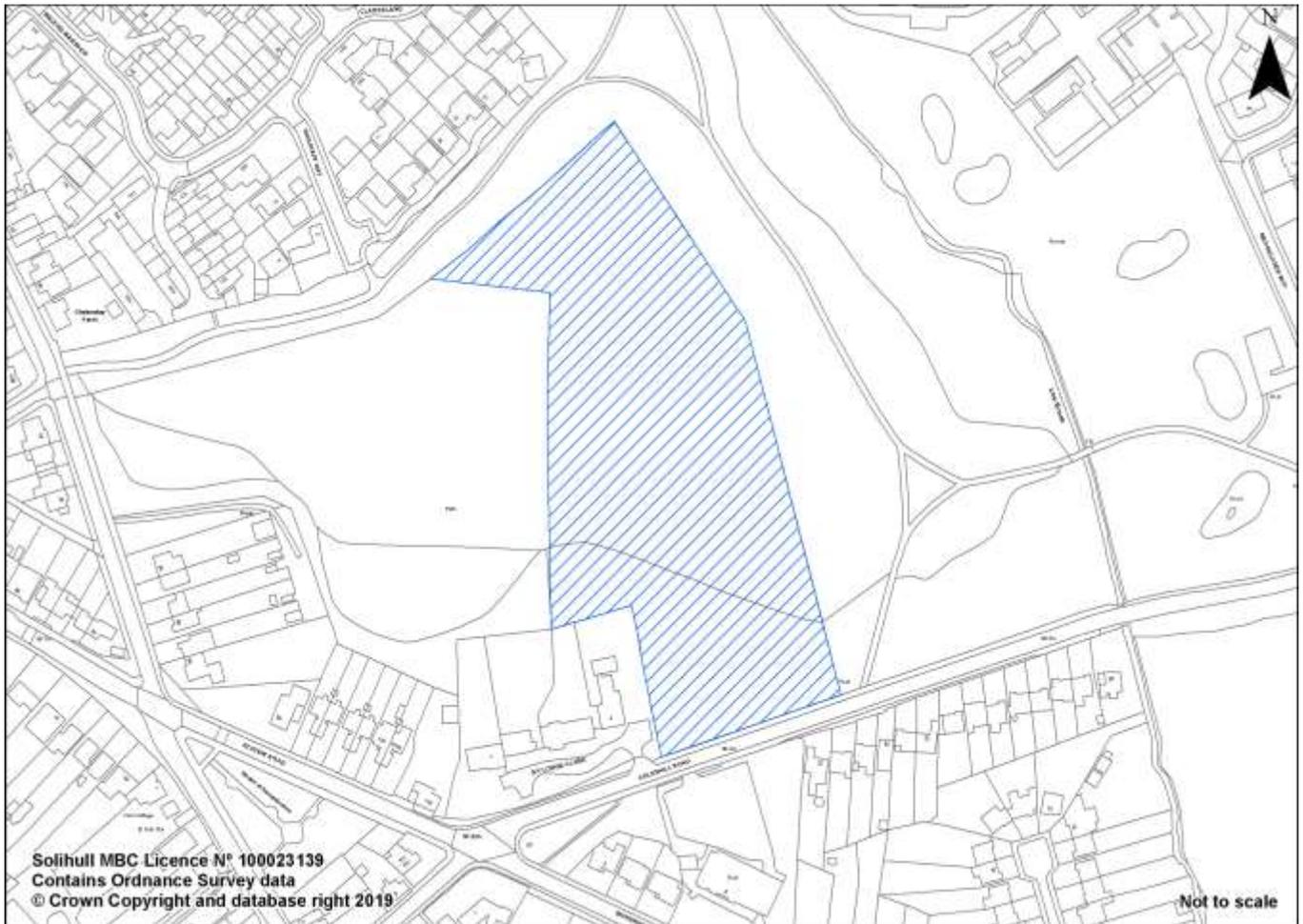
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: High GP Surgery: Low Public Transport: Medium (Bus) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP07) overall with a combined score of 5. Moderately performing in terms of purposes 1 and 2.
Landscape Character Assessment	Within LCA10B Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site in close proximity to AECOM 66.

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site falls within Growth Option G – Area A: South-east of Chelmsley Wood. Area not considered suitable for major growth.
Site Selection Step 1	5
Commentary	Site is within a moderately performing parcel in the Green Belt Assessment, although it is small, would extend the settlement and result in an indefensible boundary. The site has a medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. However, it is poorly related to the urban area and would extend a ribbon of development
Site Selection Step 2	R

Site Reference	341	Site Name	Land between 70 & 84 Chelmsley Road
Gross Area (Ha)	1.97	Ward	Bickenhill
Capacity (SHELAA)	50	Parish	Bickenhill & Marston Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site and on boundary
Soft constraints	Adjacent to Marston Green Local Nature Reserve and Local Wildlife Site Habitats of wildlife interest

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: High Overall: Very High Access: No existing footway
Green Belt Assessment	Lower performing parcel (RP05) overall with a combined score of 2. Moderately performing in terms of purpose 1.
Landscape Character Assessment	Within LCA10B Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 140 19 Effects: 8 positive (2 significant); 10 neutral; 1 negative

Site Selection

Spatial Strategy	Growth Option G: Urban extension
Site Selection Topic Paper	Site is adjacent to Marston Green and allocated Site 9 in the 2013 Local Plan.
Site Selection Step 1	5
Commentary	Site is within lower performing parcel in the Green Belt Assessment, between a recent development and Marston Green Park. The site has a very high level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development, although originally identified as possible public open space. The SA identifies 8 positive and 1 negative effects. However, it would reduce the narrow gap between Marston Green and Chelmsley Wood
Site Selection Step 2	R

Evidence

SHELAA

Category 3 (significant suitability and some achievability constraints)

Accessibility Study

Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Bus) Overall: Low Access: No existing footway provision

Green Belt Assessment

Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3.

Landscape Character Assessment

Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low

Sustainability Appraisal

Site included in AECOM 94, that was assessed for employment.

Site Selection

Spatial Strategy

Growth Option G: Large scale urban extension

Site Selection Topic Paper

Site is identified as part of Growth Option G – Area B: East of Solihull between the A45 and the canal. Considered suitable for growth around northern section (to meet JLR needs), but not land to north-west or south.

Site Selection Step 1

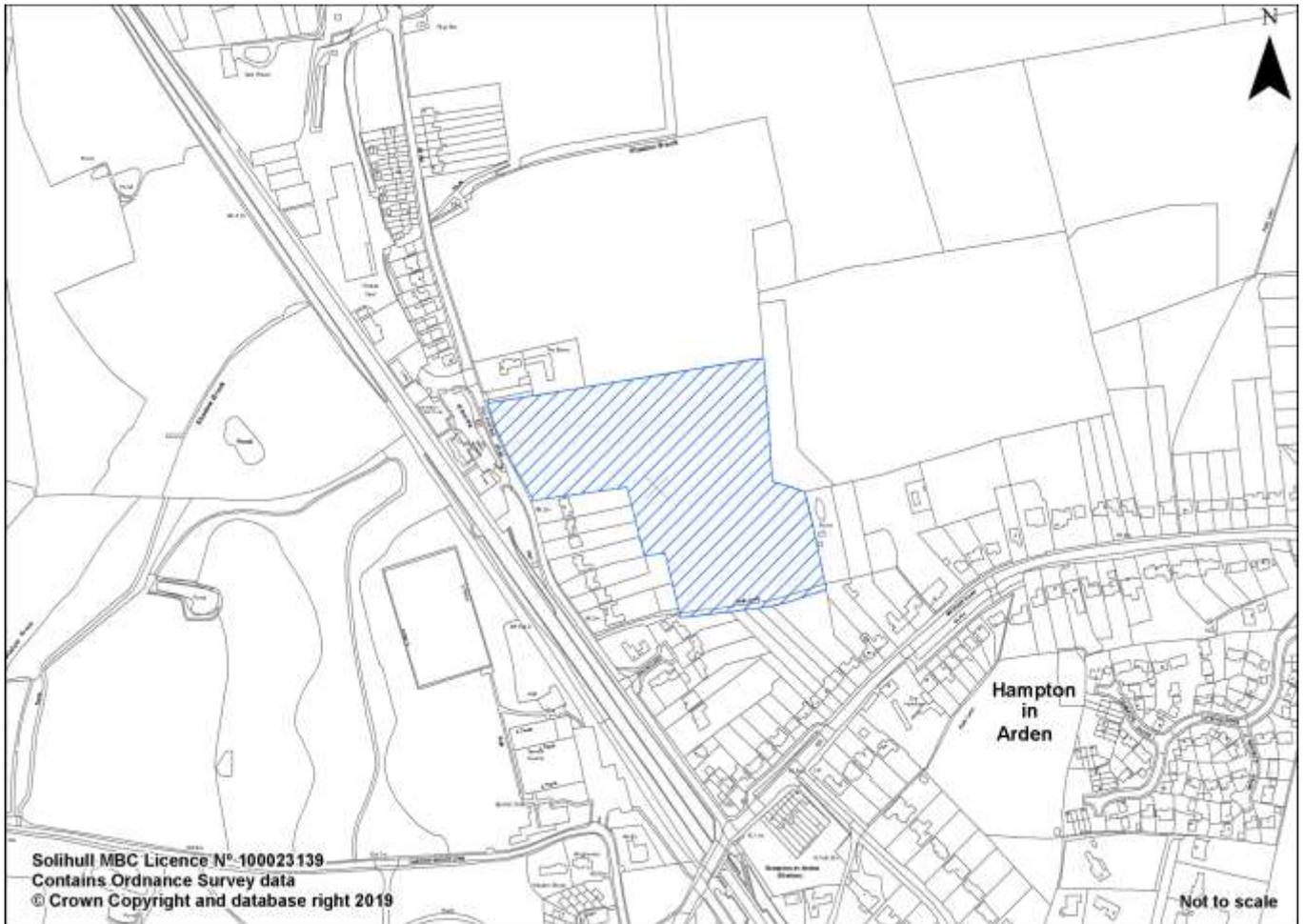
Commentary

Site is within a moderately performing parcel in the Green Belt Assessment, although it would result in an indefensible boundary to the north, east and south. The site has a low level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is subject to significant deliverability constraints. The SA identifies 6 positive and 4 negative effects, with only the loss of agricultural land a significant negative. However, it would be separated from the urban area by land proposed for employment purposes and would have a detrimental impact on the green belt

Site Selection Step 2

NA

Site Reference	6	Site Name	Land off Old Station Road, Hampton in Arden
Gross Area (Ha)	3.20	Ward	Bickenhill
Capacity (SHELAA)	90	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Tree Preservation Order
Soft constraints	Habitats of Wildlife interest

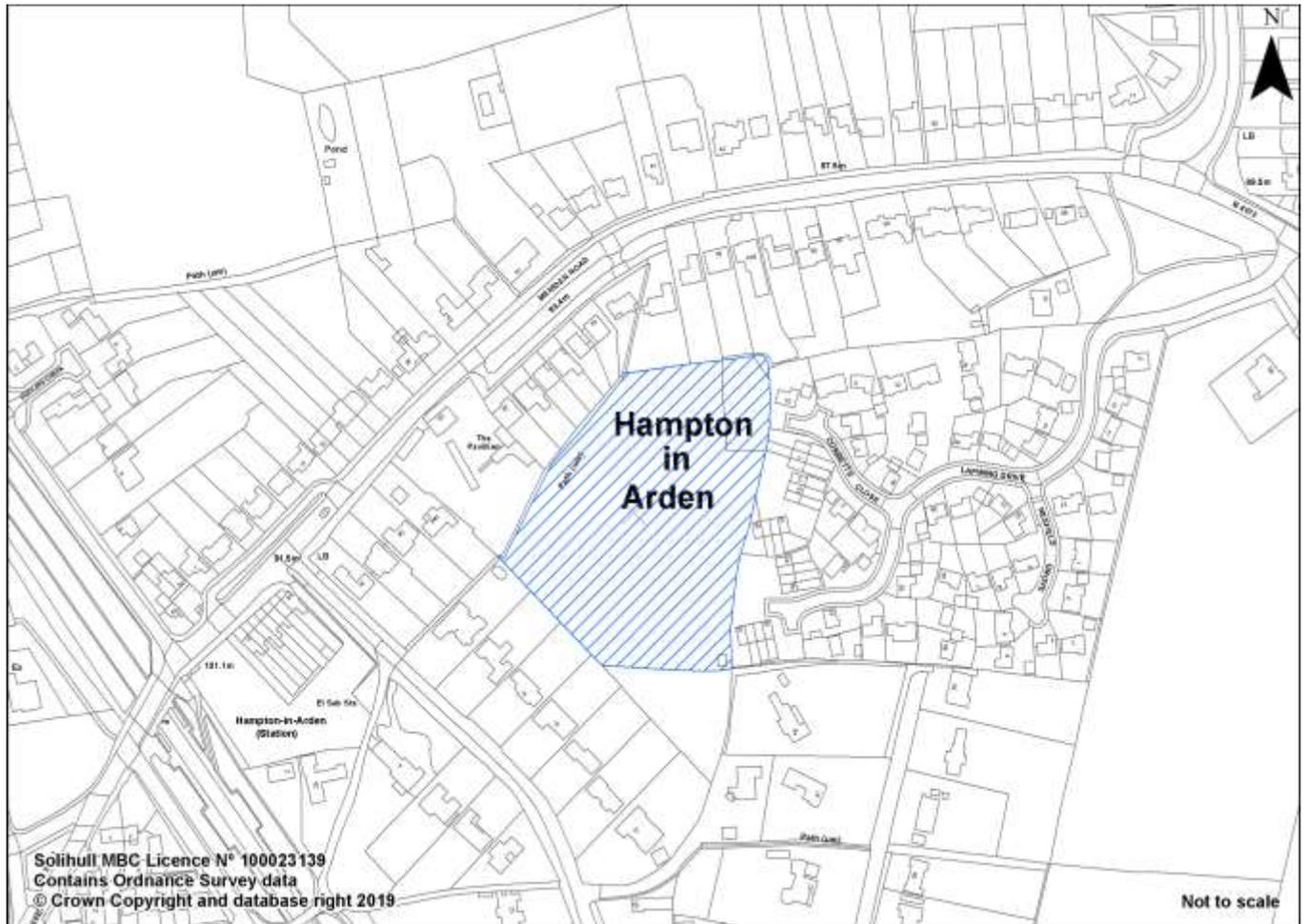
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: High GP Surgery: High Public Transport: Very High Overall: Very High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP19) overall with a combined score of 4. Moderately performing in terms of purpose 1.
Landscape Character Assessment	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 63 17 effects: 5 positive; 8 neutral; 4 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hampton-in-Arden village is identified as suitable for limited growth.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it would extend the settlement and result in an indefensible boundary to the north and east. The site has a very high level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 5 positive and 4 negative effects. Rejected at previous LP examinations and inquiries due to visual intrusion and extension of built form into countryside
Site Selection Step 2	R

Site Reference	7	Site Name	Land off Corbetts Close
Gross Area (Ha)	1.38	Ward	Bickenhill
Capacity (SHELAA)	28	Parish	Hampton-in-Arden
Green Belt	0	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Access

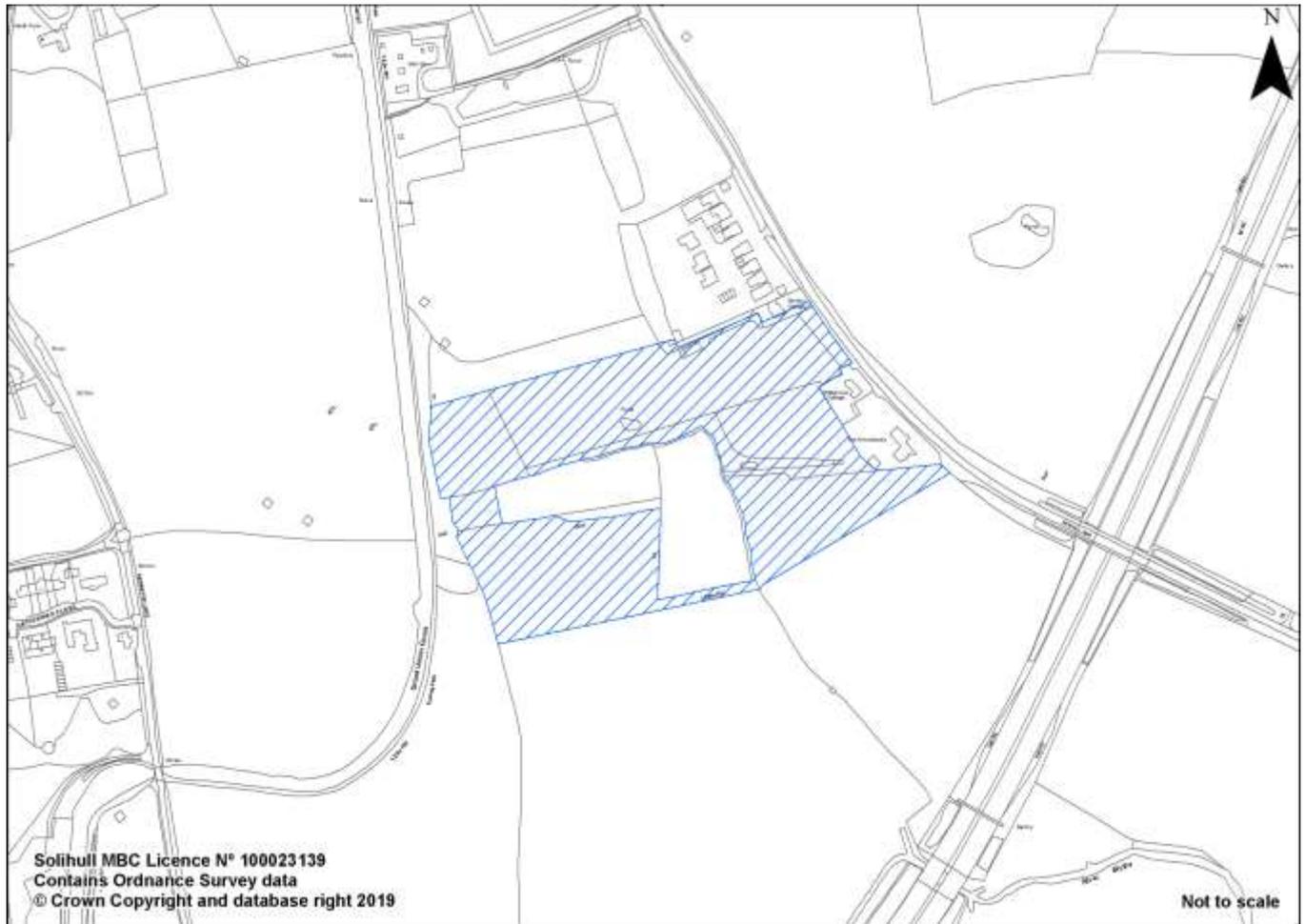
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Low Public Transport: High (Rail) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Site not included in study area of Green Belt Assessment.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hampton-in-Arden village is identified as suitable for limited growth. Site is greenfield, but on private land, in an accessible location within the village.
Site Selection Step 1	2
Commentary	Site is within the Hampton in Arden Inset Area and is identified in the SHLAA as suitable for development. Although assessed as having low to medium accessibility, this is based on vehicular access via Corbetts Close. There is a footpath link to Meriden Road/The Crescent that enables more direct access to the public transport and other facilities. The site was formerly used as a cricket ground, but it is not included in the Playing Pitch Strategy for protection. The village is identified as suitable for limited expansion. As the site is not in the green belt, it could be brought forward for development as a SHLAA site
Site Selection Step 2	G

Site Reference	23	Site Name	Land adj. to "Woodlands"
Gross Area (Ha)	5.37	Ward	Bickenhill
Capacity (SHELAA)	126	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO Woodland
Soft constraints	Habitats of wildlife interest

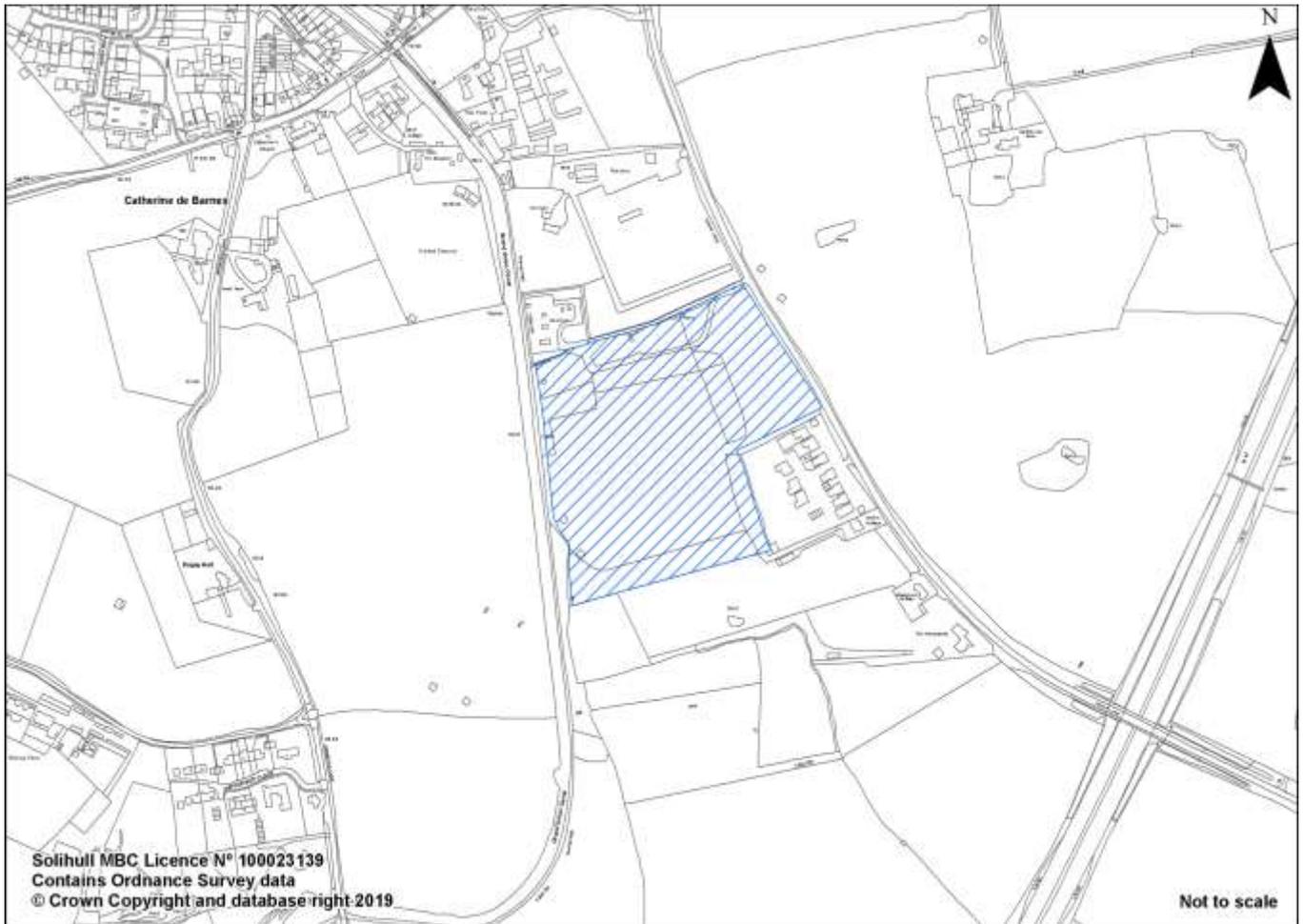
Evidence

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: High GP Surgery: Very Low Public Transport: Very Low (Both) Overall: Low Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA05) overall with a combined score of 11. *Highly performing in terms of purposes 1, 2 and 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Catherine de Barnes village is identified as suitable for limited infilling, but unsuitable for expansion. Site is separated from the village and would not be suitable for growth.
Site Selection Step 1	10
Commentary	Site is within a highly performing parcel in the Green Belt Assessment, is too small, isolated and would result in an indefensible boundary. The site has a low level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and has some constraints. However, it is poorly related to urban area or to Catherine de Barnes
Site Selection Step 2	R

Site Reference	24	Site Name	Vacant land off Friday Lane
Gross Area (Ha)	5.37	Ward	Bickenhill
Capacity (SHELAA)	126	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Oil pipeline passes under site High pressure gas pipeline
Soft constraints	Historic landfill site Telegraph poles

Evidence

SHELAA	Category 2 (some suitability and some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Very Low Public Transport: Low (Bus) Overall: Low/Medium Access: No footway provision
Green Belt Assessment	Higher performing broad area (BA05) overall with a combined score of 11. *Highly performing in terms of purposes 1, 2 and 3.
Landscape Character Assessment	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Catherine de Barnes village is identified as suitable for limited infilling, but unsuitable for expansion. Site is separated from the village and would not be suitable for growth.
Site Selection Step 1	10
Commentary	Site is within a highly performing parcel in the Green Belt Assessment, is isolated and would result in an indefensible boundary. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and has some constraints. However, it is poorly related to urban area or to Catherine de Barnes
Site Selection Step 2	R

Site Reference	46	Site Name	Land fronting B4102 Meriden Road
Gross Area (Ha)	2.94	Ward	Bickenhill
Capacity (SHELAA)	35	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Access North-eastern edge in flood zone 3 Local Wildlife Site Overhead cables

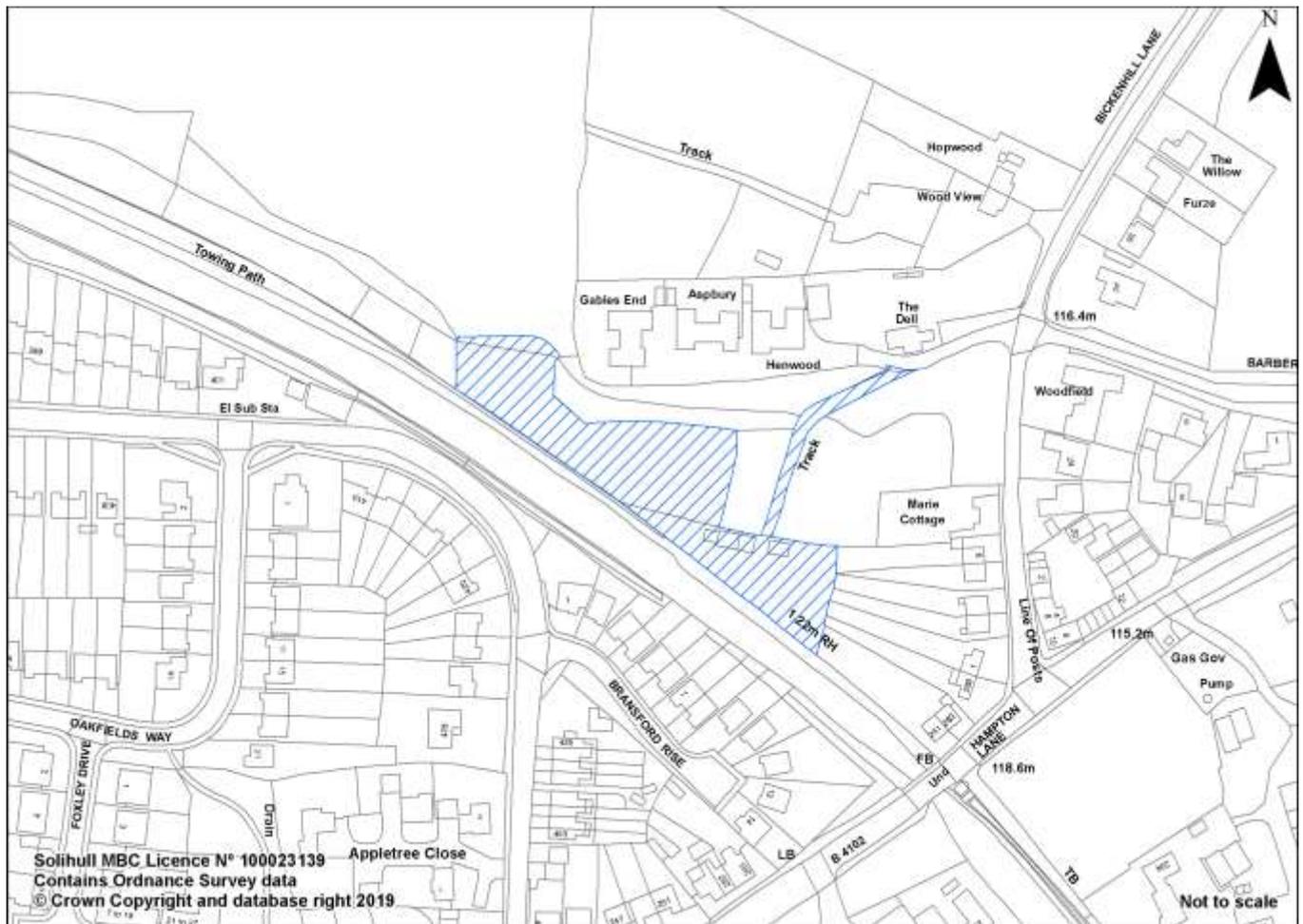
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Medium Food Store: Low GP Surgery: Low/Medium Public Transport: Very High (Rail) Overall: Medium Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP21) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA8 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Varies from Low to High Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 65 17 effects: 2 positive; 9 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hampton-in-Arden village is identified as suitable for limited growth.
Site Selection Step 1	6
Commentary	Site is within a moderately performing parcel in the Green Belt Assessment, although it would extend the settlement and result in an indefensible boundary to the north and east. The site has a medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and part of the site is subject to significant flood risk constraints. The site performs relatively poorly in the SA, which identifies 2 positive and 6 negative effects. The village is identified as suitable for limited expansion and this site is not well related to the existing settlement
Site Selection Step 2	R

Site Reference	83	Site Name	Land at Catherine de Barnes
Gross Area (Ha)	0.39	Ward	Bickenhill
Capacity (SHELAA)	13	Parish	Hampton-in-Arden
Green Belt	72	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Habitats of wildlife interest Access Intermediate pressure gas pipeline through site

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Very Low Public Transport: Low (Both) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP28) overall with a combined score of 5. Moderately performing in terms of purposes 1 and 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 50 17 effects: 4 positive (2 significant); 10 neutral; 3 negative

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Catherine de Barnes village is identified as suitable for limited infilling, but unsuitable for expansion.
Site Selection Step 1	9
Commentary	Site is within a moderately performing parcel in the Green Belt Assessment, although it would result in an indefensible boundary. The site has a low/medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 4 positive and 3 negative effects. The settlement is identified as suitable for limited infilling, although the site is poorly related to the main part of Catherine de Barnes
Site Selection Step 2	R

Site Reference	86	Site Name	Land at Old Station Road
Gross Area (Ha)	0.93	Ward	Bickenhill
Capacity (SHELAA)	30	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Habitats of wildlife interest Access PROW M108 through site

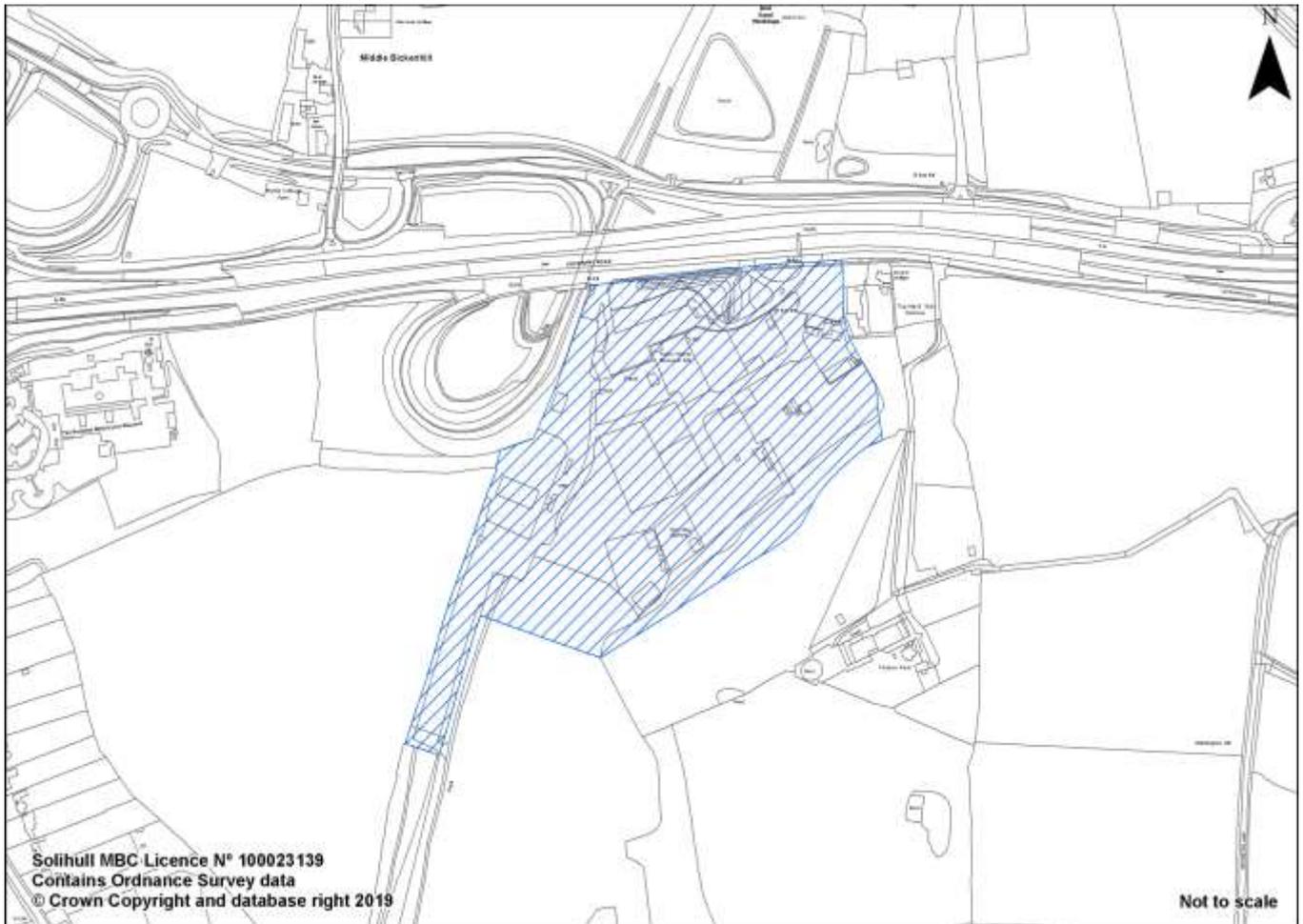
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: Low GP Surgery: Low/Medium Public Transport: Very High (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Partly within: Lower performing parcel (RP18) overall with a combined score of 4. Lower performing in terms of purposes 1, 2, 3 and 4. Partly within: Lower performing parcel (RP19) overall with a combined score of 4. Moderately performing
Landscape Character Assessment	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not included in SA, but adjacent to AECOM 147.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Whilst Hampton-in-Arden village is identified as suitable for limited growth, site is situated in a relatively isolated location on the outskirts of the village, beyond the inset boundary.
Site Selection Step 1	8
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is isolated and would result in an indefensible boundary. The site has a medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. However, it is poorly related to Hampton in Arden and lacks defensible green belt boundaries
Site Selection Step 2	R

Site Reference	87	Site Name	Arden Brickworks
Gross Area (Ha)	10.53	Ward	Bickenhill
Capacity (SHELAA)	Assessed For Employment only	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Predominantly brownfield



Constraints

Policy Constraints	Green Belt Strategic Waste Management Site
Hard Constraints	Proximity to HS2 Proximity to Listed building
Soft constraints	RIGS Contaminated land HS2 safeguarding zone PROW M108 through southern part of site

Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Partly within: Lower performing parcel (RP18) overall with a combined score of 4. Lower performing in terms of purposes 1, 2, 3 and 4. Partly within: Lower performing parcel (RP19) overall with a combined score of 4. Moderately performing
Landscape Character Assessment	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 64 17 effects: 4 positive (2 significant); 9 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option E: UKC Hub Area & HS2. Would be considered potentially suitable if insufficient land north of A45.
Site Selection Topic Paper	Proposed for employment, leisure & tourism so not included in residential assessment.
Site Selection Step 1	
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, and would result in an indefensible boundary to the south, east and west. The site is likely to have a very low level of accessibility, is within an area of medium landscape sensitivity with low capacity for change. The SA identifies 4 positive and 4 negative effects, with only the loss of agricultural land a significant negative. Whilst part of this is a brownfield site, it would extend growth to the south with no defensible green belt boundary. Submitted for employment, leisure and tourism
Site Selection Step 2	NA

Site Reference	94	Site Name	Land at Diddington Lane, Hampton in Arden
Gross Area (Ha)	1.28	Ward	Bickenhill
Capacity (SHELAA)	37	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Check for TPOS
Soft constraints	HS2 Safeguarding Zone on part of site PROW M155 along western edge of site

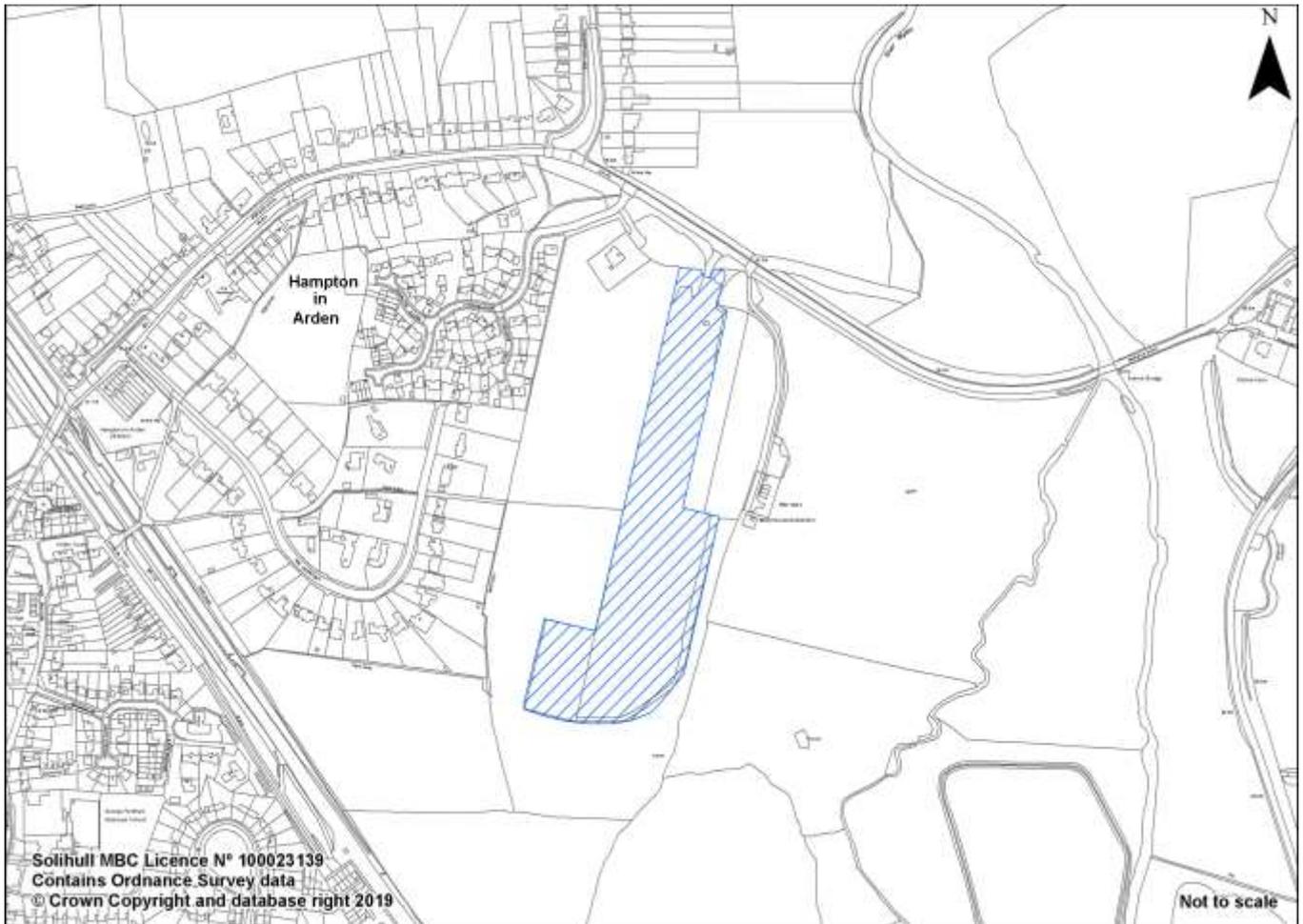
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: Low GP Surgery: Low Public Transport: High (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP19) overall with a combined score of 4. Moderately performing in terms of purpose 1.
Landscape Character Assessment	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 65 17 effects: 2 positive; 9 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hampton-in-Arden village is identified as suitable for limited growth. Site at northern edge of settlement with lower overall accessibility.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it would extend the settlement and result in an indefensible boundary to the north and west. The site has a medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 2 positive and 6 negative effects. The village is identified as suitable for limited expansion but this site is not well related to the existing settlement and would extend a ribbon of development to the north
Site Selection Step 2	R

Site Reference	117	Site Name	Meriden Road Depot
Gross Area (Ha)	3.61	Ward	Bickenhill
Capacity (SHELAA)	110	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	PROW M118 along boundary of site Entire site is contaminated land Very small part of site overlaps with Flood Zone 3 on eastern boundary

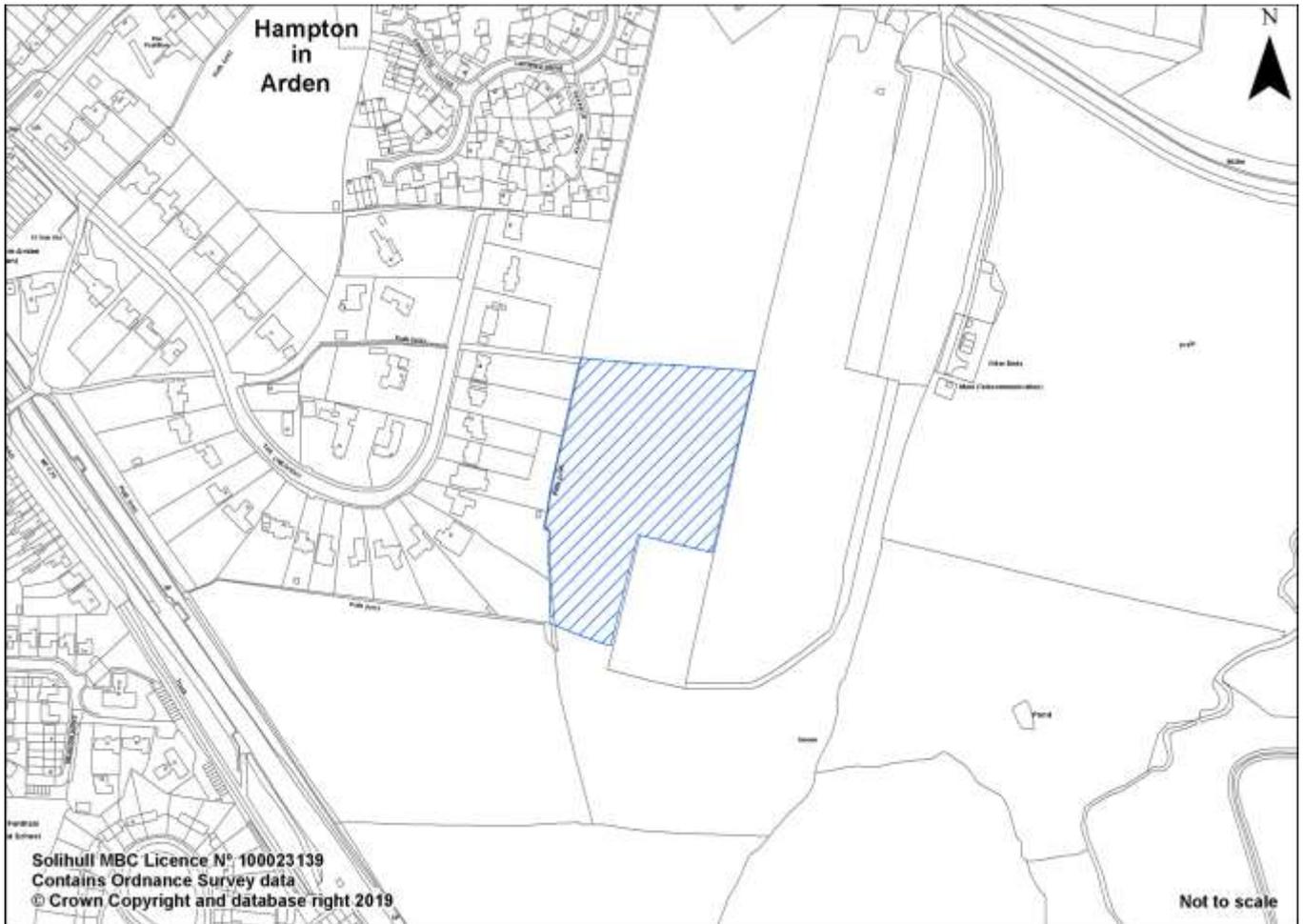
Evidence

SHELAA	Category 3 (significant suitability constraints)
Accessibility Study	Primary School: Medium Food Store: Low GP Surgery: Low/Medium Public Transport: Very High (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP22) overall with a combined score of 5. Moderately performing in terms of purposes 1 and 3.
Landscape Character Assessment	Within LCA8 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Varies from Low to High Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 96 17 effects: 1 positive; 11 neutral; 5 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hampton-in-Arden village is identified as suitable for limited growth. 2013 Local Plan
Site Selection Step 1	3
Commentary	Site is brownfield land on the edge of Hampton in Arden within a moderately performing parcel in the Green Belt Assessment, and would be well contained by the existing boundary to the east. The site has a medium level of accessibility, and is within a area of medium landscape sensitivity with low capacity for change. Whilst the SA identifies 1 positive and 5 negative effects, although only the distance to convenience store is significant. The site could form limited expansion of the settlement in line with the spatial strategy and its development would remove a storage depot involving movements by large commercial vehicles
Site Selection Step 2	G

Site Reference	129	Site Name	Land off Meriden Road, Hampton in Arden
Gross Area (Ha)	1.60	Ward	Bickenhill
Capacity (SHELAA)	40	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on boundary
Soft constraints	Access PROW M118 along western boundary

Evidence

SHELAA	Category 2 (Some achievability constraints)
Accessibility Study	Primary School: Medium Food Store: Low GP Surgery: Low/Medium Public Transport: Very High (Rail) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP22) overall with a combined score of 5. Moderately performing in terms of purposes 1 and 3.
Landscape Character Assessment	Within LCA8 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Varies from Low to High Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 96 17 effects: 1 positive; 11 neutral; 5 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hampton-in-Arden village is identified as suitable for limited growth.
Site Selection Step 1	5
Commentary	Site is on the edge of Hampton in Arden within a moderately performing parcel in the Green Belt Assessment, and would be well contained by the boundary to the existing storage depot to the east. The site has a medium level of accessibility, and is within a area of medium landscape sensitivity with low capacity for change. Whilst the SA identifies 1 positive and 5 negative effects, although only the distance to convenience store is significant. The site could form part of a limited expansion of the settlement in line with the spatial strategy and linked to the adopted plan site allocation to the north
Site Selection Step 2	G

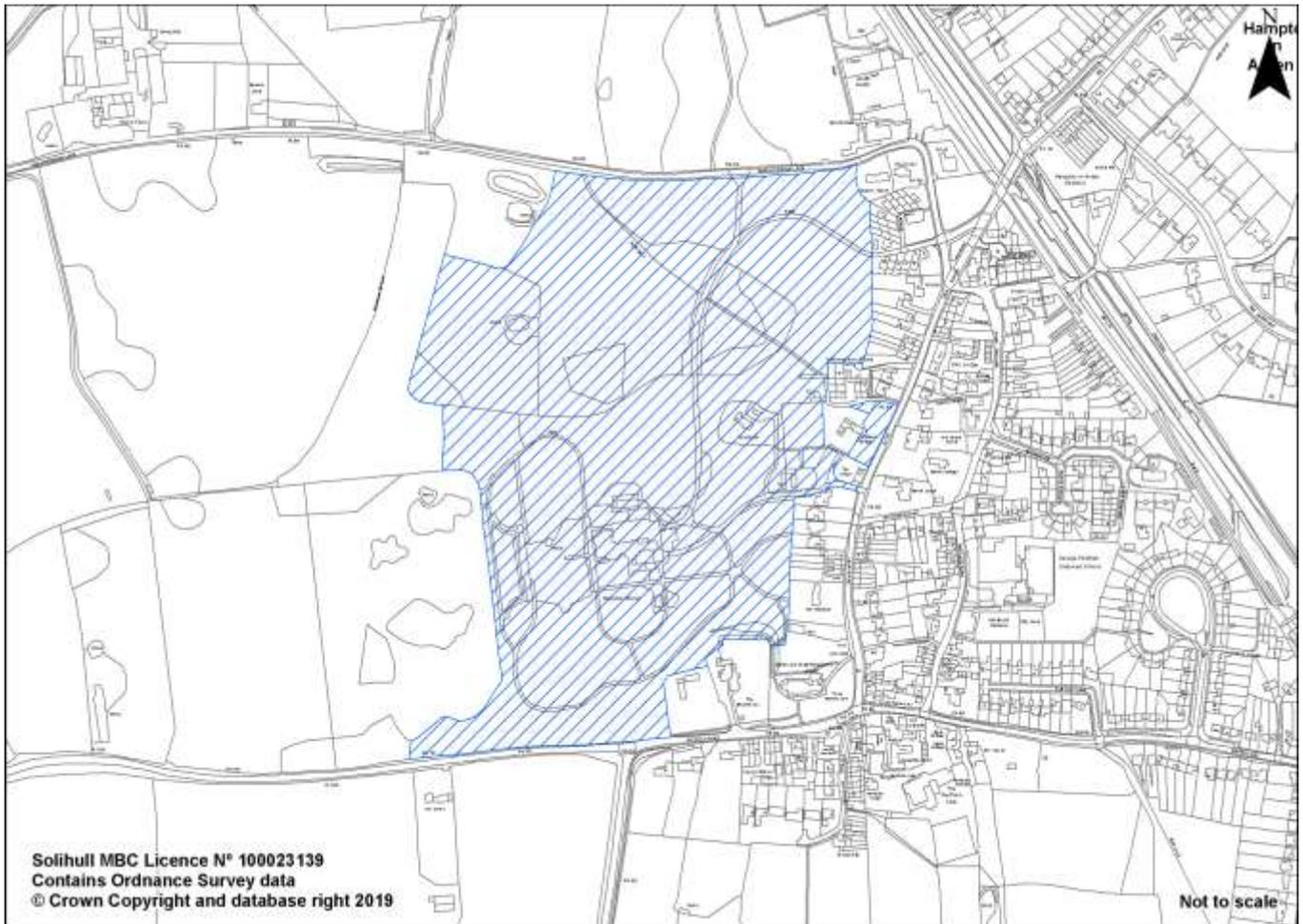
Evidence

SHELAA	Category 2 (Some suitability and some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Very Low Public Transport: Low (Both) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA05) overall with a combined score of 11. *Highly performing in terms of purposes 1, 2 and 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 50 17 effects: 4 positive (2 significant); 10 neutral; 3 negative

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Catherine de Barnes village is identified as suitable for limited infilling but not for expansion, however, this site is part brownfield, of a small scale and adjacent to the existing settlement.
Site Selection Step 1	8
Commentary	Site is part brownfield and part green field within a highly performing parcel in the Green Belt Assessment. Whilst Friday Lane would provide a clear potential green belt boundary to the east it is considered that the extent of the PDL should be the extent of the allocation. All four corners of the roundabout are free from development and the entrance to the settlement is some way to the west. The site has a low to medium level of accessibility, and is within an area of medium landscape sensitivity with low capacity for change. The SA findings include 4 positive and 3 minor negative effects. Catherine de Barnes is identified as suitable for limited infilling
Site Selection Step 2	G

Site Reference	171	Site Name	Hampton Manor
Gross Area (Ha)	18.00	Ward	Bickenhill
Capacity (SHELAA)	15 (part of site only)	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Listed buildings on site
Soft constraints	Large part of site within Conservation Area PROW M121 runs through site Habitats of wildlife interest on site

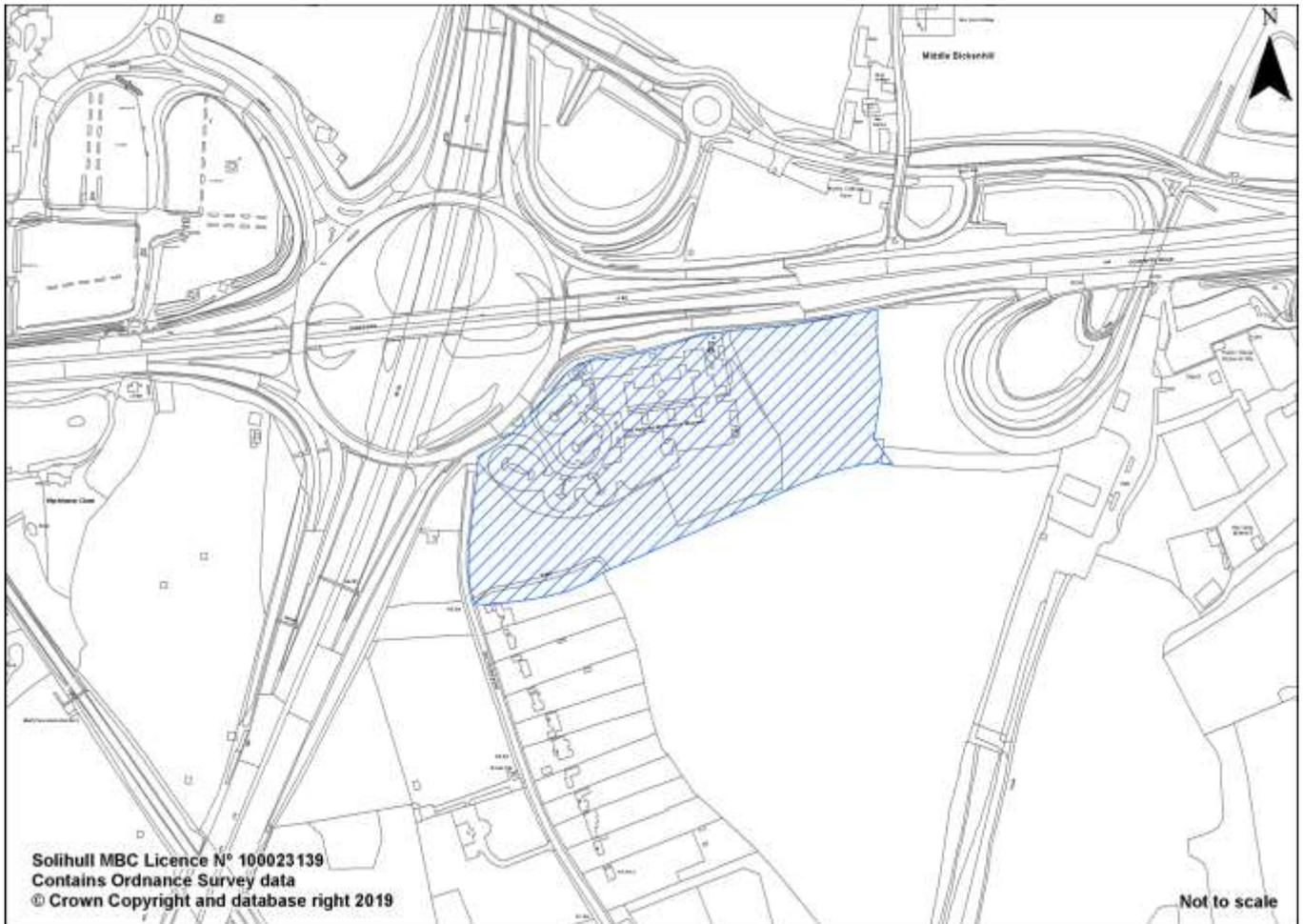
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: No existing footway
Green Belt Assessment	Higher performing parcel (RP20) overall with a combined score of 8. *Highly performing in terms of purpose 4.
Landscape Character Assessment	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 68 17 effects: 6 positive (4 significant); 6 neutral; 5 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Hampton-in-Arden village is identified as suitable for limited growth, but not significant expansion.
Site Selection Step 1	7
Commentary	Site is within a moderately performing parcel in the Green Belt Assessment, although it would extend the settlement significantly and result in an indefensible boundary to the west. The site has a very high level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is deliverable. The SA identifies 6 positive and 5 negative effects, although only the impact on heritage assets is significant. The village is identified as suitable for limited expansion and this site would provide a much more substantial development
Site Selection Step 2	R

Site Reference	178	Site Name	The National Motorcycle Museum
Gross Area (Ha)	6.97	Ward	Bickenhill
Capacity (SHELAA)	Assessed For Employment only	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing commercial assets Proximity to M42 Part of site in HS2 Safeguarding Zone PROW M107 runs through site Overhead cables

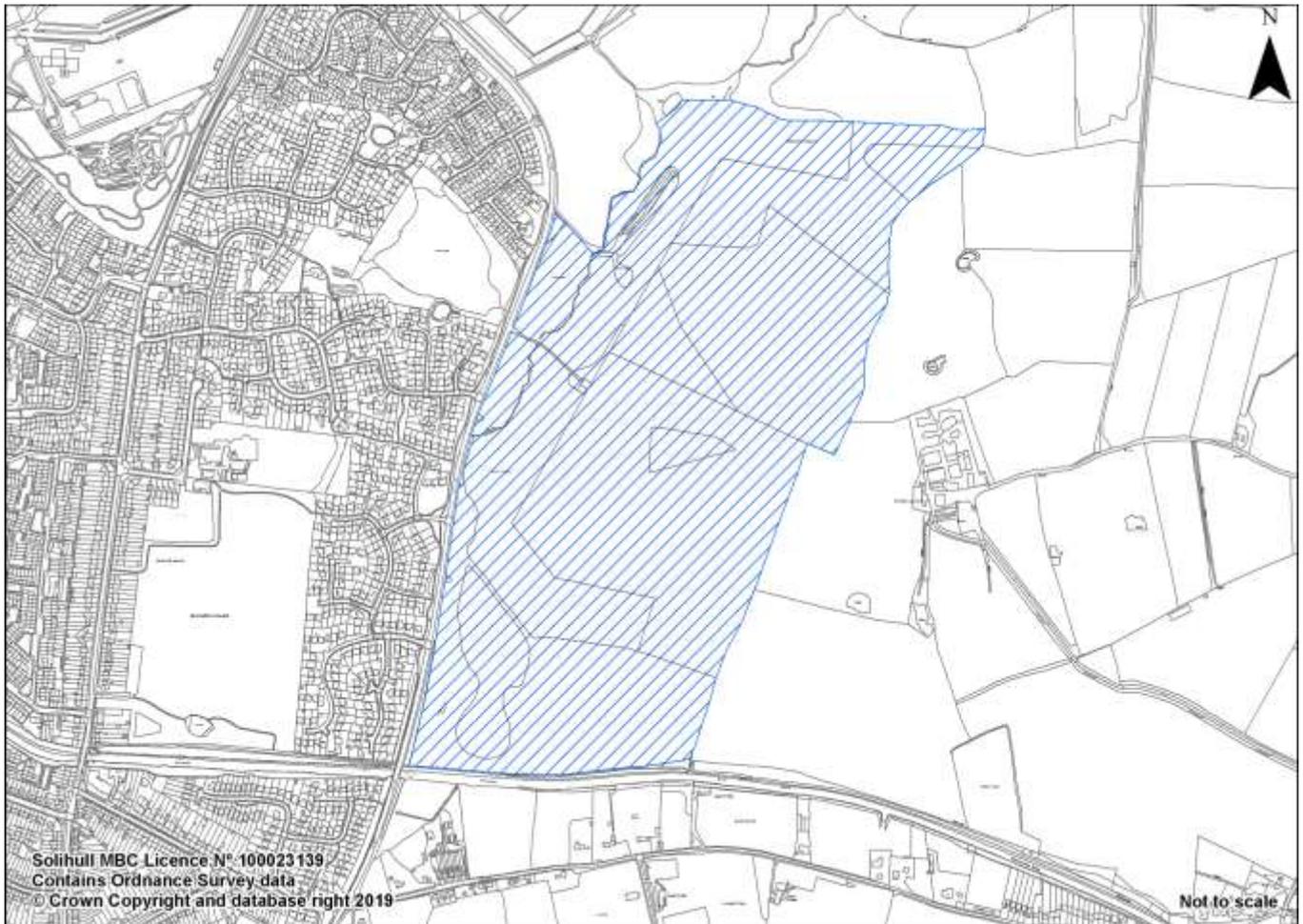
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Lower performing parcel (RP18) overall with a combined score of 4. Lower performing in terms of purposes 1, 2, 3 and 4.
Landscape Character Assessment	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 64 17 effects: 4 positive (2 significant); 9 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option E: UKC Hub Area & HS2. Would be considered potentially suitable if insufficient land north of A45.
Site Selection Topic Paper	Proposed for employment, leisure & tourism so not included in residential assessment.
Site Selection Step 1	
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, and would result in an indefensible boundary to the south and east. The site has a very low level of accessibility, is within an area of medium landscape sensitivity with low capacity for change. The SA identifies 4 positive and 4 negative effects, with only the loss of agricultural land a significant negative. Whilst this is a brownfield site, it would extend growth to the south of the A45 with no defensible green belt boundary
Site Selection Step 2	NA

Site Reference	195	Site Name	Land at Damson Parkway
Gross Area (Ha)	55.14	Ward	Bickenhill and Elmdon
Capacity (SHELAA)	950	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Majority of site is covered by a group TPO, but not all of the site is wooded Woodland X
Soft constraints	Part of site to the west is within a Local Wildlife Site, and part of site to the east is adjacent to a Local Wildlife Site Habitats of wildlife interest PROW M130 runs along the southern boundary Access

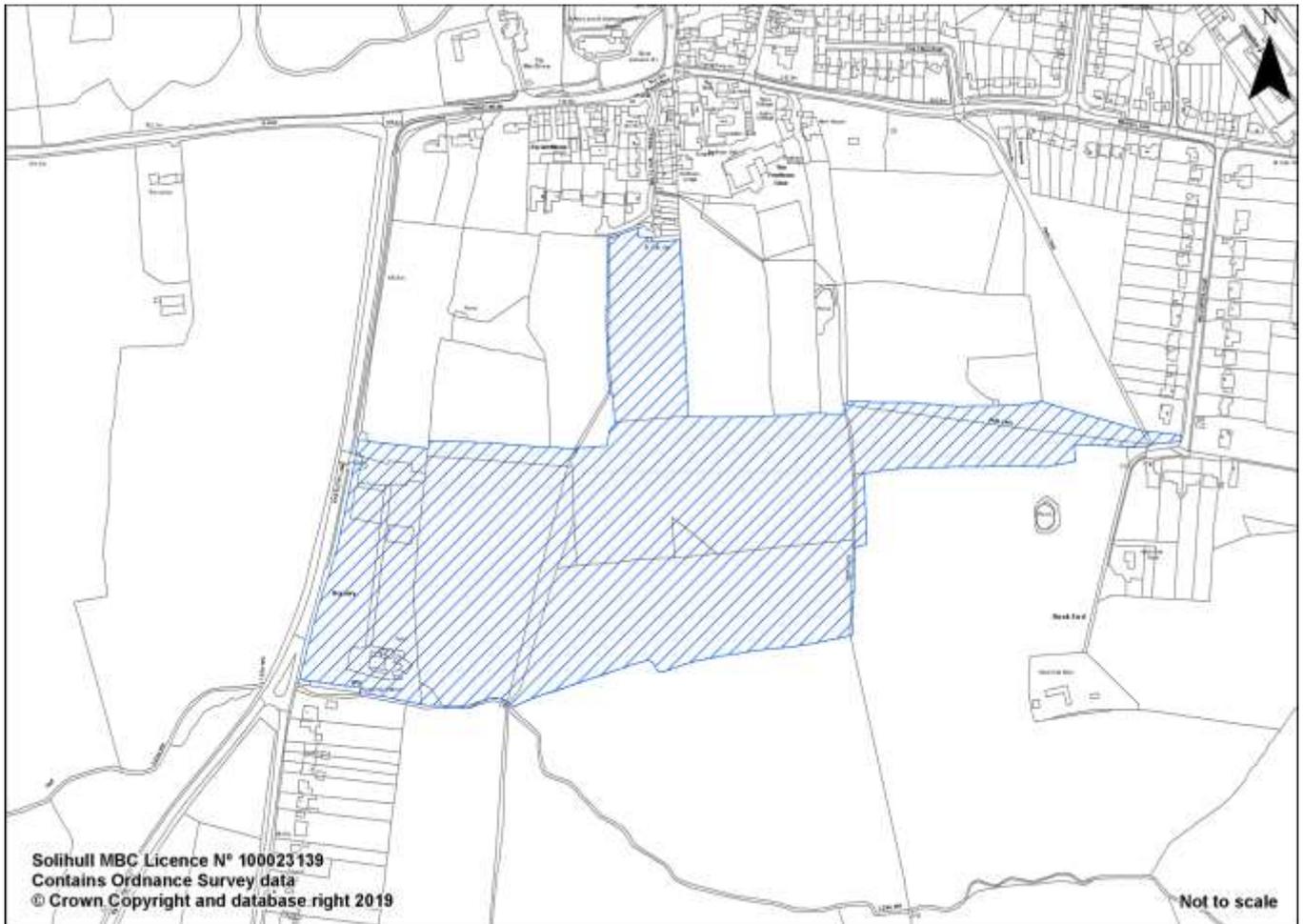
Evidence

SHELAA	Category 3 (significant suitability constraints)
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Low Public Transport: Low (Bus) Overall: Low Access: No existing footway provision
Green Belt Assessment	Partly within: Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3. Partly within: Higher performing broad area (BA05) overall with a combined score of 11. *Highly
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 109 18 Effects: 10 positive (2 significant); 5 neutral; 3 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site is identified as part of Growth Option G – Area B: East of Solihull between the A45 and the canal. Considered suitable for growth around northern section (to meet JLR needs), but not land to north-west or south. Land is promoted for housing to the south, and would not be considered suitable for growth.
Site Selection Step 1	6
Commentary	Site is part within moderately performing and part higher performing parcel in the Green Belt Assessment and lacks defensible boundaries. The site has a low level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is subject to significant constraints being a Local Wildlife Site and important woodland on the edge of the urban area. The SA identifies 10 positive 3 negative effects, although the loss of agricultural land is a significant negative. Whilst the site is on the edge of the urban area, it would have a detrimental impact on the green belt and suffers from significant constraint
Site Selection Step 2	R

Site Reference	307	Site Name	Land at Eastcote Road/Bellemere Road
Gross Area (Ha)	10.34	Ward	Bickenhill
Capacity (SHELAA)	242	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt Consider impact on heritage asset of adjacent Conservation Area
Hard Constraints	None
Soft constraints	Site is immediately south of Conservation Area Access PROWs M125 and M126 through the site, M124 and M129 along site boundary High pressure gas pipeline inner zone Telegraph poles Existing uses on part of site

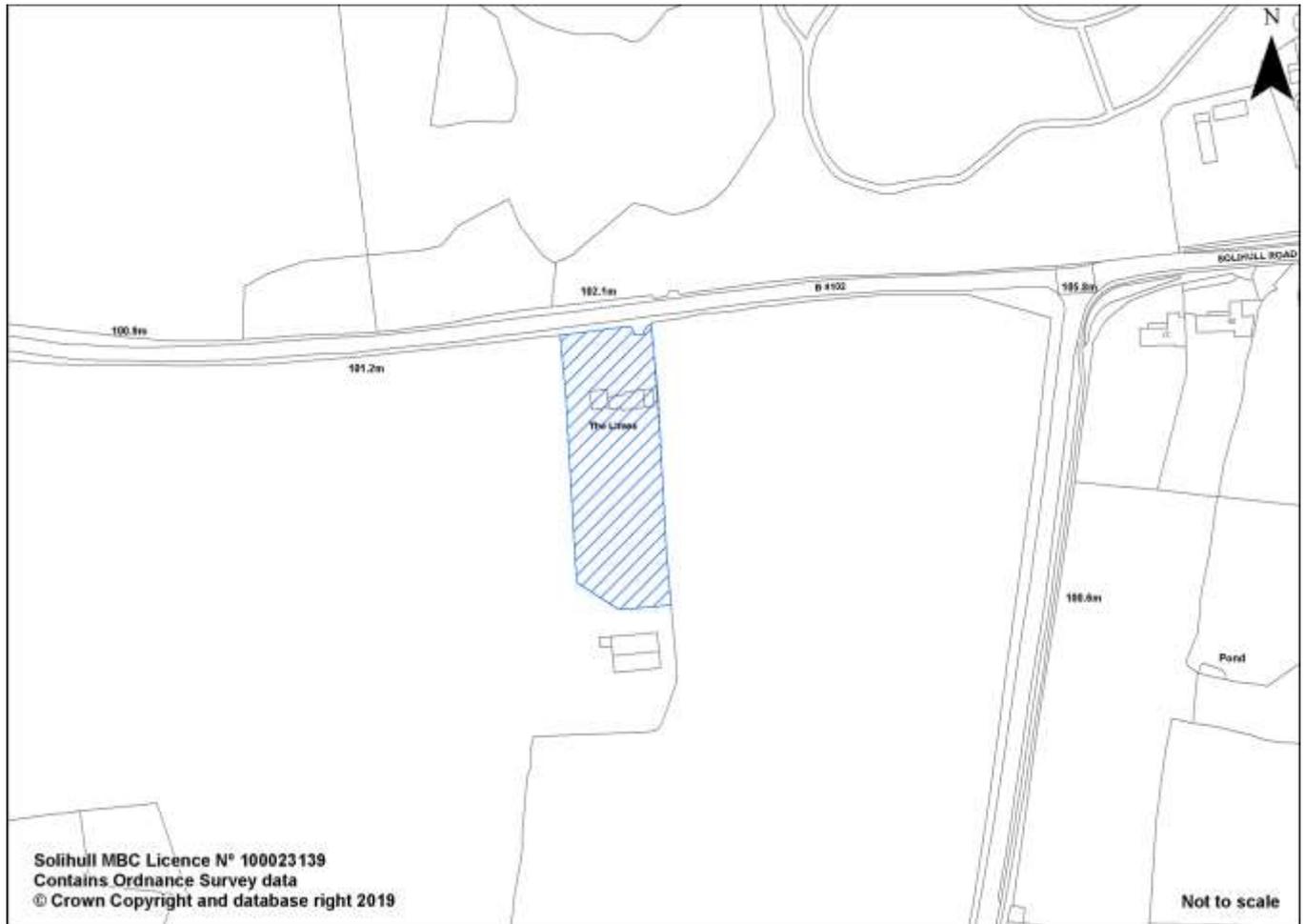
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
Green Belt Assessment	Higher performing parcel (RP23) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Hampton-in-Arden identified as suitable for limited expansion, but not significant growth. Majority of site is poorly related to the existing settlement and not situated close to the railway station.
Site Selection Step 1	10
Commentary	Site is within a highly performing parcel in the Green Belt Assessment, although it is poorly related to the settlement, would extend the settlement significantly and lacks defensible boundaries. The site has a very high level of accessibility, is within a area of medium landscape sensitivity with very low capacity for change, and is deliverable. Whilst the village is identified as suitable for limited expansion, this site is poorly related to the settlement would provide a much more substantial development
Site Selection Step 2	R

Site Reference	321	Site Name	The Limes, Solihull Road, Hampton-in-Arden
Gross Area (Ha)	0.40	Ward	Bickenhill
Capacity (SHELAA)	15	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Adjacent to Conservation Area Existing property on site

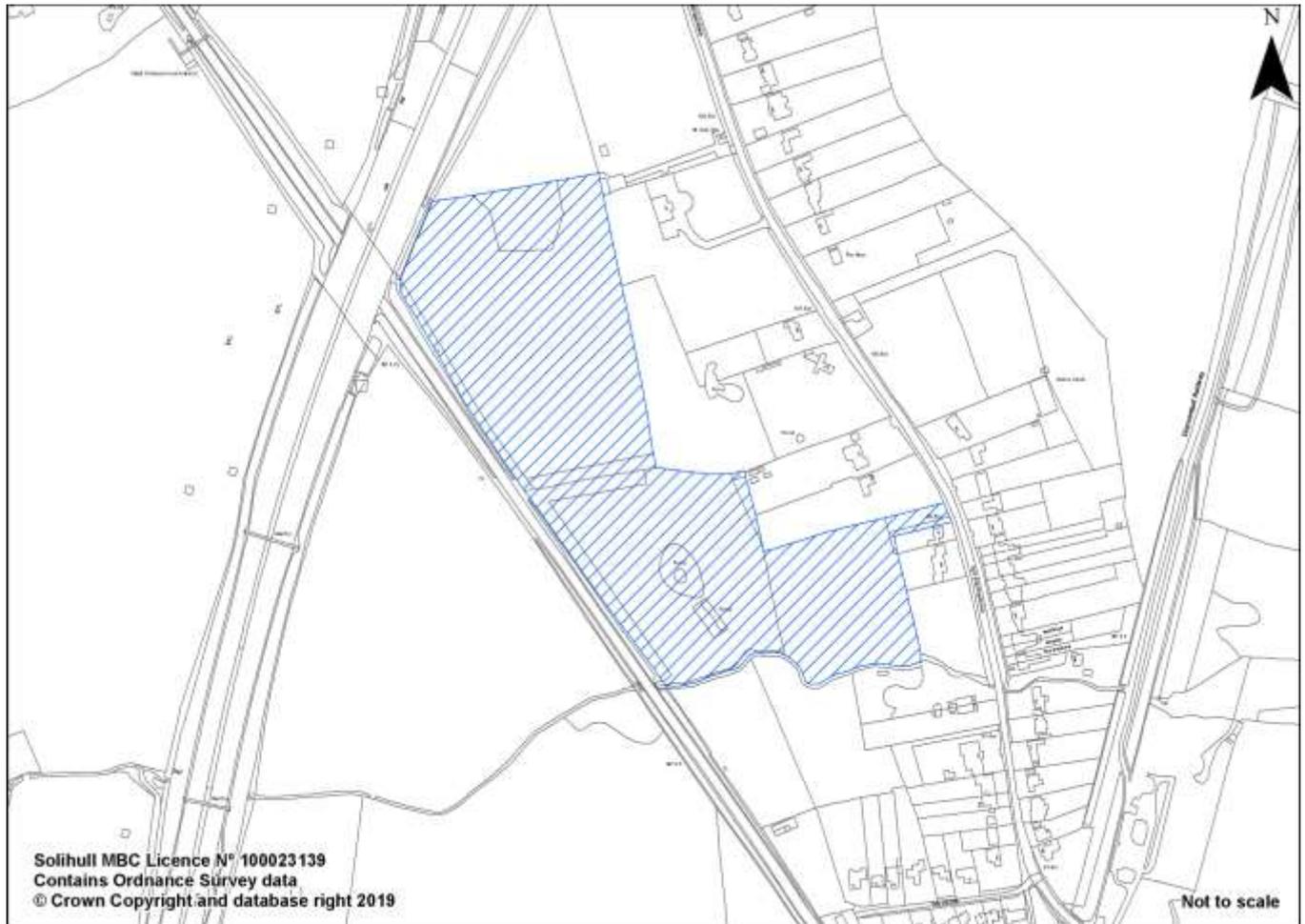
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Medium (Rail) Overall: Very High Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA03) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA. South of AECOM 68.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Whilst Hampton-in-Arden village is identified as suitable for limited growth, the site is detached from the main settlement.
Site Selection Step 1	10
Commentary	Site is within a highly performing parcel in the Green Belt Assessment, although it is poorly related to the settlement, is too small, would extend the settlement significantly and lacks defensible boundaries. The site has a very high level of accessibility, is within a area of medium landscape sensitivity with very low capacity for change, and is deliverable, subject to some constraints. Whilst the village is identified as suitable for limited expansion, this site is poorly related to the settlement
Site Selection Step 2	R

Site Reference	322	Site Name	145 Old Station Road, Hampton-in-Arden
Gross Area (Ha)	7.17	Ward	Bickenhill
Capacity (SHELAA)	168	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Part of site within in the west within Overhead line 400kV buffer zone Proximity to railway line Proximity to M42 Access Hedgerows

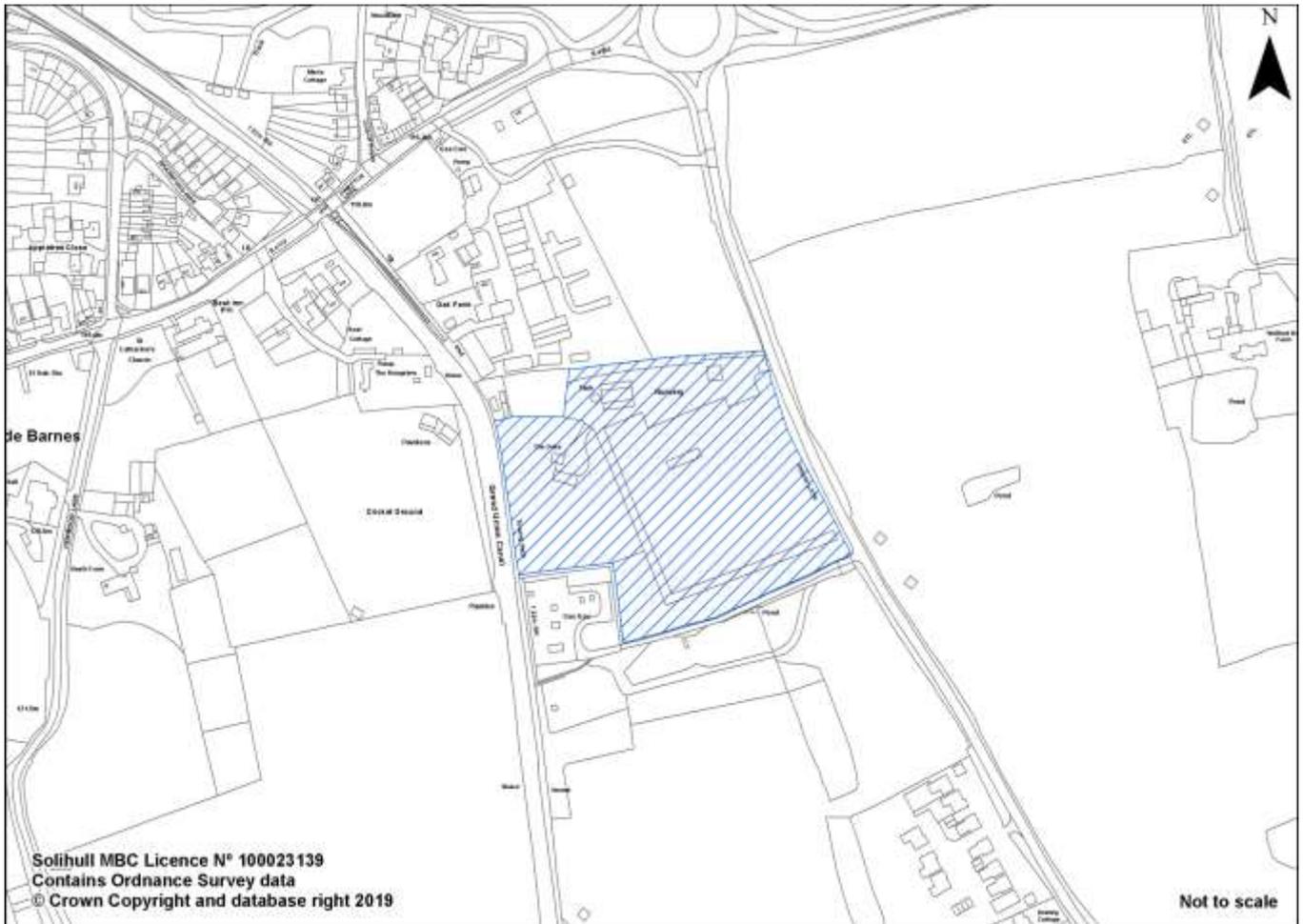
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Low Public Transport: Medium (Rail) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP18) overall with a combined score of 4. Lower performing in terms of purposes 1, 2, 3 and 4.
Landscape Character Assessment	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	9
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is isolated and would result in an indefensible boundary. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development, subject to some constraints. However, it is isolated from and poorly related to Hampton in Arden
Site Selection Step 2	R

Site Reference	411	Site Name	Friday Lane Nurseries, Catherine de Barnes
Gross Area (Ha)	2.76	Ward	Bickenhill
Capacity (SHELAA)	66	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	High pressure gas pipeline inner zone
Soft constraints	PROW M131A along northern boundary Entire site classed as contaminated land Oil pipeline Existing use on site

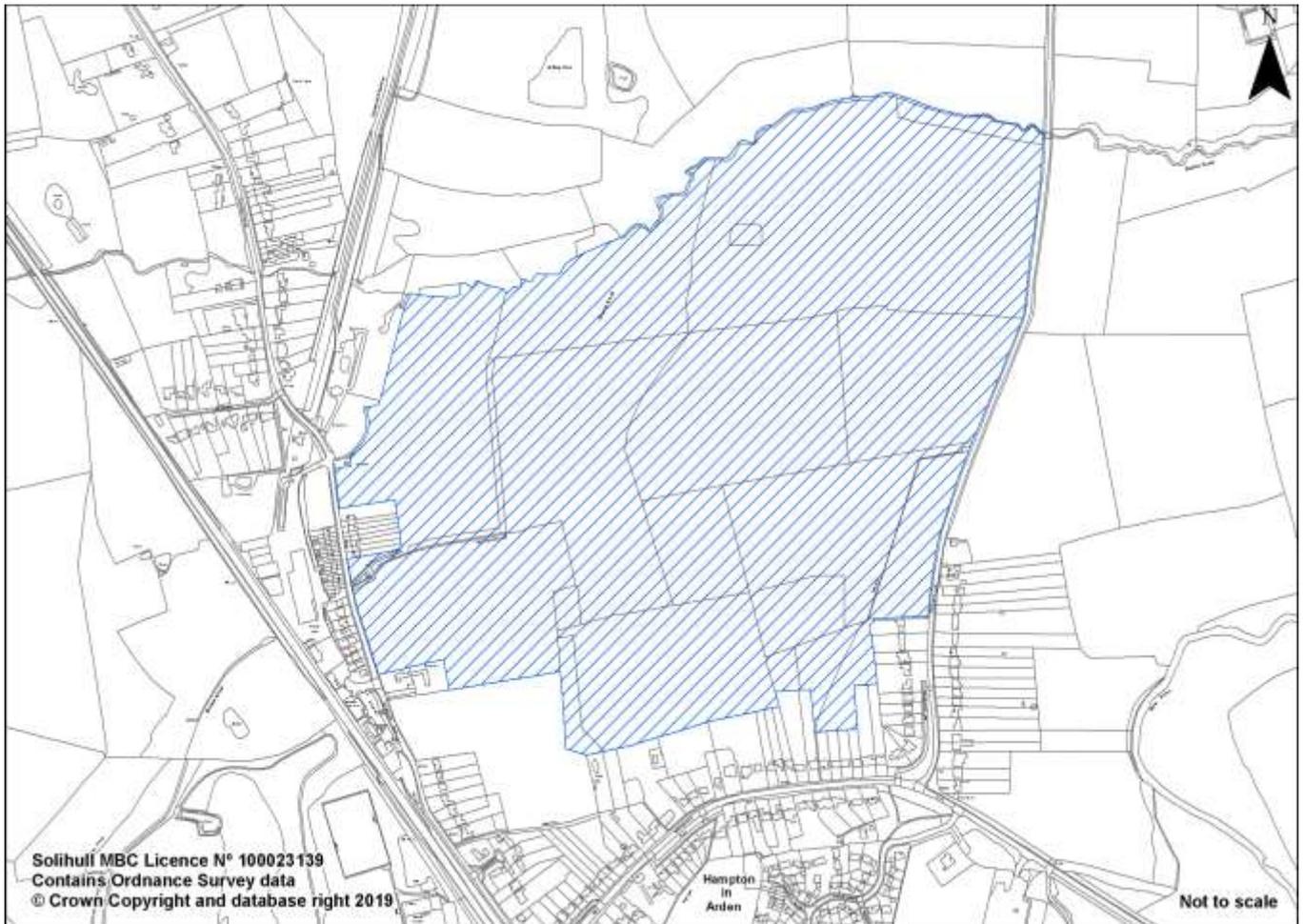
Evidence

SHELAA	Category 3 (significant suitability constraints)
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA05) overall with a combined score of 11. *Highly performing in terms of purposes 1, 2 and 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Catherine de Barnes village is identified as suitable for limited infilling, but unsuitable for expansion. Site is separated from the village and would not be suitable for growth.
Site Selection Step 1	10
Commentary	Site is within a highly performing parcel in the Green Belt Assessment, is isolated and would result in an indefensible boundary, particularly to the south. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and has significant constraints. However, it is poorly related to Catherine de Barnes and would significantly extend a settlement identified as suitable for infilling
Site Selection Step 2	R

Site Reference	418	Site Name	Diddington Lane, Hampton-in-Arden
Gross Area (Ha)	51.35	Ward	Bickenhill
Capacity (SHELAA)	901	Parish	Hampton-in-Arden
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Proximity to Listed buildings
Soft constraints	Flood Zones 2 and 3 on western part of site PROW M115 crosses site Eastern part of site within HS2 Safeguarding zone

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: Medium GP Surgery: Medium Public Transport: Very High (Both) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP19) overall with a combined score of 4. Moderately performing in terms of purpose 1.
Landscape Character Assessment	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 147 18 effects: 6 positive (2 significant); 8 neutral; 4 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Hampton-in-Arden village is identified as suitable for limited growth, but not significant expansion.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it would extend the settlement significantly and result in an indefensible boundary to the north. The site has a medium to high level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 6 positive and 4 negative effects, although the loss of agricultural land is a significant negative. The village is identified as suitable for limited expansion and this site would provide a much more substantial development
Site Selection Step 2	R

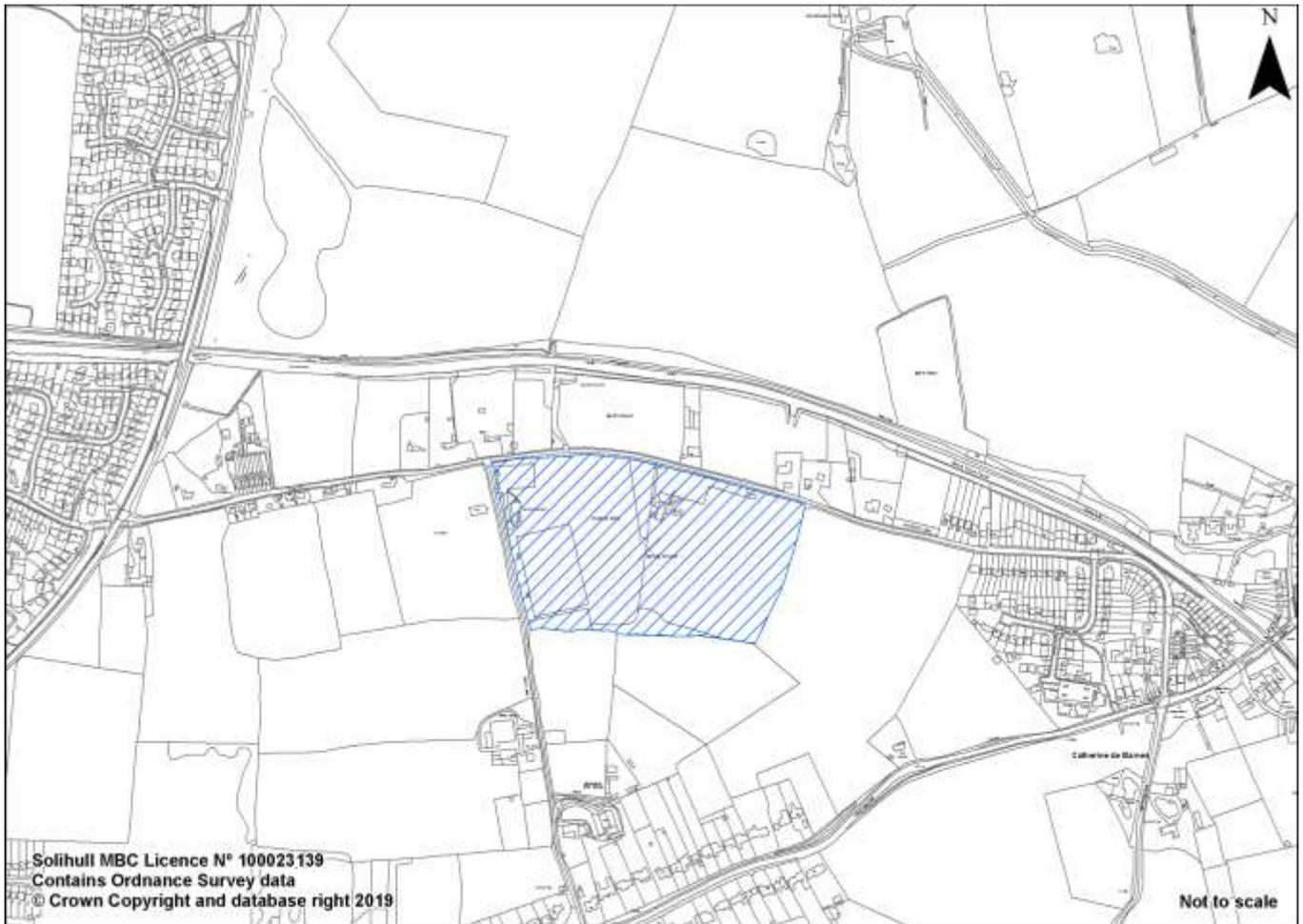
Evidence

SHELAA	Assessed as part of SHELAA Site 1001 - Category 1
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Low Public Transport: Low (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP27) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 50 17 effects: 4 positive (2 significant); 10 neutral; 3 negative

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, development would result in coalescence between proposed DLP Site 16 and Catherine de Barnes.
Site Selection Step 1	9
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is isolated and would result in an indefensible boundary. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 4 positive and 3 negative effects. However, it is poorly related to urban area or to Catherine de Barnes and would result in coalescence
Site Selection Step 2	R

Site Reference	10	Site Name	Playing fields at Lugtrout Lane
Gross Area (Ha)	7.59	Ward	Bickenhill
Capacity (SHELAA)	178	Parish	Hampton-in-Arden (April 2019)
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Proximity to Listed building, at 239 Lugtrout Lane
Soft constraints	Hedgerows Playing Fields Telegraph poles on site

Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Low Food Store: High GP Surgery: Low/Medium Public Transport: Low (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP29) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 50 17 effects: 4 positive (2 significant); 10 neutral; 3 negative

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, development would result in coalescence between proposed DLP Site 16 and Catherine de Barnes.
Site Selection Step 1	9
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is isolated and would result in an indefensible boundary. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 4 positive and 3 negative effects. However, it is poorly related to urban area or to Catherine de Barnes and would result in coalescence
Site Selection Step 2	R

Site Reference	11	Site Name	Land adjoining SE side of Damson Parkway
Gross Area (Ha)	0.65	Ward	Bickenhill
Capacity (SHELAA)	10	Parish	Hampton-in-Arden (April 2019)
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Access from busy main road
Soft constraints	Hedgerows Habitats of wildlife interest

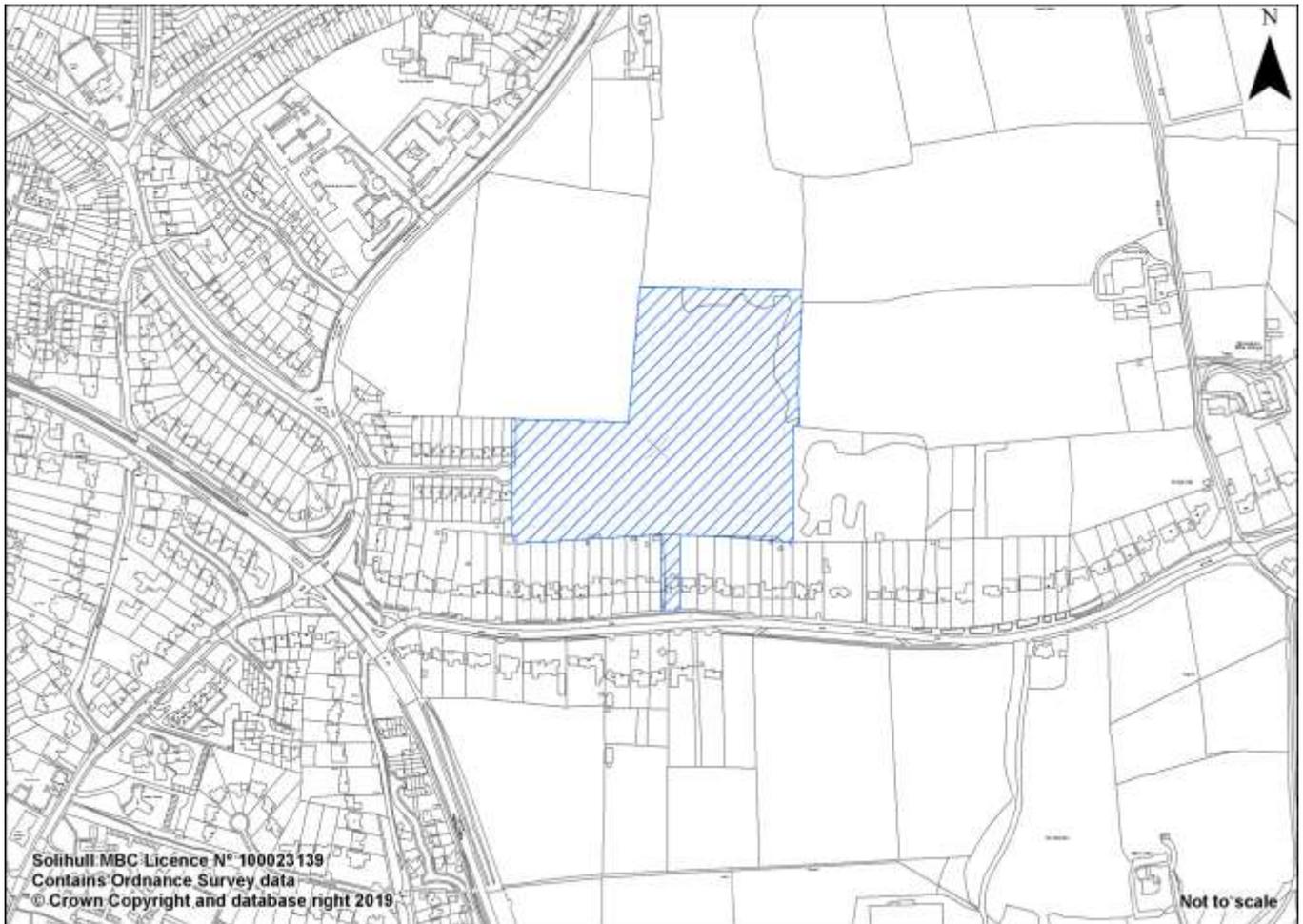
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Medium Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Bus) Overall: High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP29) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 93 17 effects: 8 positive (5 significant); 6 neutral; 3 negative (2 significant).

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Can be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41. Considered suitable for urban extension. Site is west of Field Lane, south of Lugtrout Lane and north of Hampton Lane which provide strong defensible Green Belt boundaries.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. The site has a high level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 8 positive and 3 negative effects, of which impact on heritage assets and loss of agricultural land are significant. The site could form part of an urban extension in area identified in the spatial strategy as suitable for growth
Site Selection Step 2	G

Site Reference	15	Site Name	Former Pinfold Nursery (Inc. 67 Hampton Lane)
Gross Area (Ha)	5.29	Ward	Bickenhill
Capacity (SHELAA)	Estimated 124	Parish	Hampton-in-Arden (April 2019)
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Woodland (pockets)
Soft constraints	Habitats of wildlife interest Hedgerows

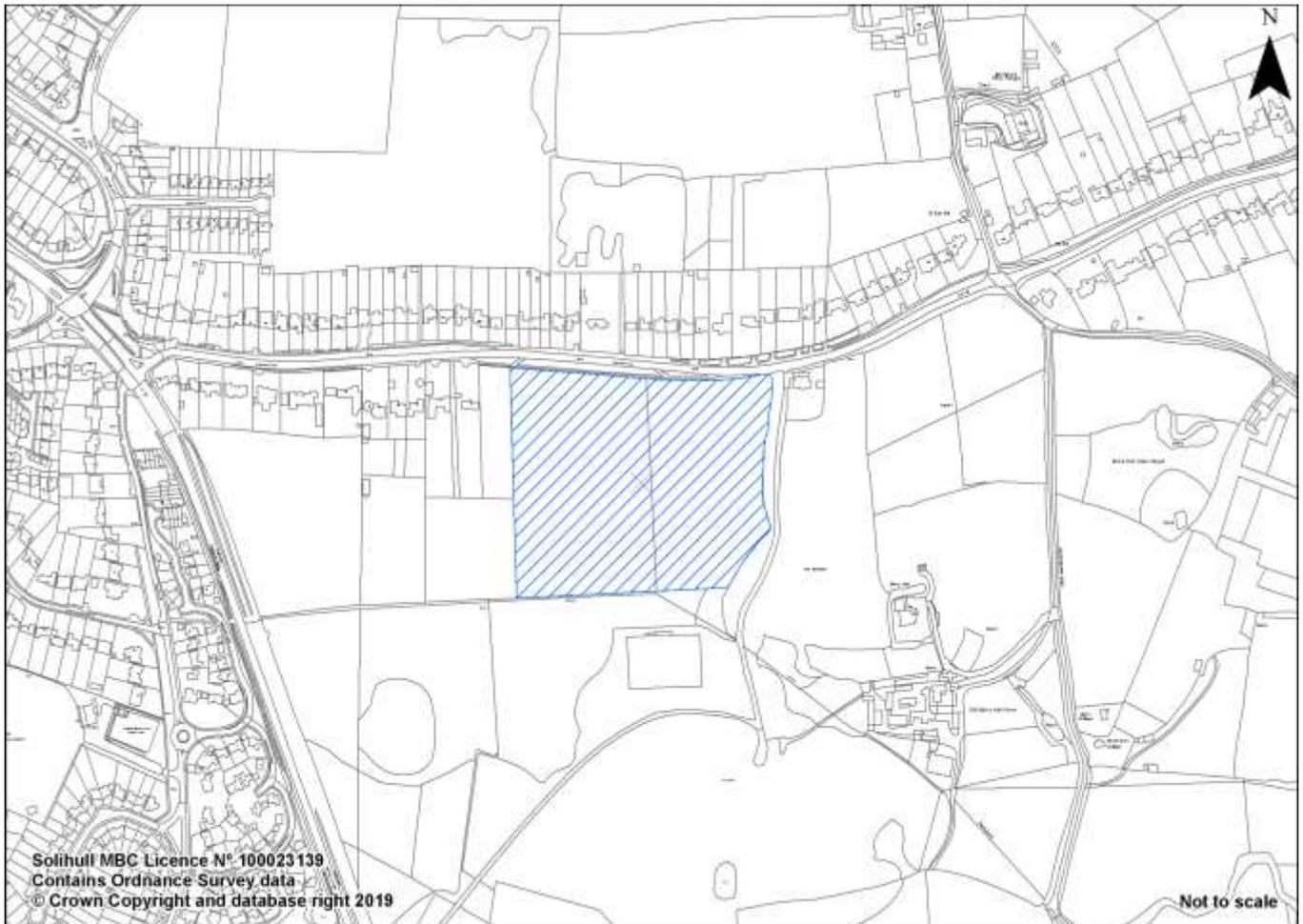
Evidence

SHELAA	Assessed as part of SHELAA Site 1009 - Category 1
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP29) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 93 17 effects: 8 positive (5 significant); 6 neutral; 3 negative (2 significant).

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Can be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41. Considered suitable for urban extension. Site is west of Field Lane, south of Lugtrout Lane and north of Hampton Lane which provide strong defensible Green Belt boundaries.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. The site has a high level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 8 positive and 3 negative effects, of which impact on heritage assets and loss of agricultural land are significant. The site could form part of an urban extension in area identified in the spatial strategy as suitable for growth
Site Selection Step 2	G

Site Reference	16	Site Name	Land south of Hampton Lane
Gross Area (Ha)	5.02	Ward	Bickenhill
Capacity (SHELAA)	181	Parish	Hampton-in-Arden (April 2019)
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on boundary
Soft constraints	Hedgerows

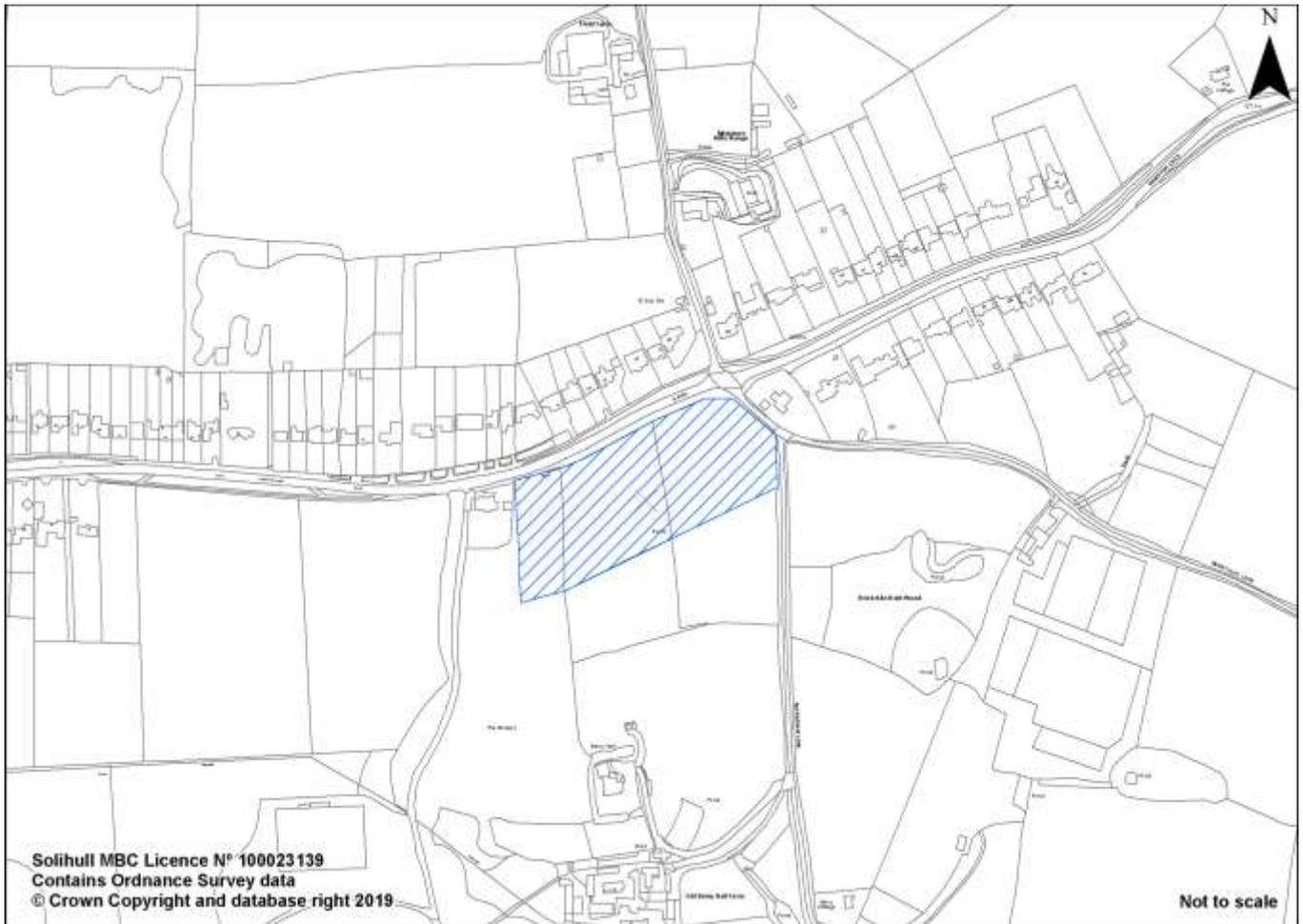
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Medium GP Surgery: Medium Public Transport: Low (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP31) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 113 18 Effects: 4 positive 11 neutral; 3 negative

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, site is located south of Hampton Lane, which provides a strong defensible Green Belt boundary to the north.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is isolated and would result in an indefensible boundary to east, south and west. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 4 positive and 3 negative effects. However, the site is poorly related to urban area or to Catherine de Barnes and would result in coalescence
Site Selection Step 2	R

Site Reference	17	Site Name	Land west of Ravenshaw Lane/south of Hampton
Gross Area (Ha)	1.96	Ward	Bickenhill
Capacity (SHELAA)	49	Parish	Hampton-in-Arden (April 2019)
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on site
Soft constraints	Habitats of wildlife interest

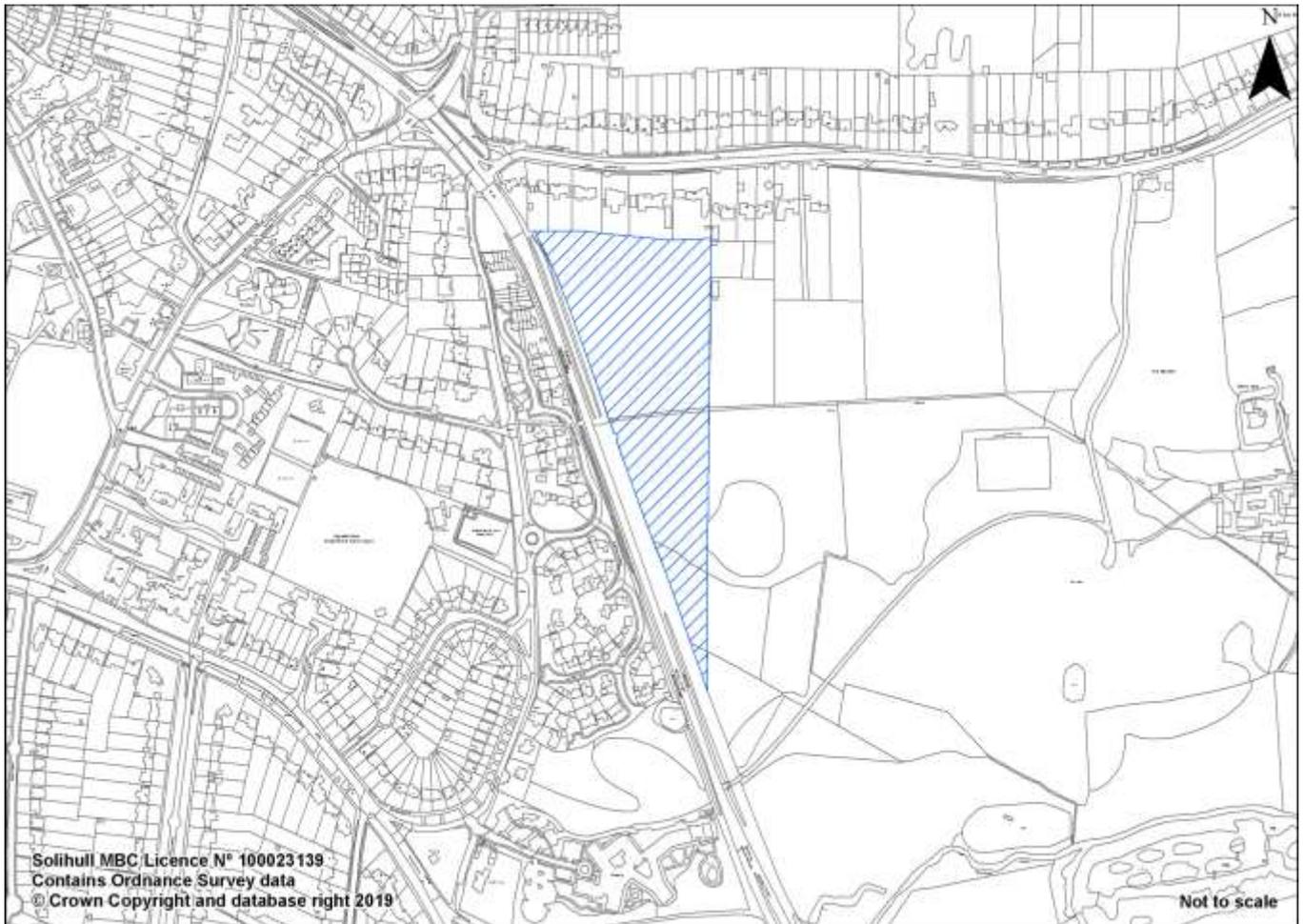
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: High GP Surgery: Low/Medium Public Transport: Low (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP31) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 112 18 Effects: 3 positive; 12 neutral; 3 negative

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, site is located south of Hampton Lane, which provides a strong defensible Green Belt boundary to the north.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is isolated and would result in an indefensible boundary to east, south and west. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 3 positive and 3 negative effects. However, the site is poorly related to urban area or to Catherine de Barnes and would result in coalescence
Site Selection Step 2	R

Site Reference	20	Site Name	Land adj to Solihull bypass, south of Hampton Lane
Gross Area (Ha)	3.57	Ward	Bickenhill
Capacity (SHELAA)	84	Parish	Hampton-in-Arden (April 2019)
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO covers entire site, although not all of site is wooded. Constrained by adjoining Solihull bypass and existing dwellings to the north
Soft constraints	Habitats of wildlife interest Access PROW SL8 through site Difference in levels on site

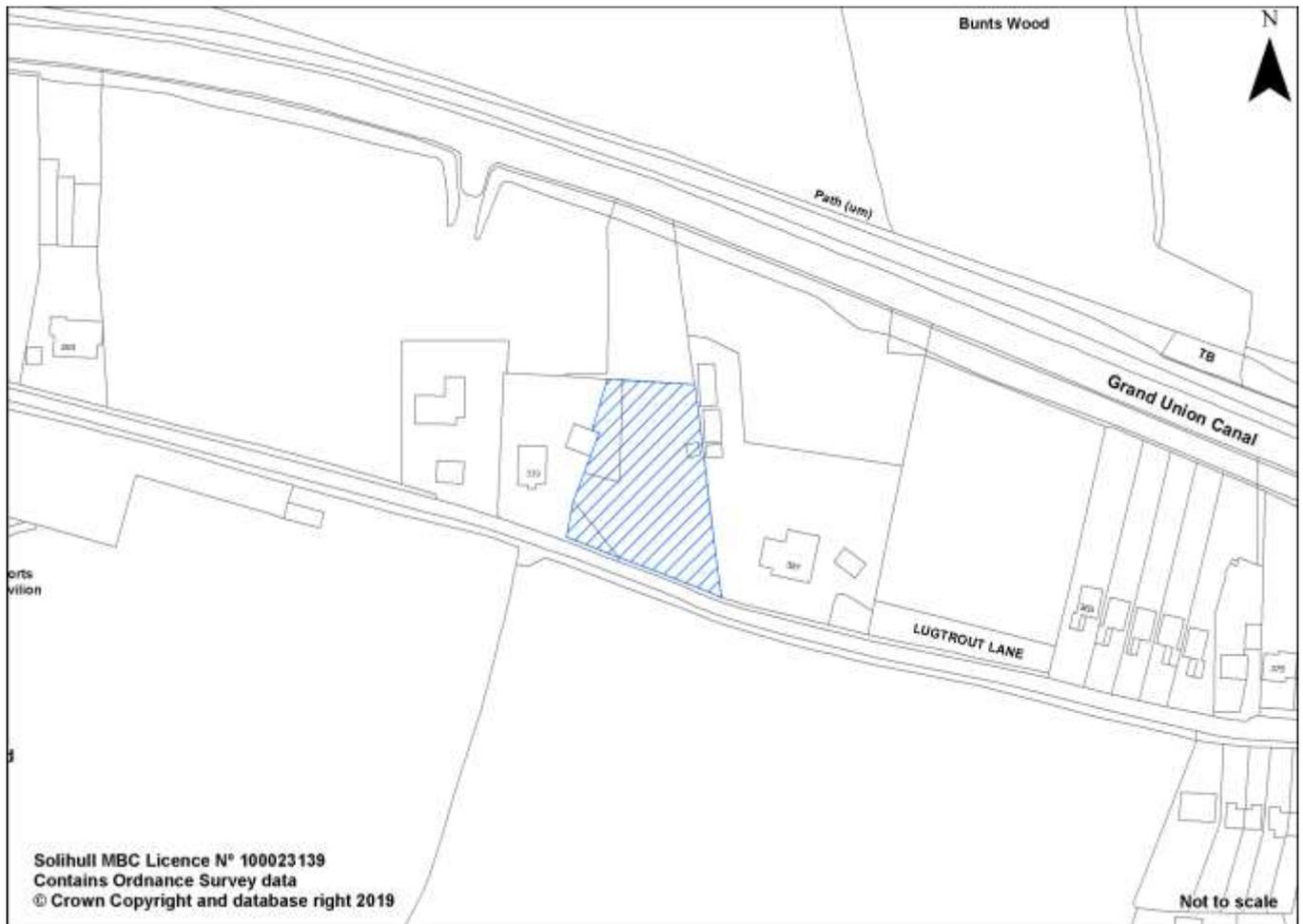
Evidence

SHELAA	Category 3 (significant suitability constraints)
Accessibility Study	Primary School: Low/Medium Food Store: High GP Surgery: High Public Transport: Low/Medium (Bus) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP31) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 86A 18 Effects: 2 positive (1 significant); 6 neutral; 10 negative (4 significant) Part of AECOM 86 17 effects: 2 positive (1 significant); 7

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, site is located south of Hampton Lane, which provides a strong defensible Green Belt boundary to the north.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it would breach a strong defensible boundary and result in an indefensible boundary to the east and south. The site has a medium to high level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is subject to significant constraints. The SA identifies 4 positive and 3 negative effects. However, the site would breach a firm defensible green belt boundary and provide a much weaker one
Site Selection Step 2	R

Site Reference	21	Site Name	The Paddock
Gross Area (Ha)	0.24	Ward	Bickenhill
Capacity (SHELAA)	Estimated 8	Parish	Hampton-in-Arden (April 2019)
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Habitats of wildlife interest

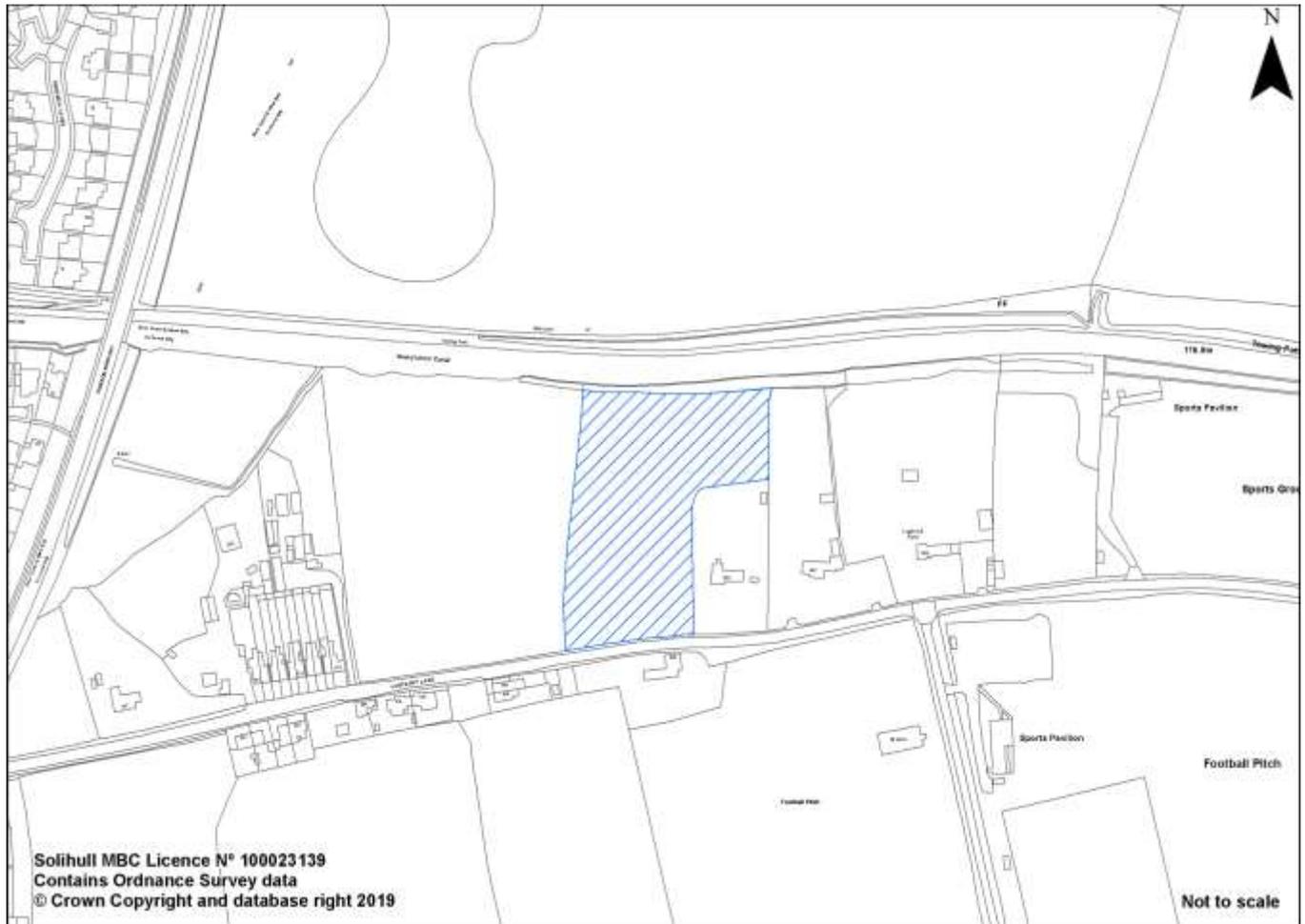
Evidence

SHELAA	Assessed as part of SHELAA Site 1001 - Category 1
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Low Public Transport: Low (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP27) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 50 17 effects: 4 positive (2 significant); 10 neutral; 3 negative

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, development would result in coalescence between proposed DLP Site 16 and Catherine de Barnes.
Site Selection Step 1	9
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is a small site, isolated and would result in an indefensible boundary. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 4 positive and 3 negative effects. However, it is poorly related to urban area or to Catherine de Barnes and contribute to coalescence
Site Selection Step 2	R

Site Reference	28	Site Name	Land to west of 227 Lugtrout Lane
Gross Area (Ha)	0.88	Ward	Bickenhill
Capacity (SHELAA)	20	Parish	Hampton-in-Arden (April 2019)
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on boundary
Soft constraints	Habitats of wildlife interest Adjacent to Grand Union Canal

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Medium GP Surgery: Medium Public Transport: Low (Bus) Overall: Low/Medium Access: No footway provision
Green Belt Assessment	Lower performing parcel (RP27) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 117 18 Effects: 5 positive (1 significant); 10 neutral; 3 negative

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Growth Option G – Area C: East of Solihull between the canal and the A41 is considered suitable for urban extension. Site is west of Field Lane and north of Hampton Lane, but was not included as part of DLP Site 16 as northern Green Belt boundary extended to Lugtrout Lane. Proposed Green Belt boundary could potentially be extended further north to the canal
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies mainly positive or neutral effects. The site could form part of an urban extension in area identified in the spatial strategy as suitable for growth
Site Selection Step 2	G

Site Reference	67	Site Name	Land to rear of 81, 81A and 83 Hampton Lane
Gross Area (Ha)	0.82	Ward	Bickenhill
Capacity (SHELAA)	Estimated 24	Parish	Hampton-in-Arden (April 2019)
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Habitats of wildlife interest Access

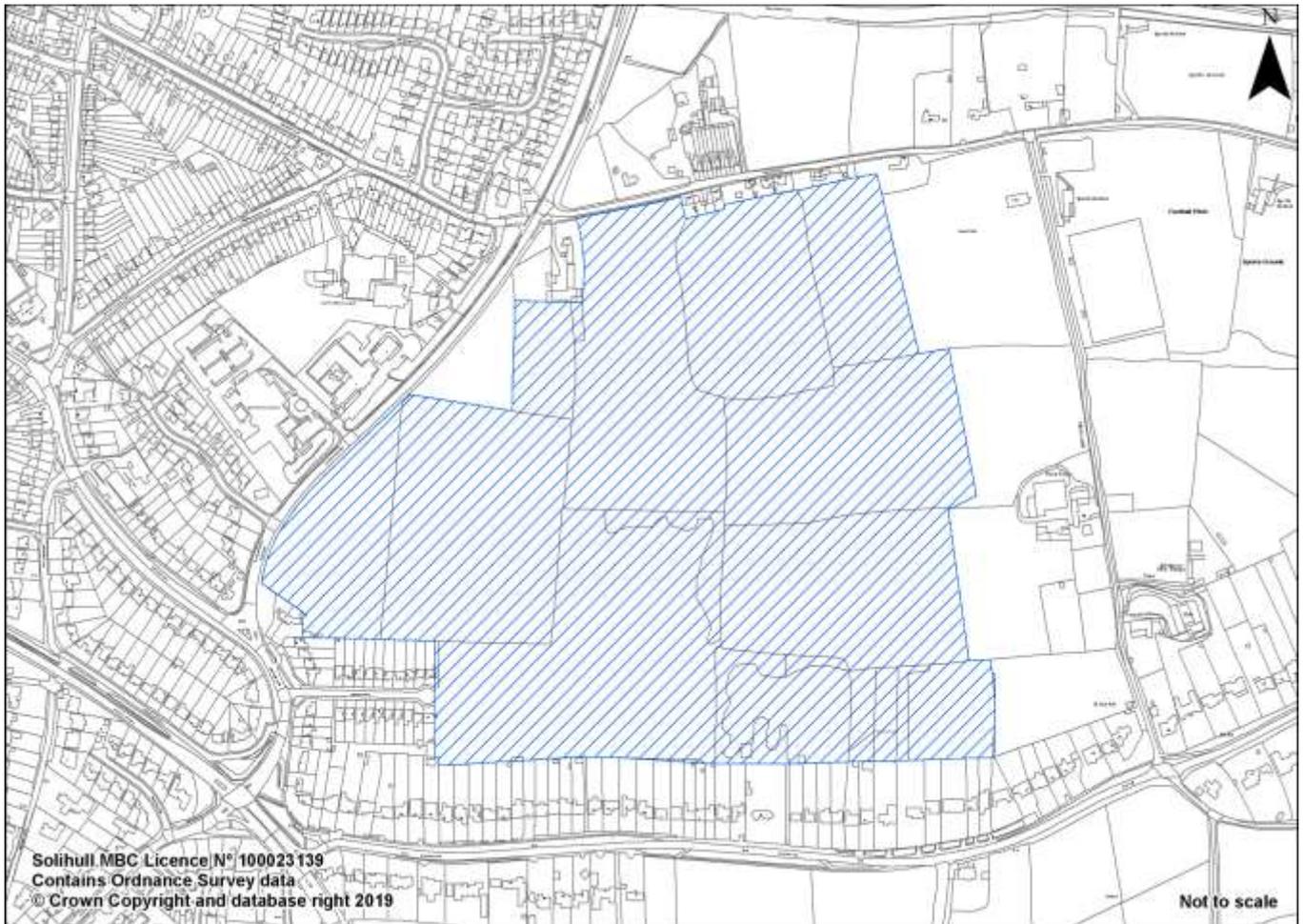
Evidence

SHELAA	Assessed as part of SHELAA Site 1009 - Category 1
Accessibility Study	Primary School: Low Food Store: Medium GP Surgery: Medium Public Transport: Low (Bus) Overall: Low/Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP29) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 93 17 effects: 8 positive (5 significant); 6 neutral; 3 negative (2 significant).

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Can be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41. Considered suitable for urban extension. Site is west of Field Lane, south of Lugtrout Lane and north of Hampton Lane which provide strong defensible Green Belt boundaries.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. The site has a low to medium level of accessibility, is within an area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 8 positive and 3 negative effects, of which impact on heritage assets and loss of agricultural land are significant. The site could form part of an urban extension in area identified in the spatial strategy as suitable for growth
Site Selection Step 2	G

Site Reference	147	Site Name	Land at Hampton Lane
Gross Area (Ha)	27.79	Ward	Bickenhill
Capacity (SHELAA)	Estimated 650	Parish	Hampton-in-Arden (April 2019)
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Proximity to Listed building
Soft constraints	Overhead cables Habitats of wildlife interest Access

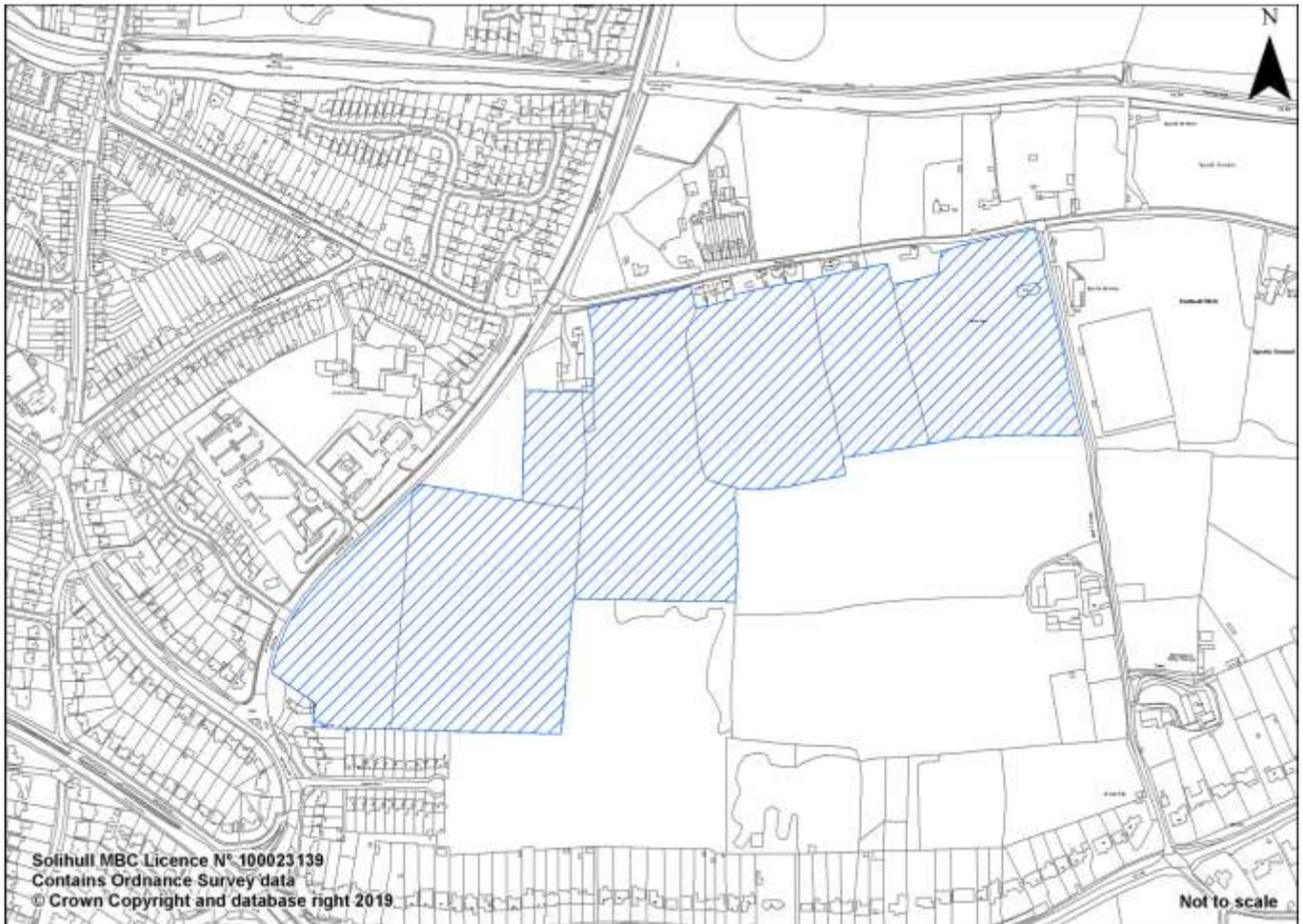
Evidence

SHELAA	Assessed as part of SHELAA Site 1009 - Category 1
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Low Public Transport: Very High (Bus) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP29) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 93 17 effects: 8 positive (5 significant); 6 neutral; 3 negative (2 significant).

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Can be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41. Considered suitable for urban extension. Site is west of Field Lane, south of Lugtrout Lane and north of Hampton Lane which provide strong defensible Green Belt boundaries.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, and would result in an indefensible boundary to the east. The site has a medium level of accessibility, although it is in close proximity to Solihull town centre, is within an area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 8 positive and 3 negative effects, of which impact on heritage assets and loss of agricultural land are significant. The site could form part of an urban extension in area identified in the spatial strategy as suitable for growth
Site Selection Step 2	G

Site Reference	230	Site Name	Land at Lugtrout Lane
Gross Area (Ha)	16.31	Ward	Bickenhill
Capacity (SHELAA)	Estimated 382	Parish	Hampton-in-Arden (April 2019)
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Proximity to Listed buildings on Lugtrout Lane and Field Lane
Soft constraints	Playing fields Overhead cables Hedgerows

Evidence

SHELAA	Assessed as part of SHELAA Site 1009 - Category 1
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: High Public Transport: High (Bus) Overall: High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP29) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 93 17 effects: 8 positive (5 significant); 6 neutral; 3 negative (2 significant).

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Can be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41. Considered suitable for urban extension. Site is west of Field Lane, south of Lugtrout Lane and north of Hampton Lane which provide strong defensible Green Belt boundaries.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, and would result in an indefensible boundary to the south. The site has a high level of accessibility, and is in close proximity to Solihull town centre, is within an area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 8 positive and 3 negative effects, of which impact on heritage assets and loss of agricultural land are significant. The site could form part of an urban extension in area identified in the spatial strategy as suitable for growth
Site Selection Step 2	G

Site Reference	300	Site Name	Land adj. 50 Hampton Lane
Gross Area (Ha)	0.39	Ward	Bickenhill
Capacity (SHELAA)	14	Parish	Hampton-in-Arden (April 2019)
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on boundary of site
Soft constraints	Hedgerow Access

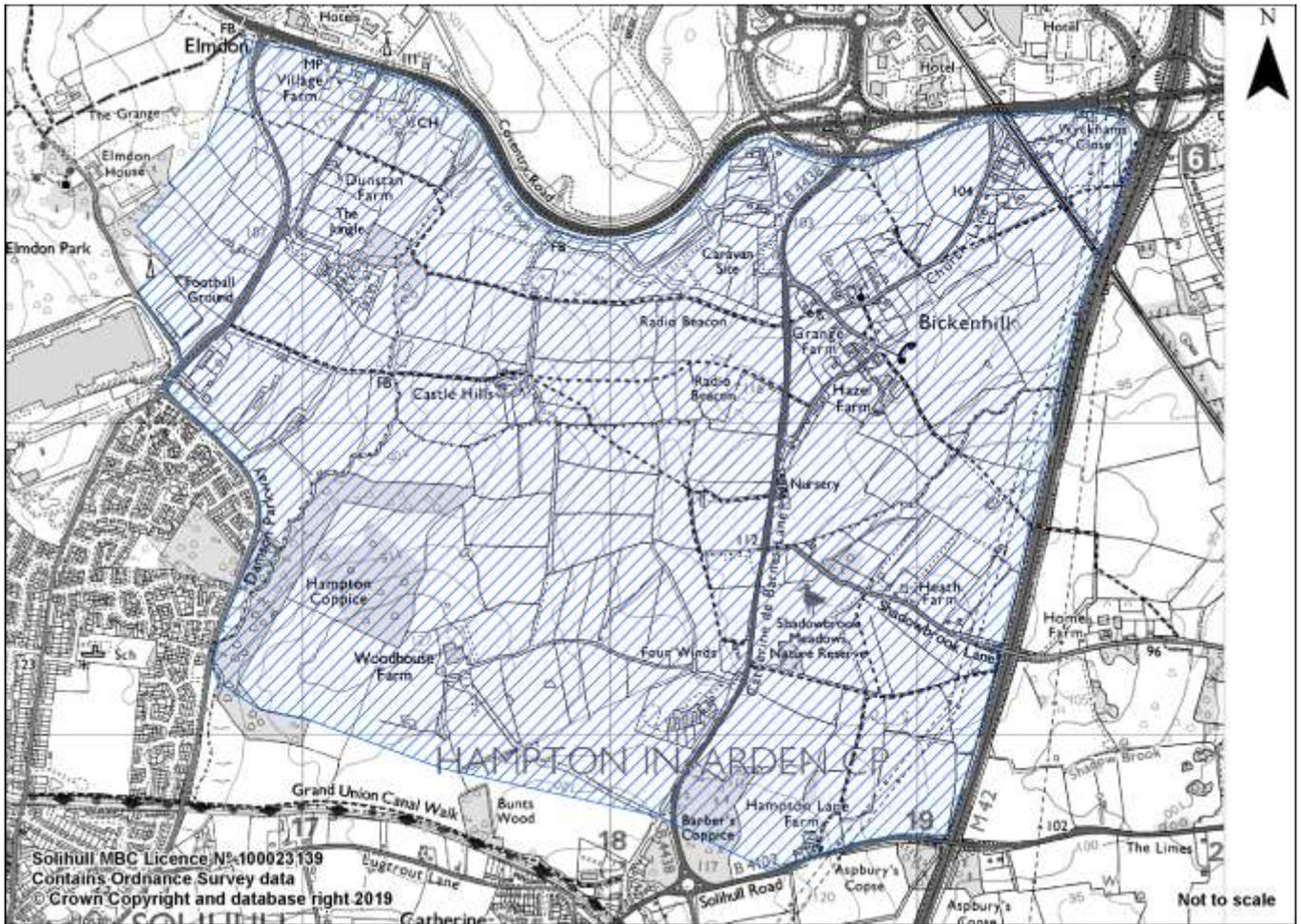
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: High GP Surgery: High Public Transport: Low (Rail) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP31) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 128 19 effects: 4 positive (1 significant); 14 neutral; 1 negative

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, site is located south of Hampton Lane, which provides a strong defensible Green Belt boundary to the north.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is too small, isolated and would result in an indefensible boundary to east and south. The site has a medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 4 positive and 1 negative effects. However, it is poorly related to urban area or to Catherine de Barnes and would contribute to coalescence
Site Selection Step 2	R

Site Reference	335	Site Name	B13 Coventry Road, S of Airport
Gross Area (Ha)	577.90	Ward	Bickenhill and part Elmdon
Capacity (SHELAA)	Not assessed for residential use	Parish	Hampton-in-Arden and Bickenhill & Marston
Green Belt	100	Greenfield/Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Large area, number of hard constraints
Soft constraints	Large area, number of soft constraints

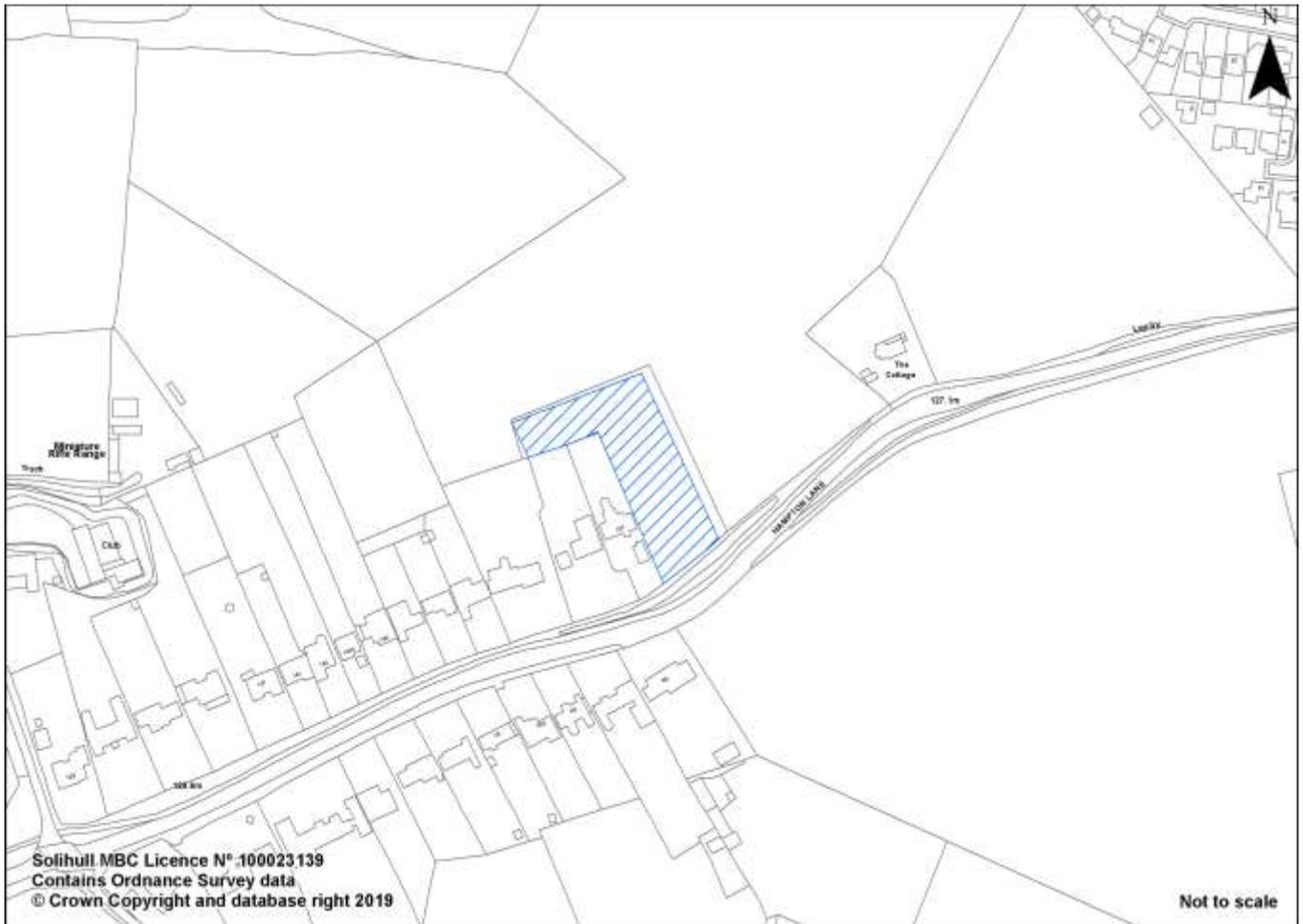
Evidence

SHELAA	Site put forward for consideration as ancillary to Airport needs.
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Mainly within: Higher performing broad area (BA05) overall with a combined score of 11. *Highly performing in terms of purposes 1, 2 and 3. Partly within: Moderately performing parcels RP15, RP16 and RP17.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low And within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landsc
Sustainability Appraisal	Jan 2019 Draft AECOM 135 19 effects: 7 positive (1 significant); 8 neutral; 4 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension put forward to meet potential future needs of Birmingham Airport.
Site Selection Topic Paper	Land partly within Growth Option G – Area B: East of Solihull between the A45 and the canal. Considered suitable for growth around northern section, (to meet JLR needs), but not land to north-west or south.
Site Selection Step 1	
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	325	Site Name	Land adj. 157 Hampton Lane, Solihull
Gross Area (Ha)	0.36	Ward	Bickenhill
Capacity (SHELAA)	13	Parish	Hampton-in-Arden April 19
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Access

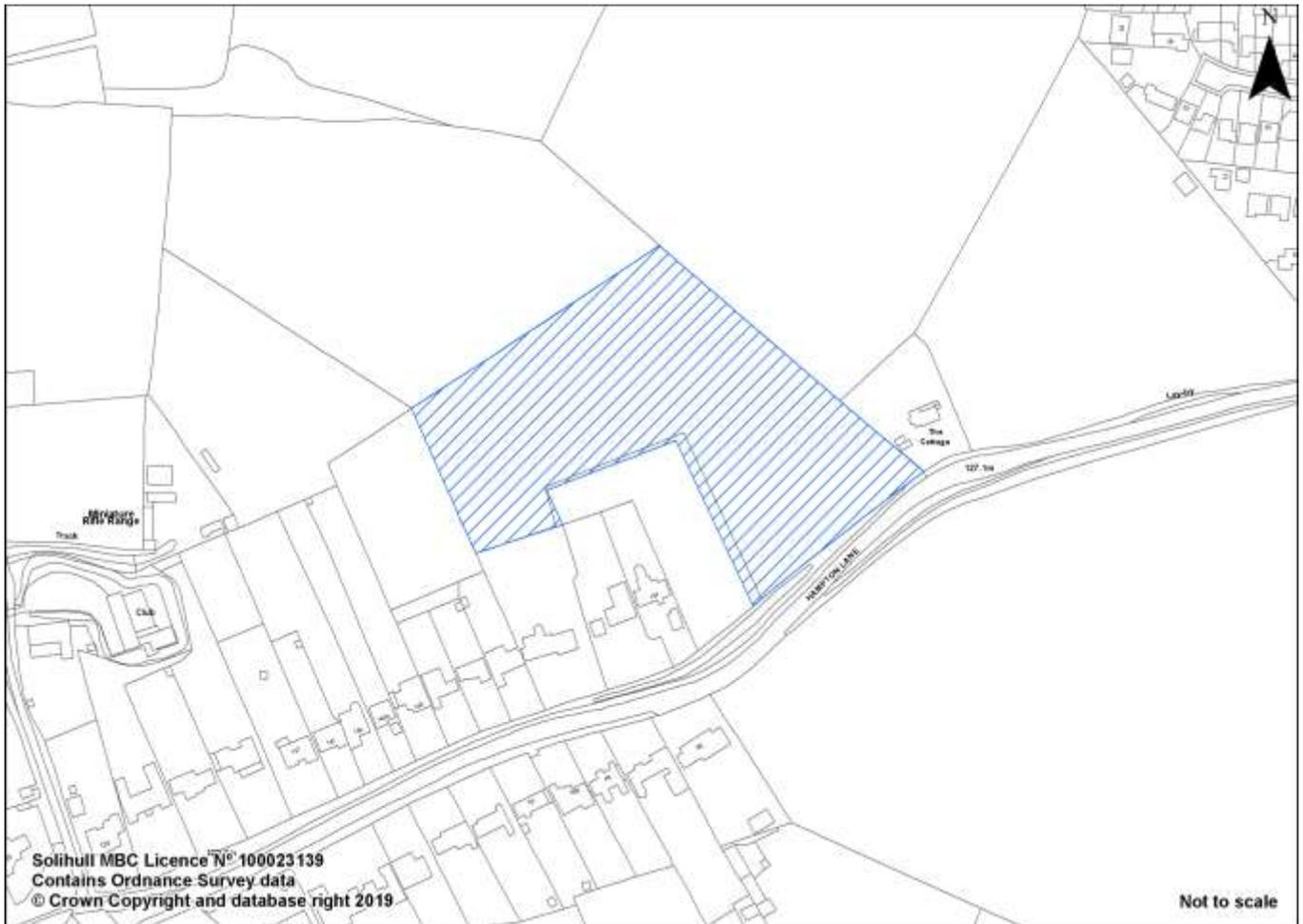
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Low Public Transport: Low (Bus) Overall: Low/Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP30) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site can be considered with AECOM 50 17 effects: 4 positive; 10 neutral; 3 minor adverse.

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, site is located south of Hampton Lane, which provides a strong defensible Green Belt boundary to the north.
Site Selection Step 1	9
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is too small, isolated and would result in an indefensible boundary to east and north. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies mainly positive or neutral effects. However, it is poorly related to urban area or to Catherine de Barnes and would contribute to coalescence
Site Selection Step 2	R

Site Reference	326	Site Name	Land RO 157 Hampton Lane, Solihull
Gross Area (Ha)	2.01	Ward	Bickenhill
Capacity (SHELAA)	47	Parish	Hampton-in-Arden April 19
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Access Hedgerows

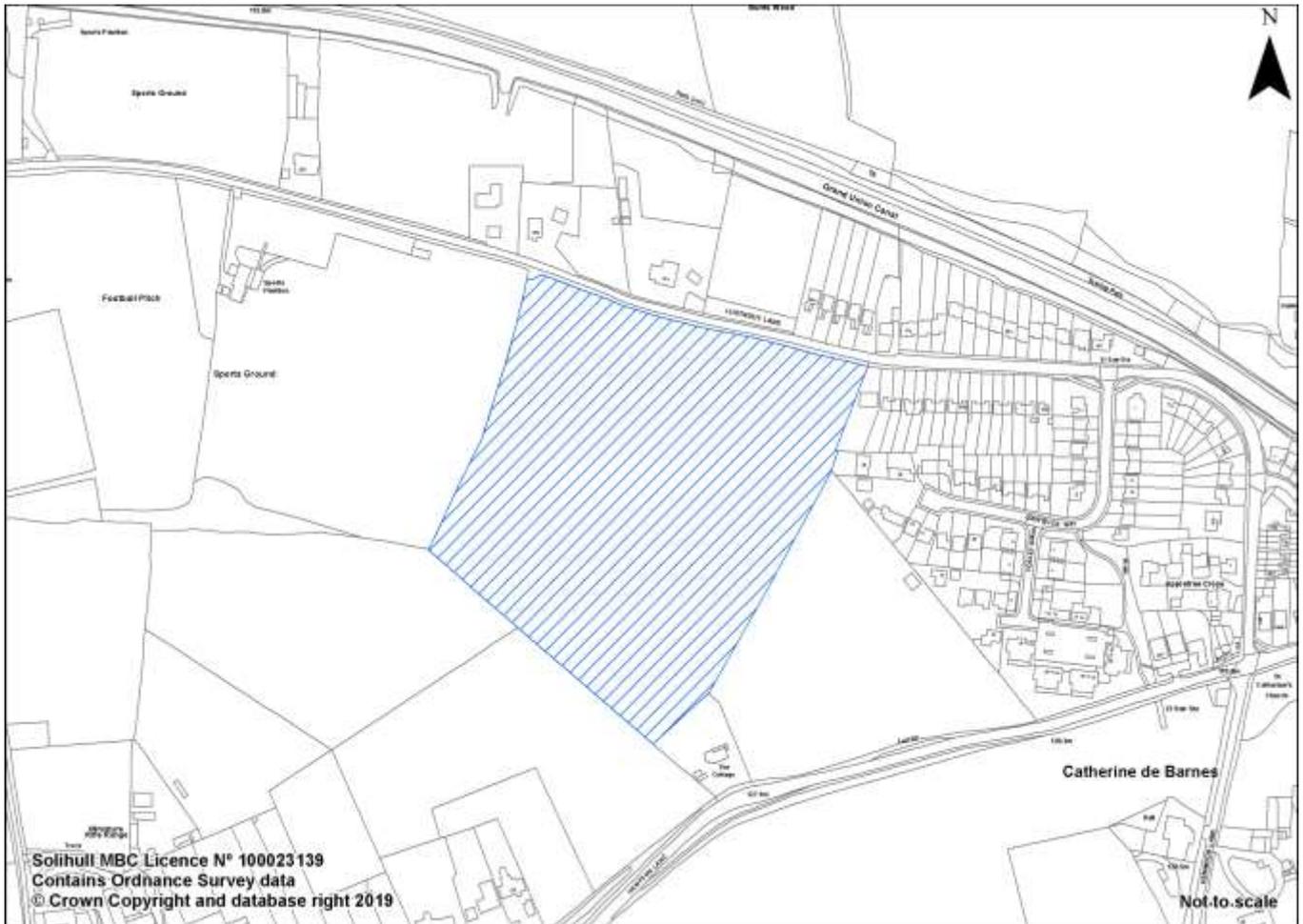
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Very Low Public Transport: Low (Bus) Overall: Low/Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP30) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site can be considered with AECOM 50 17 effects: 4 positive; 10 neutral; 3 minor adverse.

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, development would result in coalescence between proposed DLP Site 16 and Catherine de Barnes.
Site Selection Step 1	9
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is isolated and would result in an indefensible boundary to east and north. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 4 positive and 3 negative effects. However, it is poorly related to urban area or to Catherine de Barnes and would contribute to coalescence
Site Selection Step 2	R

Site Reference	327	Site Name	Land adj. 378 Lugtrout Lane
Gross Area (Ha)	4.96	Ward	Bickenhill
Capacity (SHELAA)	116	Parish	Hampton-in-Arden April 19
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Potential habitats for wildlife interest

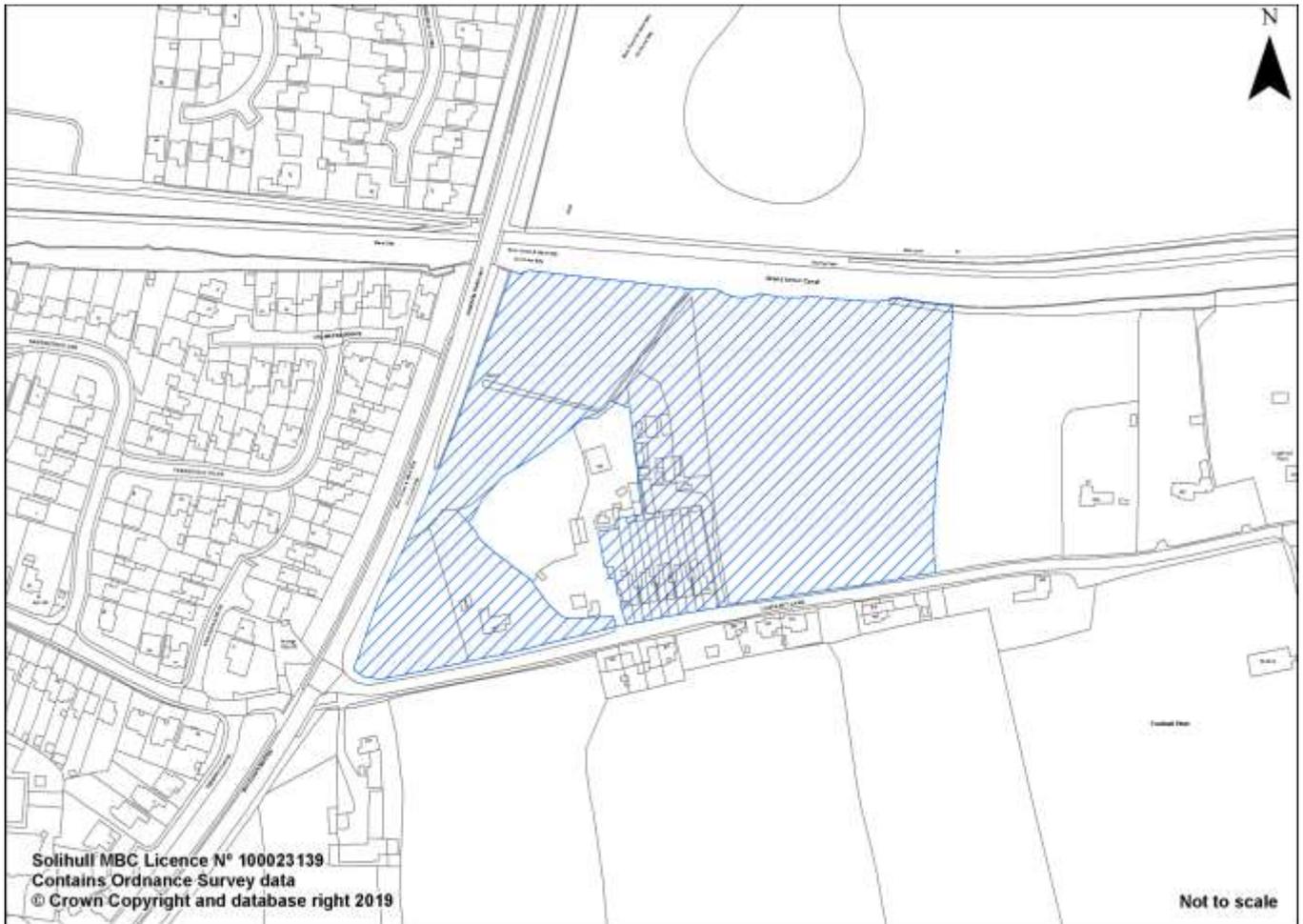
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Low Public Transport: Low Overall: Low/Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP30) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site can be considered with AECOM 50 17 effects: 4 positive; 10 neutral; 3 minor adverse.

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Could be considered as part of Growth Option G – Area C: East of Solihull between the canal and the A41, however, development would result in coalescence between proposed DLP Site 16 and Catherine de Barnes.
Site Selection Step 1	9
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it would extend the settlement and result in an indefensible boundary. The site has a low to medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 4 positive and 3 negative effects. However, it is poorly related to the urban area or to Catherine de Barnes, is too large for a settlement identified as suitable for limited infilling, and would result in coalescence
Site Selection Step 2	R

Site Reference	339	Site Name	Land adj. 161 Lugtrout Lane
Gross Area (Ha)	3.41	Ward	Bickenhill
Capacity (SHELAA)	80	Parish	Hampton-in-Arden April 19
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Adjacent to canal Existing properties on site Hedgerows

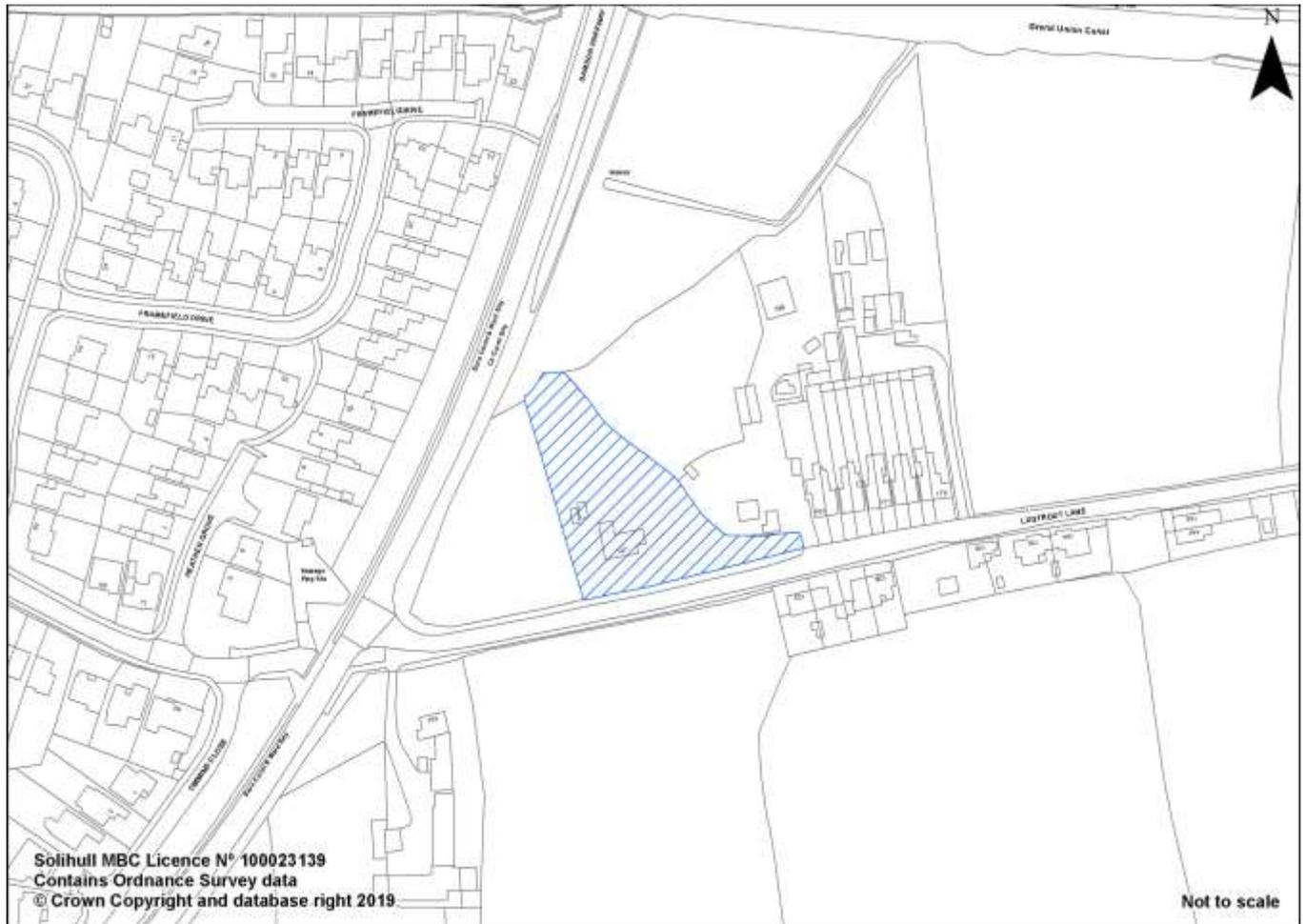
Evidence

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: Low/Medium Food Store: High GP Surgery: High Public Transport: Low (Both) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP27) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 139 19 Effects: 5 positive (2 significant); 12 neutral; 2 negative

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Growth Option G – Area C: East of Solihull between the canal and the A41 is considered suitable for urban extension. Site is west of Field Lane and north of Hampton Lane, but was not included as part of DLP Site 16 as northern Green Belt boundary extended to Lugtrout Lane. Proposed Green Belt boundary could potentially be extended further north to the canal
Site Selection Step 1	5
Commentary	Site is part brownfield on the edge of the urban area within a lower performing parcel in the Green Belt Assessment, and would result in an indefensible boundary to the east. The site has a medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development, subject to some constraints. The SA identifies 5 positive and 2 negative effects. The site could form part of an urban extension in area identified in the spatial strategy as suitable for growth
Site Selection Step 2	G

Site Reference	410	Site Name	147 Lugtrout Lane
Gross Area (Ha)	0.27	Ward	Bickenhill
Capacity (SHELAA)	10	Parish	Hampton-in-Arden April 19
Green Belt	100	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing property on site

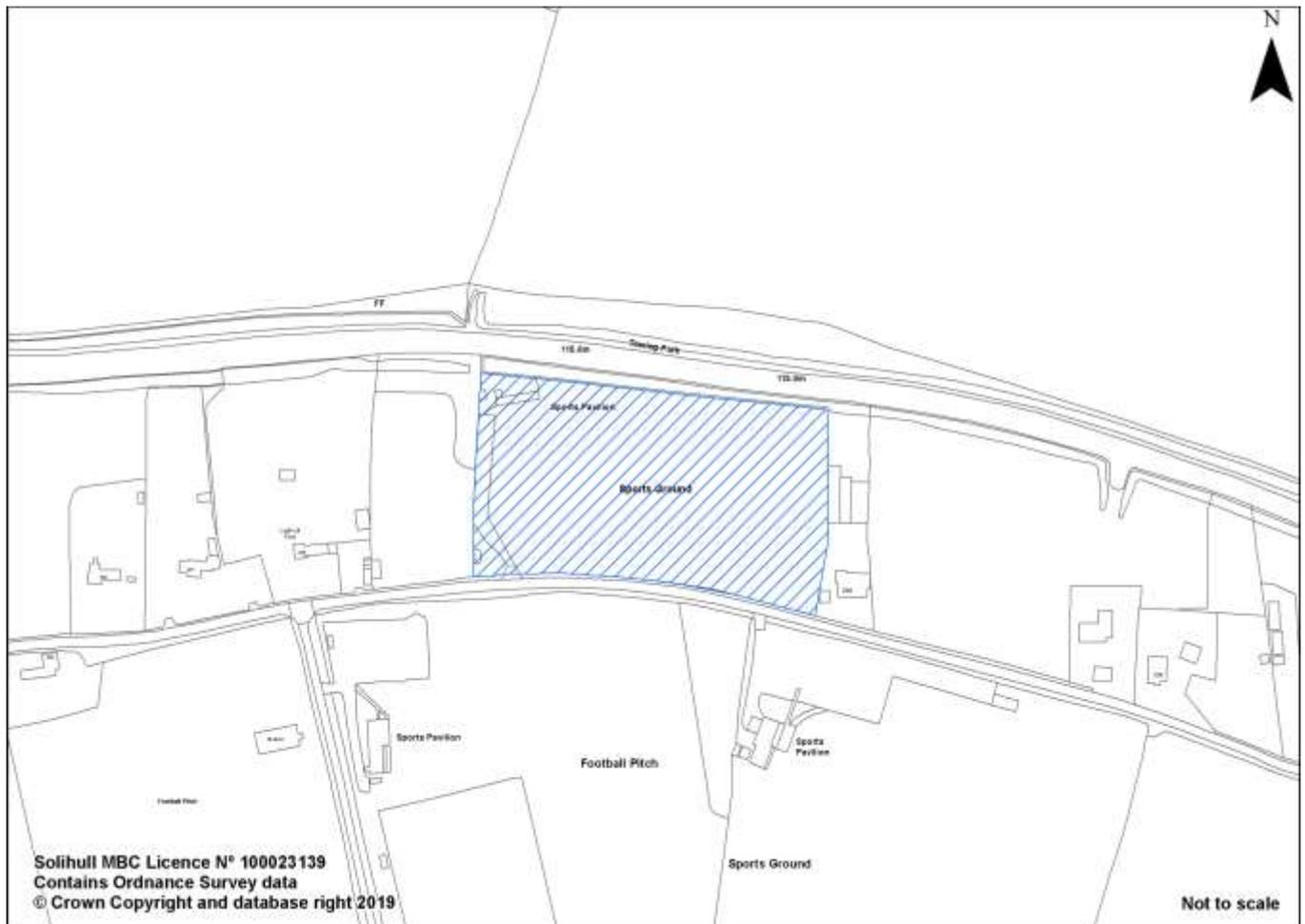
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: High GP Surgery: High Public Transport: Low (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP27) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 145 19 effects: 6 positive (2 significant); 10 neutral; 3 negative

Site Selection

Spatial Strategy	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
Site Selection Topic Paper	Growth Option G – Area C: East of Solihull between the canal and the A41 is considered suitable for urban extension. Site is west of Field Lane and north of Hampton Lane, but was not included as part of DLP Site 16 as northern Green Belt boundary extended to Lugtrout Lane. Proposed Green Belt boundary could potentially be extended further north to the canal
Site Selection Step 1	3
Commentary	Site is part brownfield within a lower performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. The site has a medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development. The SA identifies 6 positive and 3 negative effects. The site could form part of an urban extension in area identified in the spatial strategy as suitable for growth
Site Selection Step 2	G

Site Reference	412	Site Name	Red Star Sports, Lugtrout Lane
Gross Area (Ha)	1.60	Ward	Bickenhill
Capacity (SHELAA)	40	Parish	Hampton-in-Arden April 19
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Sports ground Adjacent to canal

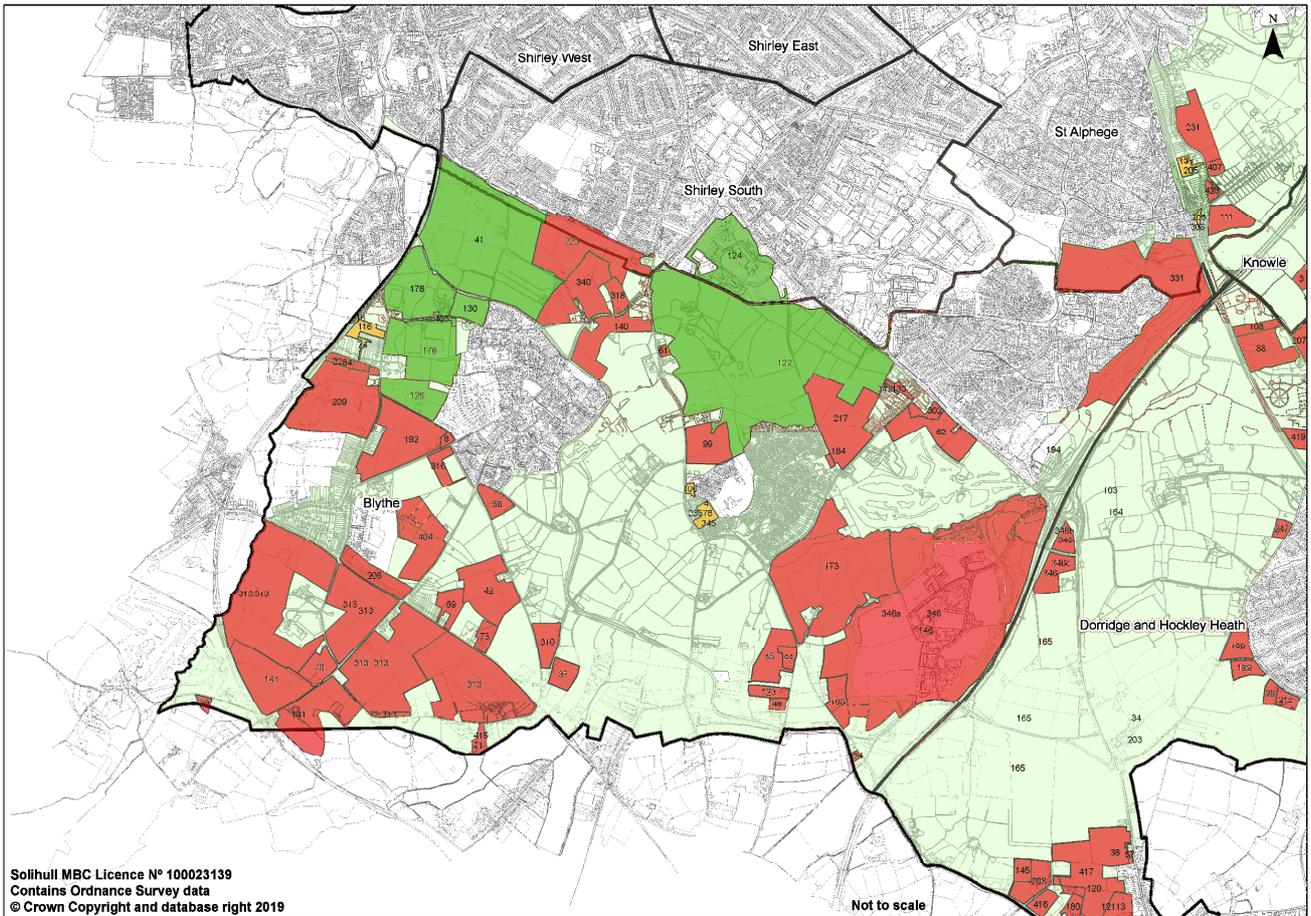
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: High GP Surgery: Low Public Transport: Very High (Bus) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP27) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site can be considered with AECOM 50 17 effects: 4 positive; 10 neutral; 3 minor adverse.

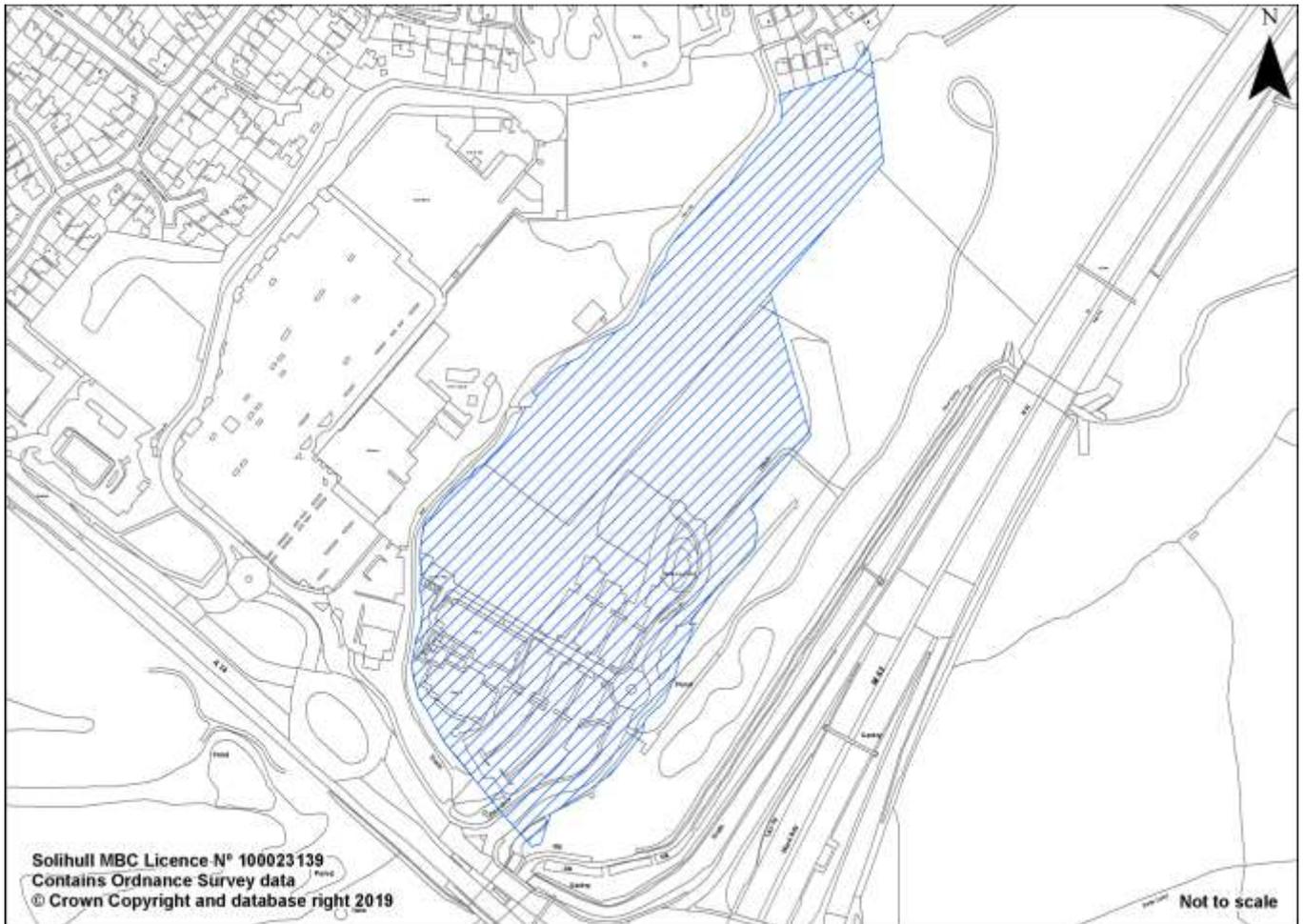
Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Catherine de Barnes village is identified as suitable for limited infilling, but unsuitable for expansion. Site is separated from the village and would not be suitable for growth.
Site Selection Step 1	8
Commentary	Site is within a lower performing parcel in the Green Belt Assessment, although it is isolated and would result in an indefensible boundary. The site has a medium level of accessibility, is within a area of medium landscape sensitivity with low capacity for change, and is suitable for development, although there is an existing recreational use with no compensatory facility identified . The SA identifies 4 positive and 3 negative effects. However, it is poorly related to urban area or to Catherine de Barnes and would result in coalescence
Site Selection Step 2	R

4. Blythe



Site Reference	194	Site Name	Fore Business Park
Gross Area (Ha)	4.80	Ward	Blythe
Capacity (SHELAA)	Assessed For Employment only	Parish	
Green Belt	61	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt (part o site)
Hard Constraints	High pressure gas pipeline inner zone TPOs on site Proximity to SSSI
Soft constraints	Part of site overlaps with Local Wildlife Site Oil pipeline Overhead cables Part of site in the southern part within Flood Zone 2/3

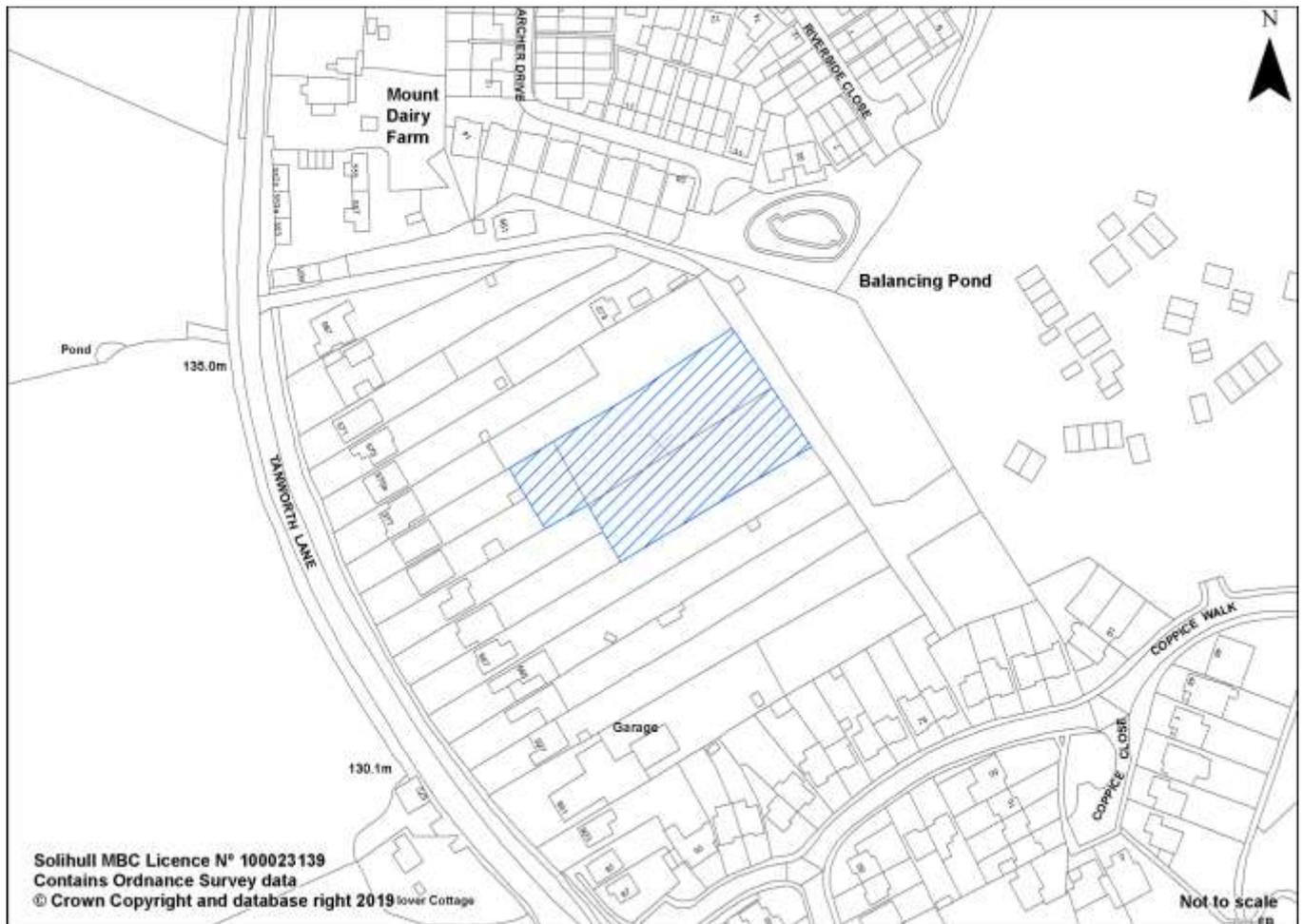
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Lower performing parcel (RP43) overall with a combined score of 4. Moderately performing in terms of purposes 1 and 2.
Landscape Character Assessment	Part of site is excluded from study area and part of site is within LCA1B Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 62 17 effects: 8 positive (5 significant); 5 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Land has been considered for employment use and not residential.
Site Selection Step 1	
Commentary	The site has been put forward for employment uses and not residential. It is within a lower performing broad area of Green Belt, and moderately performing for purposes 1 and 2. Part of the site lies within a landscape character area of medium sensitivity, medium landscape value, and low capacity to accommodate change. The was not assessed in the Accessibility Study. The site would extend the existing employment land allocation in the 2013 Local Plan. The site is highly constrained as it includes Local Wildlife Sites, high pressure gas pipeline inner zone and oil pipeline.
Site Selection Step 2	NA

Site Reference	4	Site Name	Land to RO houses in Tanworth Lane
Gross Area (Ha)	0.35	Ward	Blythe
Capacity (SHELAA)	Estimated 13	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Access Backland development

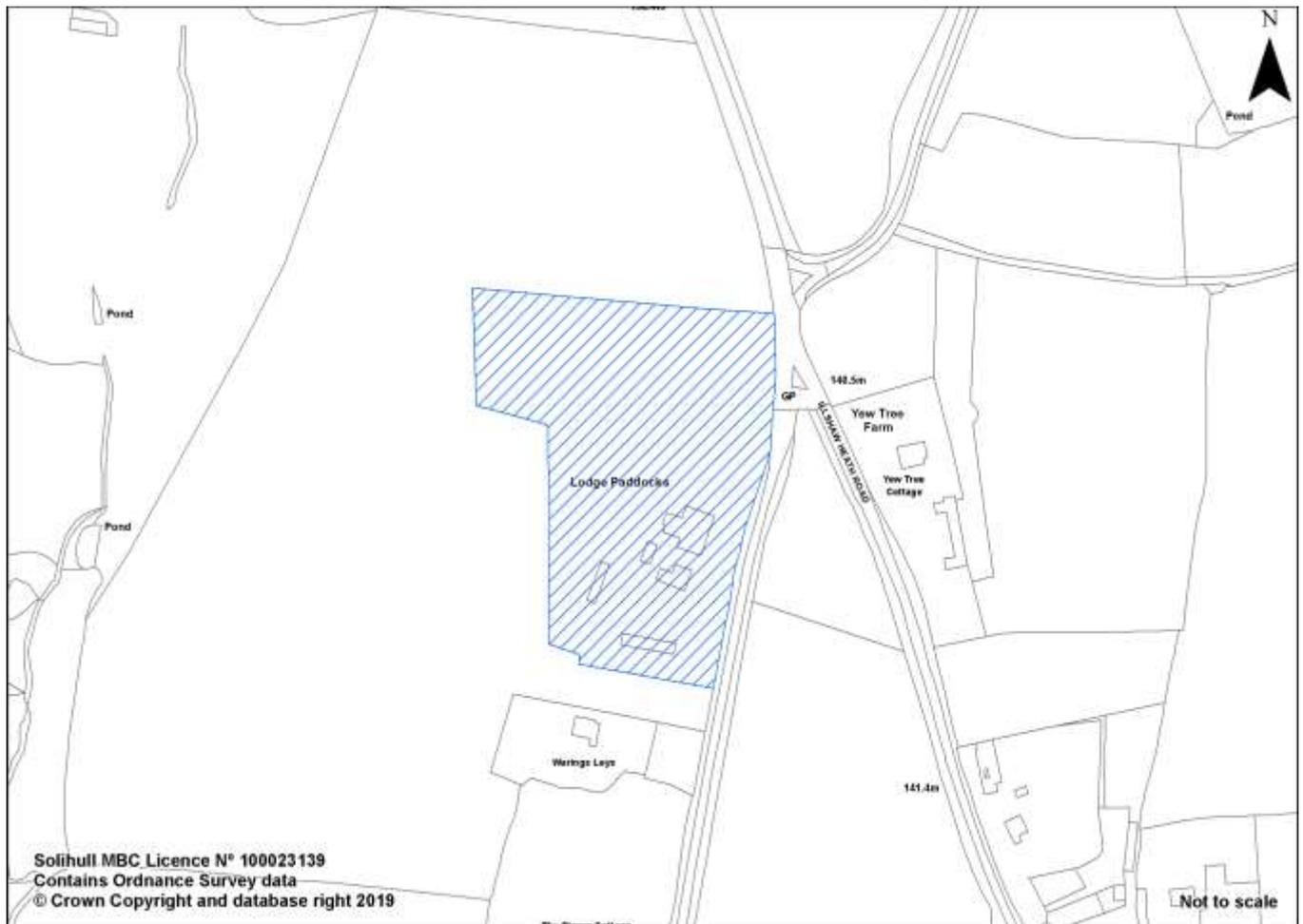
Evidence

SHELAA	Assessed as part of SHELAA Site 1004 - Category 2 (some achievability constraints)
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Parcel (RP64) scores 0 and does not perform against the Green Belt purposes 1, 2, 3 or 4.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Cheswick Green village is identified as suitable for small scale growth, with need to retain gaps between settlements, and avoid flood zones, sensitive landscape character and River Blythe SSSI.
Site Selection Step 1	5
Commentary	The site is within a non-performing parcel of Green Belt and was not considered in the Landscape Character Assessment. The site has high accessibility, with low/medium accessibility to public transport and is part brownfield. Development could be considered as rounding off the settlement of Cheswick Green between the main village and the recent development at Mount Dairy Farm.
Site Selection Step 2	A

Site Reference	44	Site Name	Lodge Paddocks
Gross Area (Ha)	1.38	Ward	Blythe
Capacity (SHELAA)	11	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Locally Listed building on site
Soft constraints	Hedgerows

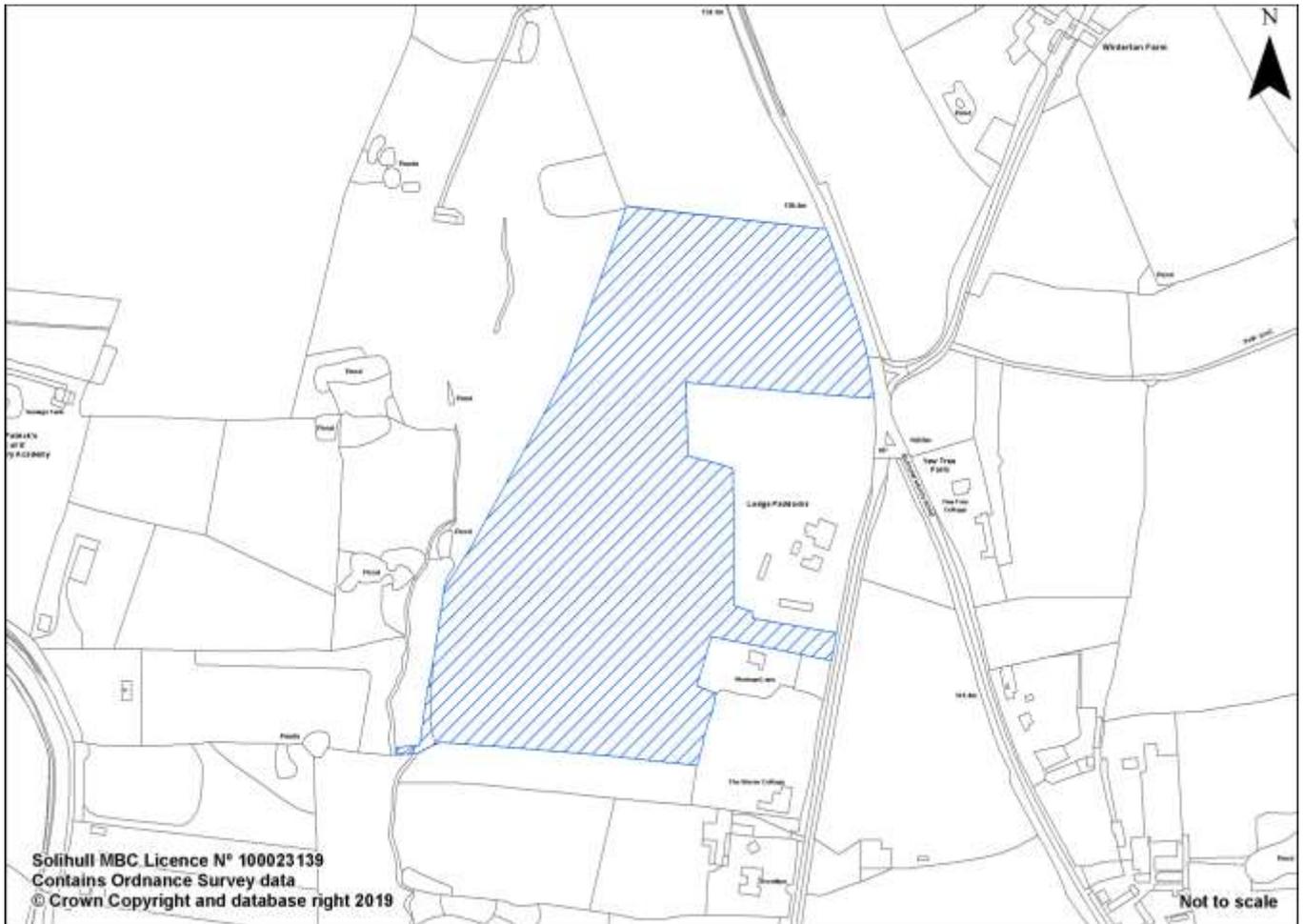
Evidence

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: Low Food Store: High GP Surgery: High Public Transport: Low/Medium (Bus) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 69 17 effects: 6 positive (1 significant); 9 neutral; 2 negative.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	9
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium accessibility, with lower accessibility to public transport. Development would be isolated, not create a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside to the south of Cheswick Green.
Site Selection Step 2	R

Site Reference	45	Site Name	Field surrounding Lodge Paddocks
Gross Area (Ha)	5.71	Ward	Blythe
Capacity (SHELAA)	160	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	PROW SL17 through north of site Hedgerows

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Bus) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 69 17 effects: 6 positive (1 significant); 9 neutral; 2 negative.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	9
Commentary	The site is within a moderately performing broad area of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium/high accessibility, with lower accessibility to public transport. Development would be isolated, not create a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside to the south of Cheswick Green.
Site Selection Step 2	R

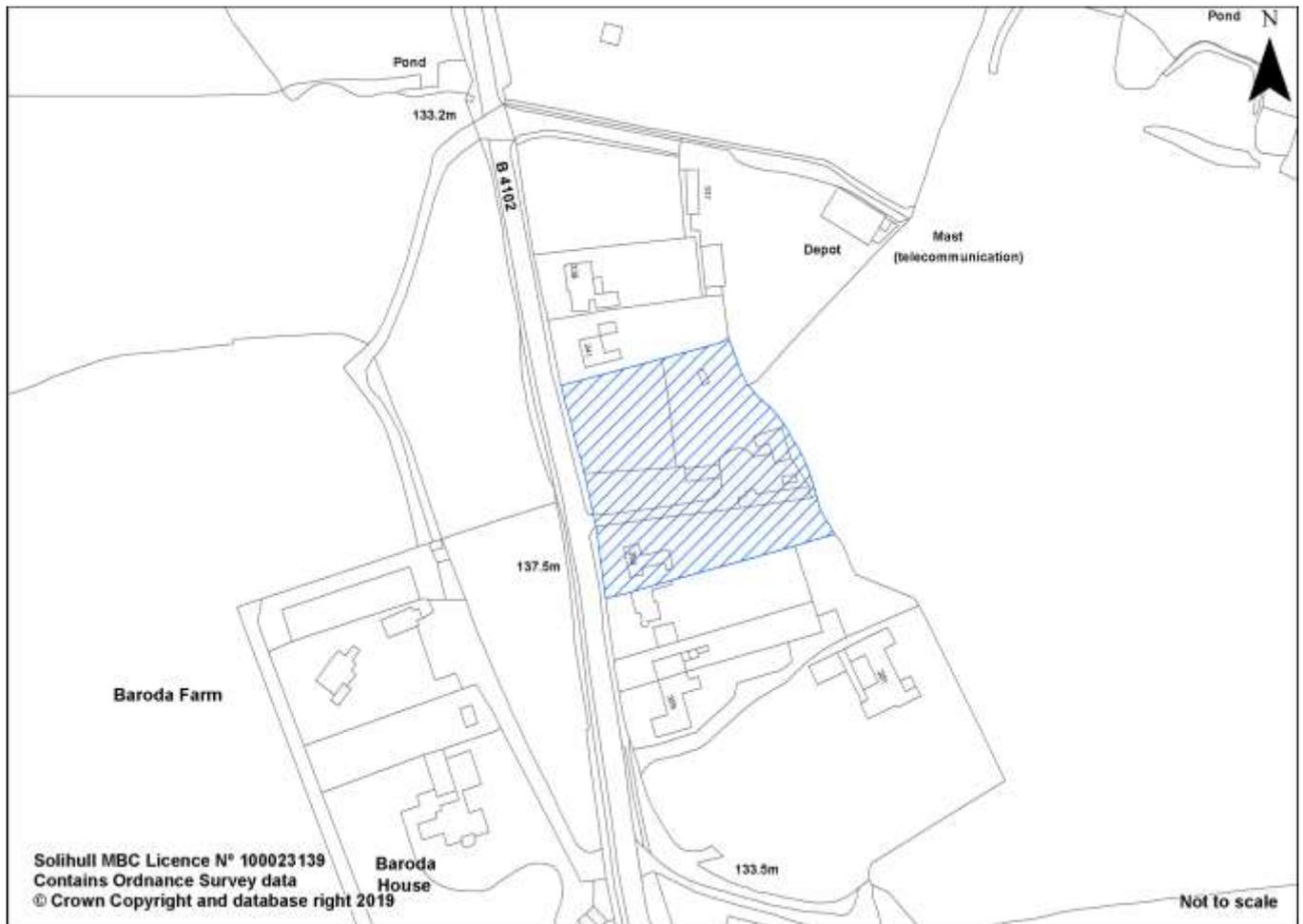
Evidence

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: Low/Medium Food Store: Low GP Surgery: Low/Medium Public Transport: Low (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 69 17 effects: 6 positive (1 significant); 9 neutral; 2 negative.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	8
Commentary	The site is within a moderately performing broad area of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has low/medium accessibility, with lower accessibility to public transport. Development would be isolated, not create a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside to the south of Cheswick Green.
Site Selection Step 2	R

Site Reference	61	Site Name	"Hilltop", 353 Tanworth Lane, Shirley
Gross Area (Ha)	0.46	Ward	Blythe
Capacity (SHELAA)	13	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing property on site

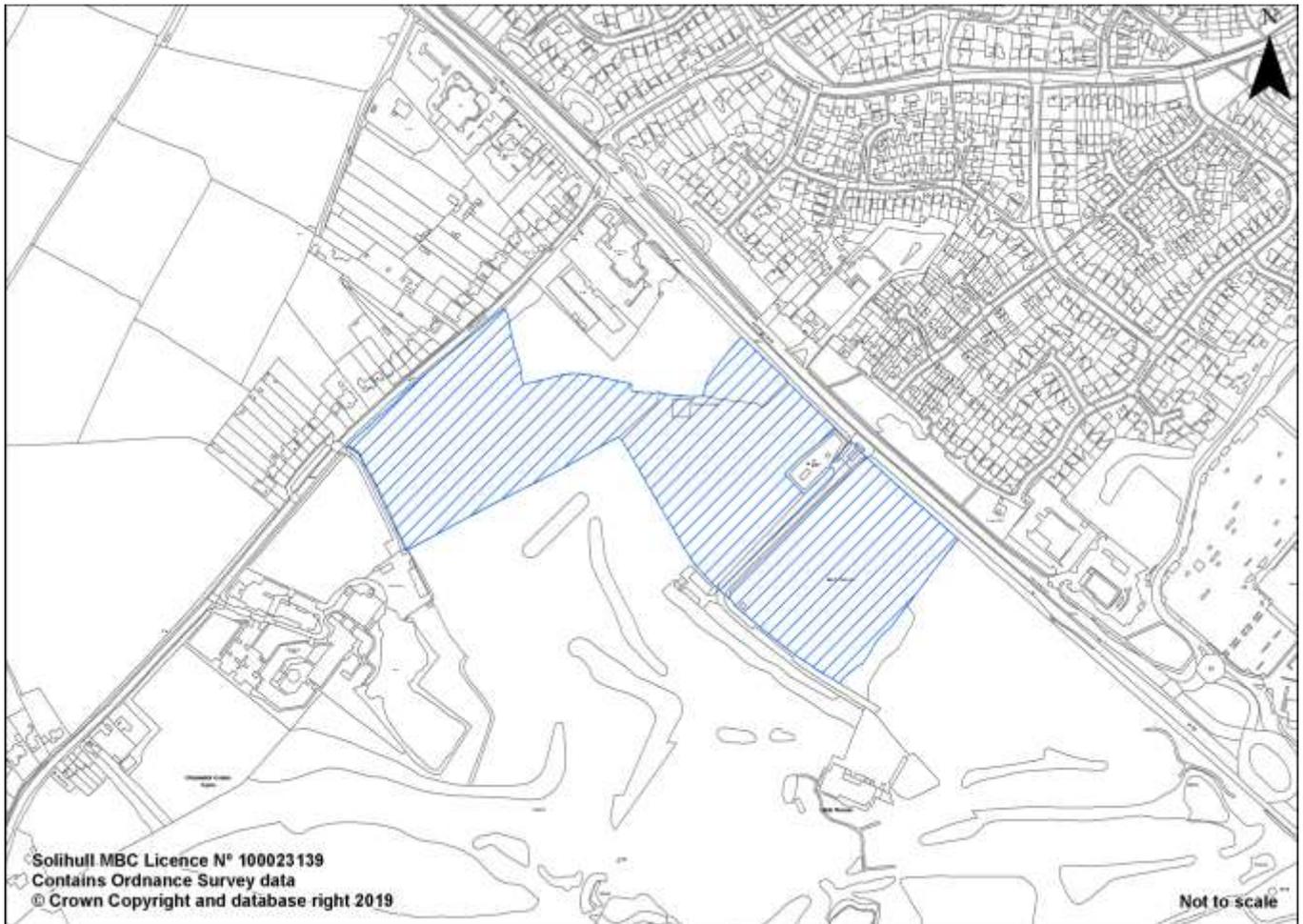
Evidence

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: Low/Medium Food Store: Low GP Surgery: Very High Public Transport: Low (Bus) Overall: Medium Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP65) overall with a combined score of 6. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site adjacent to AECOM 51.

Site Selection

Spatial Strategy	Site could be considered as part of Growth Option G – Area E: South of Shirley between the A34 and Tanworth Lane.
Site Selection Topic Paper	Growth Option G – Area E is considered suitable for growth but need to ensure meaningful gaps are retained and flood zones avoided. Site is isolated and small scale.
Site Selection Step 1	6
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium accessibility, with lower accessibility to public transport. Development would be on a small isolated site, detached from the settlement of Cheswick Green or Shirley, without a strong defensible Green Belt boundary.
Site Selection Step 2	R

Site Reference	62	Site Name	Land adjacent to Shirley Golf Course, Stratford
Gross Area (Ha)	8.50	Ward	Blythe
Capacity (SHELAA)	200	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	High pressure gas pipeline inner zone
Soft constraints	Habitats of wildlife interest Pylon

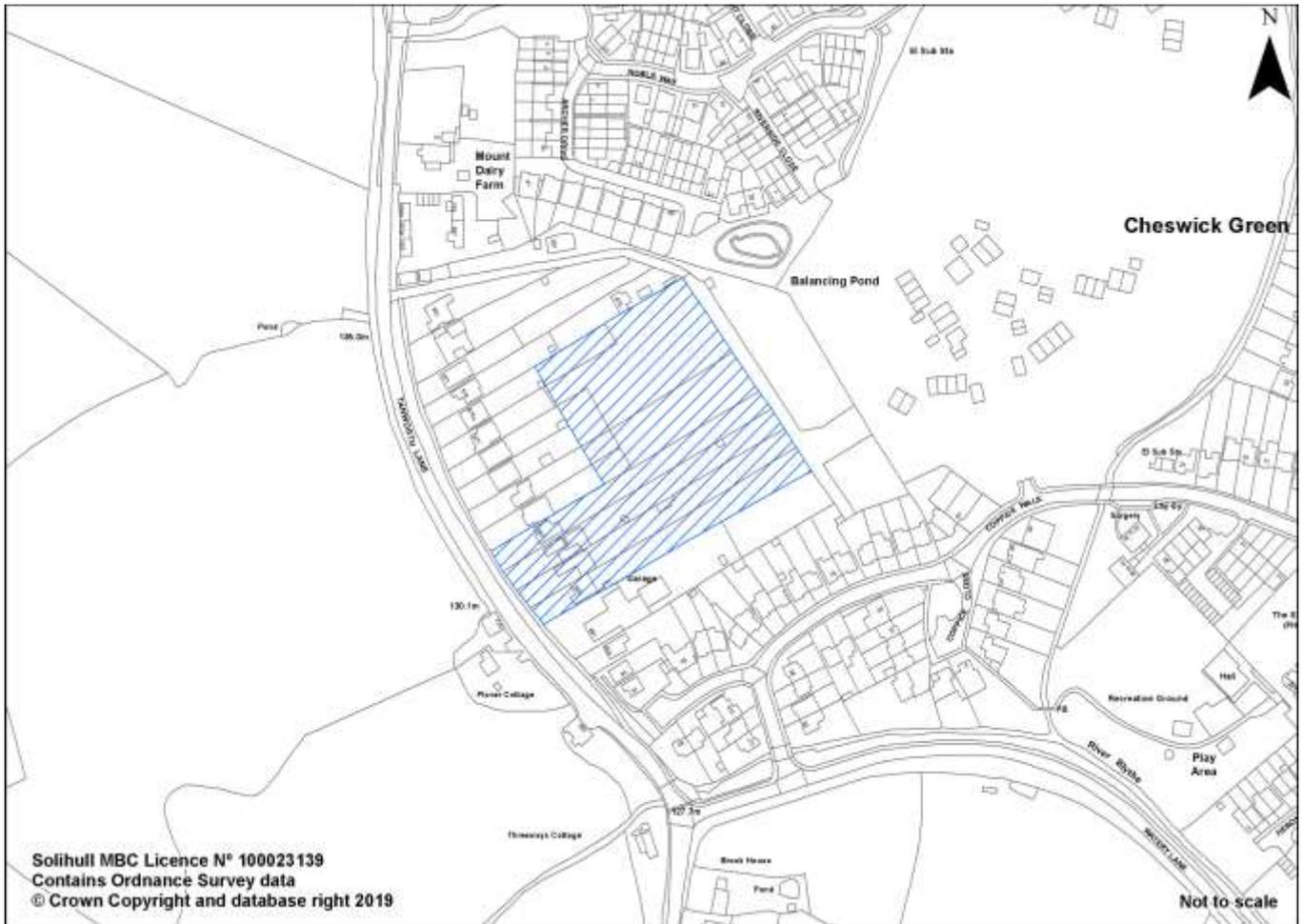
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: High GP Surgery: Low Public Transport: Low (Bus) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP62) overall with a combined score of 5. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 114 18 Effects: 5 positive; 9 neutral; 4 negative

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site could be considered within Growth Option G – Area E: South of Shirley between the A34 and Tanworth Lane. However land to the east of Creynolds Lane is less accessible to Shirley town centre and frequent public transport services.
Site Selection Step 1	5
Commentary	The site is within a lower performing parcel of Green Belt, but highly performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium/high accessibility, with lower accessibility to a GP surgery or public transport. Development would lie to the east of Creynolds Lane, without a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside.
Site Selection Step 2	R

Site Reference	78	Site Name	Land to RO 575a to 587 Tanworth Lane and land at
Gross Area (Ha)	1.24	Ward	Blythe
Capacity (SHELAA)	Estimated 36	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing properties on site

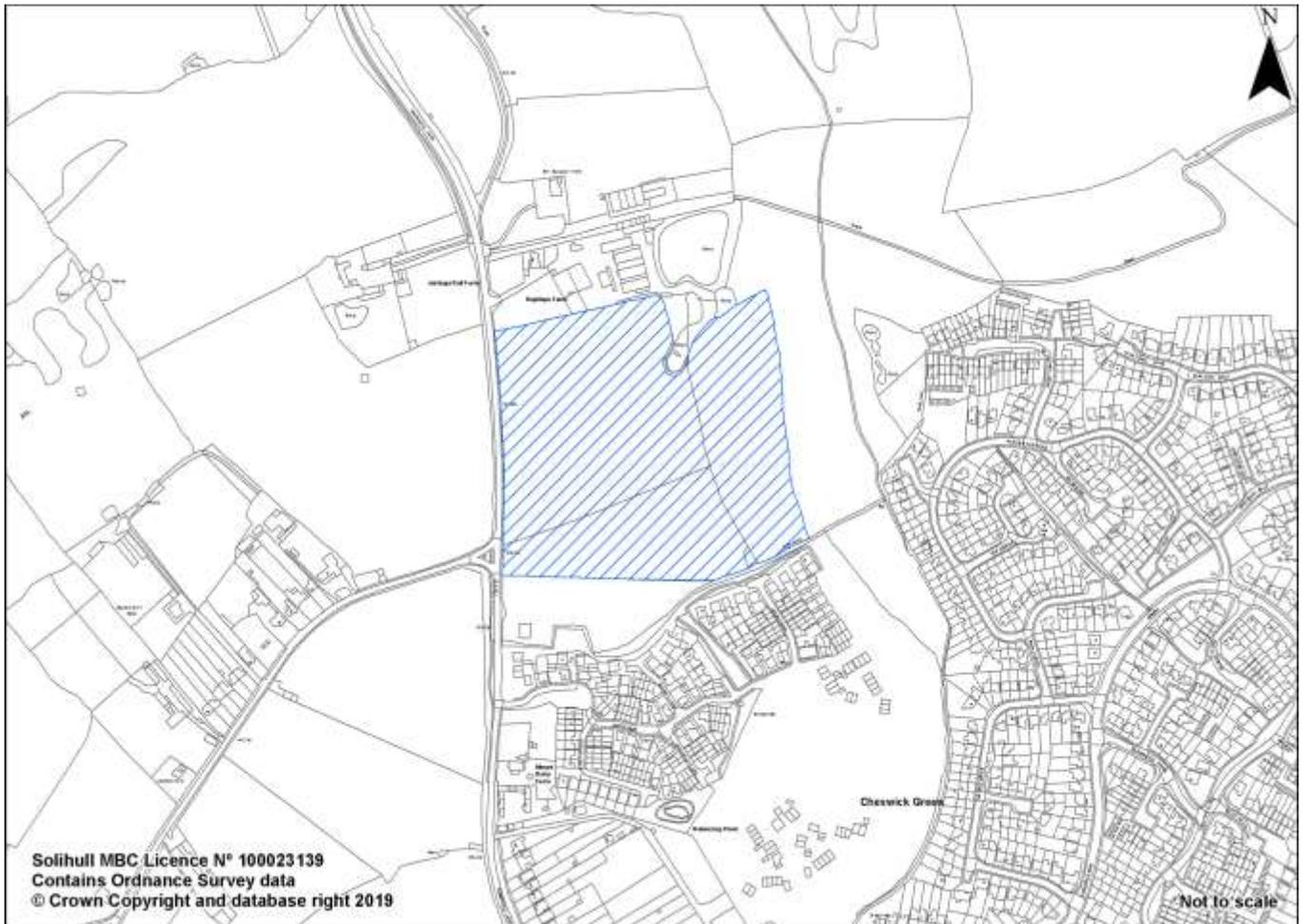
Evidence

SHELAA	Assessed as part of SHELAA Site 1004 - Category 2 (some achievability constraints)
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Parcel (RP64) scores 0 and does not perform against the Green Belt purposes 1, 2, 3 or 4.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Cheswick Green village is identified as suitable for small scale growth, with need to retain gaps between settlements, and avoid flood zones, sensitive landscape character and River Blythe SSSI.
Site Selection Step 1	5
Commentary	The site is within a non-performing parcel of Green Belt and was not considered in the Landscape Character Assessment. The site has high accessibility, with low/medium accessibility to public transport and is part brownfield. Development could be considered as rounding off the settlement of Cheswick Green between the main village and the recent development at Mount Dairy Farm.
Site Selection Step 2	A

Site Reference	99	Site Name	Land at Tanworth Lane, Shirley
Gross Area (Ha)	6.94	Ward	Blythe
Capacity (SHELAA)	Estimated 162	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Telegraph poles Hedgerows Access Slight area of Flood Zone 2 on eastern boundary

Evidence

SHELAA	Assessed as part of SHELAA Site 1007 - Category 2 (some suitability constraints)
Accessibility Study	Primary School: Low/Medium Food Store: Medium GP Surgery: Low/Medium Public Transport: Low (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP65) overall with a combined score of 6. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 51 A very large site that comprises DLP Site 12 and surrounding area. 17 effects: 9 positive (4 significant); 2 neutral; 6 negative (1 significant)

Site Selection

Spatial Strategy	Growth Options F/G: Significant/limited expansion of rural villages/settlements
Site Selection Topic Paper	Cheswick Green village is identified as suitable for small scale growth, with need to retain gaps between settlements, and avoid flood zones, sensitive landscape character and River Blythe SSSI.
Site Selection Step 1	6
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has low/medium accessibility, with lower accessibility to public transport. Development would extend growth to the north-west of Cheswick Green and unacceptably narrow the gap between proposed Site 12 and the village.
Site Selection Step 2	R

Site Reference	100	Site Name	Land at Mount Dairy Farm
Gross Area (Ha)	0.45	Ward	Blythe
Capacity (SHELAA)	10	Parish	Cheswick Green
Green Belt	96	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOS on site and on boundary
Soft constraints	Small area of contaminated land Locally listed building on site

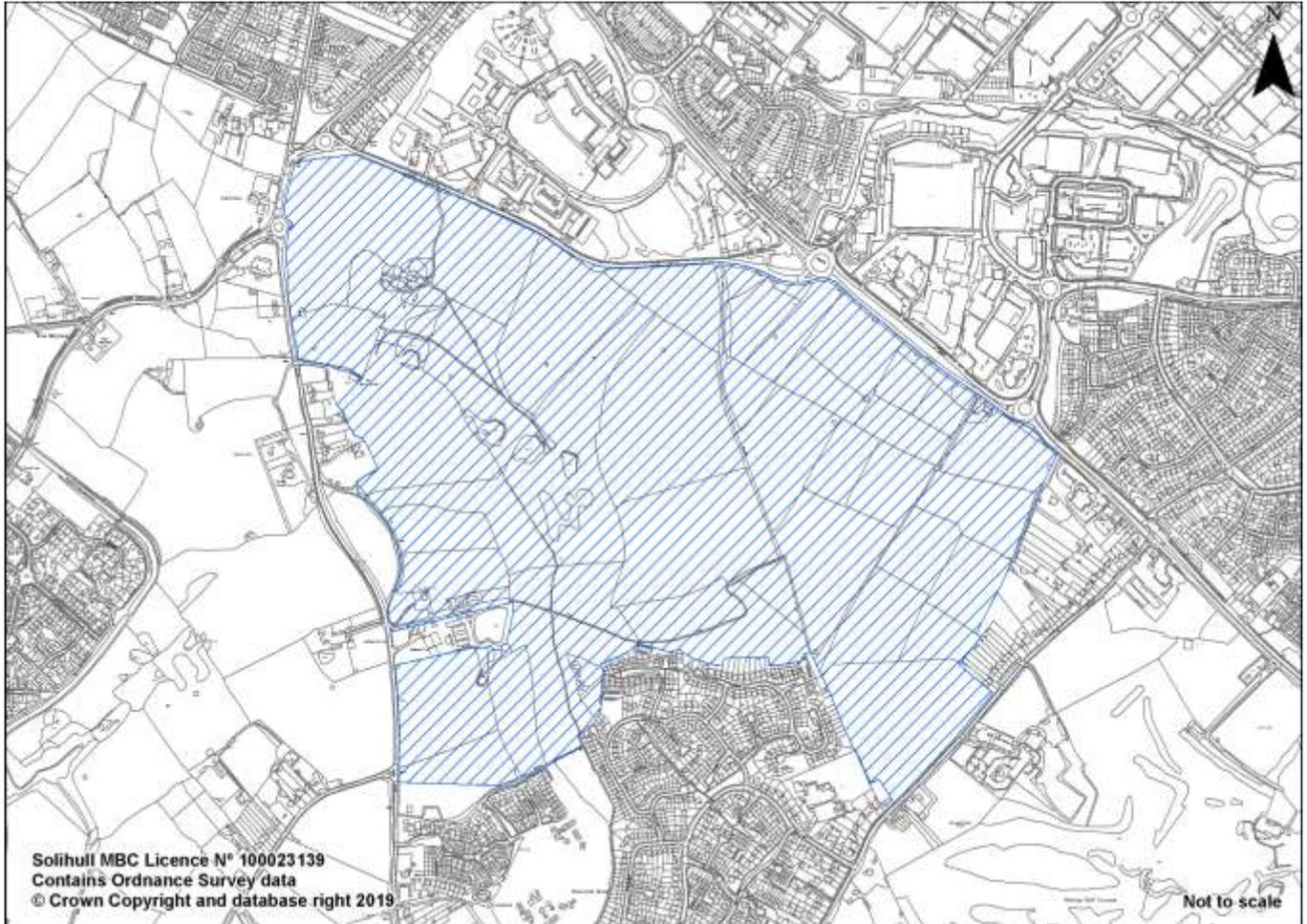
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Medium Food Store: High GP Surgery: Medium Public Transport: Low (Bus) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Parcel (RP64) scores 0 and does not perform against the Green Belt purposes 1, 2, 3 or 4.
Landscape Character Assessment	Part of site is excluded from study area and part of site is within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA, but adjacent to AECOM 41 assessed for 2013 Local Plan as SLP 21.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Cheswick Green village is identified as suitable for small scale growth, with need to retain gaps between settlements, and avoid flood zones, sensitive landscape character and River Blythe SSSI.
Site Selection Step 1	5
Commentary	The site is within a non-performing parcel of Green Belt and was only partly considered in the Landscape Character Assessment. The site has medium accessibility, with lower accessibility to public transport. Development could be considered as rounding off the settlement of Cheswick Green between Tanworth Lane and the recent development at Mount Dairy Farm. The site has existing Tree Preservation Orders that would need to be retained.
Site Selection Step 2	A

Site Reference	122	Site Name	Land south of Dog Kennel Lane
Gross Area (Ha)	120.25	Ward	Blythe
Capacity (SHELAA)	Estimated 2,300	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Listed building on site
Soft constraints	Pylons Habitats of wildlife interest PROWs SL68, SL69 and SL70 through the site Flood Zones 2 and 3 through western part of site Adjacent to Local Wildlife Site on western boundary

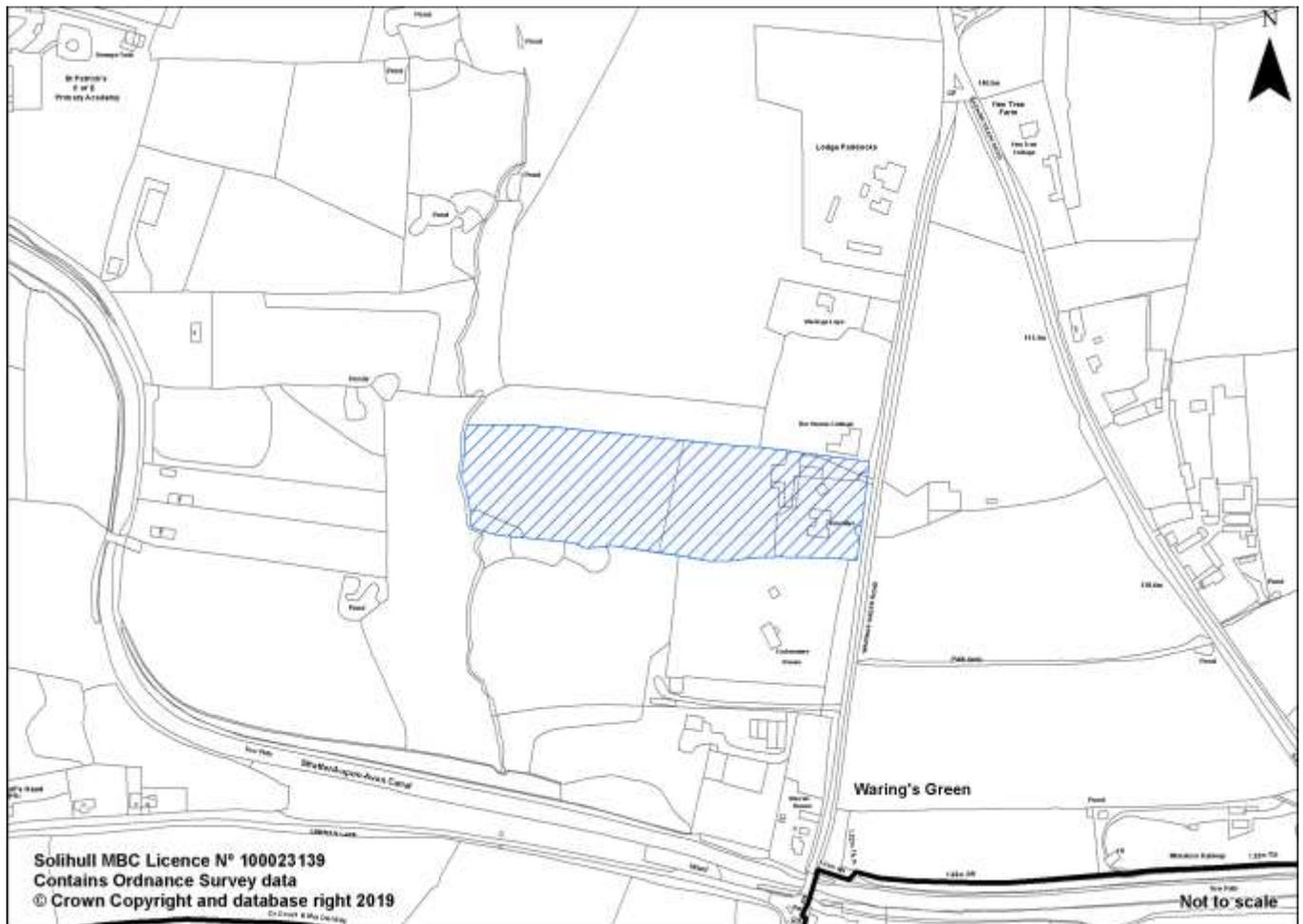
Evidence

SHELAA	Assessed as part of SHELAA Site 1007 - Category 2 (some suitability constraints)
Accessibility Study	Primary School: High Food Store: Medium GP Surgery: Very High Public Transport: Low/Medium (Bus) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Mainly within: Moderately performing parcel (RP65) overall with a combined score of 6. *Highly performing in terms of purpose 2. Partly within moderately performing parcel (RP63) and non-performing parcel (RP64) to the east.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 51 A very large site that comprise DLP Site 12 and surrounding area. 17 effects: 9 positive (4 significant); 2 neutral; 6 negative (1 significant) and AECOM

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Growth Option G – Area E: South of Shirley between the A34 and Tanworth Lane is considered suitable for growth but need to ensure meaningful gaps are retained and flood zones avoided.
Site Selection Step 1	6
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium/high accessibility, with low/medium accessibility to public transport. The site includes proposed Site 12 in the Draft Local Plan Review. It is large at ca. 120ha and if developed in its entirety would merge Shirley South with Cheswick Green. The site is also constrained by Flood Zones 2 and 3 to the south, and this area should not be developed, but could be included in a publicly accessible Country Park. The habitats of
Site Selection Step 2	G

Site Reference	123	Site Name	Brooklin
Gross Area (Ha)	1.84	Ward	Blythe
Capacity (SHELAA)	36	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Part of site within Local Wildlife Site Contaminated land on part of site

Evidence

SHELAA	Category 3 (significant suitability and some achievability constraints)
Accessibility Study	Primary School: Low Food Store: Medium GP Surgery: Medium Public Transport: Low/Medium (Bus) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site south of AECOM 69.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	9
Commentary	The site is within a moderately performing broad area of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium accessibility, with lower accessibility to public transport and a primary school. Development would be isolated, not create a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside to the south of Cheswick Green.
Site Selection Step 2	R

Site Reference	133	Site Name	Creynolds Lane, Shirley
Gross Area (Ha)	0.76	Ward	Blythe
Capacity (SHELAA)	21	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on boundary
Soft constraints	Access Potential habitats of wildlife interest Existing properties on site

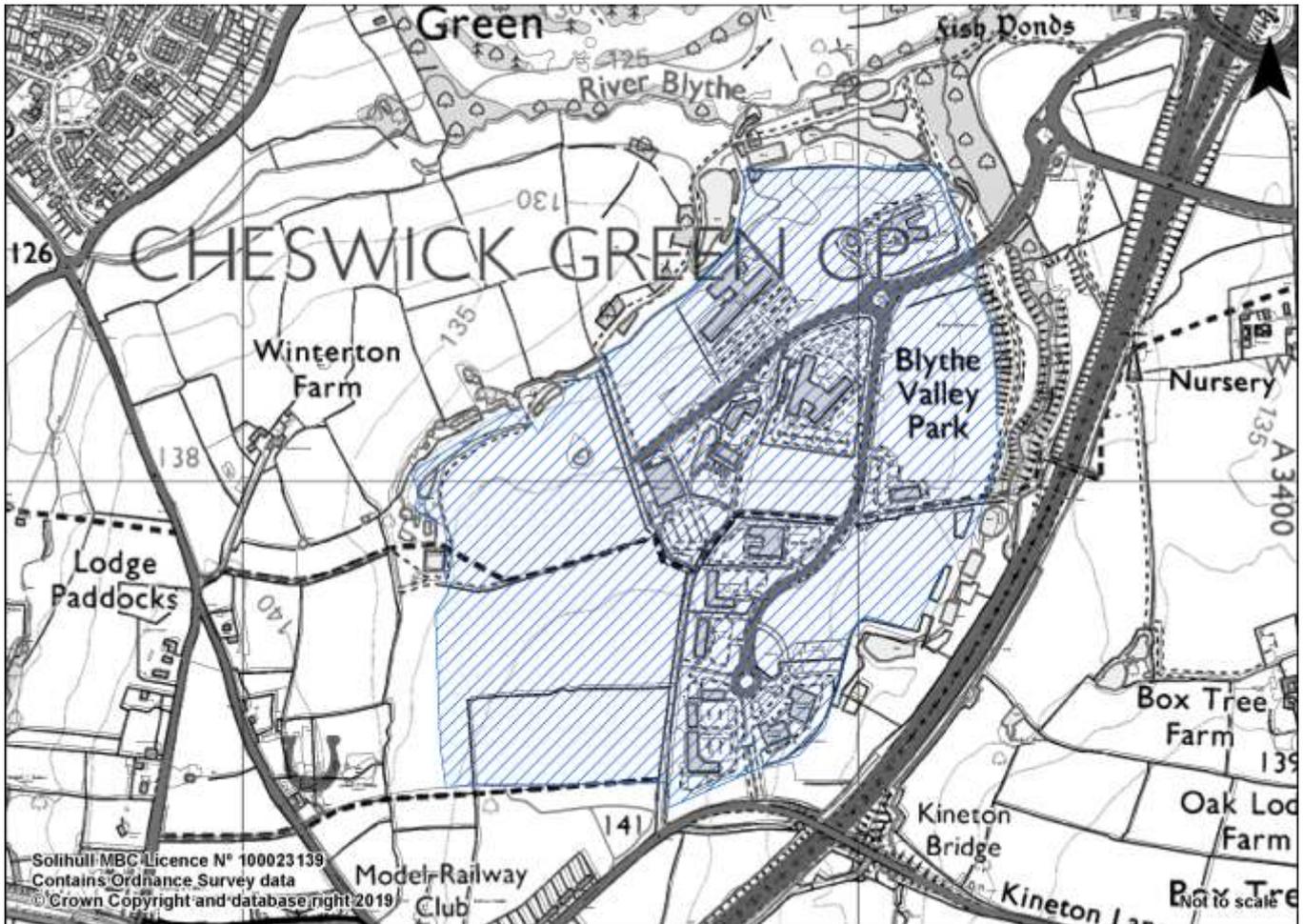
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: Low GP Surgery: Low Public Transport: Low (Bus) Overall: Low/Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP63) overall with a combined score of 5. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 51 A very large site that comprises DLP Site 12 and surrounding area. 17 effects: 9 positive (4 significant); 2 neutral; 6 negative (1 significant)

Site Selection

Spatial Strategy	Site could be considered as part of Growth Option G – Area E.
Site Selection Topic Paper	Growth Option G – Area E: South of Shirley between the A34 and Tanworth Lane is considered suitable for growth but need to ensure meaningful gaps are retained and flood zones avoided. However, site is small in scale and would need to be considered in relation to alternative sites.
Site Selection Step 1	3
Commentary	The site is within a lower performing parcel of Green Belt, but highly performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium/high accessibility, with lower accessibility to a GP surgery or public transport. Development would comprise backland development to the west of Creynolds Lane, without a strong defensible Green Belt boundary.
Site Selection Step 2	R

Site Reference	146	Site Name	Blythe Valley Park
Gross Area (Ha)	64.37	Ward	Blythe
Capacity (SHELAA)	PA approved	Parish	Cheswick Green
Green Belt	0	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Existing mixed use allocation in 2013 Local Plan
Hard Constraints	None
Soft constraints	Oil pipeline 25m buffer on eastern part of site PROW SL78 and SL78A runs through the site, and SL79 on the boundary. Small part of site overlaps with Local Wildlife Site Habitats of wildlife interest

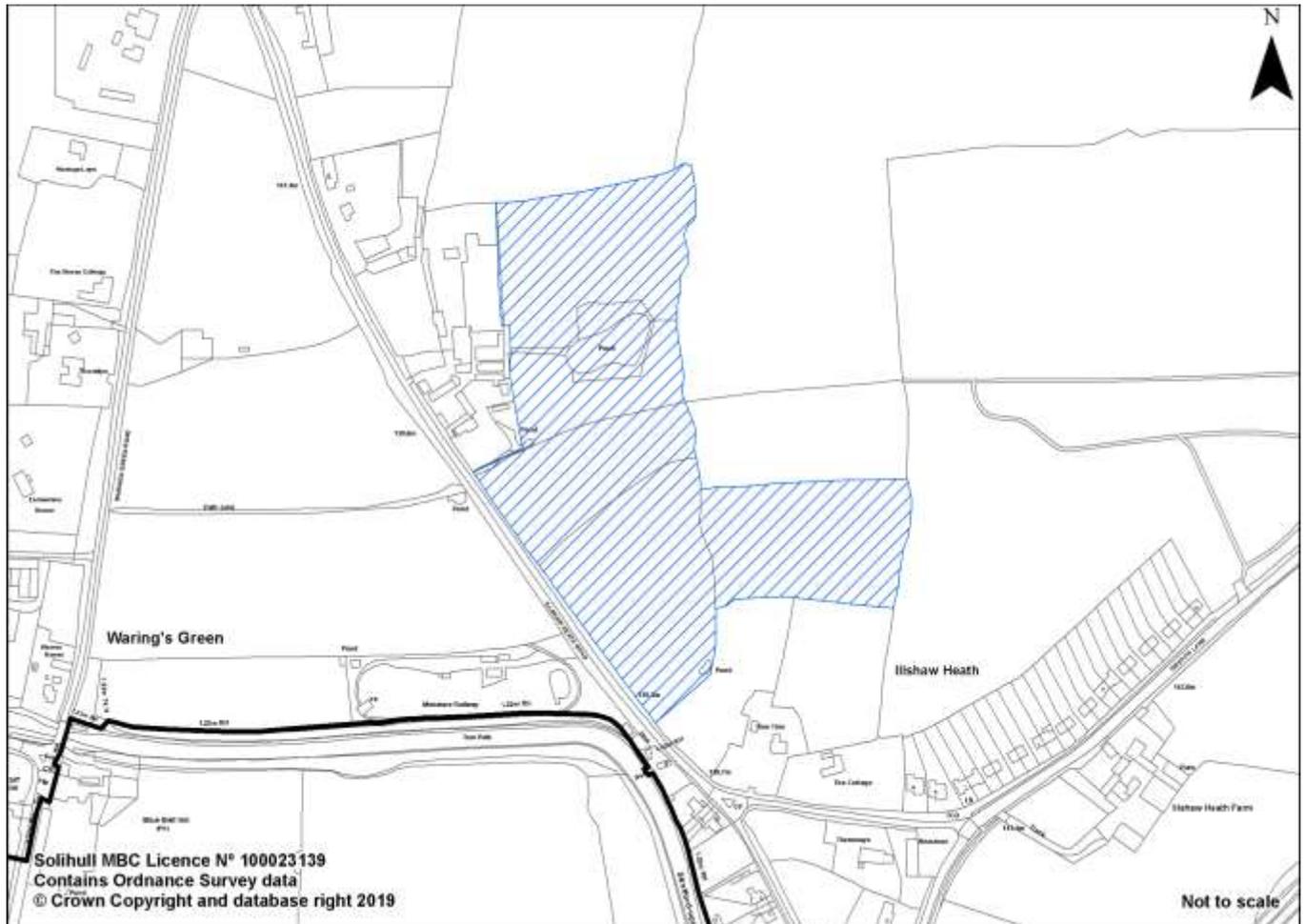
Evidence

SHELAA	Planning approval been granted for 2013 Local Plan allocation.
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Bus) Overall: Low Access: Existing footway
Green Belt Assessment	Site not included in study area of Green Belt Assessment.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	AECOM 46 17 effects: 4 positive (1 significant); 5 neutral; 8 negative (1 significant).

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy for growth beyond the 2013 Local Plan allocation.
Site Selection Topic Paper	Considered suitable for mixed use development in the 2013 Local Plan, and planning permission has been granted.
Site Selection Step 1	1
Commentary	The site is current allocation for mixed use in the 2013 Local Plan and has an existing planning application. The existing allocation (from the SLP 2013) remains but no release of additional Green Belt land through this plan is proposed hence the red status
Site Selection Step 2	R

Site Reference	168	Site Name	Land at Illshaw Heath
Gross Area (Ha)	4.62	Ward	Blythe
Capacity (SHELAA)	86	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Proximity to Listed building
Soft constraints	PROW SL79 through the site Adjacent to Local Wildlife Site Habitats of wildlife interest

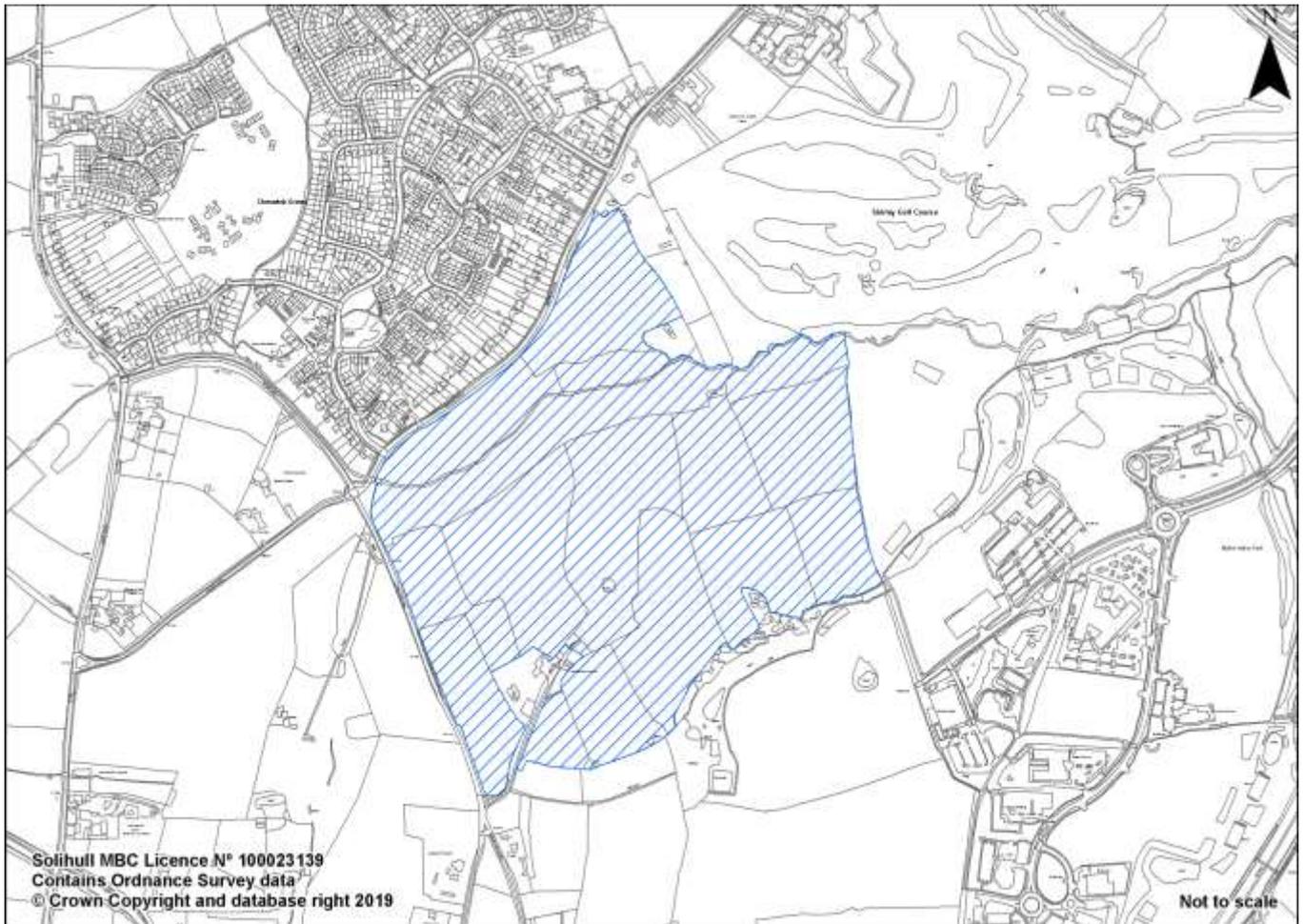
Evidence

SHELAA	Category 3 (significant suitability constraints)
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Low/Medium Public Transport: Low (Bus) Overall: Low Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP87) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 73 17 effects: 9 positive (5 significant); 3 neutral; 5 negative (1 significant)

Site Selection

Spatial Strategy	Site does not fit neatly into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Site is detached from the proposed housing development at Blythe Valley Park.
Site Selection Step 1	9
Commentary	The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has low accessibility, with lower accessibility to public transport. Development would be detached from the proposed housing development at Blythe Valley Park and would not create a strong defensible Green Belt boundary, and therefore result in an unacceptable incursion into the countryside.
Site Selection Step 2	R

Site Reference	173	Site Name	Winterton Farm/Land to the north of Blythe Valley
Gross Area (Ha)	42.23	Ward	Blythe
Capacity (SHELAA)	600	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	River Blythe SSSI runs through site Adjacent to Listed building RIGS on site
Soft constraints	Access Adjacent to Local Wildlife Sites Flood Zones 2 and 3 through north of site High pressure gas pipeline inner zone

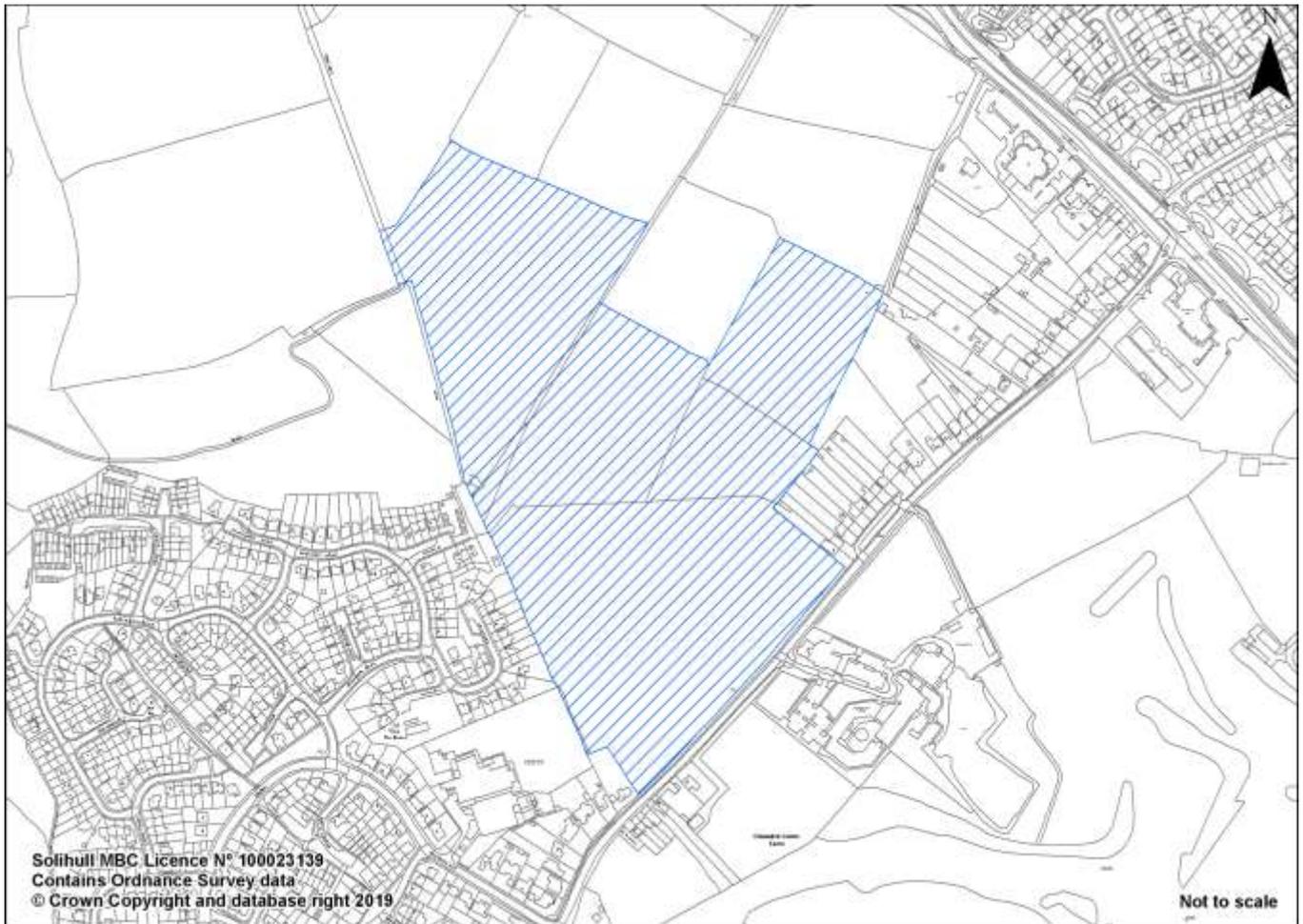
Evidence

SHELAA	Category 3 (significant suitability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: High Overall: Very High Access: No existing footway
Green Belt Assessment	Moderately performing parcel (RP88) overall with a combined score of 7. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 73 17 effects: 9 positive (5 significant); 3 neutral; 5 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	The area around Cheswick Green is identified as unsuitable for large scale growth due to higher performing Green Belt to west, need to retain gaps between settlements, flood zones, landscape character and River Blythe SSSI.
Site Selection Step 1	9
Commentary	Site has been withdrawn from consideration and therefore does not need to be assessed further.
Site Selection Step 2	R

Site Reference	217	Site Name	Land at Creynolds Lane
Gross Area (Ha)	15.79	Ward	Blythe
Capacity (SHELAA)	Estimated 369	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on boundary
Soft constraints	PROW SL68 crosses the site and PROW SL69 Overhead cables Habitats of wildlife interest

Evidence

SHELAA	Assessed as part of SHELAA Site 1007 - Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very High Food Store: Medium GP Surgery: Medium Public Transport: Low/Medium (Bus) Overall: Medium/High Access: Existing footway
Green Belt Assessment	Site is on the boundary with non-performing parcel RP64; and lower performing parcel (RP63) overall with a combined score of 5. *Highly performing in terms of purpose 2, and moderately performing parcel (RP65) overall with a combined score
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 51 A very large site that comprises DLP Site 12 and surrounding area. 17 effects: 9 positive (4 significant); 2 neutral; 6 negative (1 significant)

Site Selection

Spatial Strategy	Site could be considered as part of Growth Option G - Area E.
Site Selection Topic Paper	Growth Option G – Area E: South of Shirley between the A34 and Tanworth Lane is considered suitable for growth but need to ensure meaningful gaps are retained and flood zones avoided.
Site Selection Step 1	5
Commentary	The site is partly within a non-performing, lower and moderately performing parcels of Green Belt. The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium/high accessibility, with lower accessibility to public transport. Development would lie north of Cheswick Green and close the gap between the village and ribbon development along Cheswick Green, resulting in an unacceptable incursion into the countryside.
Site Selection Step 2	R

Site Reference	235	Site Name	Land at Tanworth Lane
Gross Area (Ha)	0.67	Ward	Blythe
Capacity (SHELAA)	Estimated 22	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing properties on-site Access

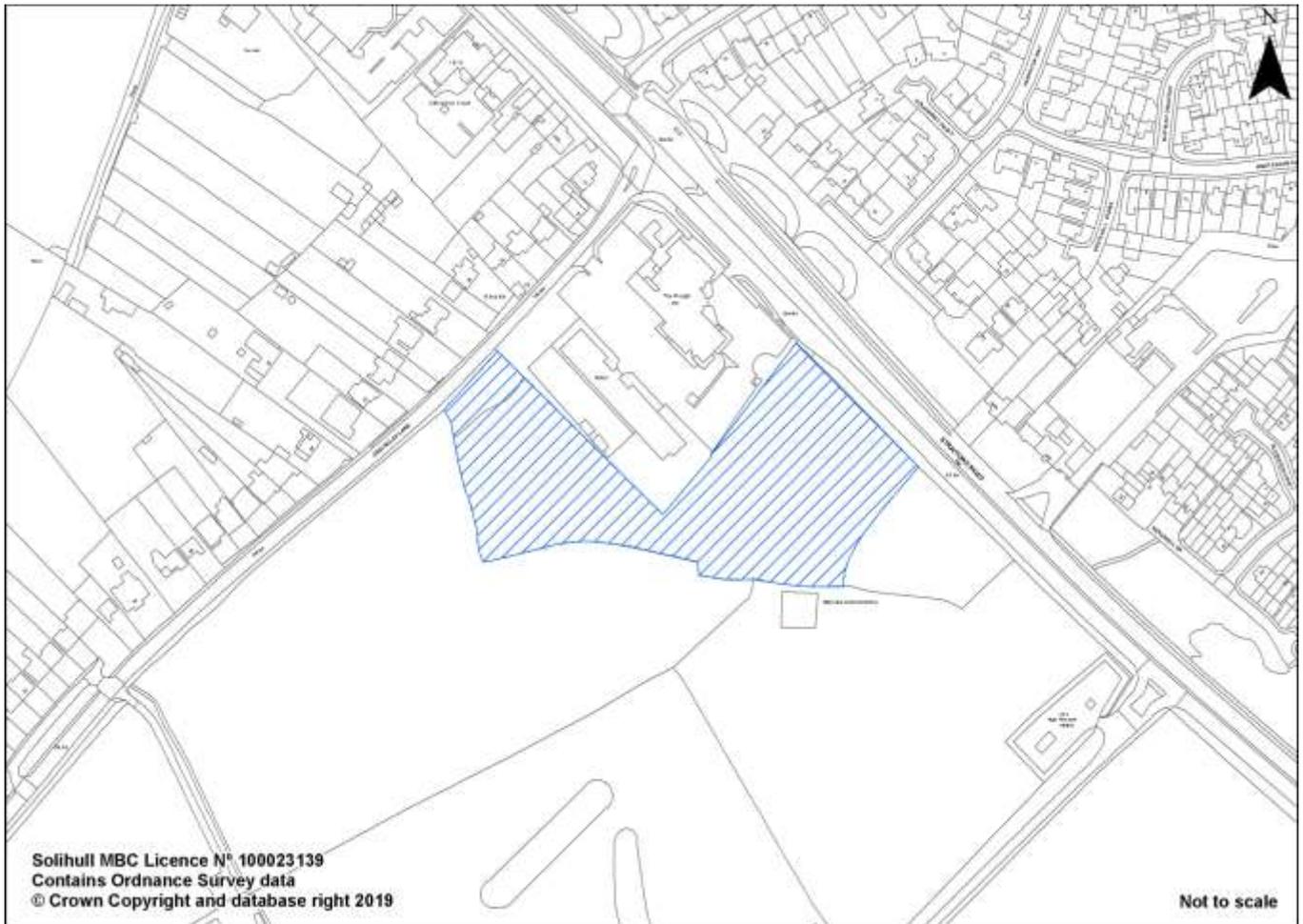
Evidence

SHELAA	Assessed as part of SHELAA Site 1004 - Category 2 (some achievability constraints)
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Parcel (RP64) scores 0 and does not perform against the Green Belt purposes 1, 2, 3 or 4.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Cheswick Green village is identified as suitable for small scale growth, with need to retain gaps between settlements, and avoid flood zones, sensitive landscape character and River Blythe SSSI.
Site Selection Step 1	5
Commentary	The site is within a non-performing parcel of Green Belt and was not considered in the Landscape Character Assessment. The site has high accessibility, with low/medium accessibility to public transport and is part brownfield. Development could be considered as rounding off the settlement of Cheswick Green between the main village and the recent development at Mount Dairy Farm.
Site Selection Step 2	A

Site Reference	302	Site Name	Land on SW side of Stratford Road, Shirley
Gross Area (Ha)	1.43	Ward	Blythe
Capacity (SHELAA)	41	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Access Trees on site

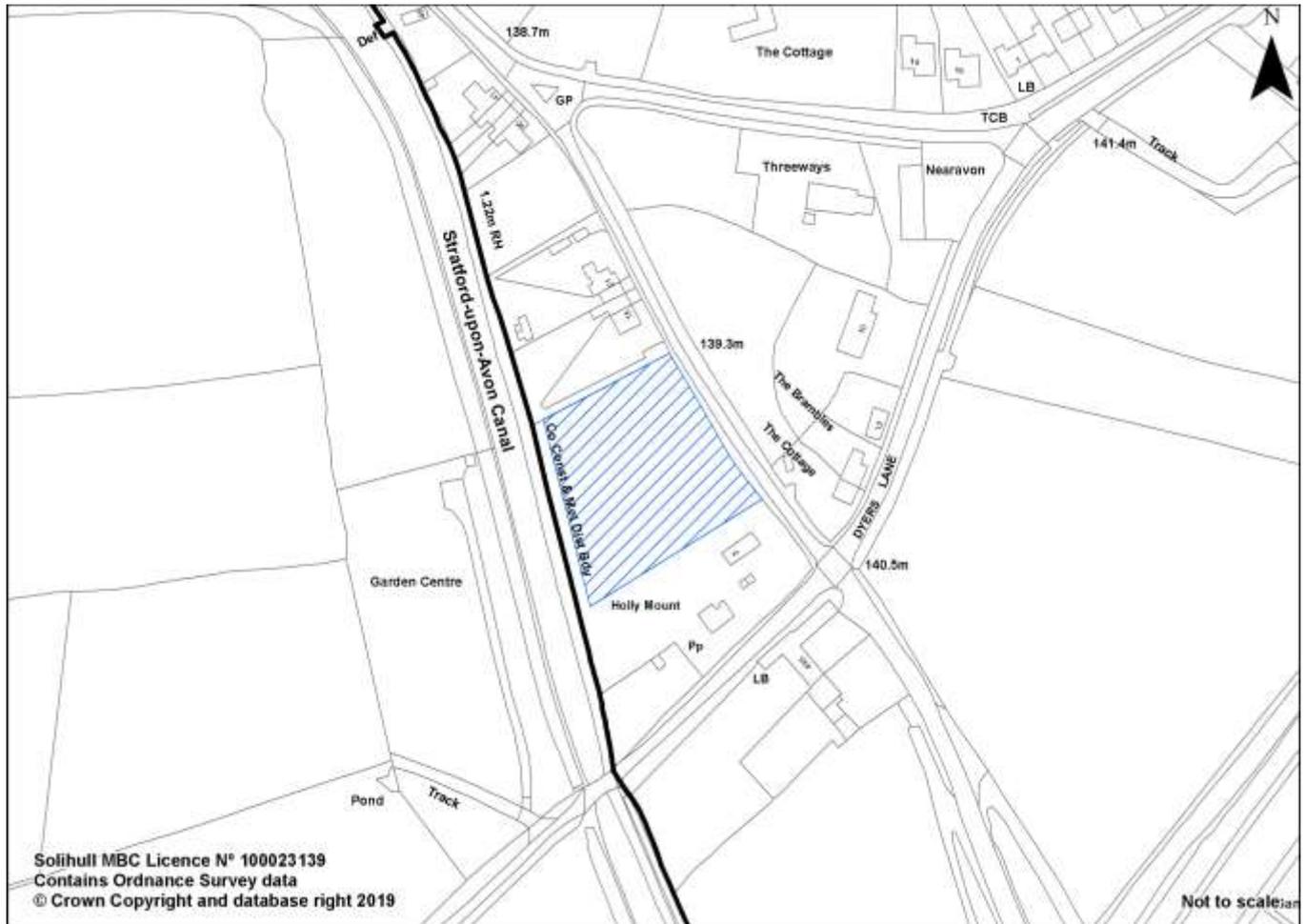
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: Medium GP Surgery: Low Public Transport: Low (Bus) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP62) overall with a combined score of 5. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 129 19 effects: 4 positive (1 significant); 11 neutral; 4 negative

Site Selection

Spatial Strategy	Site could be considered as part of Growth Option G - Area E.
Site Selection Topic Paper	Growth Option G – Area E: South of Shirley between the A34 and Tanworth Lane is considered suitable for growth but need to ensure meaningful gaps are retained and flood zones avoided. However, site is small in scale and would need to be considered in relation to alternative sites.
Site Selection Step 1	5
Commentary	The site is within a lower performing parcel of Green Belt, but highly performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium accessibility, with lower accessibility to a GP surgery or public transport. Development would lie to the east of Creynolds Lane, without a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside.
Site Selection Step 2	R

Site Reference	334	Site Name	Land at Illshaw Heath Road
Gross Area (Ha)	0.31	Ward	Blythe
Capacity (SHELAA)	11	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Adjacent to canal Access

Evidence

SHELAA

Category 1

Accessibility Study

Primary School: Very Low Food Store: Low GP Surgery: Low Public Transport: Very Low (Bus) Overall: Low Access: No existing footway provision

Green Belt Assessment

Lower performing parcel (RP87) overall with a combined score of 4. Moderately performing in terms of purpose 2.

Landscape Character Assessment

Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low

Sustainability Appraisal

Site not considered in SA.

Site Selection

Spatial Strategy

Site does not fit neatly into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.

Site Selection Topic Paper

Site is detached from the proposed housing development at Blythe Valley Park.

Site Selection Step 1

9

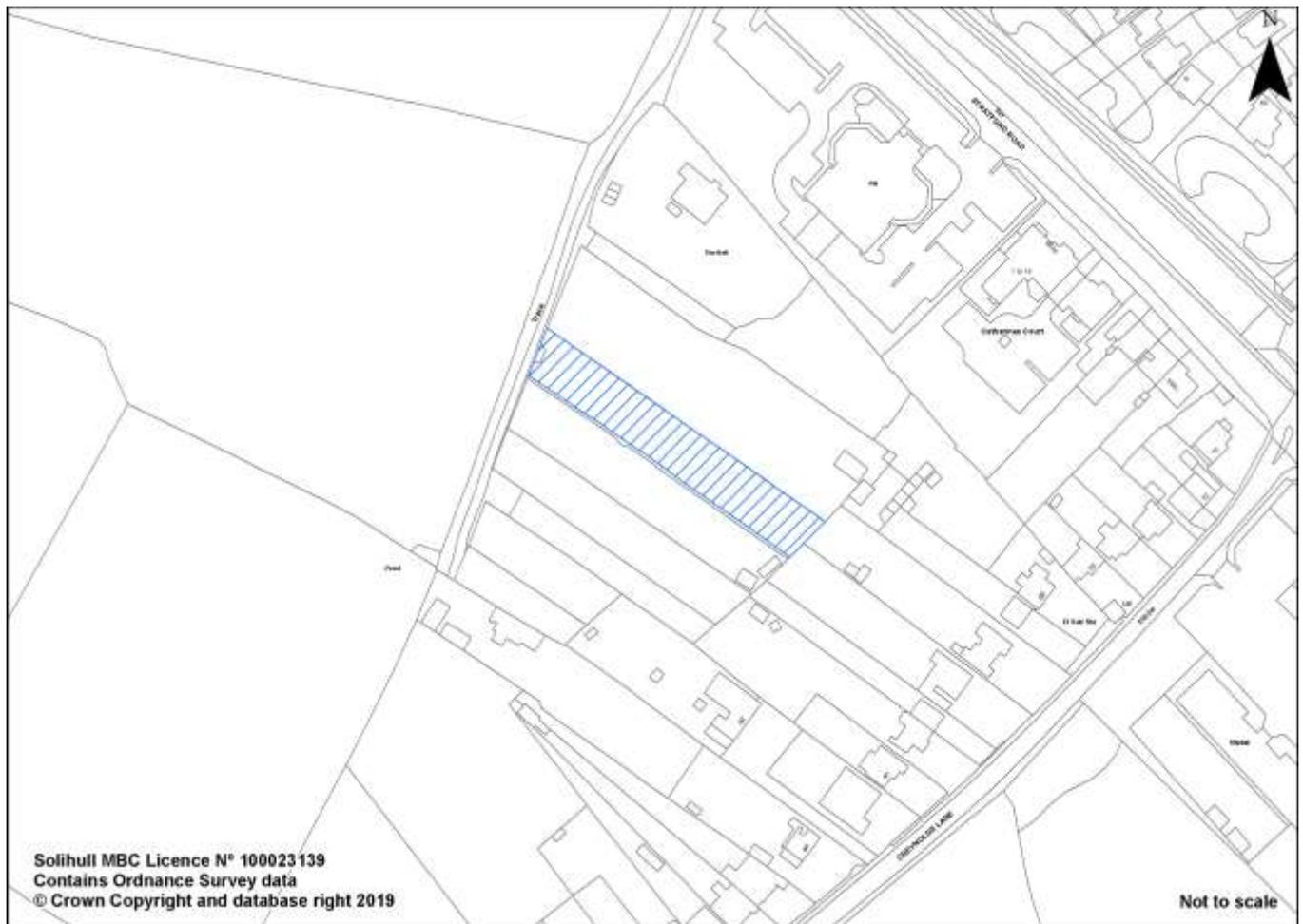
Commentary

The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has low accessibility, with very low accessibility to public transport. Development would be isolated, on a small site and would not create a strong defensible Green Belt boundary, and therefore result in an unacceptable incursion into the countryside.

Site Selection Step 2

R

Site Reference	342	Site Name	Land RO 32 Creynolds Lane
Gross Area (Ha)	0.17	Ward	Blythe
Capacity (SHELAA)	6	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Access

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: Low GP Surgery: Low Public Transport: Very Low (Bus) Overall: Low/Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP63) overall with a combined score of 5. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site in close proximity to AECOM 89.

Site Selection

Spatial Strategy	Site could be considered as part of Growth Option G - Area E.
Site Selection Topic Paper	Growth Option G – Area E: South of Shirley between the A34 and Tanworth Lane is considered suitable for growth but need to ensure meaningful gaps are retained and flood zones avoided. However, site is small in scale and would need to be considered in relation to alternative sites.
Site Selection Step 1	5
Commentary	The site is within a lower performing parcel of Green Belt, but highly performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium/high accessibility, with lower accessibility to a GP surgery or public transport. Development would comprise backland development to the west of Creynolds Lane, without a strong defensible Green Belt boundary.
Site Selection Step 2	R

Site Reference	345	Site Name	Extension to SHELAA 1004, Tanworth Lane
Gross Area (Ha)	1.55	Ward	Blythe
Capacity (SHELAA)	39	Parish	Cheswick Green
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing properties on site Contaminated land on part of site Access

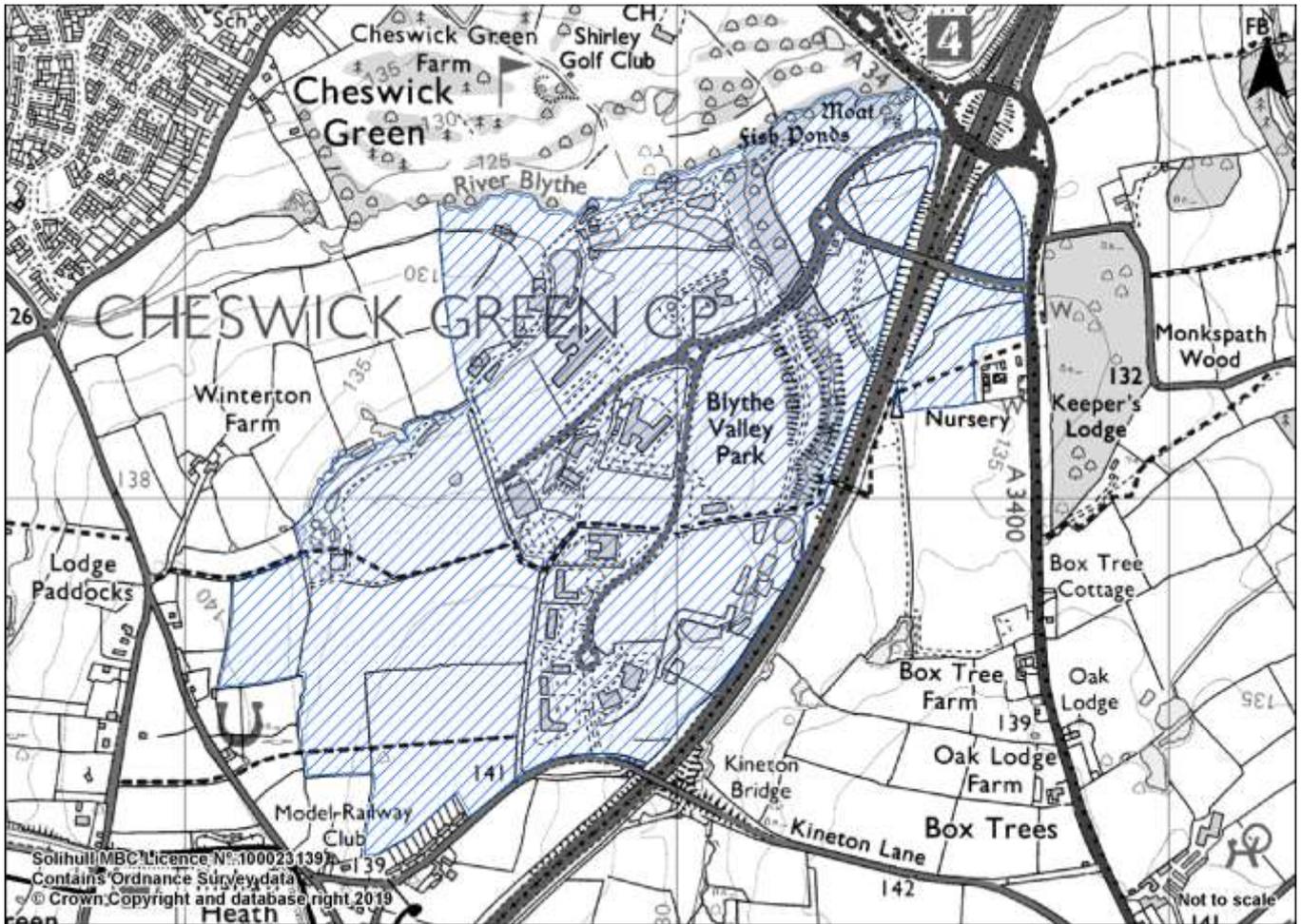
Evidence

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very Low (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Parcel (RP64) scores 0 and does not perform against the Green Belt purposes 1, 2, 3 or 4.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Cheswick Green village is identified as suitable for small scale growth, with need to retain gaps between settlements, and avoid flood zones, sensitive landscape character and River Blythe SSSI.
Site Selection Step 1	5
Commentary	The site is within a non-performing parcel of Green Belt and was not considered in the Landscape Character Assessment. The site has high accessibility, with low accessibility to public transport and is part brownfield. Development could be considered as rounding off the settlement of Cheswick Green between the main village and the recent development at Mount Dairy Farm.
Site Selection Step 2	A

Site Reference	346	Site Name	Land Inc. BVP & adj. to Jct 4 M42
Gross Area (Ha)	124.00	Ward	Blythe and Dorridge & Hoc
Capacity (SHELAA)	TBC	Parish	Cheswick Green and Hockley Heath
Green Belt		Greenfield/Brownfield	Greenfield (not including CFS146)



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs
Soft constraints	Oil pipeline Flood Zones 2 and 3 to north of site Local Wildlife Sites Country Park Overhead cables Contaminated land (small area)

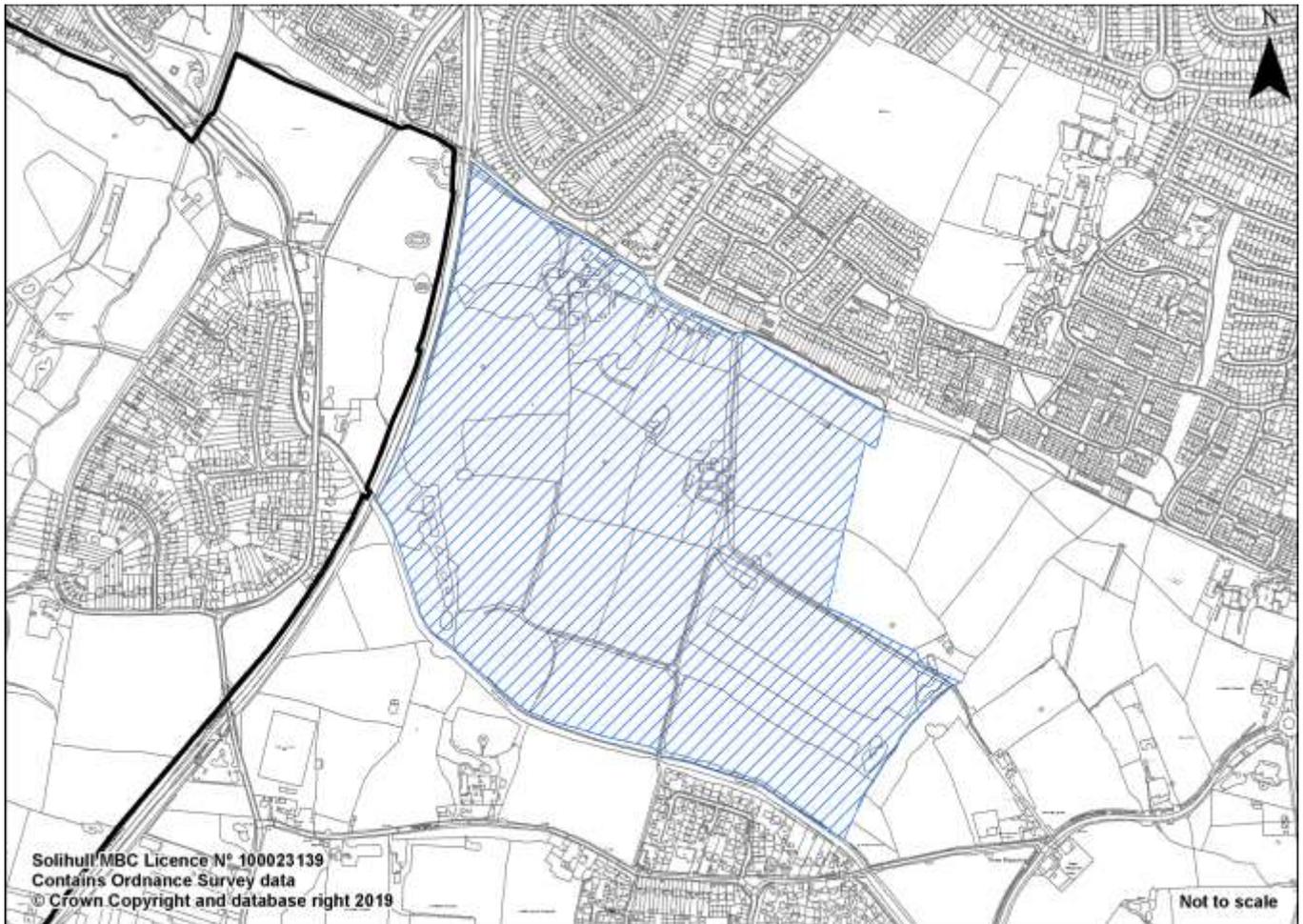
Evidence

SHELAA	Part of site (adjoining BVP) assessed for housing: Category 3 (significant suitability co
Accessibility Study	Primary School: Very Low Food Store: High GP Surgery: Low/Medium Public Transport: Very Low (Both) Overall: Low/Medium Access: Existing footway
Green Belt Assessment	Part of site (adjoining BVP) within moderately performing areas: RP89 RP88 and lower performing area: RP87 Part of site (adjacent to J4 of M42) within moderately performing area: BA01
Landscape Character Assessment	Part of site (adjoining BVP) within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low; Part of site (adjacent to J4 of M42) within LCA1B: Landscape ch
Sustainability Appraisal	Part of site (adjoining BVP) assessed for housing: Jan 2019 Draft AECOM 46a 19 Effects: 8 positive (2 significant); 4 neutral; 7 negative (1 significant) and Part of

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Part of site (adjoining BVP) assessed for housing: Blythe Valley Park has not been identified as suitable for expansion. Part of site (adjacent to J4 of M42): Assessed for employment.
Site Selection Step 1	5
Commentary	The site being considered potentially for residential development surrounds the existing 2013 Local Plan allocation at Blythe Valley Park. The site lies overlaps with three Green Belt parcels, two of which are moderately performing, but highly performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site has low/medium accessibility with very low accessibility to public transport. The site is highly constrained by Local Wildlife Sites surrounding much of the site, flood zones 2 and 3 to the north and proximity to the River Blythe SSSI, as well as an oil pipeline between the existing allocation and the M42. Development would furthermore result in an unacceptable encroachment into the countryside.
Site Selection Step 2	R

Site Reference	41	Site Name	Land at Whitlocks End Farm
Gross Area (Ha)	54.50	Ward	Blythe and Shirley South
Capacity (SHELAA)	1,300	Parish	Dickens Heath
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on northern boundary of site Listed building on-site Locally Listed building on site
Soft constraints	Existing use as commercial Christmas tree farm Pylons Proximity to railway line Public rights of way Habitats of wildlife interest

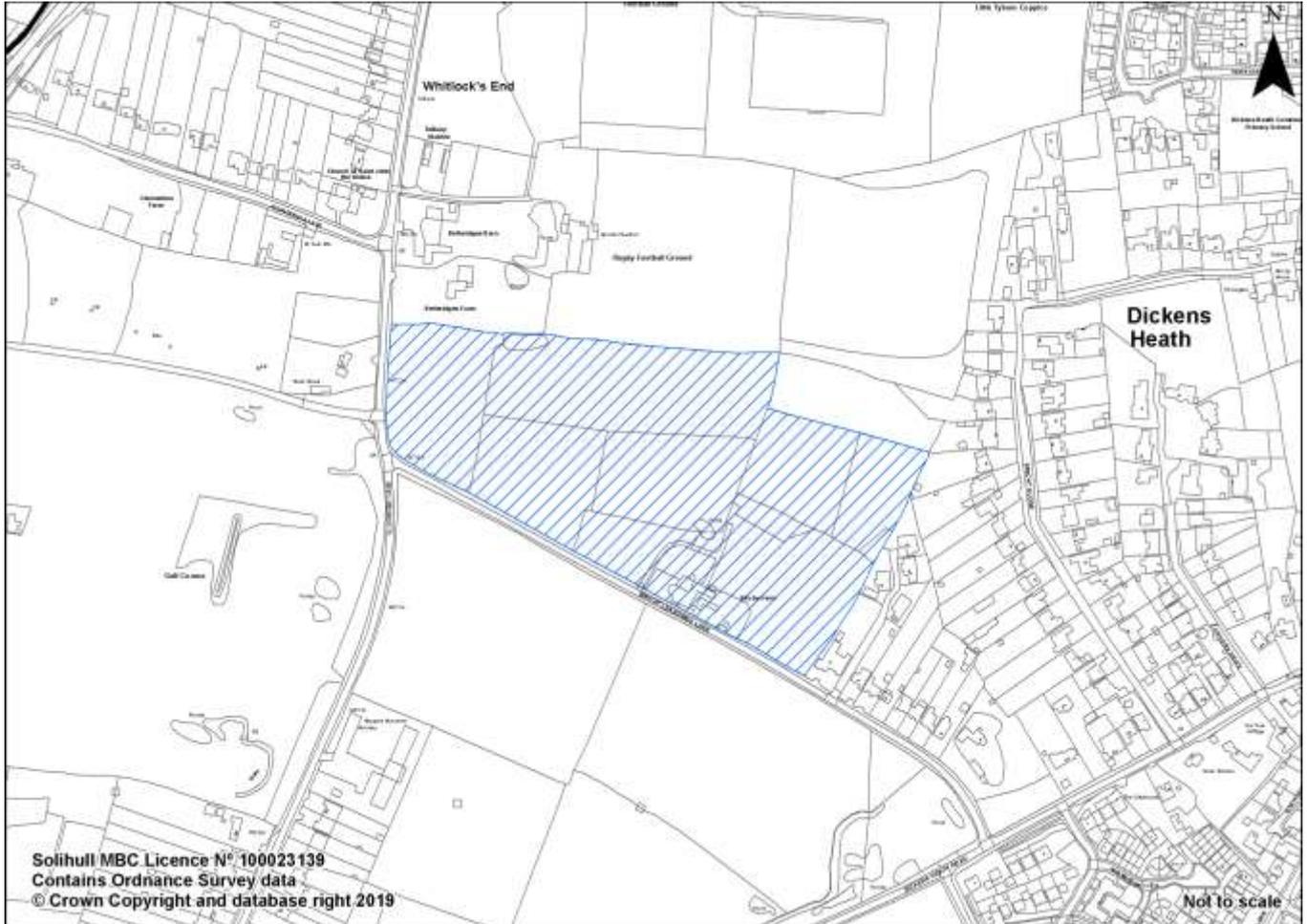
Evidence

SHELAA	Category 2 (Some suitability and some achievability constraints)
Accessibility Study	Primary School: Medium Food Store: Very High GP Surgery: Medium Public Transport: Very High (Rail) Overall: High Access: Existing footway
Green Belt Assessment	Western part of within: Higher performing parcel (RP70) overall with a combined score of 8. *Highly performing in terms of purposes 1 and 2. Eastern part of parcel within: Moderately performing parcel (RP69) overall with a combined score of 6.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 53 17 effects: 8 positive (1 significant); 4 neutral; 5 negative (none significant)

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site is within Growth Option G – Area F: South of Shirley between Tanworth Lane and Borough Boundary. Area is considered suitable for growth but need to ensure meaningful gaps are retained and flood zones avoided.
Site Selection Step 1	7
Commentary	Western part of site located in highly performing Green Belt parcel, whereas eastern part of site is in moderately performing Green Belt. Accessible location which justifies some release of Green Belt, despite higher scoring, but extent needs to be limited so that sufficient gap is retained between urban area and Dickens Heath
Site Selection Step 2	G

Site Reference	126	Site Name	Land to north of Birchy Leasowes Lane
Gross Area (Ha)	7.00	Ward	Blythe
Capacity (SHELAA)	120	Parish	Dickens Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Overhead cables Hedgerows Access Contaminated land on small part of site

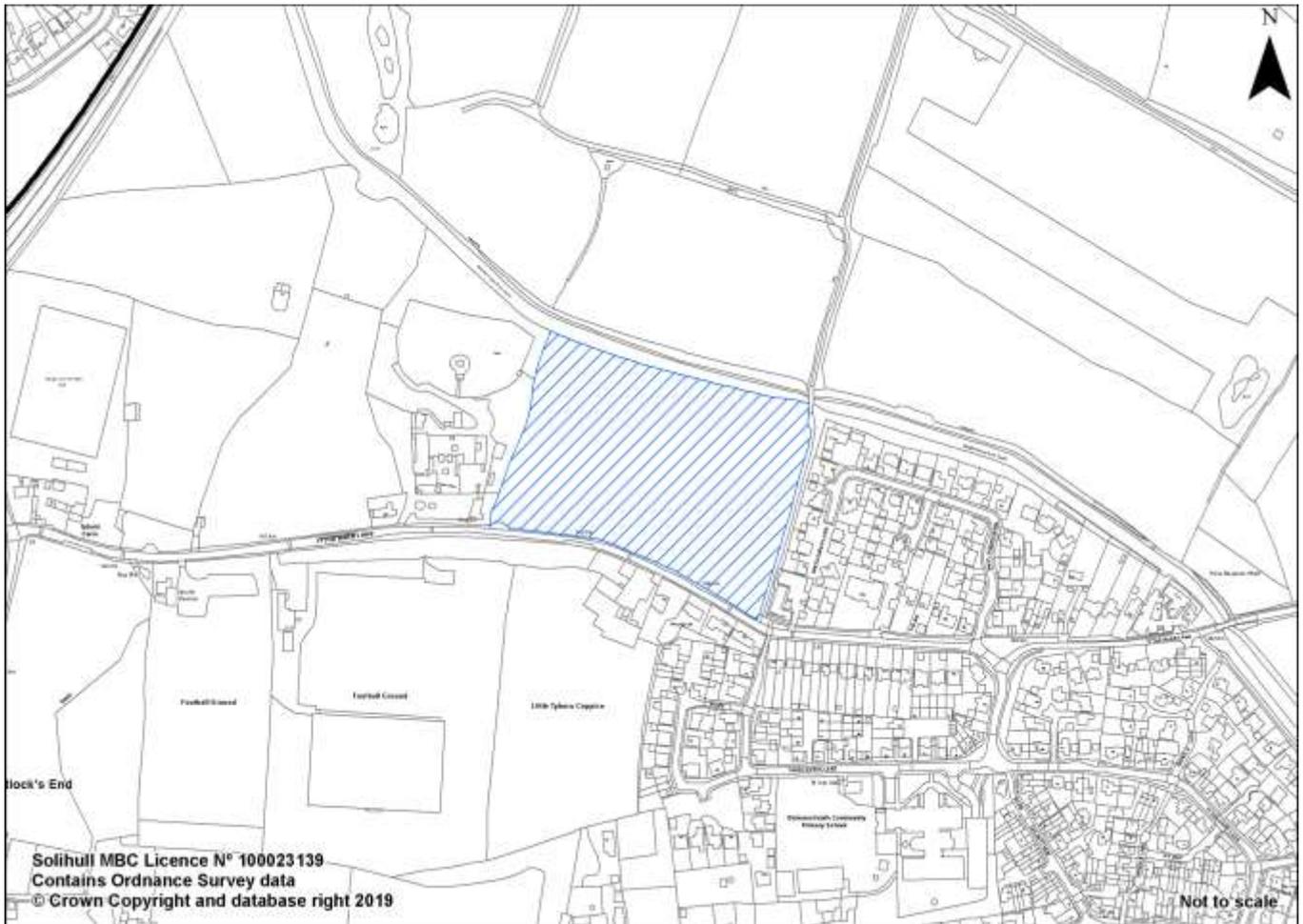
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: High GP Surgery: High Public Transport: Very High (Rail) Overall: High Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP71) overall with a combined score of 7. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 87 16 effects: 7 positive (2 significant); 7 neutral; 2 negative.

Site Selection

Spatial Strategy	Growth Options F/G: Significant/limited expansion of rural villages/settlements
Site Selection Topic Paper	Dickens Heath is identified as suitable for significant growth, although ensuring key gaps are protected and within walking distance to rail station.
Site Selection Step 1	6
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 1: 'to check unrestricted sprawl of large built-up areas.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has high accessibility, with very high accessibility to public transport. The site is included within proposed Site 4 in the Draft Local Plan Review. The hedgerows should be retained where possible. Development should be sympathetic to the surrounding landscape character, e.g. retain hedgerows where possible. Pedestrian and cycling connectivity should be facilitated through the site, in particular to Dickens Heath village and Whitlock's End
Site Selection Step 2	G

Site Reference	130	Site Name	Land at Tythe Barn Lane
Gross Area (Ha)	3.55	Ward	Blythe
Capacity (SHELAA)	83	Parish	Dickens Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on eastern boundary
Soft constraints	PROW SL72 along eastern boundary

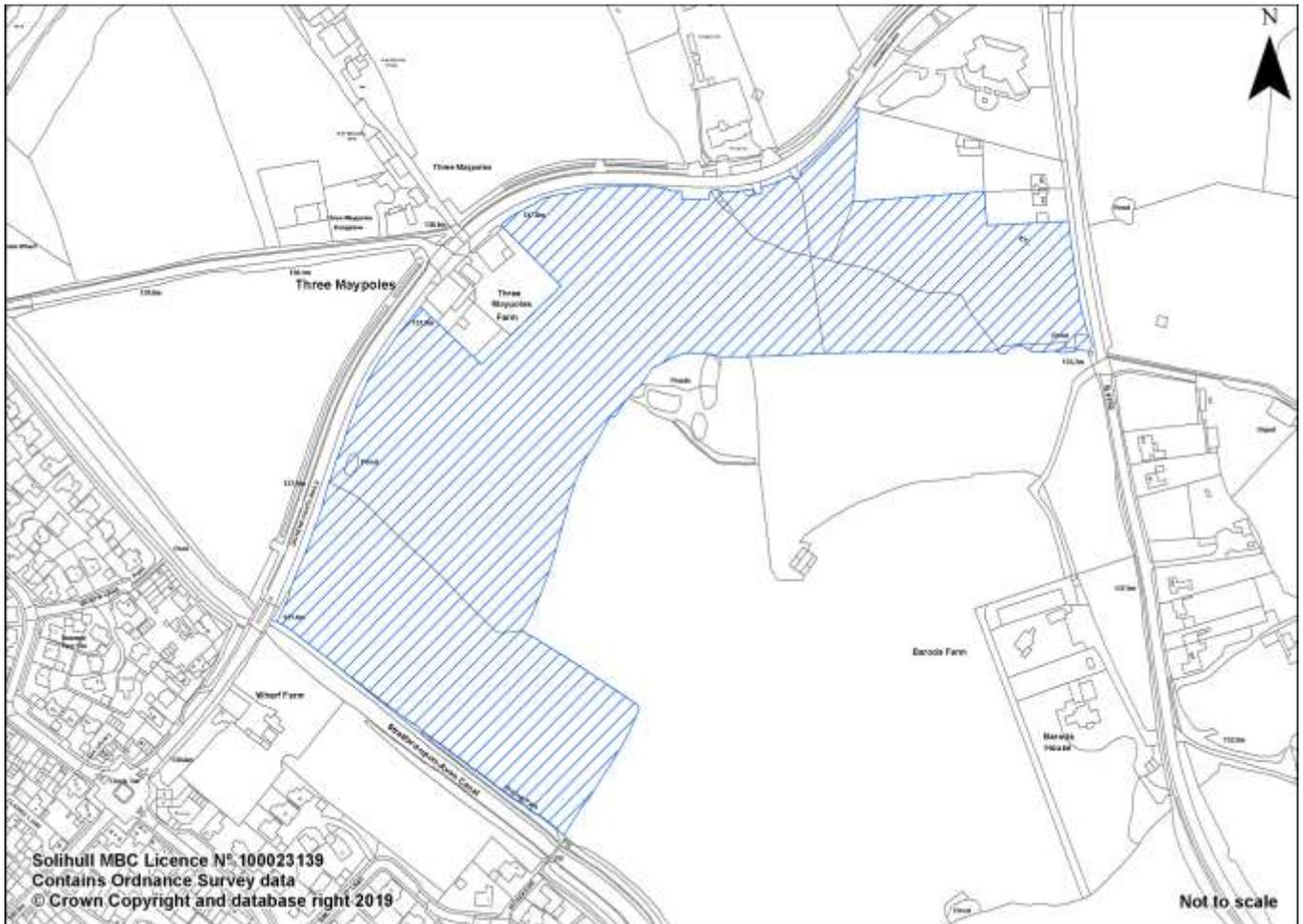
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Medium GP Surgery: Medium Public Transport: Very High (Rail) Overall: High Access: No existing footway provision
Green Belt Assessment	Higher performing parcel (RP70) overall with a combined score of 8. *Highly performing in terms of purposes 1 and 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 87 16 effects: 7 positive (2 significant); 7 neutral; 2 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Dickens Heath is identified as suitable for significant growth, although ensuring key gaps are protected and within walking distance to rail station.
Site Selection Step 1	7
Commentary	The site is within a highly performing parcel of Green Belt, and is highly performing for purpose 1: 'to check unrestricted sprawl of large built-up areas,' and purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has high accessibility, with very high accessibility to public transport. The site is included within proposed Site 4 in the Draft Local Plan Review as it would provide a highly sustainable extension to Dickens Heath. Development should be sympathetic to the surrounding landscape character and canal side setting. Pedestrian and cycling connectivity should be facilitated
Site Selection Step 2	G

Site Reference	140	Site Name	DH3 Tythe barn Lane
Gross Area (Ha)	8.17	Ward	Blythe
Capacity (SHELAA)	175	Parish	Dickens Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Flood Zone 2 on part of east of site PROW SL75 along boundary to south-west Habitats of wildlife interest Overhead cables

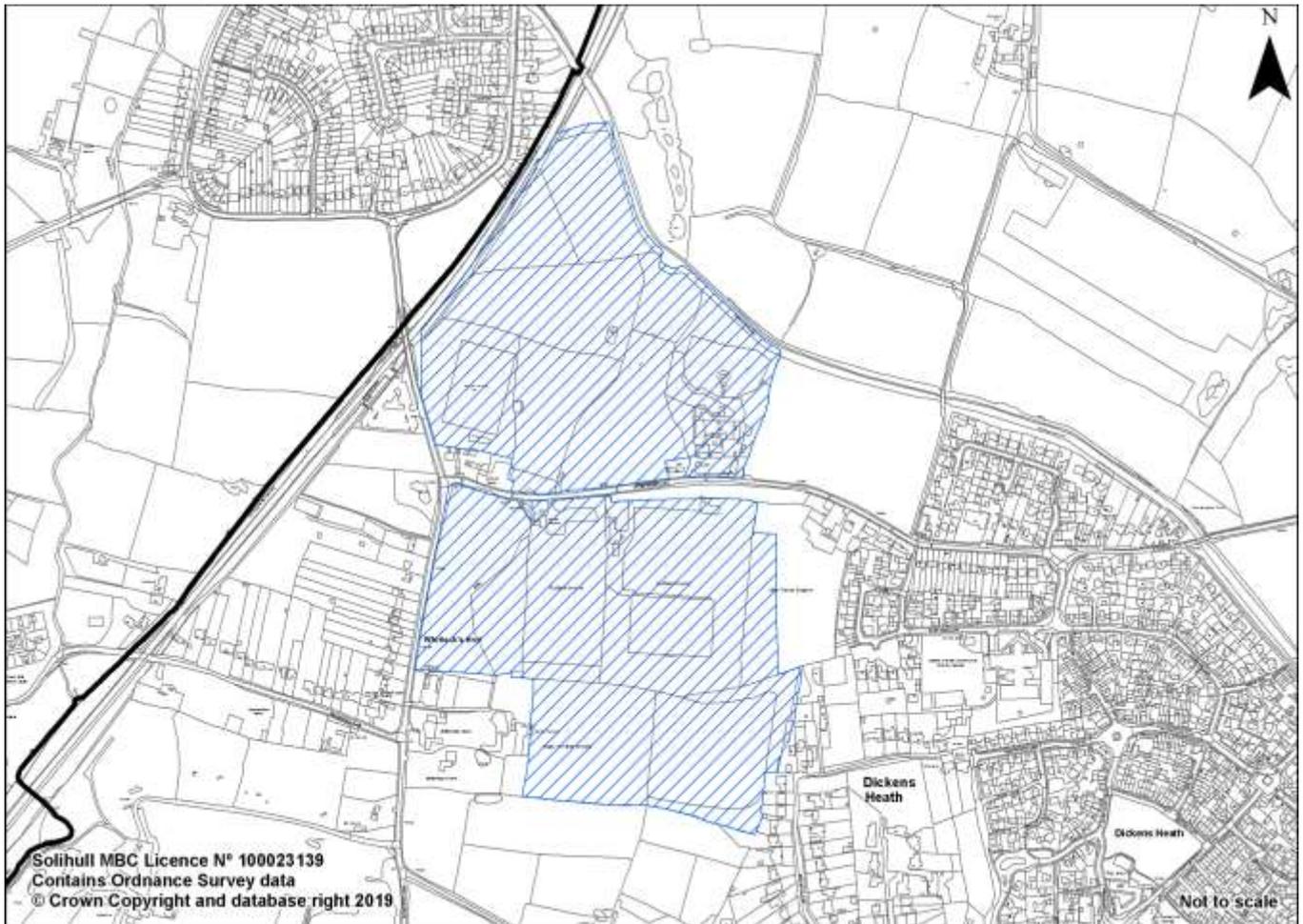
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Both) Overall: High Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP68) overall with a combined score of 6. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 127 18 effects: 7 positive (3 significant); 7 neutral; 4 negative

Site Selection

Spatial Strategy	Site could be considered as fitting with Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Site is to the north and not the west of Dickens Heath, is poorly related to the existing settlement, separated by the canal and could erode the meaningful gap between Dickens Heath and urban area.
Site Selection Step 1	6
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has high accessibility, with lower accessibility to public transport. Development would lie north-east of Dickens Heath, beyond the canal and as such would unacceptably narrow the gap between Dickens Heath and Shirley. Furthermore, the site would not provide a strong defensible Green Belt boundary.
Site Selection Step 2	R

Site Reference	176	Site Name	Land to the west of Dickens Heath
Gross Area (Ha)	36.61	Ward	Blythe
Capacity (SHELAA)	400	Parish	Dickens Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Part of site is Ancient woodland
Soft constraints	Local Wildlife Sites on site Adjacent to canal Existing commercial assets on site Sports pitches

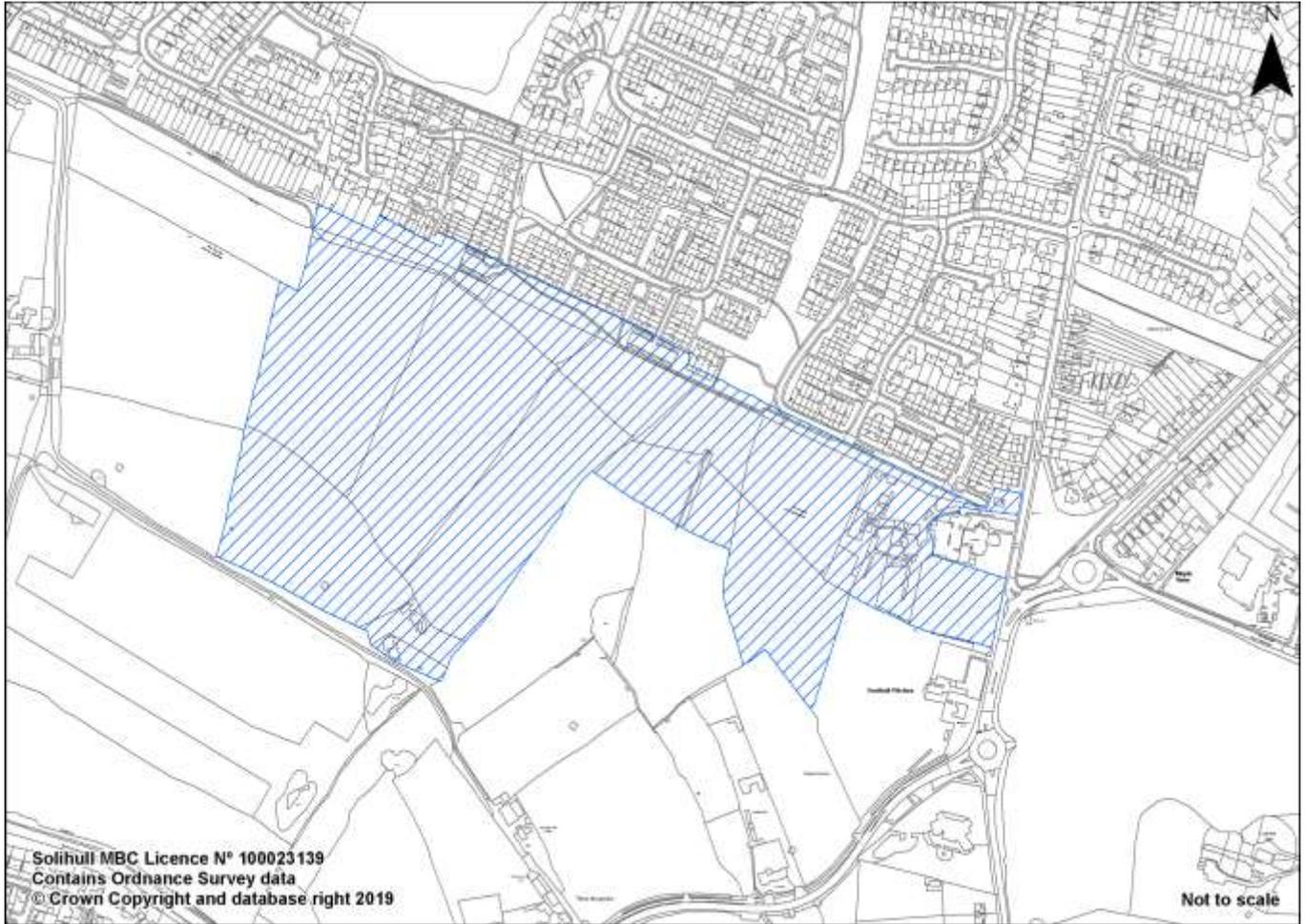
Evidence

SHELAA	Category 3 (significant suitability and some achievability constraints)
Accessibility Study	Primary School: Very High Food Store: Low GP Surgery: Low/Medium Public Transport: Very High (Rail) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP71) overall with a combined score of 7. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 87 16 effects: 7 positive (2 significant); 7 neutral; 2 negative.

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	The area around Dickens Heath is identified as suitable for significant growth, although ensuring key gaps are protected and within walking distance to rail station.
Site Selection Step 1	6
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 1: 'to check unrestricted sprawl of large built-up areas.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium/high accessibility, with very high accessibility to public transport. The site is included within proposed Site 4 in the Draft Local Plan Review, as a sustainable extension to the village of Dickens Heath due to its proximity to Whitlock's End station. The site is constrained by the existing Local Wildlife Sites and playing pitches that are in currently in use and are not considered surplus to requirements, therefore any loss of playing pitches
Site Selection Step 2	G

Site Reference	223	Site Name	Land at Tanworth Lane, Sans Souci and Woodloes
Gross Area (Ha)	18.02	Ward	Blythe and Shirley South
Capacity (SHELAA)	380	Parish	Dickens Heath
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	PROW SL71 through the site Overhead cables Hedgerows Habitats of wildlife interest Access

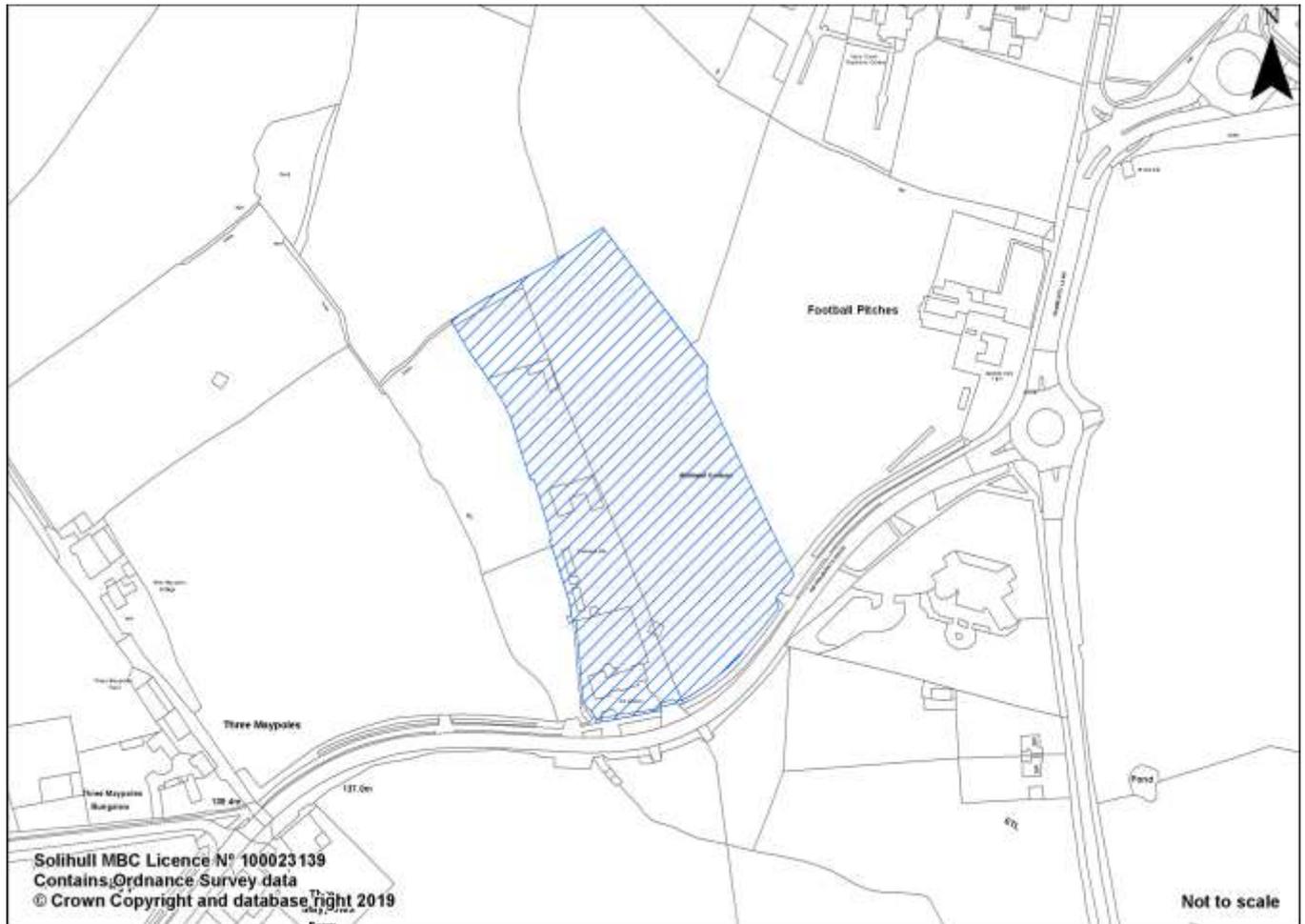
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP69) overall with a combined score of 6. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 88 17 effects: 6 positive (3 significant); 6 neutral; 5 negative

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Site is within Growth Option G – Area F: South of Shirley between Tanworth Lane and Borough Boundary. Considered suitable for growth but need to ensure meaningful gaps are retained and flood zones avoided.
Site Selection Step 1	6
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purposes 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has high accessibility, with low/medium accessibility to public transport. Development would result in loss of open space and would erode the meaningful gap between the urban edge and Dickens Heath
Site Selection Step 2	R

Site Reference	318	Site Name	The Uplands, 74 Dickens Heath Road
Gross Area (Ha)	2.08	Ward	Blythe
Capacity (SHELAA)	49	Parish	Dickens Heath
Green Belt	90	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt Safeguarded Gypsy and Travellers Site on part of site
Hard Constraints	TPO on site
Soft constraints	Allotments Pylons

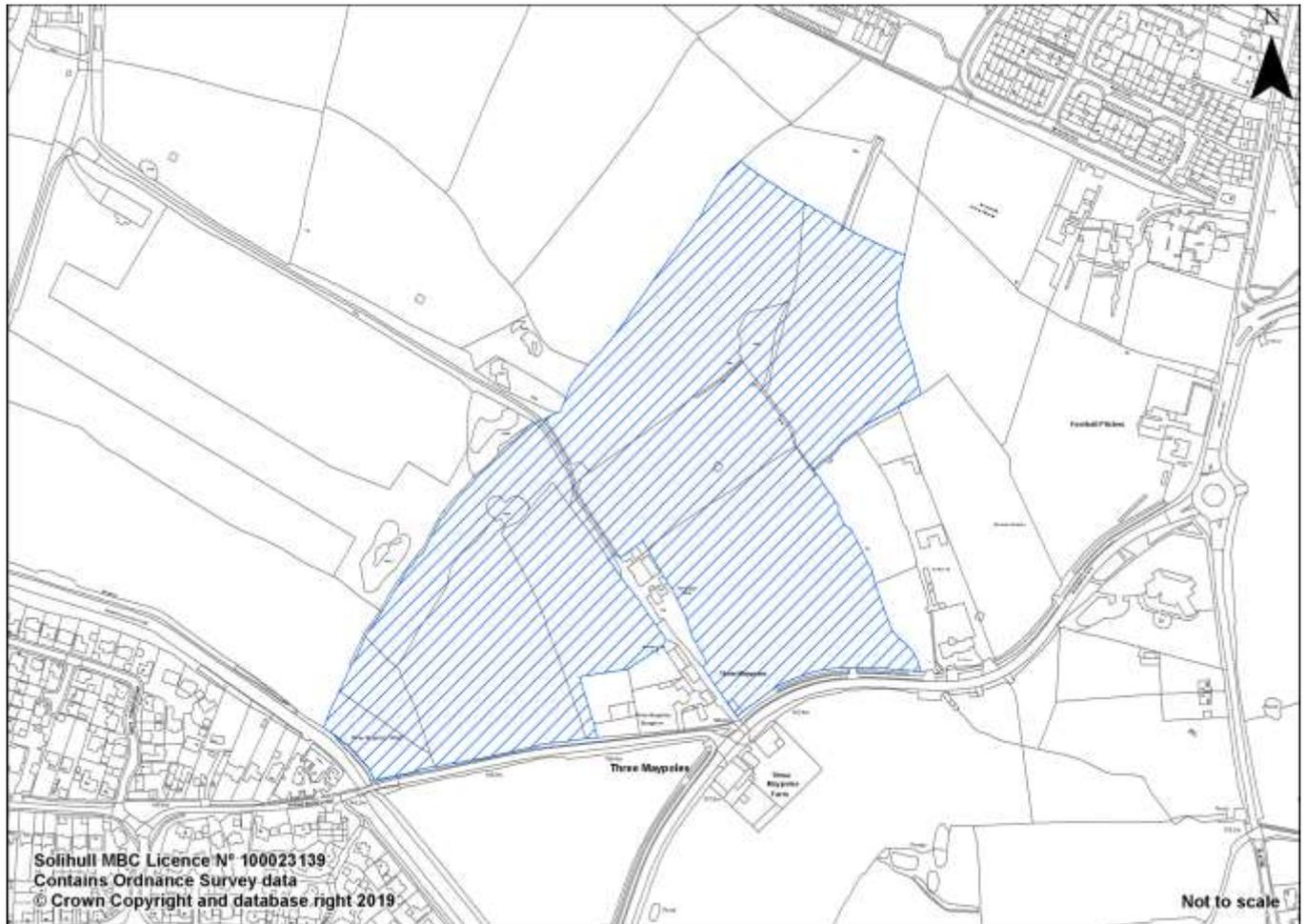
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Medium Food Store: High GP Surgery: Very High Public Transport: Low (Both) Overall: Medium/High Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP69) overall with a combined score of 6. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 152 19 effects: 5 positive (3 significant); 10 neutral; 4 negative

Site Selection

Spatial Strategy	Site could be considered within Growth Option G - Area F: Large scale urban extension.
Site Selection Topic Paper	Site could be considered within Growth Option G – Area F: South of Shirley between Tanworth Lane and Borough Boundary. Area considered suitable for growth but need to ensure meaningful gaps are retained and flood zones avoided.
Site Selection Step 1	6
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purposes 2: 'to prevent neighbouring towns merging into one another,' and 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium/high accessibility, with lower accessibility to public transport. The site comprises allotments, that are not surplus to requirements, and an existing Gypsy and Traveller Site. Development would lie north-east of Dickens Heath, beyond the canal and as such would unacceptably narrow the gap between Dickens Heath and Shirley. Furthermore, the site would not provide a
Site Selection Step 2	R

Site Reference	340	Site Name	Land at Three Maypoles Farm, Dickens Heath Road
Gross Area (Ha)	12.13	Ward	Blythe
Capacity (SHELAA)	284	Parish	Dickens Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on boundary
Soft constraints	Hedgerows Small area classed as contaminated land PROW SL73 runs through the site Pylons

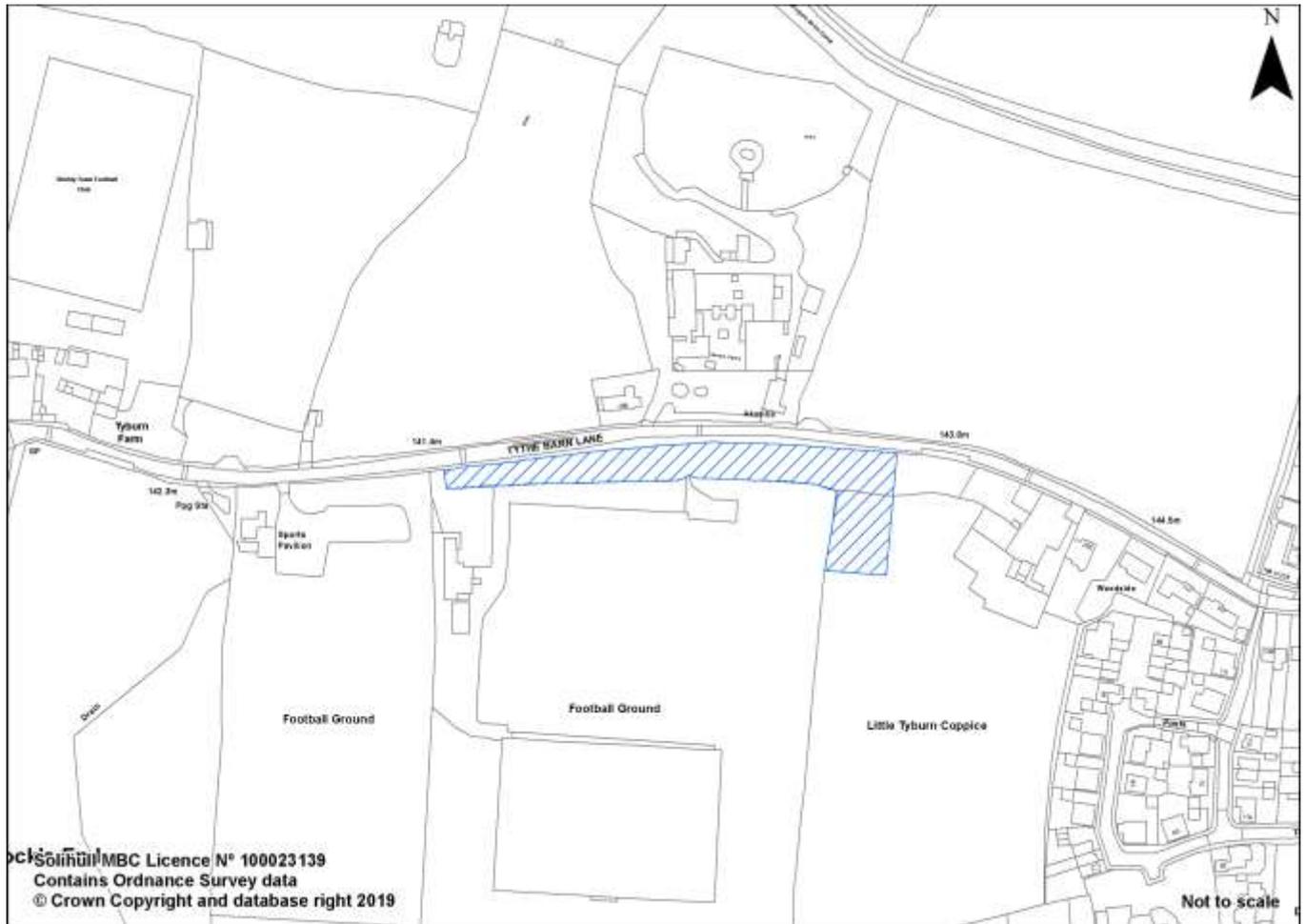
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: High GP Surgery: Very High Public Transport: Very High (Bus) Overall: Very/High Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP69) overall with a combined score of 6. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 138 19 effects: 5 positive (3 significant); 9 neutral; 5 negative

Site Selection

Spatial Strategy	Site could be considered within Growth Option G - Area F: Large scale urban extension.
Site Selection Topic Paper	Site could be considered within Growth Option G – Area F: South of Shirley between Tanworth Lane and Borough Boundary. Area considered suitable for growth but need to ensure meaningful gaps are retained and flood zones avoided.
Site Selection Step 1	6
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purposes 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has very high accessibility, with very high accessibility to public transport. Development would lie north-east of Dickens Heath, beyond the canal and as such would unacceptably narrow the gap between Dickens Heath and Shirley. Furthermore, the site would not provide a strong defensible Green Belt boundary.
Site Selection Step 2	R

Site Reference	405	Site Name	Land adj. 237 Tythe Barn Lane
Gross Area (Ha)	0.46	Ward	Blythe
Capacity (SHELAA)	16	Parish	Dickens Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on part of site
Soft constraints	Small strip of land Local Wildlife Site in part Ancient hedgerow and ancient woodland

Evidence

SHELAA	Category 3 (significant suitability constraints)
Accessibility Study	Primary School: Very High Food Store: Low GP Surgery: Low/Medium Public Transport: Very High (Rail) Overall: Medium/High Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP71) overall with a combined score of 7. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site is included within: AECOM 87 17 effects: 7 positive (3 significant); 2 neutral; 8 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Dickens Heath is identified as suitable for significant growth, although ensuring key gaps are protected and within walking distance to rail station.
Site Selection Step 1	6
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 1: 'to check unrestricted sprawl of large built-up areas.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium/high accessibility, with very high accessibility to public transport. The site is included within proposed Site 4 in the Draft Local Plan Review, as a sustainable extension to the village of Dickens Heath due to its proximity to Whitlock's End station. The site is small and constrained by the existing Local Wildlife Site, and hedgerows, and as such would not be suitable for development in isolation.
Site Selection Step 2	G

Site Reference	8	Site Name	103 Birchy Leasowes Lane
Gross Area (Ha)	0.57	Ward	Blythe
Capacity (SHELAA)	18	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Ancient Woodland
Soft constraints	Local Wildlife Site Part of network of ancient woodland Ponds

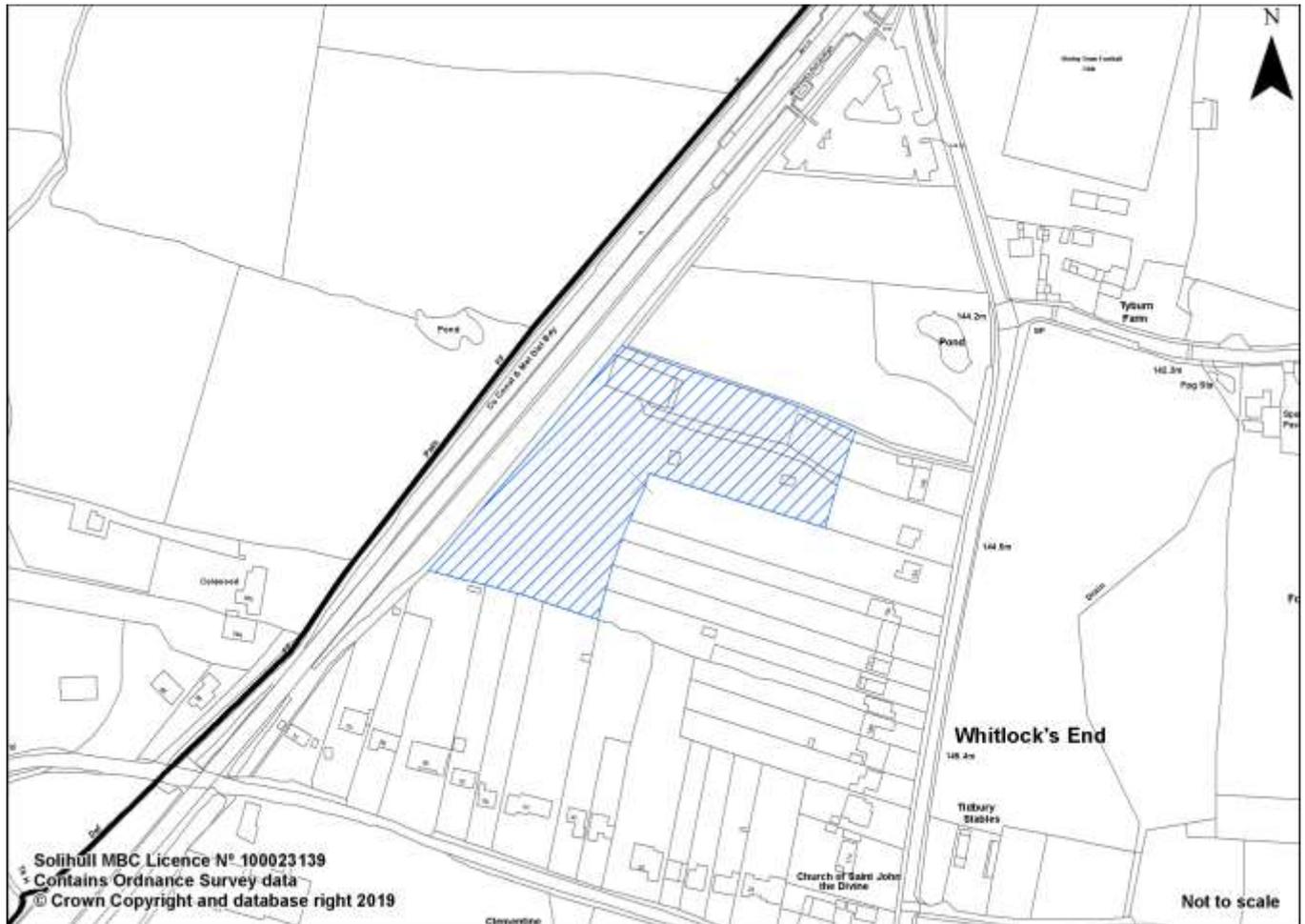
Evidence

SHELAA	Category 3 (significant suitability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Rail) Overall: High Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP73) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 48 17 effects: 7 positive (2 significant), 6 neutral, 4 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Dickens Heath is identified as suitable for significant growth, although ensuring key gaps are protected and within walking distance to rail station.
Site Selection Step 1	6
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has high accessibility, with low/medium accessibility to public transport. The small site comprises ancient woodland within Local Wildlife Site SP17C6, linked to Big and Little Dickens Wood. Furthermore, the site lies south of Birchy Leasowes Lane, which forms a strong defensible Green Belt boundary.
Site Selection Step 2	R

Site Reference	18	Site Name	Land to RO 146/152 Tilehouse Lane
Gross Area (Ha)	1.21	Ward	Blythe
Capacity (SHELAA)	Estimated 15	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Part brownfield/part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on site
Soft constraints	Habitats of wildlife interest

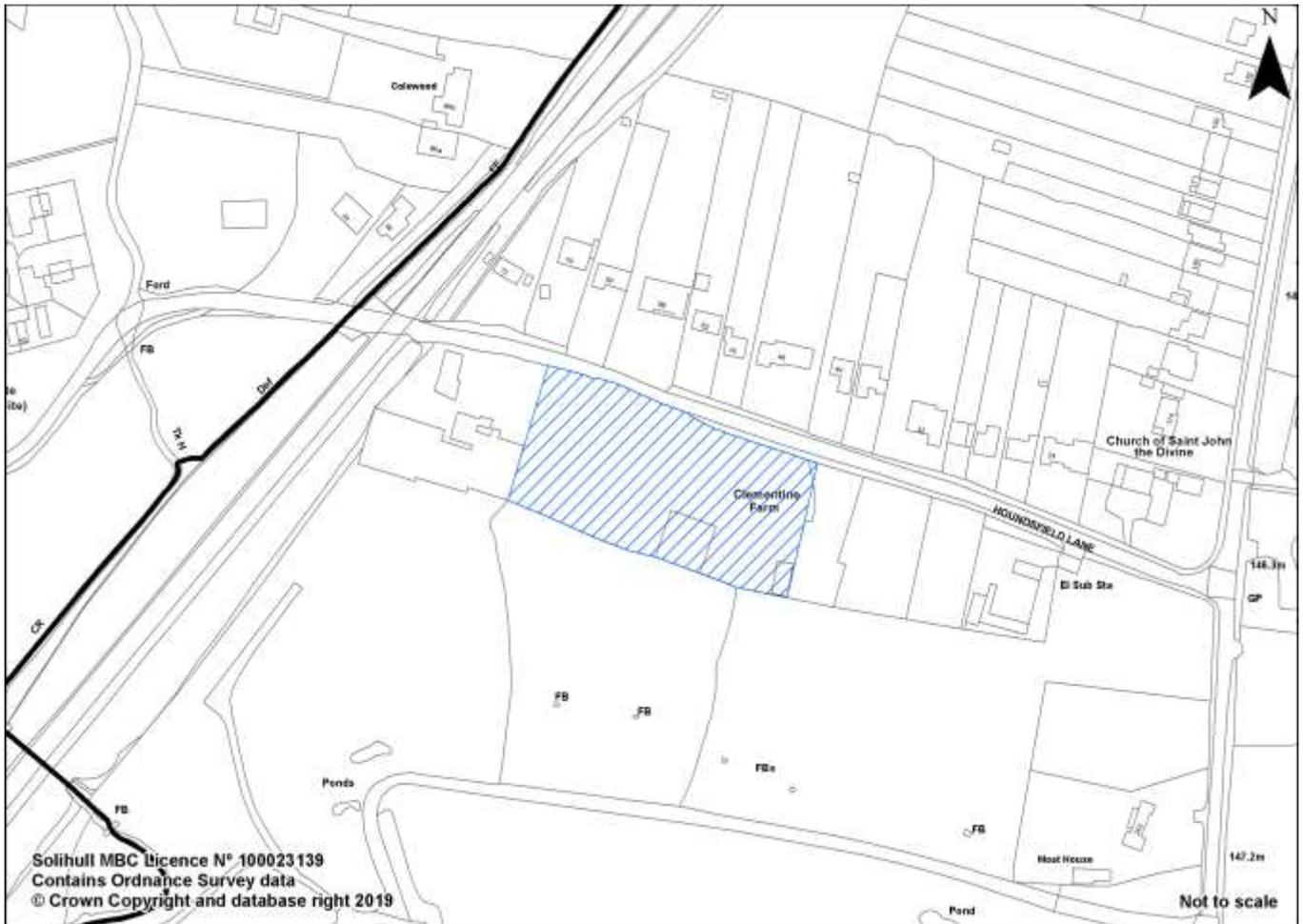
Evidence

SHELAA	Assessed as part of SHELAA Site 1013 - Category 2 (some suitability constraints)
Accessibility Study	Primary School: Medium Food Store: Low GP Surgery: Low Public Transport: Very High (Rail) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 125 18 Effects: 3 positive (2 significant); 11 neutral; 4 negative (1 significant)

Site Selection

Spatial Strategy	Site could be considered as Growth Option A - High frequency public transport corridors and hubs, however the site is located within the Green Belt and the site is
Site Selection Topic Paper	The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station.
Site Selection Step 1	8
Commentary	The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change, however, it is in existing use and part backland development. The site has medium accessibility, with high accessibility to public transport and is part brownfield. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4, West of Dickens Heath.
Site Selection Step 2	A

Site Reference	22	Site Name	Land to the south of Houndsfield Lane (former
Gross Area (Ha)	0.69	Ward	Blythe
Capacity (SHELAA)	Estimated 22	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Mature Trees
Soft constraints	Contaminated land (part)

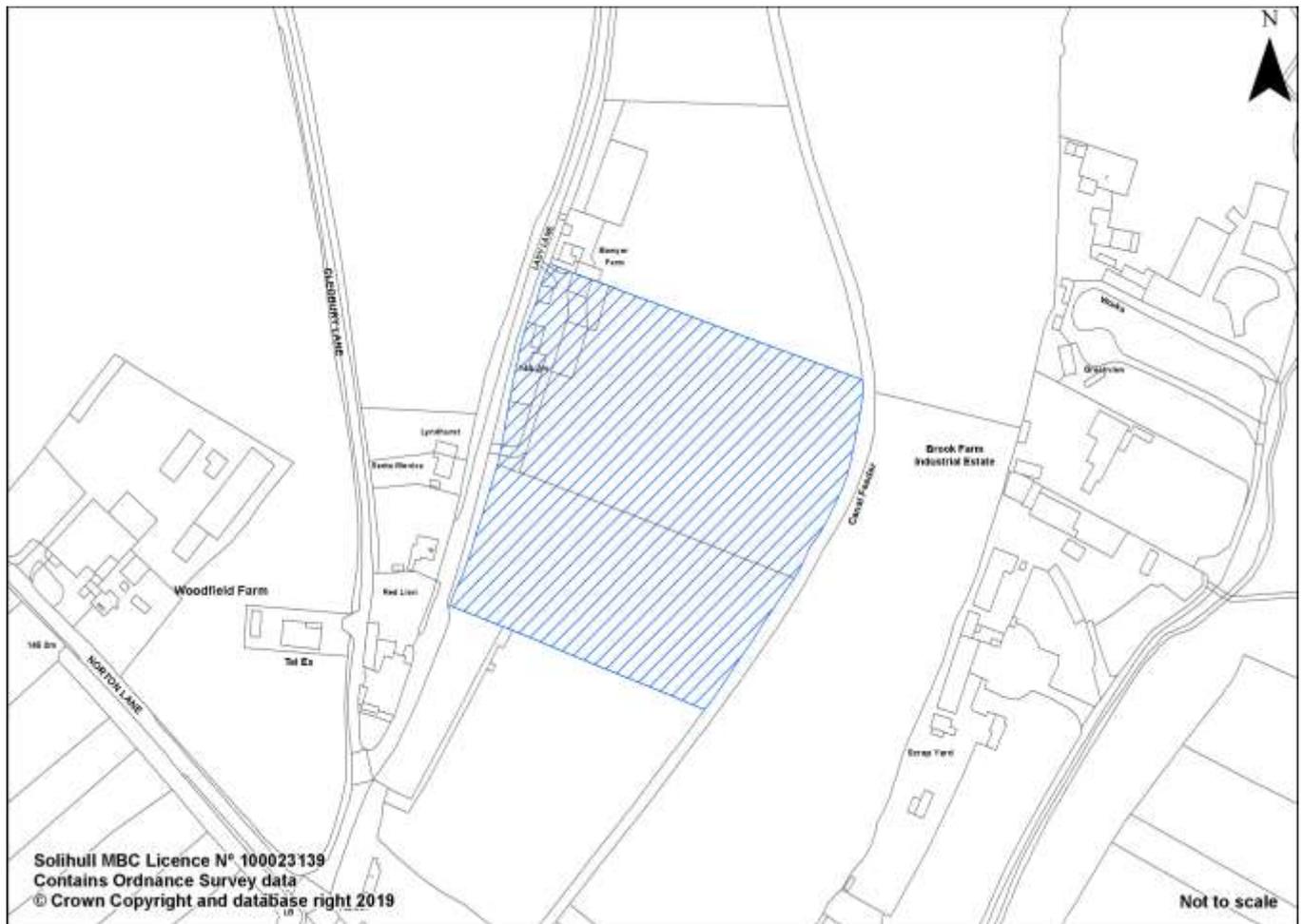
Evidence

SHELAA	Assessed as part of SHELAA Site 1005 - Category 2 (some suitability constraints)
Accessibility Study	Primary School: Low/Medium Food Store: Low GP Surgery: Low Public Transport: Very High (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 48 17 effects: 7 positive (2 significant), 6 neutral, 4 negative.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Site is detached from Tidbury Green settlement and does not fit within spatial strategy. Backland development may not be considered appropriate.
Site Selection Step 1	9
Commentary	The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium accessibility, with high accessibility to public transport at Wythall station. Development would be detached from the main settlement of Dickens Heath, would not create a strong defensible boundary and would set an unwelcome precedent for coalescence with Tidbury Green.
Site Selection Step 2	R

Site Reference	37	Site Name	Bowyer Farm
Gross Area (Ha)	2.71	Ward	Blythe
Capacity (SHELAA)	63	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	High pressure gas pipeline inner zone
Soft constraints	Overhead cables Habitats of wildlife interest

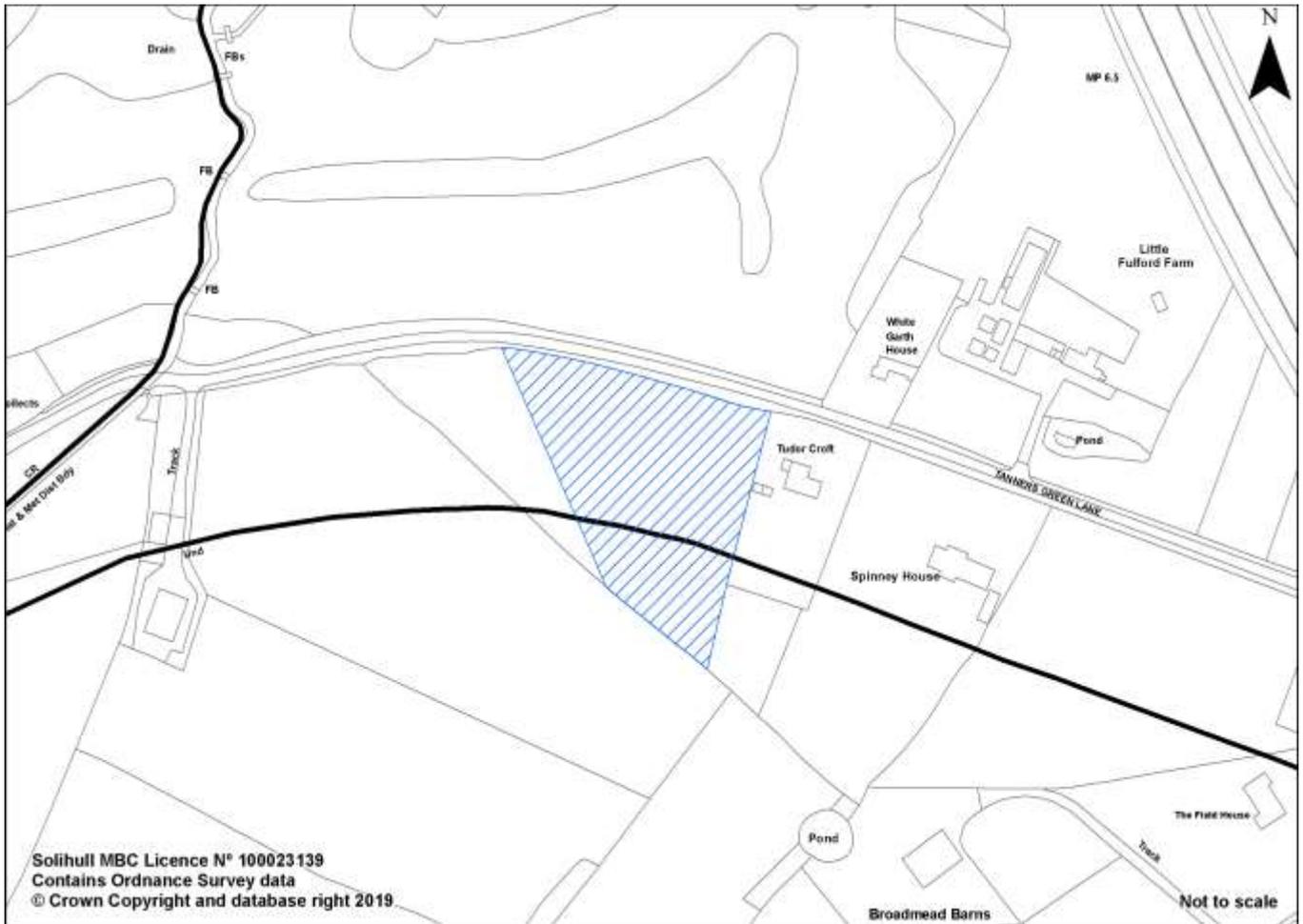
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very Low Food Store: Medium GP Surgery: Very Low Public Transport: Low (Bus) Overall: Low Access: No existing footway provision
Green Belt Assessment	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	9
Commentary	The site is within a moderately performing broad area of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has low accessibility, with very low accessibility to public transport and is constrained by the high pressure gas pipeline inner zone. Development would be isolated and detached from the settlement, would not create a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside.
Site Selection Step 2	R

Site Reference	39	Site Name	Field adj. to Tudor Croft
Gross Area (Ha)	0.73	Ward	Blythe
Capacity (SHELAA)	5	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Habitats of wildlife interest

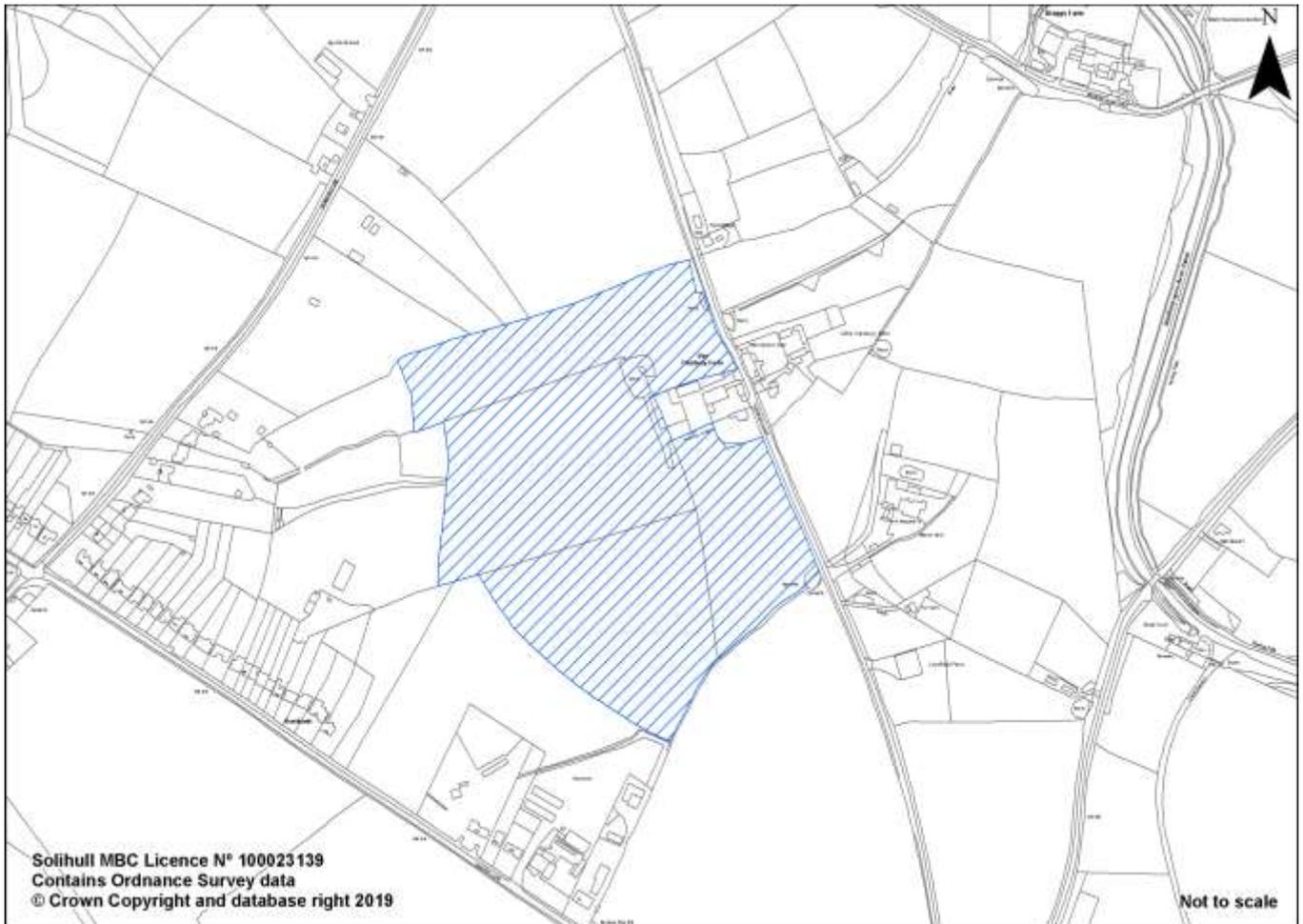
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very Low (Rail) Overall: Very Low Access: No existing footway provision
Green Belt Assessment	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	9
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has very low accessibility, with very low accessibility to public transport. The small site is isolated, would not create a strong defensible boundary and would result in an unacceptable incursion into the countryside.
Site Selection Step 2	R

Site Reference	42	Site Name	Big Cleobury Farm
Gross Area (Ha)	10.72	Ward	Blythe
Capacity (SHELAA)	251	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Adjacent to Listed building
Soft constraints	Access Telegraph poles Hedgerows

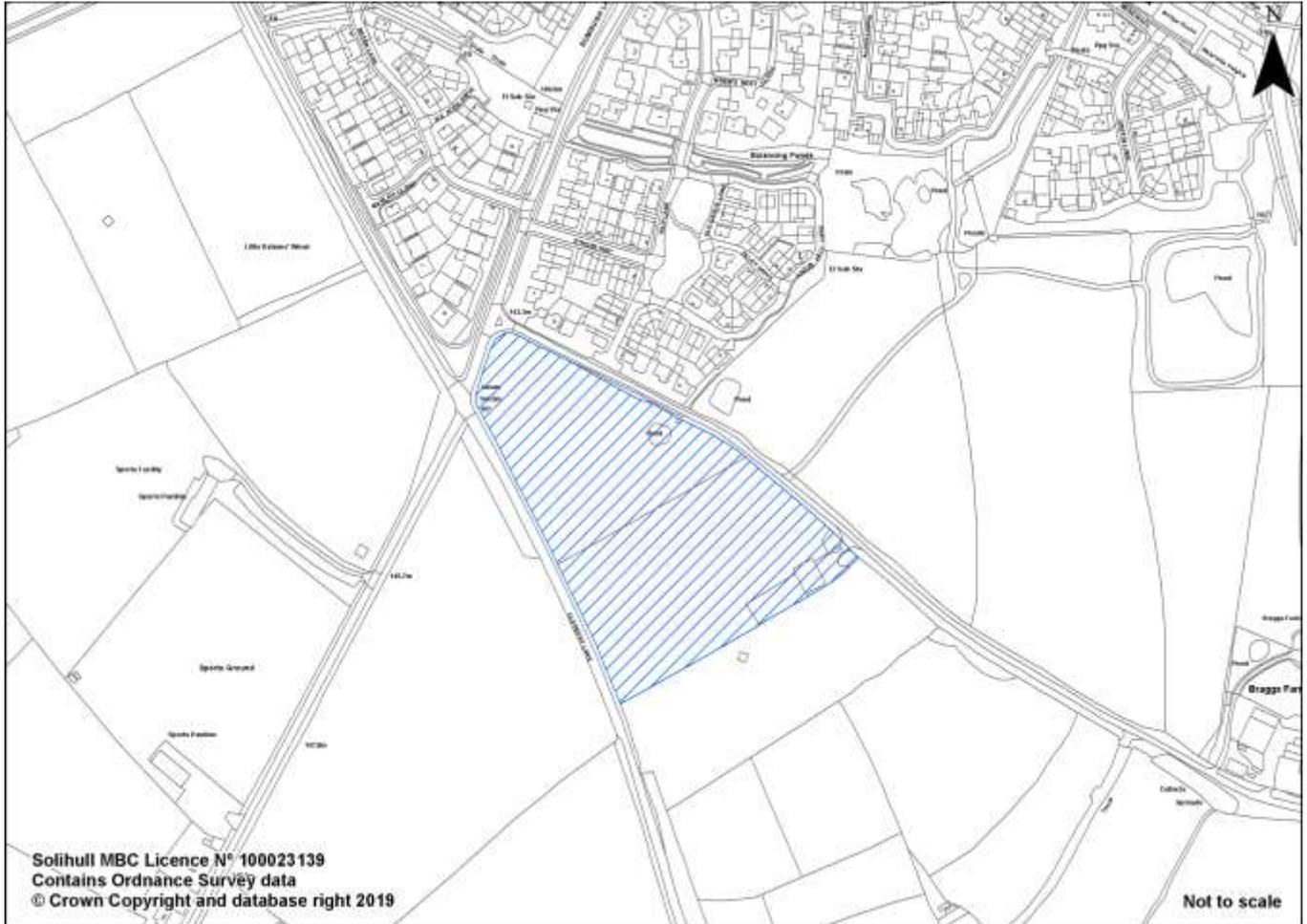
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Low/Medium Food Store: Medium GP Surgery: Medium Public Transport: Low (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP77) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 77 17 effects: 4 positive, 9 neutral, 4 negative.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Site is detached from Tidbury Green settlement and does not fit within spatial strategy.
Site Selection Step 1	9
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium accessibility, with lower accessibility to public transport. Development would not create a strong defensible Green Belt boundary, would result in an unacceptable incursion into the countryside to the east of Tidbury Green.
Site Selection Step 2	R

Site Reference	58	Site Name	Land at Cleobury Lane, Dickens Heath
Gross Area (Ha)	2.85	Ward	Blythe
Capacity (SHELAA)	67	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs near northern boundary of site
Soft constraints	Pylons Habitats of wildlife interest

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Rail) Overall: High Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP77) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 118 18 effects: 4 positive (1 significant) 12 neutral 2 negative

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Dickens Heath is identified as suitable for significant growth, although ensuring key gaps are protected and within walking distance to rail station.
Site Selection Step 1	6
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has high accessibility, with lower accessibility to public transport. Development would extend Dickens Heath to the south-east, further from the railway station, and would result in an unacceptable incursion into the countryside.
Site Selection Step 2	R

Site Reference	69	Site Name	Norton Lane, Earlswood
Gross Area (Ha)	2.93	Ward	Blythe
Capacity (SHELAA)	90	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing property on site Access Habitats of wildlife interest Small area of contaminated land

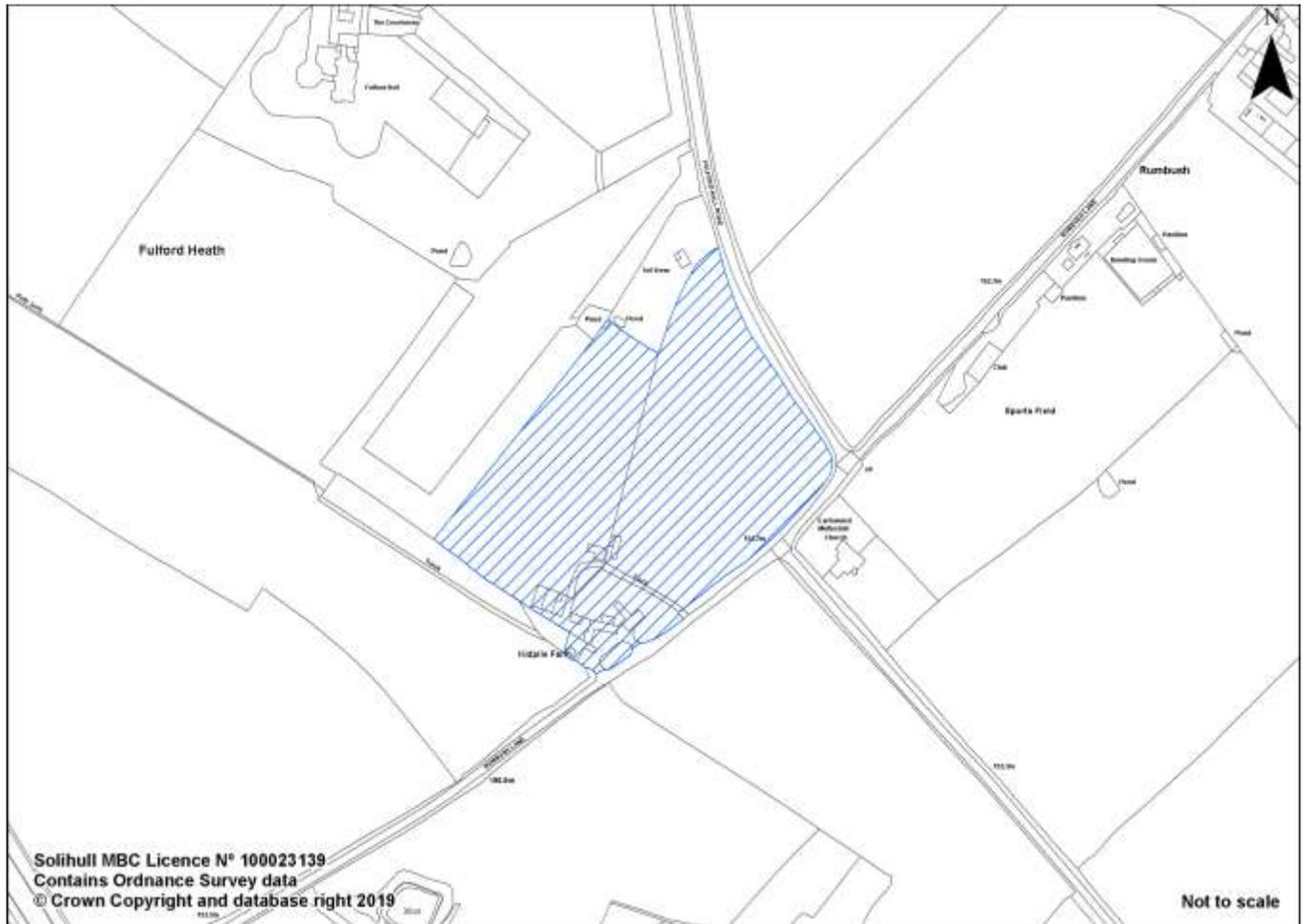
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Low Public Transport: Low (Rail) Overall: Low Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP77) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 77 17 effects: 4 positive, 9 neutral, 4 negative.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Site is detached from Tidbury Green settlement and does not fit within spatial strategy.
Site Selection Step 1	9
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has low accessibility, with lower accessibility to services and public transport. Development would not create a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside to the east of Tidbury Green.
Site Selection Step 2	R

Site Reference	70	Site Name	Kidpile Farm
Gross Area (Ha)	3.52	Ward	Blythe
Capacity (SHELAA)	Assessed For Employment only	Parish	Tidbury Green
Green Belt	100	Greenfield/Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Habitats of wildlife interest PROW SL91 along southern boundary of site Telegraph poles

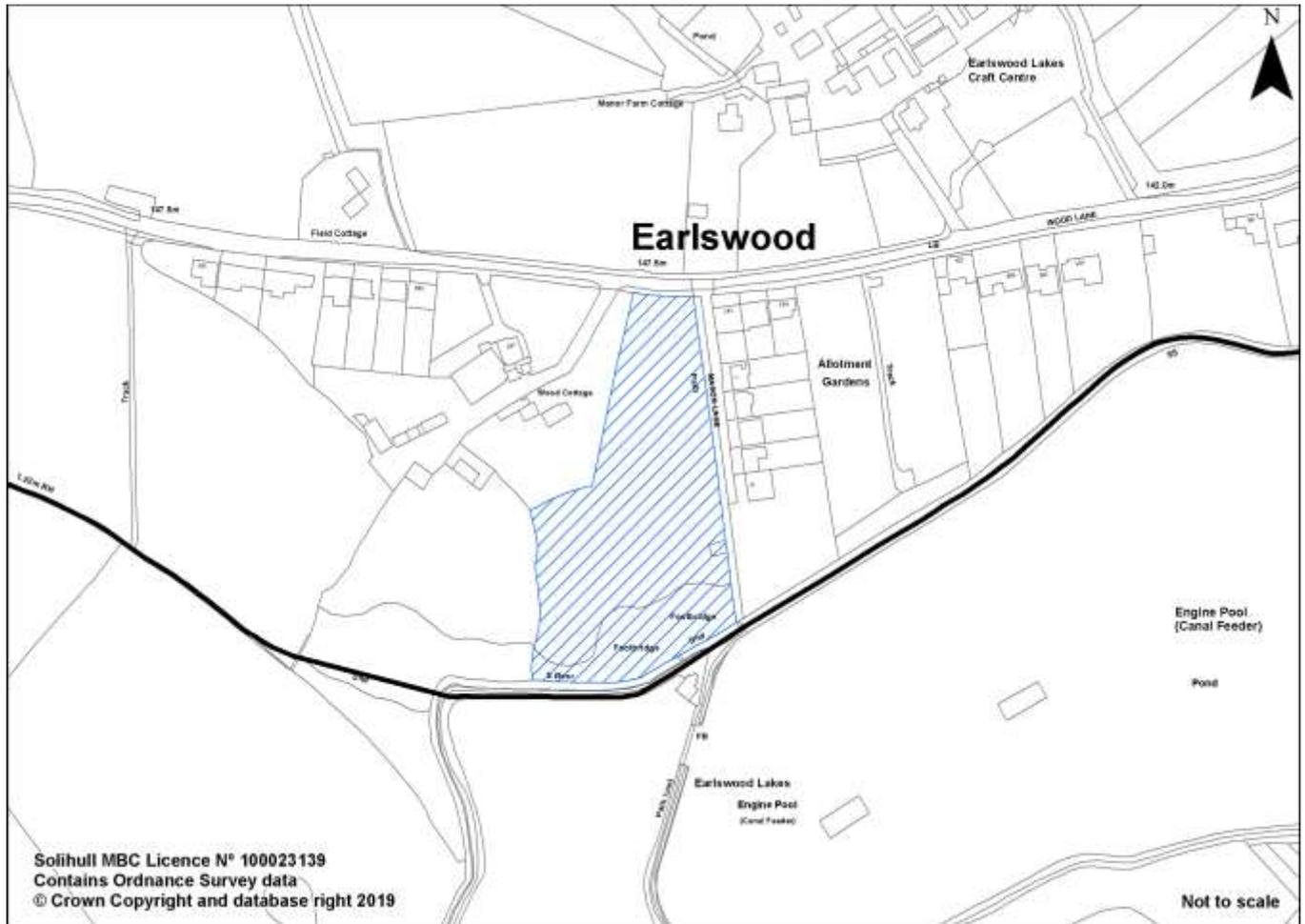
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Primary School: Low/Medium Food Store: Low GP Surgery: Very Low Public Transport: Low (rail) Overall: Low Access: No existing footway provision
Green Belt Assessment	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 70. 17 effects: 2 positive; 9 neutral; 6 negative (2 significant).

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	9
Commentary	The site has been put forward for employment uses and not residential. It is within a moderately performing broad area of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has low accessibility, with low accessibility to public transport. Development would be isolated, not create a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside south of Tidbury Green.
Site Selection Step 2	R

Site Reference	71	Site Name	Land at 149-163 Wood Lane
Gross Area (Ha)	1.23	Ward	Blythe
Capacity (SHELAA)	35	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	High pressure gas pipeline inner zone
Soft constraints	Habitats of wildlife interest Flood Zone 2 at southern part of site Adjacent to Local Wildlife Site at Earlswood Lakes

Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very Low Food Store: Medium GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Low Access: No existing footway provision
Green Belt Assessment	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	9
Commentary	The site is small and constrained by the high pressure inner zone of a gas pipeline. It is within a moderately performing broad area of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has low accessibility, with low accessibility to services and very low accessibility to public transport. Development would be isolated and detached from the settlement and not create a strong defensible Green Belt boundary.
Site Selection Step 2	R

Site Reference	73	Site Name	Earlswood Caravan/Ambleside
Gross Area (Ha)	1.92	Ward	Blythe
Capacity (SHELAA)	59	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Contaminated land on part of site Existing commercial assets on-site

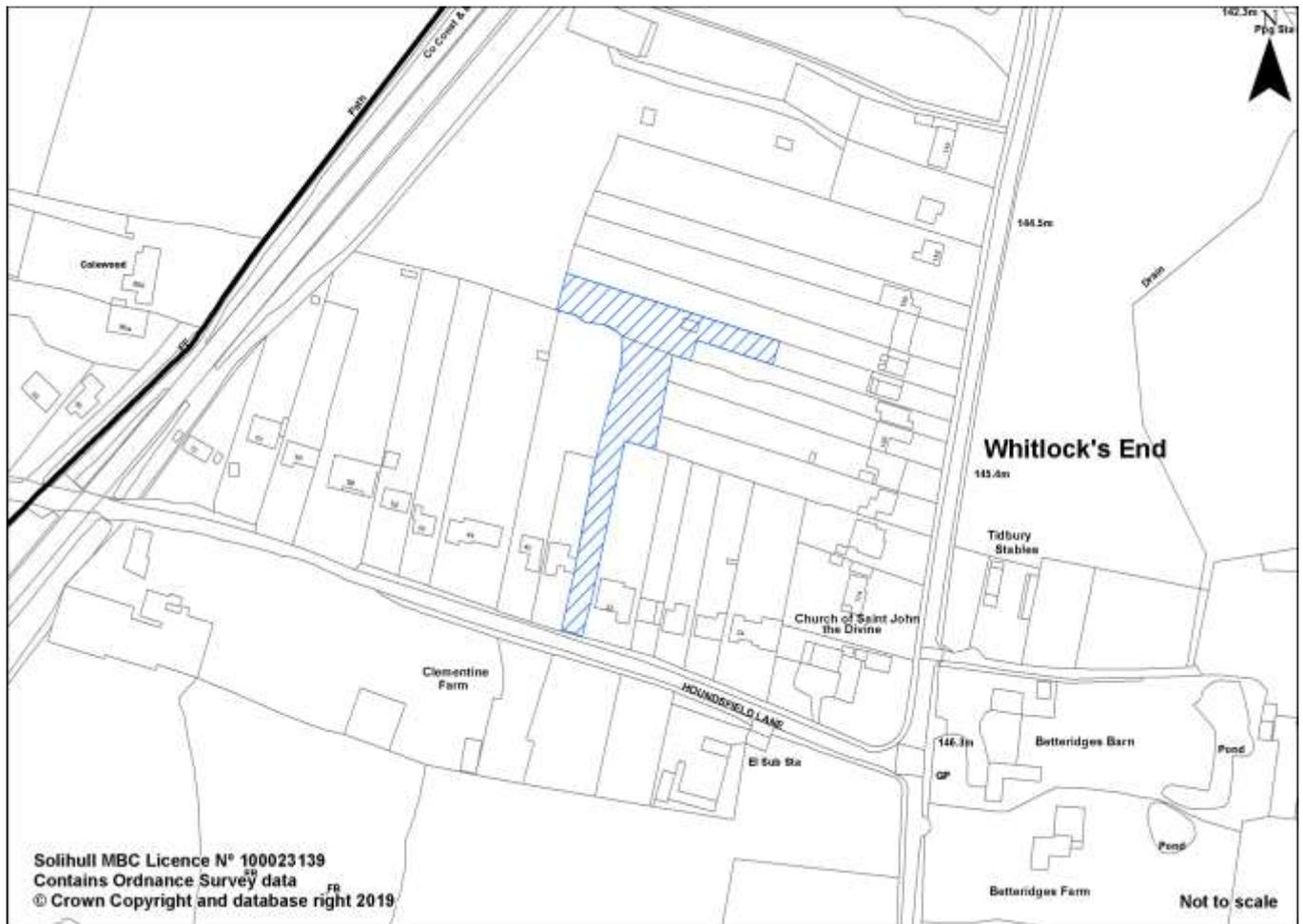
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP77) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 77 17 effects: 4 positive, 9 neutral, 4 negative.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Site is detached from Tidbury Green settlement and does not fit within spatial strategy.
Site Selection Step 1	8
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has low accessibility, with low to very low accessibility to services and public transport. Development would be detached from the settlement, would not create a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside to the east of Tidbury Green.
Site Selection Step 2	R

Site Reference	74	Site Name	Land at and RO of 162 Tilehouse Lane
Gross Area (Ha)	0.29	Ward	Blythe
Capacity (SHELAA)	8	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Part brownfield/part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on boundary of site
Soft constraints	Access

Evidence

SHELAA	Category 3 (significant achievability constraints)
Accessibility Study	Primary School: Medium Food Store: Low GP Surgery: Low Public Transport: Very High (Rail) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 115 18 Effects: 3 positive; 10 neutral; 5 negative (1 significant)

Site Selection

Spatial Strategy	Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from
Site Selection Topic Paper	The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station.
Site Selection Step 1	8
Commentary	The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change, however, it is in existing use and part backland development. The site has medium accessibility, with high accessibility to public transport and is part brownfield. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4, West of Dickens Heath.
Site Selection Step 2	A

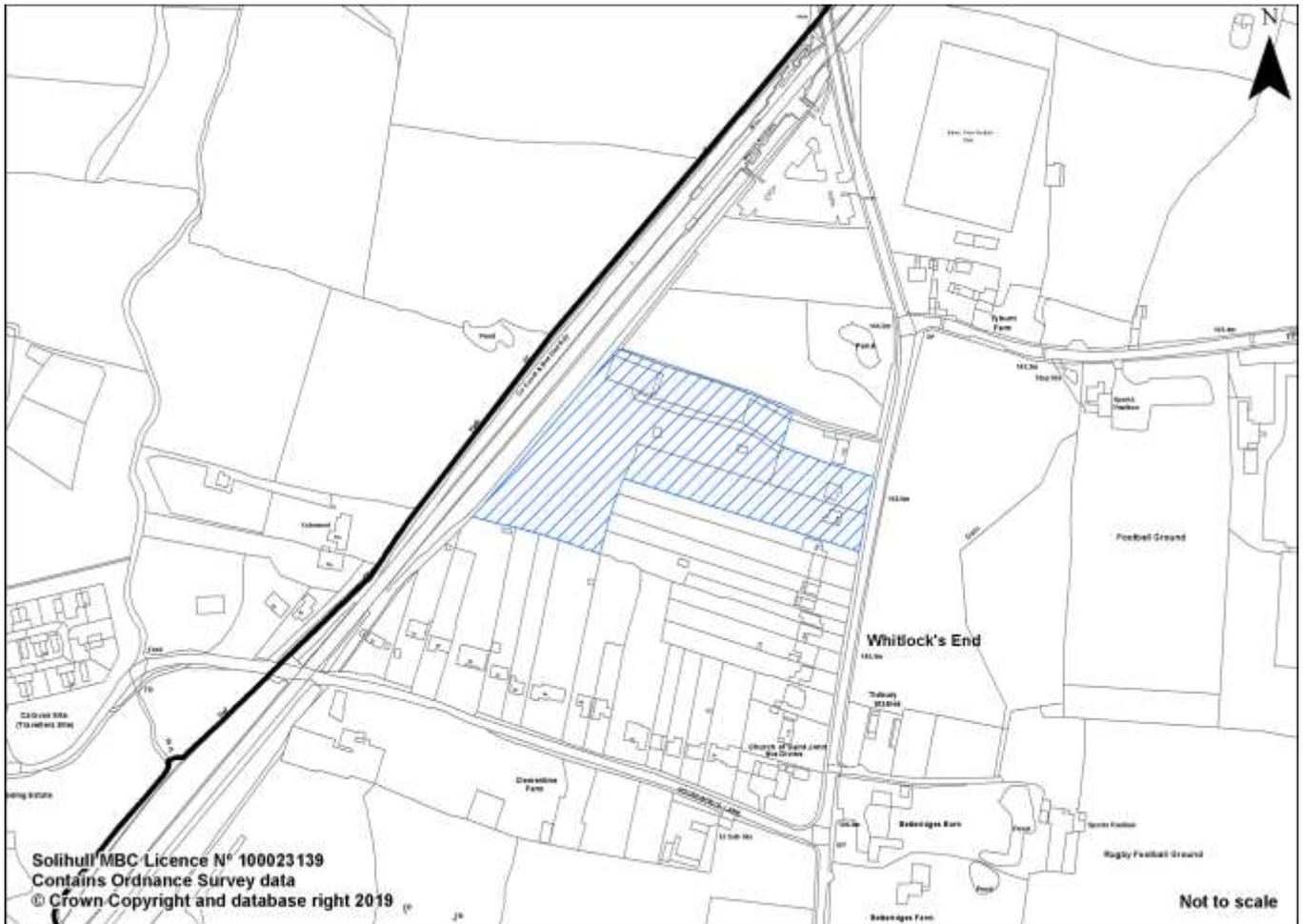
Evidence

SHELAA	Assessed as part of SHELAA Site 1005 - Category 2 (some suitability constraints)
Accessibility Study	Primary School: Low/Medium Food Store: Low GP Surgery: Low Public Transport: Very High (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 48 17 effects: 7 positive (2 significant), 6 neutral, 4 negative.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Site is detached from Tidbury Green settlement and does not fit within spatial strategy. Backland development may not be considered appropriate.
Site Selection Step 1	5
Commentary	The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium accessibility, with high accessibility to public transport at Wythall station. Development would be detached from the main settlement of Dickens Heath, would not create a strong defensible boundary and would set an unwelcome precedent for coalescence with Tidbury Green.
Site Selection Step 2	R

Site Reference	116	Site Name	Land at and to the rear of 146-152 Tilehouse Lane
Gross Area (Ha)	1.75	Ward	Blythe
Capacity (SHELAA)	Estimated 18	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Part brownfield/part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site
Soft constraints	Existing properties on site Proximity to railway line

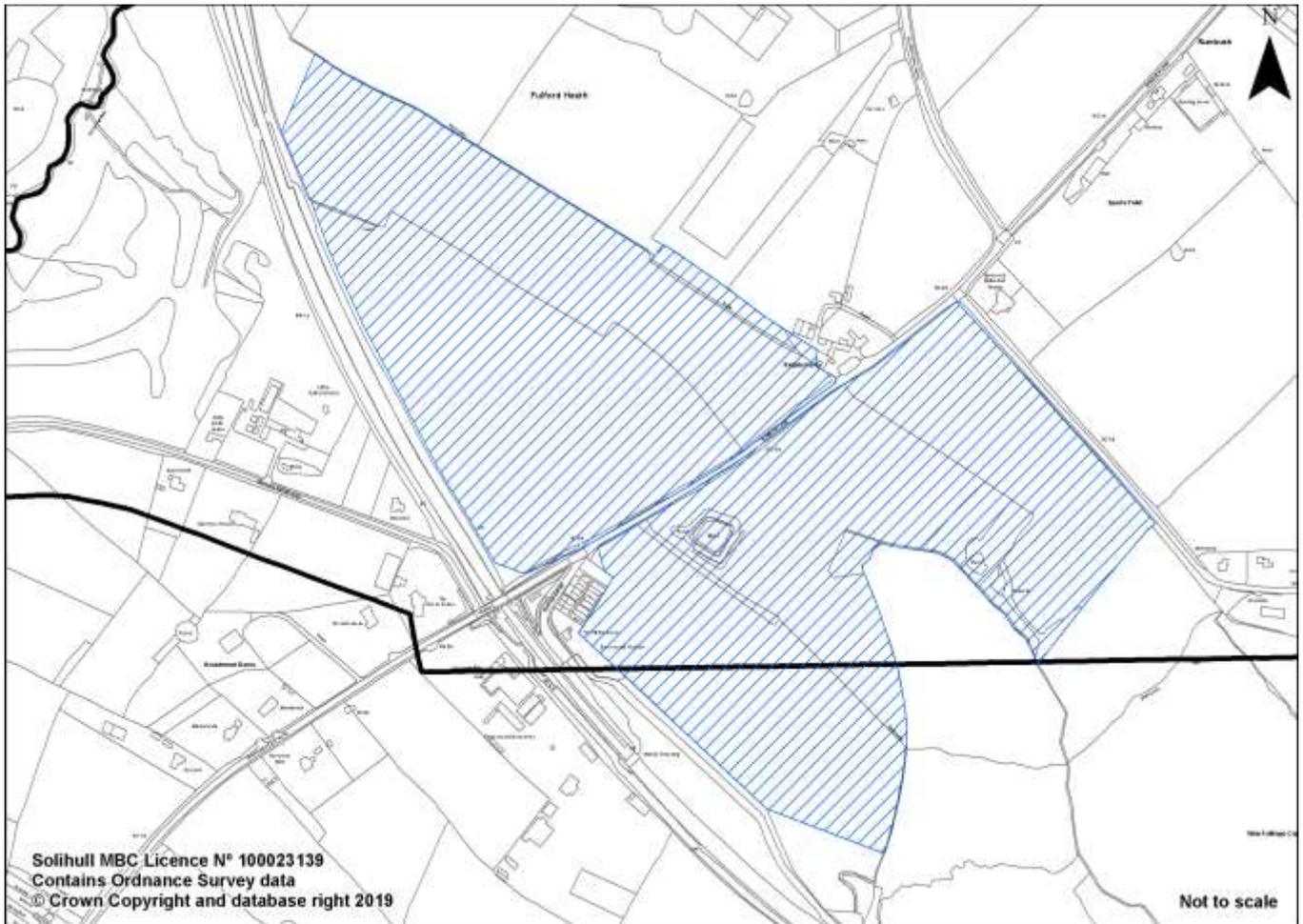
Evidence

SHELAA	Assessed as part of SHELAA Site 1013 - Category 2 (some suitability constraints)
Accessibility Study	Primary School: Medium Food Store: Low GP Surgery: Low Public Transport: Very High (Rail) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 126 18 effects: 3 positive (2 significant); 10 neutral; 5 negative (1 significant)

Site Selection

Spatial Strategy	Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from
Site Selection Topic Paper	The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station.
Site Selection Step 1	8
Commentary	The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change, however, it is in existing use and part backland development. The site has medium accessibility, with high accessibility to public transport and is part brownfield. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4, West of Dickens Heath.
Site Selection Step 2	A

Site Reference	141	Site Name	Land around Earlswood Station
Gross Area (Ha)		Ward	Blythe (and Stratford DC)
Capacity (SHELAA)	3,000	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Adjacent to Clowes Wood SSSI
Soft constraints	PROW SL90 and SL91 through the site Telegraph poles Habitats of wildlife interest

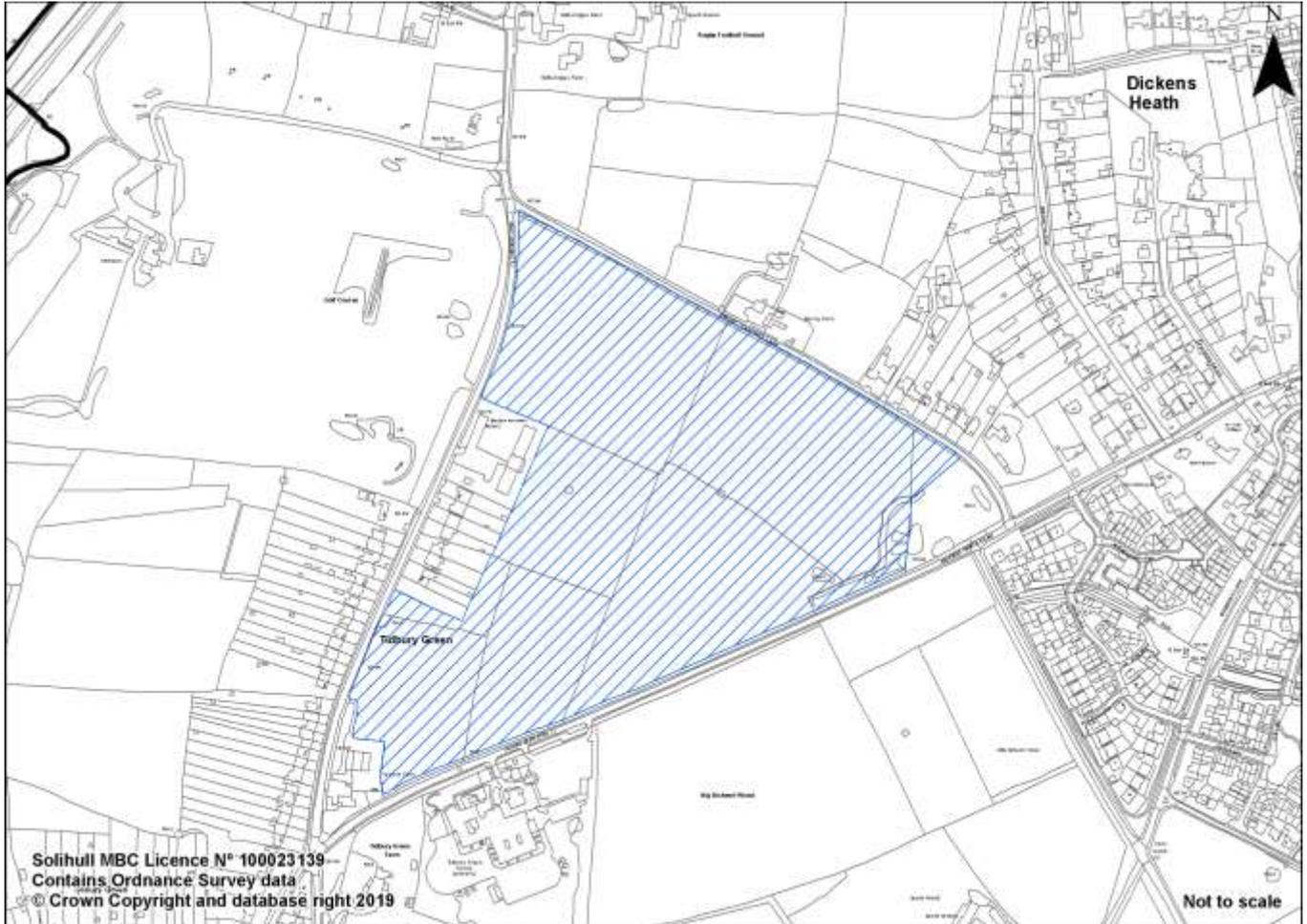
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: No existing footway provision
Green Belt Assessment	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 70. 17 effects: 2 positive; 9 neutral; 6 negative (2 significant).

Site Selection

Spatial Strategy	Growth Option G: New Settlements
Site Selection Topic Paper	The only settlement option identified through the Call for Sites is at Earlswood, which is isolated from the urban area, would require significant new/upgraded infrastructure and would result in a significant incursion into the Green Belt. Growth would be required in Stratford District as well as Solihull.
Site Selection Step 1	9
Commentary	The site is within a moderately performing broad area of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has low accessibility, with low accessibility to services and public transport. Development would be isolated from existing settlements, not create a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside to the south of Tidbury Green.
Site Selection Step 2	R

Site Reference	192	Site Name	Jordan Farm
Gross Area (Ha)	15.16	Ward	Blythe
Capacity (SHELAA)	355	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Small part of site overlaps with Local Wildlife Site, and is adjacent to Local Wildlife Site including ancient woodland Overhead cables Hedgerows

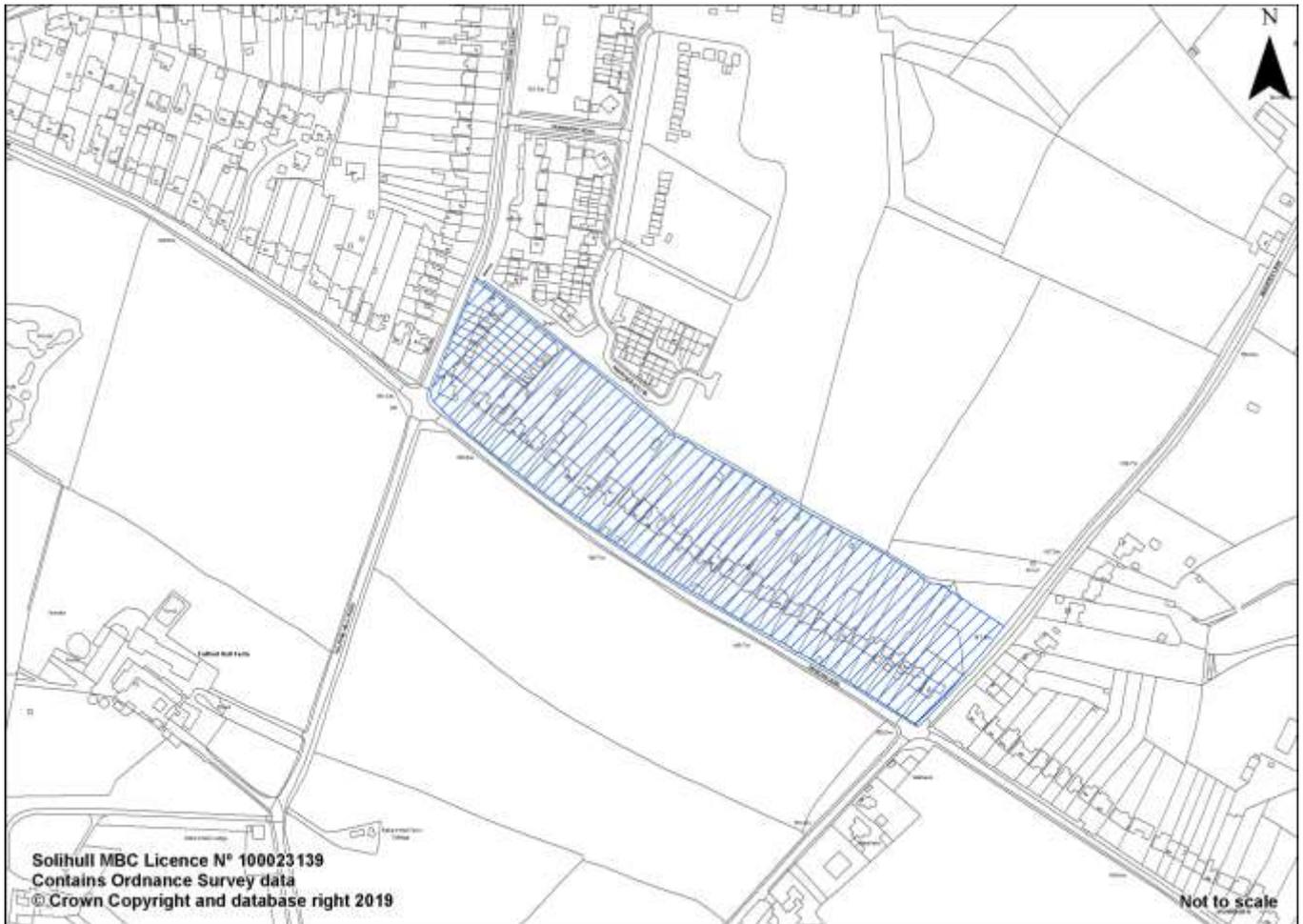
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very High Food Store: High GP Surgery: High Public Transport: Very High (Rail) Overall: Very High Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP73) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 94 17 effects: 6 positive (2 significant); 7 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Dickens Heath is identified as suitable for significant growth, although ensuring key gaps are protected and within walking distance to rail station.
Site Selection Step 1	9
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has very high accessibility, in particular to railway stations and Tidbury Green Primary School, however, development of the site would result in unacceptable coalescence between Dickens Heath and the settlement of Tidbury Green.
Site Selection Step 2	R

Site Reference	206	Site Name	Land at Norton Lane, Tidbury Green
Gross Area (Ha)	5.07	Ward	Blythe
Capacity (SHELAA)	Site excluded from study - backland	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site
Soft constraints	Existing properties within ribbon development

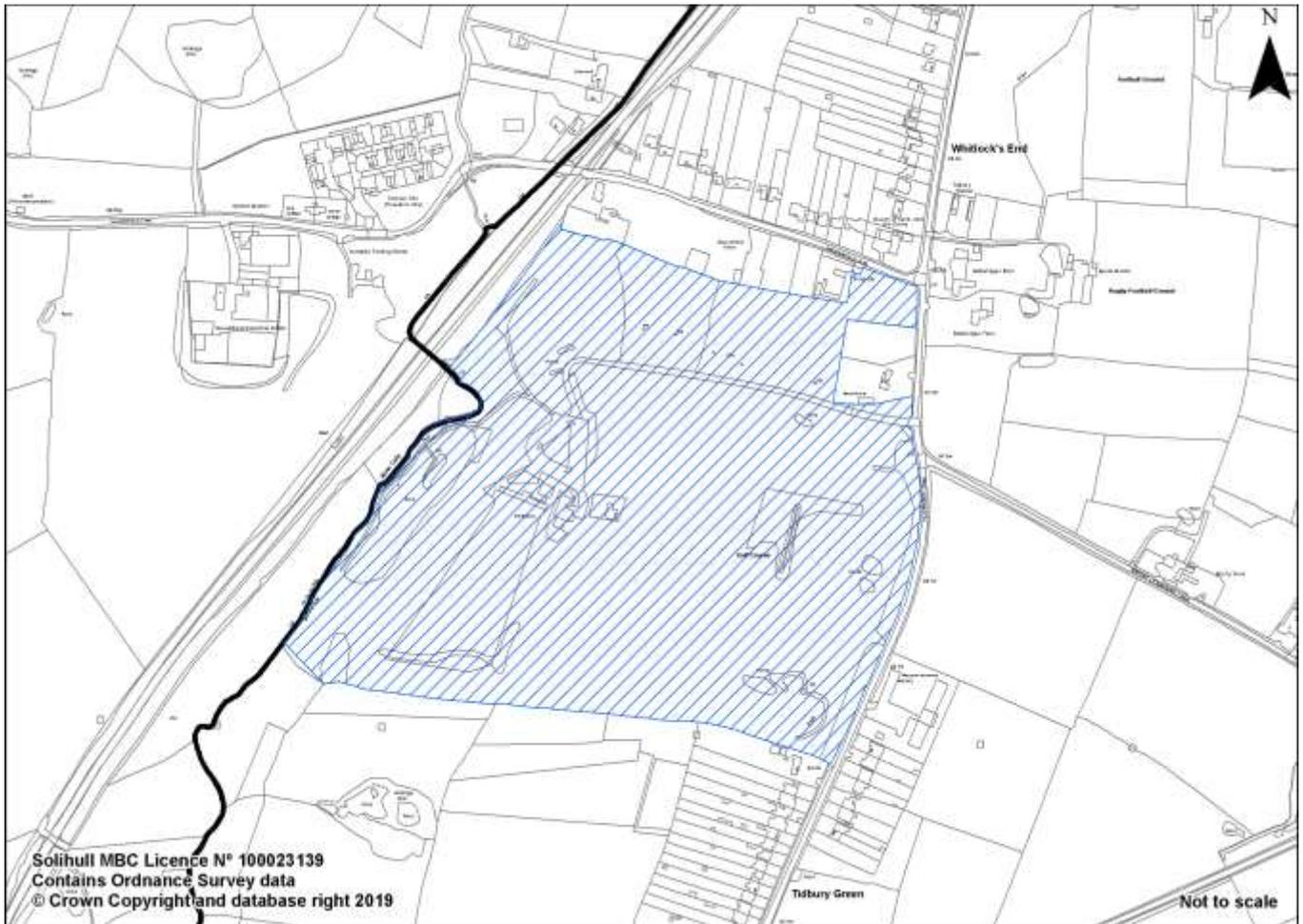
Evidence

SHELAA	Site excluded from study
Accessibility Study	Primary School: Very High Food Store: Low GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Medium Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP75) overall with a combined score of 7. *Highly performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 77 17 effects: 4 positive, 9 neutral, 4 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Tidbury Green village is identified as unsuitable for expansion, but suitable for infilling. Backland development may not be considered appropriate.
Site Selection Step 1	9
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purposes 2: 'to prevent neighbouring towns merging into one another,' and 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium accessibility, with lower accessibility to public transport. The site comprises backland ribbon development within Tidbury Green, that is only considered suitable for limited infilling and would not be an appropriate form of development. Furthermore, the site would not result in strong defensible Green Belt boundaries.
Site Selection Step 2	R

Site Reference	209	Site Name	Tidbury Green Golf Club
Gross Area (Ha)	20.87	Ward	Blythe
Capacity (SHELAA)	488	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs along southern boundary of site
Soft constraints	Flood Zones 2 and 3 along western part of site in floodplain of River Cole Contaminated land on part of site Overhead cables Habitats of wildlife interest

Evidence

SHELAA

Category 3 (significant suitability constraints)

Accessibility Study

Primary School: Very High Food Store: Low GP Surgery: Low/Medium Public Transport: Very High (Rail) Overall: Medium/High Access: Existing footway

Green Belt Assessment

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

Landscape Character Assessment

Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low

Sustainability Appraisal

AECOM 48 17 effects: 7 positive (2 significant), 6 neutral, 4 negative.

Site Selection

Spatial Strategy

Growth Option G: Significant expansion of rural villages/settlements

Site Selection Topic Paper

Tidbury Green village is identified as unsuitable for expansion, but suitable for infilling.

Site Selection Step 1

9

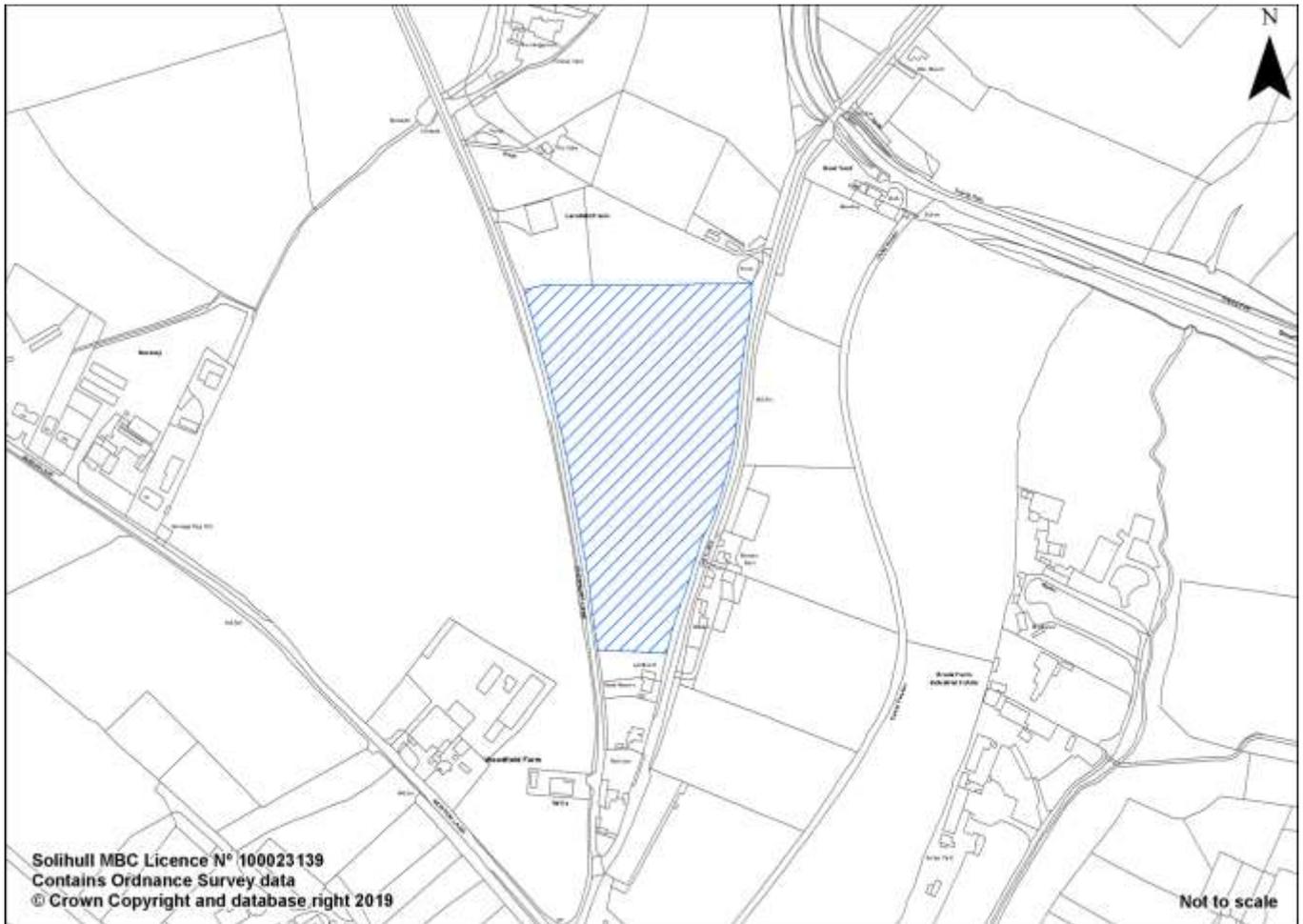
Commentary

The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium/high accessibility, with high accessibility to public transport. Development would result in an unacceptable incursion into the countryside and cause coalescence by narrowing the gap between Dickens Heath and Tidbury Green.

Site Selection Step 2

R

Site Reference	310	Site Name	Land fronting Lady Lane and Cleobury Lane
Gross Area (Ha)	3.66	Ward	Blythe
Capacity (SHELAA)	86	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Telegraph poles Access

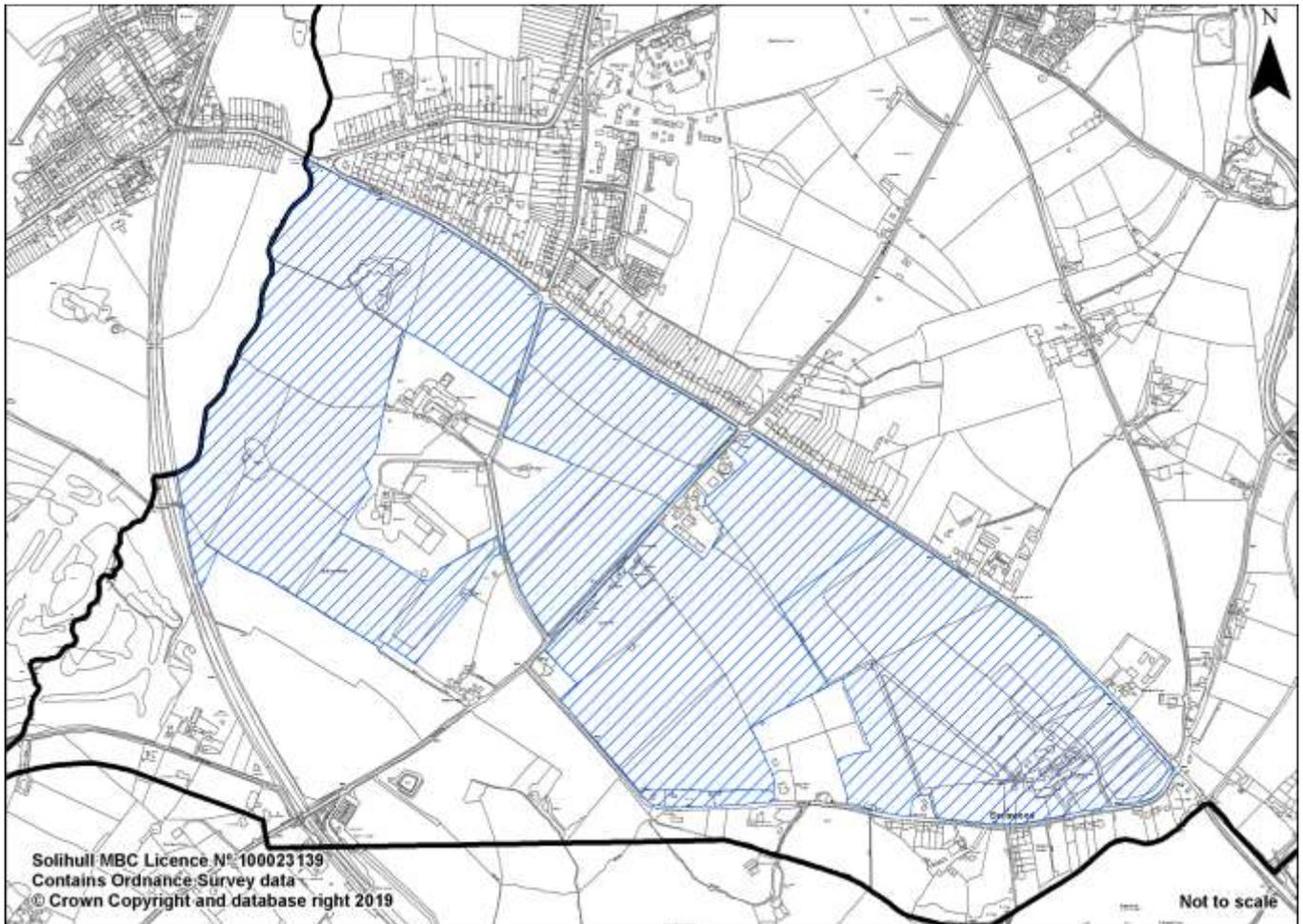
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very Low Food Store: Medium GP Surgery: Low Public Transport: Low (Bus) Overall: Low Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP77) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	9
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has low accessibility, with low accessibility to public transport. Development would be isolated and detached from the settlement, would not create a strong defensible Green Belt boundary, and would result in an unacceptable incursion into the countryside.
Site Selection Step 2	R

Site Reference	313	Site Name	Fulford Hall Farm
Gross Area (Ha)	76.53	Ward	Blythe
Capacity (SHELAA)	2,410	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Adjacent to Listed building in western part, Listed building within eastern part Proximity to SSSI in southern part High pressure gas pipeline inner zone to south-east corner
Soft constraints	Flood Zones 2 and 3 on western edge of site around River Cole Contaminated land on small part of site Overhead cables PROWs SL91, SL86 through the site Existing commercial uses on site in eastern part Habitats of wildlife interest

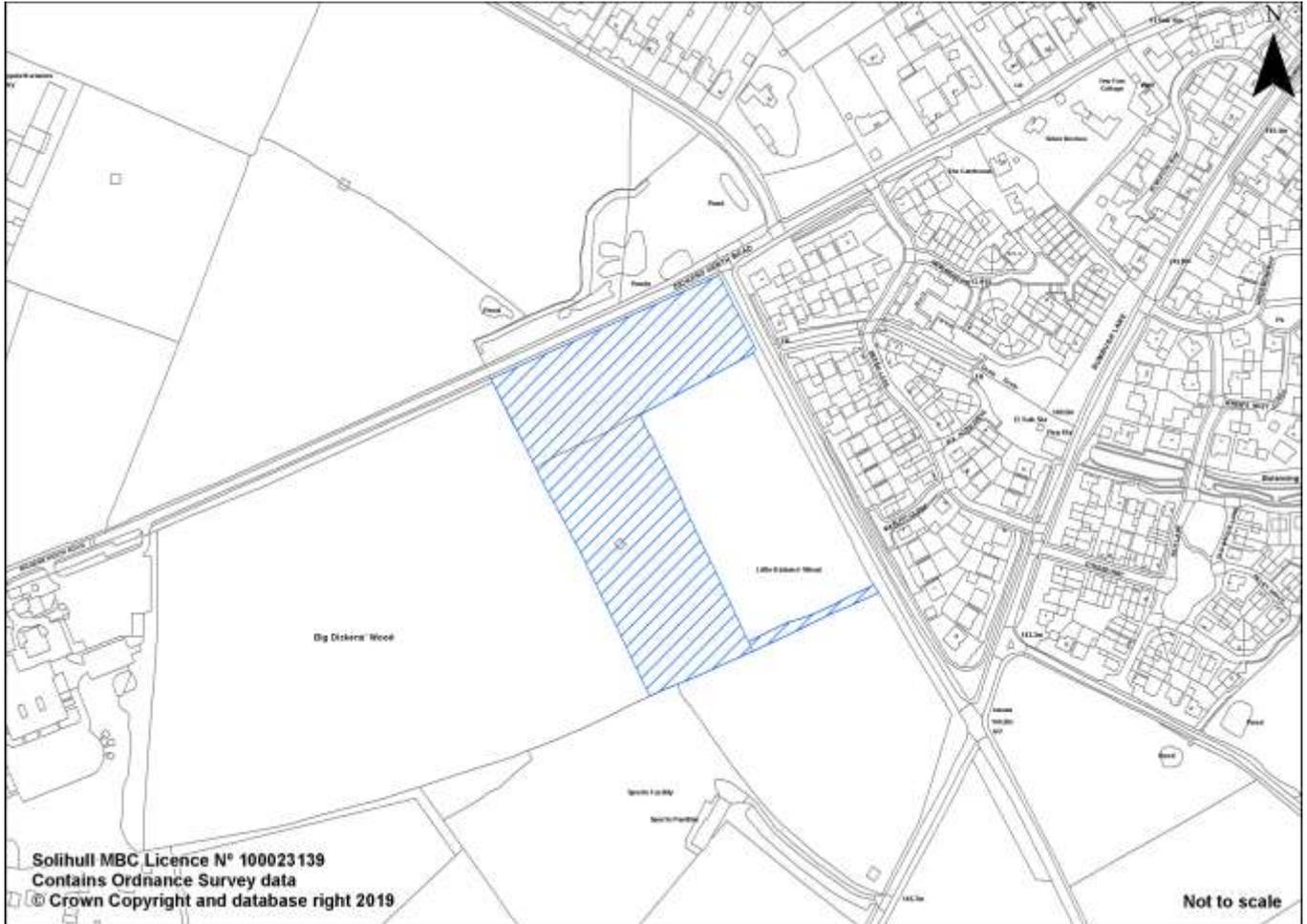
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very High Food Store: High GP Surgery: Low Public Transport: Very High (Bus) Overall: High Access: No existing footway provision
Green Belt Assessment	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft (3 assessments) AECOM 130 19 effects: 4 positive; 11 neutral; 4 negative (1 significant) and AECOM 151 19 effects: 4 positive; 8 neutral; 7

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	The site is situated south of Tidbury Green village, which is considered suitable for infilling and unsuitable for expansion.
Site Selection Step 1	9
Commentary	The site is within a moderately performing broad area of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has variable accessibility, which is higher to the west and lower to the east. Development would result in a disproportionate expansion to the settlement of Tidbury Green and would result in an unacceptable incursion into the countryside.
Site Selection Step 2	R

Site Reference	316	Site Name	Land Fronting Dickens Heath Road & Cleobury
Gross Area (Ha)	2.24	Ward	Blythe
Capacity (SHELAA)	52	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on boundary of site
Soft constraints	Pylon Adjacent to ancient woodland Local Wildlife Site on both sides;

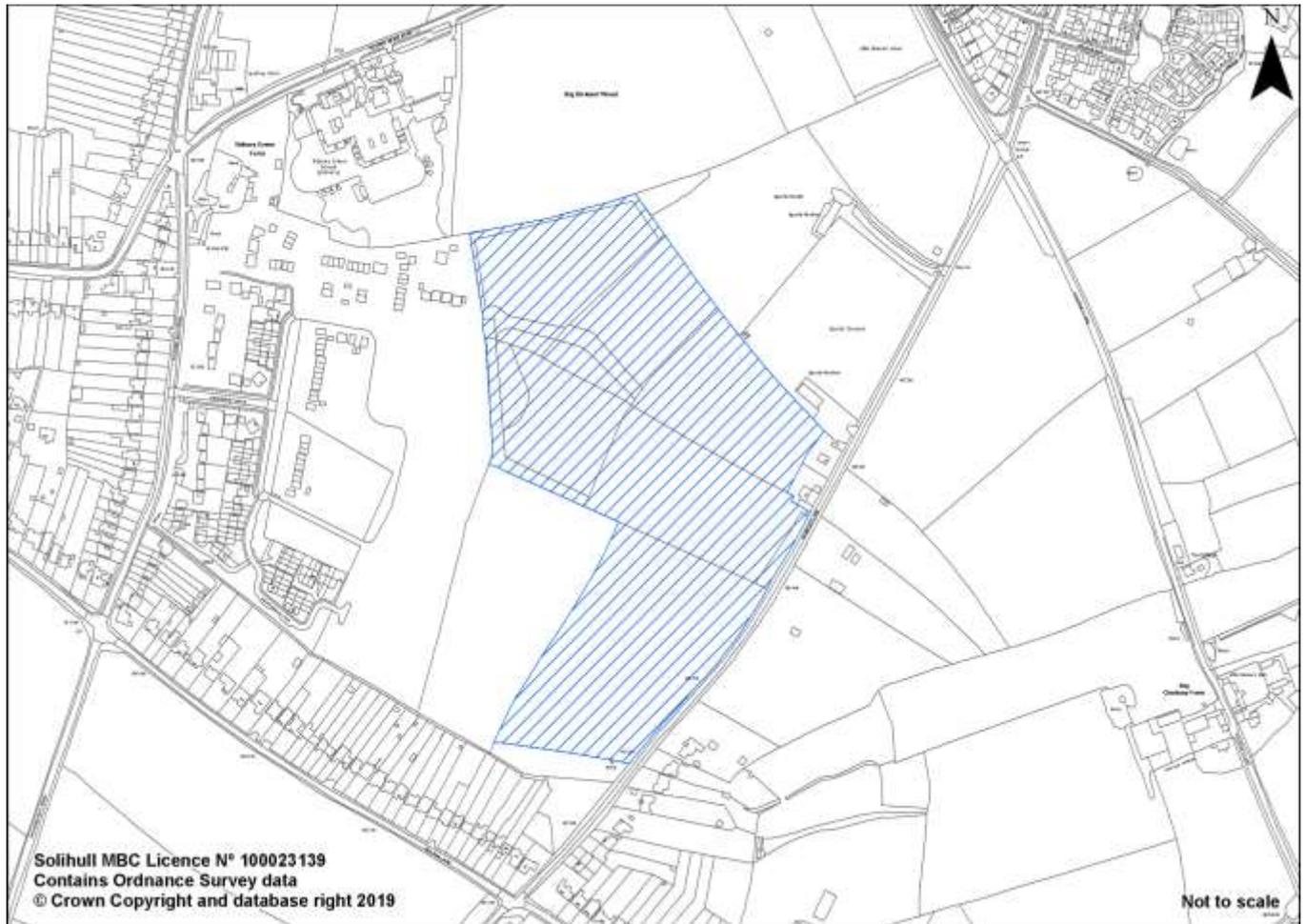
Evidence

SHELAA	Category 2 (some suitability and some achievability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Rail) Overall: High Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP75) overall with a combined score of 7. *Highly performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM132 19 effects: 7 positive (3 positive); 10 neutral; 2 negative

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Dickens Heath is identified as suitable for significant growth, although ensuring key gaps are protected and within walking distance to rail station.
Site Selection Step 1	6
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purposes 2: 'to prevent neighbouring towns merging into one another,' and 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has high accessibility, with lower accessibility to public transport. Development would lie south-west of Dickens Heath, between two blocks of ancient woodland and constrained by pylons running through the centre of the site. Furthermore, the site would not result in strong defensible Green Belt boundaries.
Site Selection Step 2	R

Site Reference	404	Site Name	Land at Fulford Hall Road
Gross Area (Ha)	11.20	Ward	Blythe
Capacity (SHELAA)	262	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Woodland TPOs on boundary
Soft constraints	Pylons Hedgerows Adjacent to Local Wildlife Site

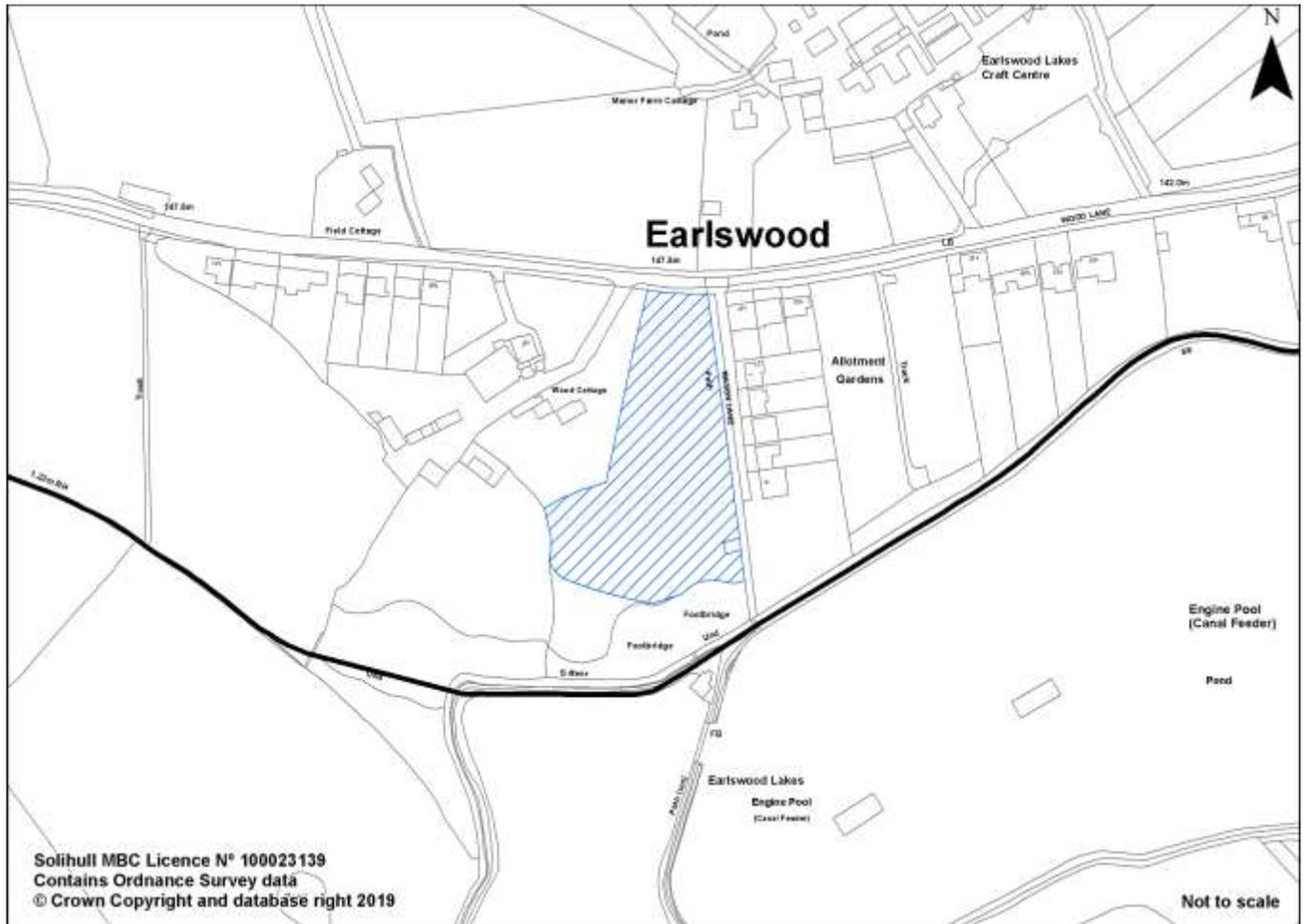
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Medium GP Surgery: Medium Public Transport: Low (Rail) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP75) overall with a combined score of 7. *Highly performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 143 19 effects: 5 positive (2 significant); 11 neutral; 3 negative

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Tidbury Green village is identified as suitable for infilling but unsuitable for expansion. Site is adjacent to recent development at Tidbury Green Farm.
Site Selection Step 1	9
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purposes 2: 'to prevent neighbouring towns merging into one another,' and 3: 'to assist in safeguarding the countryside from encroachment.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has low/medium accessibility, with lower accessibility to public transport. Development would result in an unacceptable incursion into the countryside and cause coalescence by narrowing the gap between Dickens Heath and Tidbury Green.
Site Selection Step 2	R

Site Reference	415	Site Name	149-163 Wood Lane Earlswood
Gross Area (Ha)	0.88	Ward	Blythe
Capacity (SHELAA)	29	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	High pressure gas pipeline inner zone
Soft constraints	PROW SL85 runs along western boundary

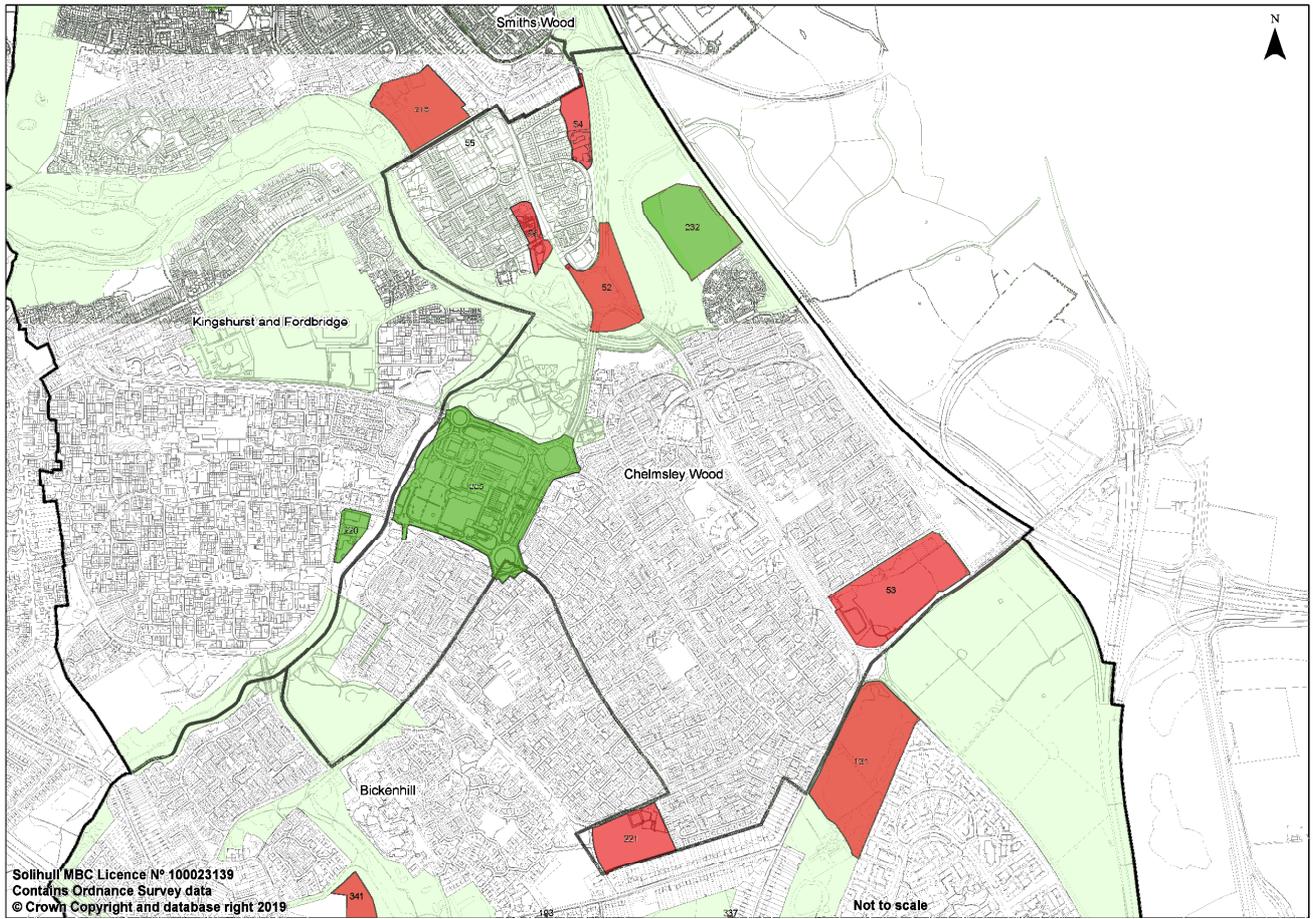
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Medium GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Low Access: No existing footway provision
Green Belt Assessment	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

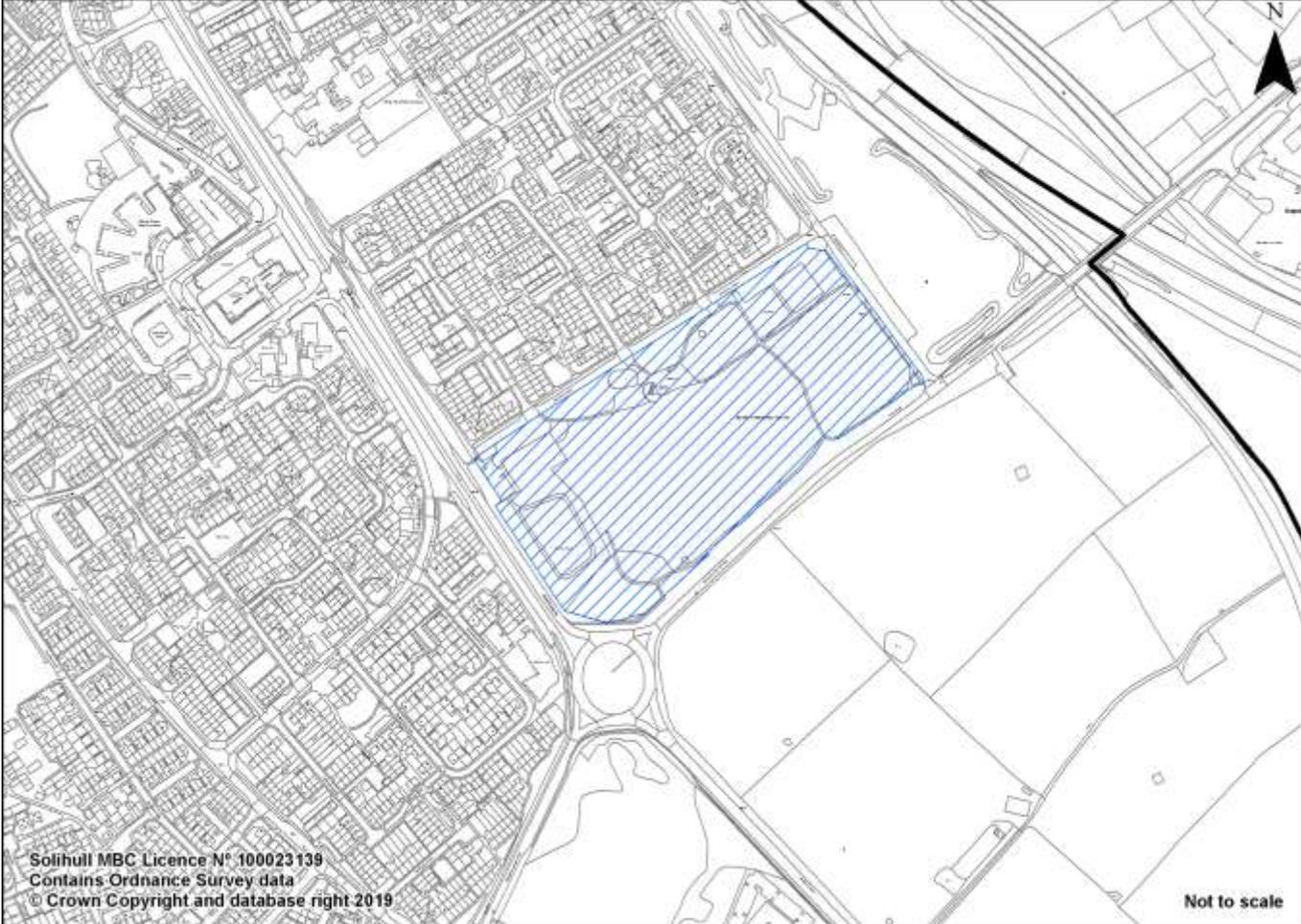
Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	9
Commentary	Site is within a lower performing parcel of Green Belt. It is detached from the main part of the settlement and although it is a relatively well contained by permanent physical features on two sides, there is no defensible Green Belt boundary to the north. The site has low/medium accessibility and is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change.
Site Selection Step 2	R

5.Chelmsley Wood



Site Reference	53	Site Name	Bluebell Recreation Ground
Gross Area (Ha)	7.64	Ward	Chelmsley Wood
Capacity (SHELAA)	161	Parish	Chelmsley Wood
Green Belt	0	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Loss of community and open space assets
Hard Constraints	High pressure gas pipeline inner zone Small part of site within overhead buffer zone of 400kV pylons
Soft constraints	Allotments Recreation Ground Playing pitches Proximity to HS2 line Small part of site in HS2 safeguarding zone Overhead cables

Evidence

SHELAA

Category 2 (some achievability constraints)

Accessibility Study

Primary School: Low/Medium Food Store: High GP Surgery: Medium Public Transport: Very High (Bus) Overall: Medium/High Access: No existing footway provision

Green Belt Assessment

N/A

Landscape Character Assessment

Within LCA10B Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low

Sustainability Appraisal

Site adjacent to AECOM 66.

Site Selection

Spatial Strategy

Growth Option C: North Solihull/ Chelmsley Wood

Site Selection Topic Paper

Site is located in North Solihull Regeneration Area, which has delivered high levels of growth under the regeneration programme, but there remain limited opportunities for growth and viability is constrained. Site is greenfield, in existing beneficial use, within the existing urban area and accessible location.

Site Selection Step 1

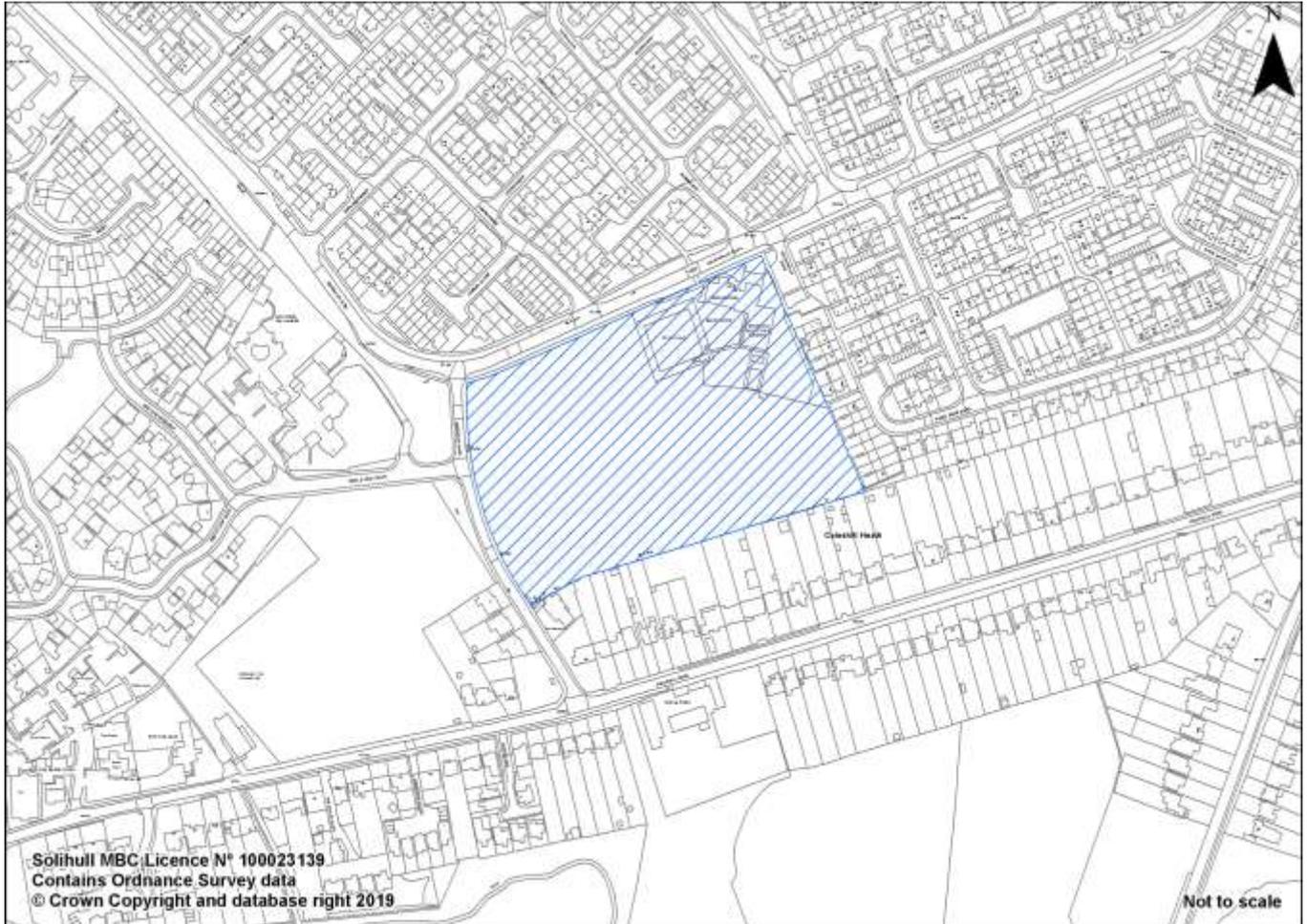
Commentary

Solihull MBC land. Recreation ground and allotments not suitable for development, although a small area of the site may be suitable as a windfall

Site Selection Step 2

R

Site Reference	221	Site Name	Onward Club and Chelmsley Wood Town
Gross Area (Ha)	3.44	Ward	Chelmsley Wood
Capacity (SHELAA)	80	Parish	Chelmsley Wood
Green Belt	0	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Sports ground Existing community offices

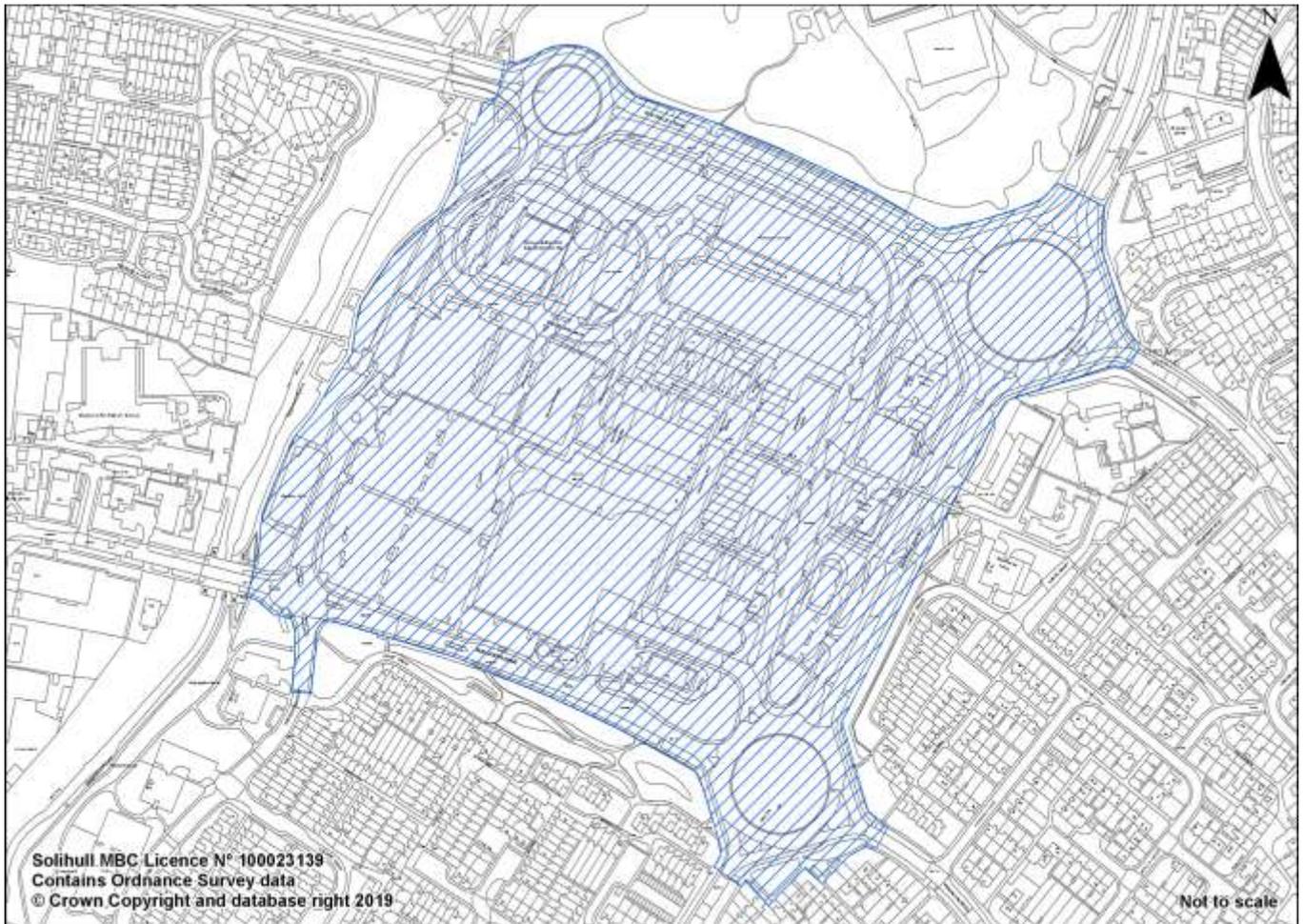
Evidence

SHELAA	Category 2 (Some achievability constraints)
Accessibility Study	Primary School: Medium Food Store: Very High GP Surgery: Low Public Transport: Very High (Bus) Overall: Medium/High Access: Existing footway
Green Belt Assessment	Site not included in study area of Green Belt Assessment.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Jan 2019 Draft AECOM 62a 18 Effects: 8 positive (4 significant); 6 neutral; 4 negative

Site Selection

Spatial Strategy	Growth Option C: North Solihull/ Chelmsley Wood
Site Selection Topic Paper	Site is located in North Solihull Regeneration Area, which has delivered high levels of growth under the regeneration programme, but there remain limited opportunities for growth and viability is constrained. Site is part brownfield and part greenfield within the existing urban area and highly accessible location.
Site Selection Step 1	
Commentary	Would require replacement of playing pitch in area
Site Selection Step 2	R

Site Reference	225	Site Name	Chelmsley Wood Town Centre (on-going)
Gross Area (Ha)	16.55	Ward	Chelmsley Wood
Capacity (SHELAA)	Site excluded from SHELAA -	Parish	Chelmsley Wood
Green Belt	0	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Existing commercial and community uses Part of site to western side in Flood Zone 2 and 3, mainly affects the car parking area of Asda. Redevelopment costs Adjacent to LNR

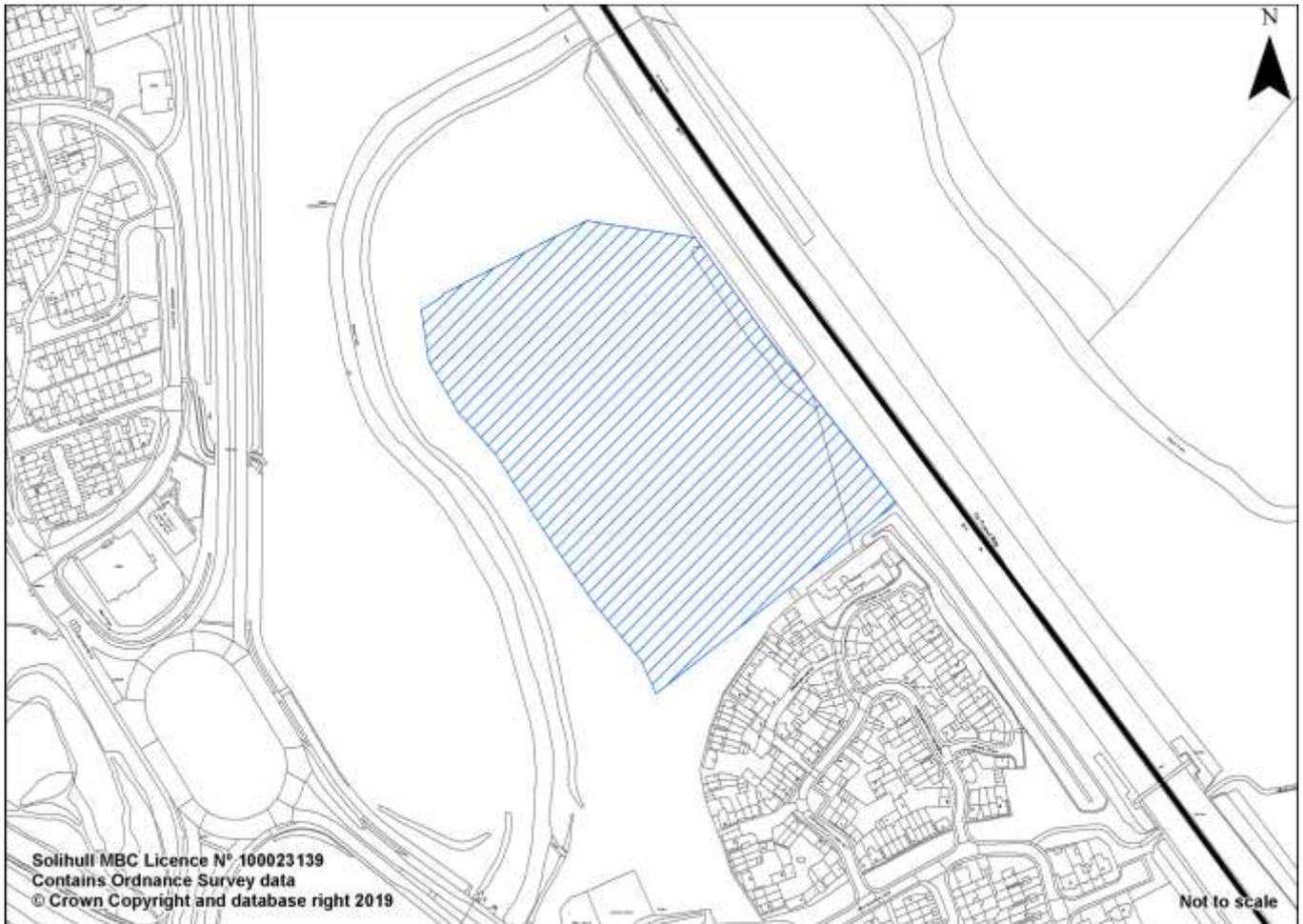
Evidence

SHELAA	Site excluded from study
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: High Public Transport: Very High Overall: Very High Access: Existing footway
Green Belt Assessment	Site not included in study area of Green Belt Assessment.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Jan 2019 Draft AECOM 124 18 effects: 10 positive (5 significant); 6 neutral; 2 negative

Site Selection

Spatial Strategy	Growth Option C: North Solihull/ Chelmsley Wood
Site Selection Topic Paper	Site is located in North Solihull Regeneration Area, which has delivered high levels of growth under the regeneration programme, but there remain limited opportunities for growth and viability is constrained. Site is brownfield within the existing urban area and highly accessible location.
Site Selection Step 1	1
Commentary	Town centre and highly accessible location. Mainly PDL and may have potential for recycling land for housing.. However, the site is located within an area of poor marketability/viability and may have achievability constraints.
Site Selection Step 2	G

Site Reference	232	Site Name	Simon Digby Campus
Gross Area (Ha)	5.11	Ward	Chelmsley Wood
Capacity (SHELAA)	200 in 2013 Local Plan	Parish	Chelmsley Wood
Green Belt	19	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt (small part of site) Includes land allocated as part of SLP Site 3
Hard Constraints	None
Soft constraints	Proximity to M42 Access Small area in north-western corner in Flood Zone 2 and overlaps with Local Wildlife Site

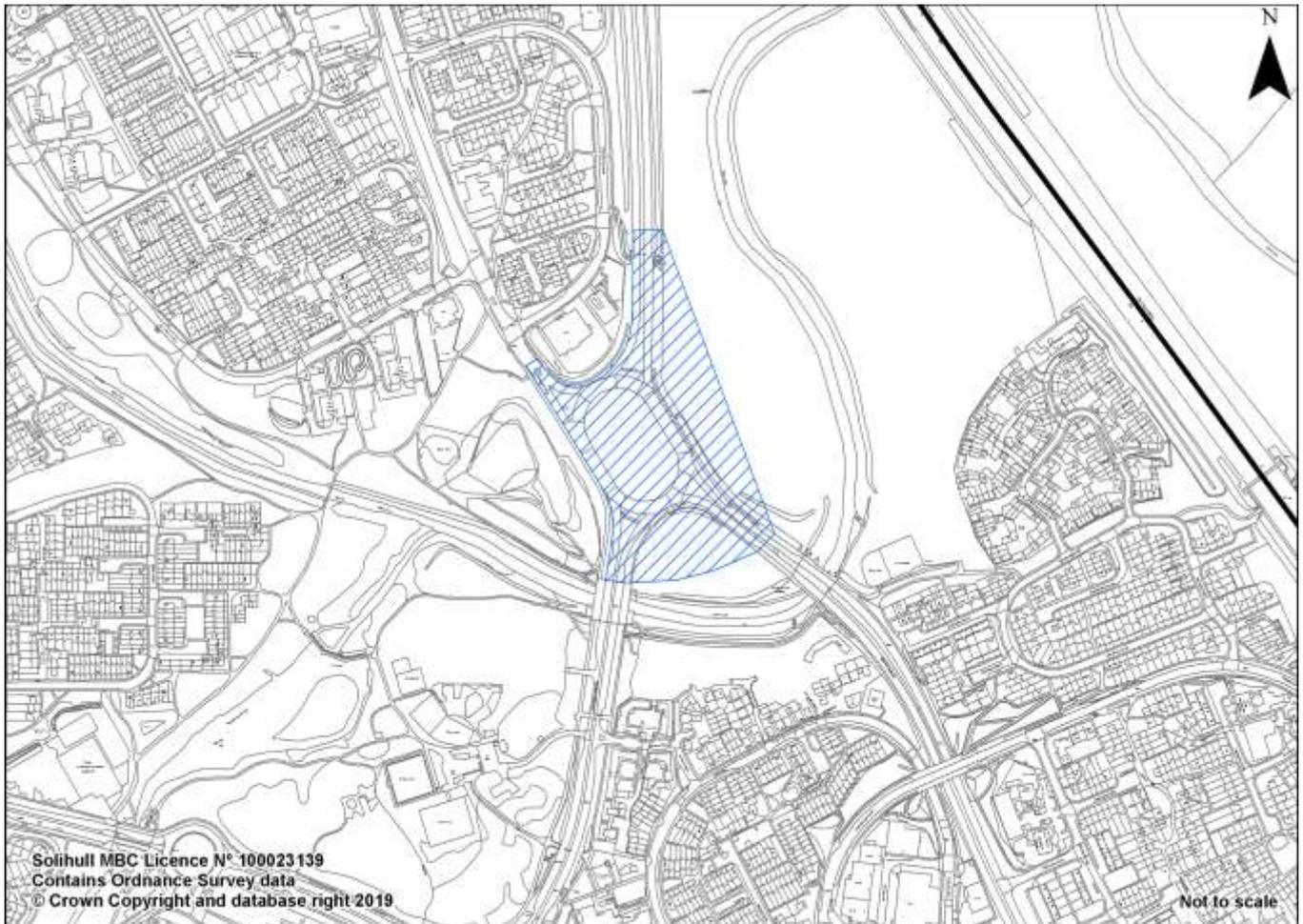
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: High Public Transport: Medium (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Site not included in study area of Green Belt Assessment.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Site assessed as part of AECOM 27 for 2013 Local Plan as SLP Site 3.

Site Selection

Spatial Strategy	Growth Option C: North Solihull/ Chelmsley Wood
Site Selection Topic Paper	Considered suitable for development in the 2013 Local Plan, and released from the Green Belt.
Site Selection Step 1	2
Commentary	Site was considered suitable for development in the 2013 Local Plan, and has already been released from the Green Belt.
Site Selection Step 2	G

Site Reference	52	Site Name	Chester Road/ Moorend Avenue, Roundabout
Gross Area (Ha)	3.84	Ward	Chelmsley Wood
Capacity (SHELAA)	90	Parish	Fordbridge
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Part of site in the Green Belt
Hard Constraints	Site comprises existing roundabout that would need to be reconfigured to release land for development
Soft constraints	Green Infrastructure corridor connecting with Kingfisher Country Park. Local Wildlife Site on part of site Trees on roundabout

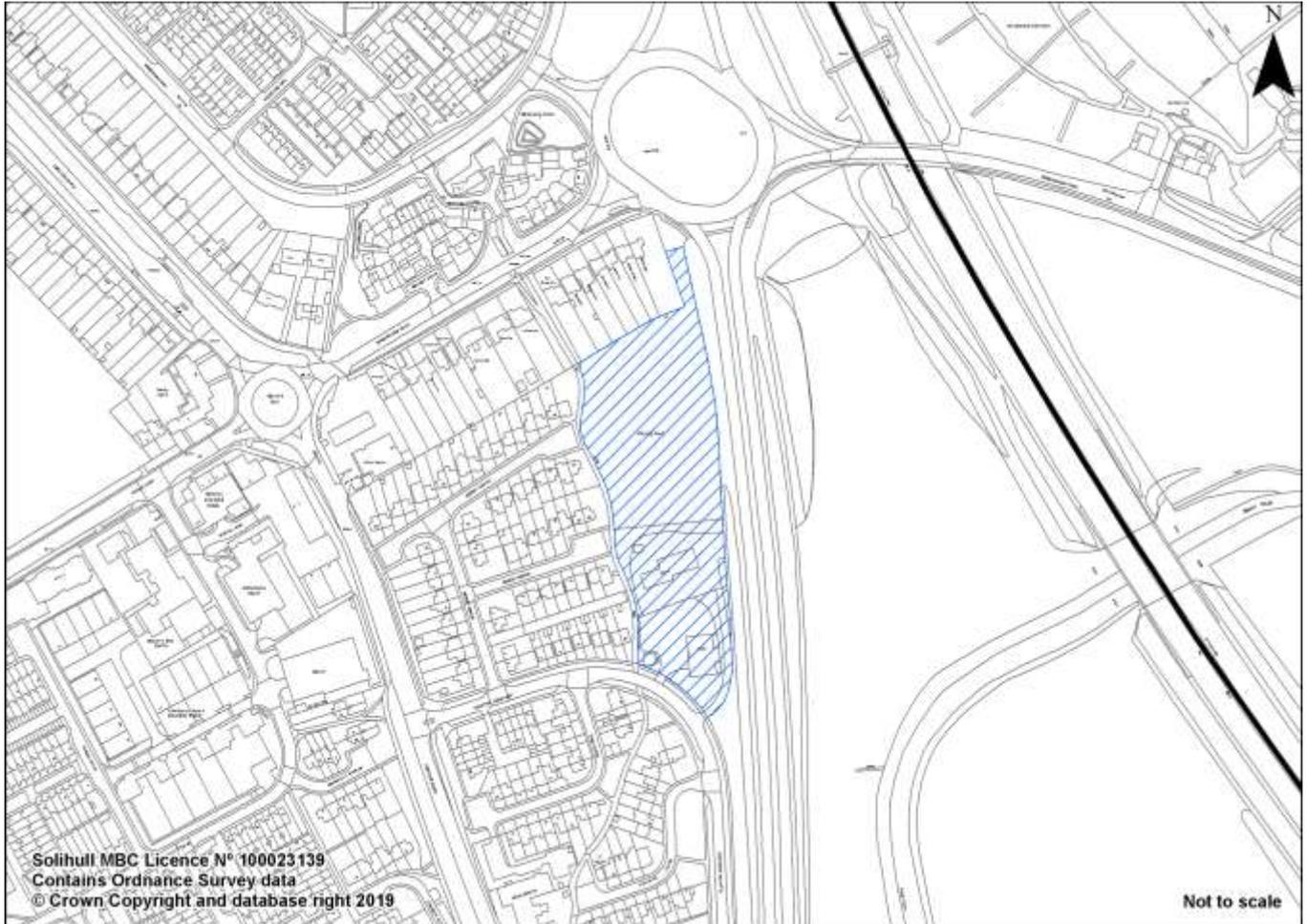
Evidence

SHELAA	Category 3 (significant suitability and significant achievability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP03) overall with a combined score of 2. Moderately performing in terms of purpose 1.
Landscape Character Assessment	Within LCA10A Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - High Landscape capacity to accommodate change - Very Low/None
Sustainability Appraisal	AECOM 101 17 effects: 10 positive (3 significant); 3 neutral; 4 negative.

Site Selection

Spatial Strategy	Growth Option C: North Solihull/ Chelmsley Wood
Site Selection Topic Paper	Site is within North Solihull but is partially within the Green Belt and includes a Local Wildlife Site.
Site Selection Step 1	5
Commentary	Site is in a highly accessible location, but the re-configuration of the roundabout would be costly and to be deliverable, it may need to be delivered as part of wider infrastructure works. The Local Wildlife Site and green infrastructure links should be safeguarded.
Site Selection Step 2	R

Site Reference	54	Site Name	Clopton Crescent Depot & British Legion Club
Gross Area (Ha)	1.72	Ward	Chelmsley Wood
Capacity (SHELAA)	43	Parish	Fordbridge
Green Belt	0	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Loss of community and open space assets
Hard Constraints	None
Soft constraints	Recreation Ground Playing pitches Proximity to HS2 line Small part of site in HS2 safeguarding zone Intermediate pressure gas pipeline Overhead cables

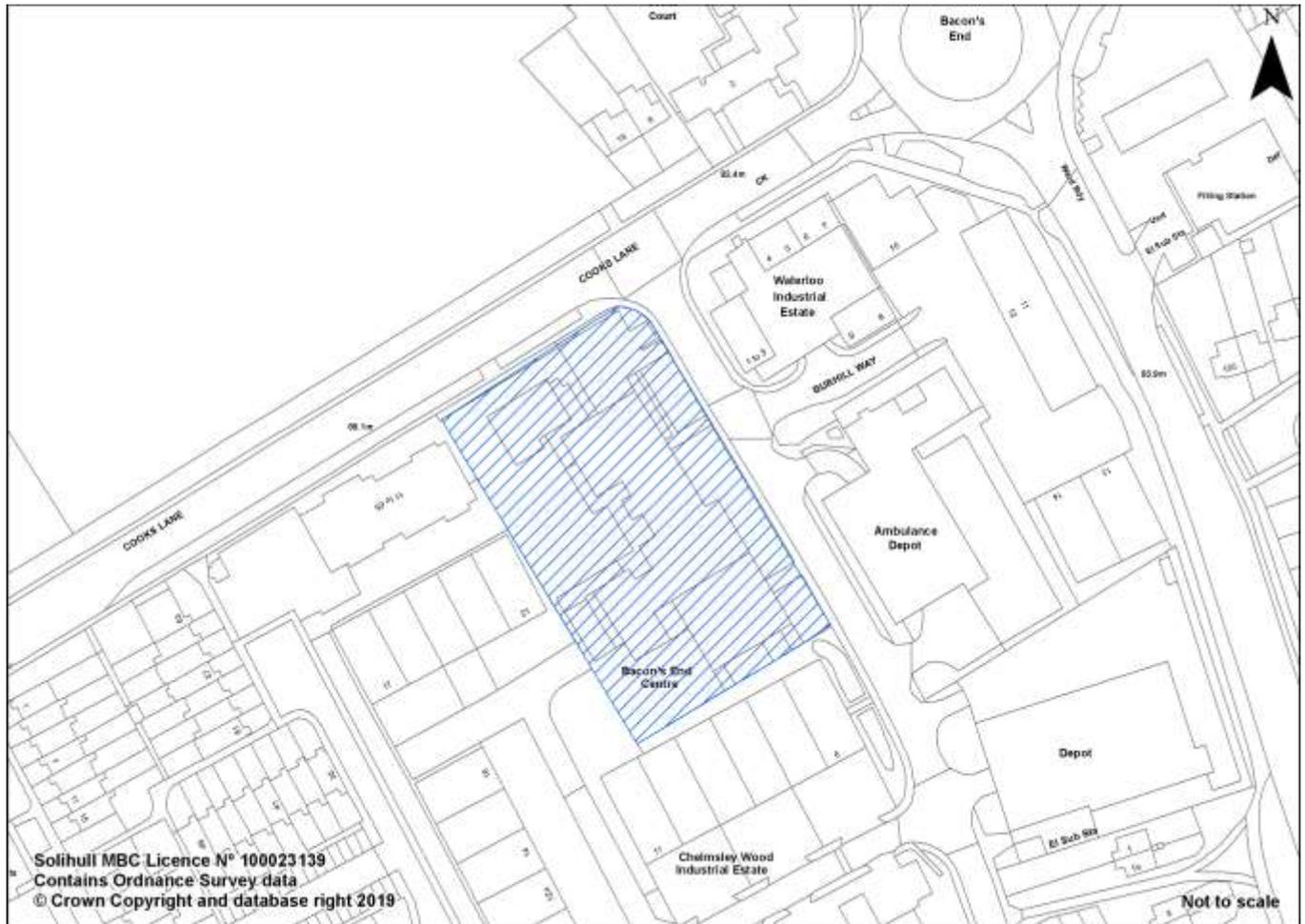
Evidence

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: Medium Food Store: Very High GP Surgery: Low/Medium Public Transport: Very High (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Site not included in study area of Green Belt Assessment.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Jan 2019 Draft AECOM 110 18 Effects: 7 positive (2 significant); 11 neutral; 0 negative

Site Selection

Spatial Strategy	Growth Option C: North Solihull/ Chelmsley Wood
Site Selection Topic Paper	Site is located in North Solihull Regeneration Area, which has delivered high levels of growth under the regeneration programme, but there remain limited opportunities for growth and viability is constrained. Site is part brownfield and part greenfield within the existing urban area and highly accessible location.
Site Selection Step 1	
Commentary	Site is part brownfield and part greenfield in a highly accessible location in the main urban area. The greenfield part of the site is in beneficial use and may need to be safeguarded (unless its loss can be mitigated for), resulting in a reduced capacity. The site is located within an area of poor marketability/viability and may have achievability constraints.
Site Selection Step 2	G

Site Reference	55	Site Name	Bacons End Centre
Gross Area (Ha)	0.51	Ward	Chelmsley Wood
Capacity (SHELAA)	Assessed For Employment only	Parish	Fordbridge
Green Belt	0	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Existing community assets Redevelopment costs

Evidence

SHELAA	Assessed as employment site
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: High Public Transport: Very High Overall: Very High Access: Existing footway
Green Belt Assessment	Site not included in study area of Green Belt Assessment.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option C: North Solihull/ Chelmsley Wood
Site Selection Topic Paper	Site is located in North Solihull Regeneration Area, which has delivered high levels of growth under the regeneration programme, but there remain limited opportunities for growth and viability is constrained. Site is part brownfield and part greenfield within the existing urban area and highly accessible location.
Site Selection Step 1	1
Commentary	Solihull MBC land
Site Selection Step 2	G

Site Reference	56	Site Name	Lambeth Close & Centurion PH
Gross Area (Ha)	1.19	Ward	Chelmsley Wood
Capacity (SHELAA)	35	Parish	Fordbridge
Green Belt	0	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Loss of community assets
Hard Constraints	Intermediate gas pressure pipeline
Soft constraints	Intermediate gas pressure pipeline outer zone Existing community assets Redevelopment costs

Evidence

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: Medium Food Store: Very High GP Surgery: Medium Public Transport: Very High (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Only slightly in RP03 at southern end. Lower performing parcel (RP03) overall with a combined score of 2. Moderately performing in terms of purpose 1.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Site assessed as part of SA for 2013 Local Plan as SLP 6.

Site Selection

Spatial Strategy	Growth Option C: North Solihull/ Chelmsley Wood
Site Selection Topic Paper	Site is located in North Solihull Regeneration Area, which has delivered high levels of growth under the regeneration programme, but there remain limited opportunities for growth and viability is constrained. Site is part brownfield and part greenfield within the existing urban area and highly accessible location.
Site Selection Step 1	1
Commentary	Solihull MBC land N.B. This land was part of SLP Site 6, but was not recommended to take forward into the DLP, as site not deemed deliverable.
Site Selection Step 2	R

Site Reference	29	Site Name	The Orchard, Earlswood Road
Gross Area (Ha)	1.21	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	14	Parish	
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO
Soft constraints	Existing buildings on site Hedgerows

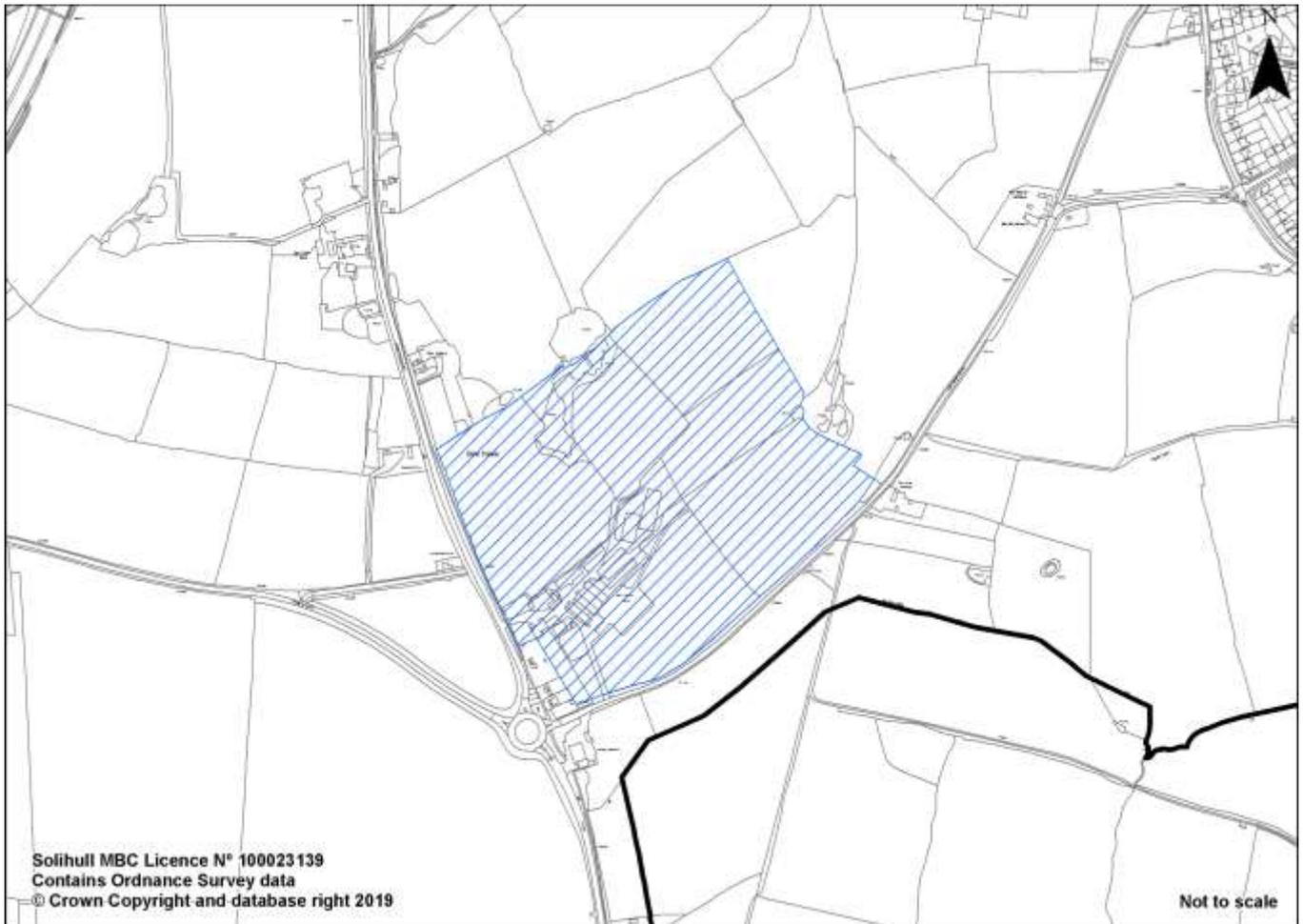
Evidence

SHELAA	Category 2 (Some achievability constraints)
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Low/Medium Access: No footway provision
Green Belt Assessment	Lower performing parcel (RP47) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 58 17 effects: 4 positive (1 significant); 10 neutral; 3 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered as suitable for growth, although key Green Belt gap to urban area should be protected; and ensure no net loss in biodiversity. Site would extend beyond strong defensible Green Belt boundary to south-west of Dorridge.
Site Selection Step 1	6
Commentary	Whilst the site is located adjacent to the built up area of Dorridge, it is located to the south west of the settlement where there are very strong defensible Green Belt boundaries. The site is in a lower performing parcel of Green Belt and development would result in unacceptable incursion into the countryside, creating an indefensible Green Belt boundary and setting a precedent for the development of surrounding land. The site has low / medium accessibility overall and is in area with medium landscape character sensitivity, medium landscape value with a low landscape capacity to accommodate new development. The SA identifies 4 positive effects (including access to leisure facilities as a significant positive) and 3 negative effects.
Site Selection Step 2	R

Site Reference	34	Site Name	Box Tree Farm Craft Centre
Gross Area (Ha)	18.06	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	Assessed For Employment only	Parish	
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Adjacent Listed building
Soft constraints	Access Habitats of wildlife interest

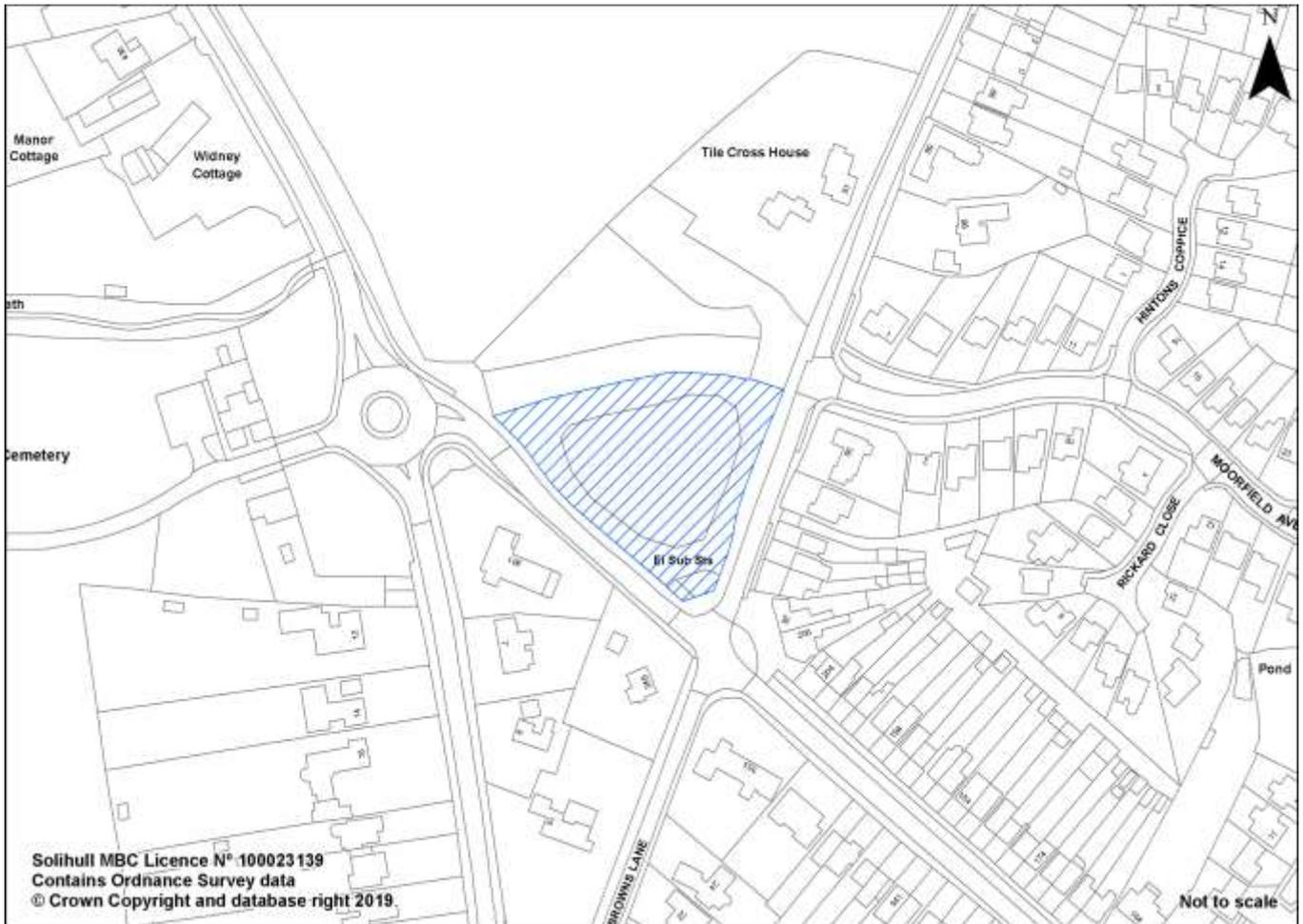
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very High (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP46) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 67 17 effects: 5 positive (1 significant); 5 neutral; 7 negative (2 significant).

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Site proposed for employment uses and is not included in residential assessment.
Site Selection Step 1	9
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	72	Site Name	Land at Widney Road and Browns Lane
Gross Area (Ha)	0.39	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	14	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Habitats of wildlife interest Sub-station on south part of site

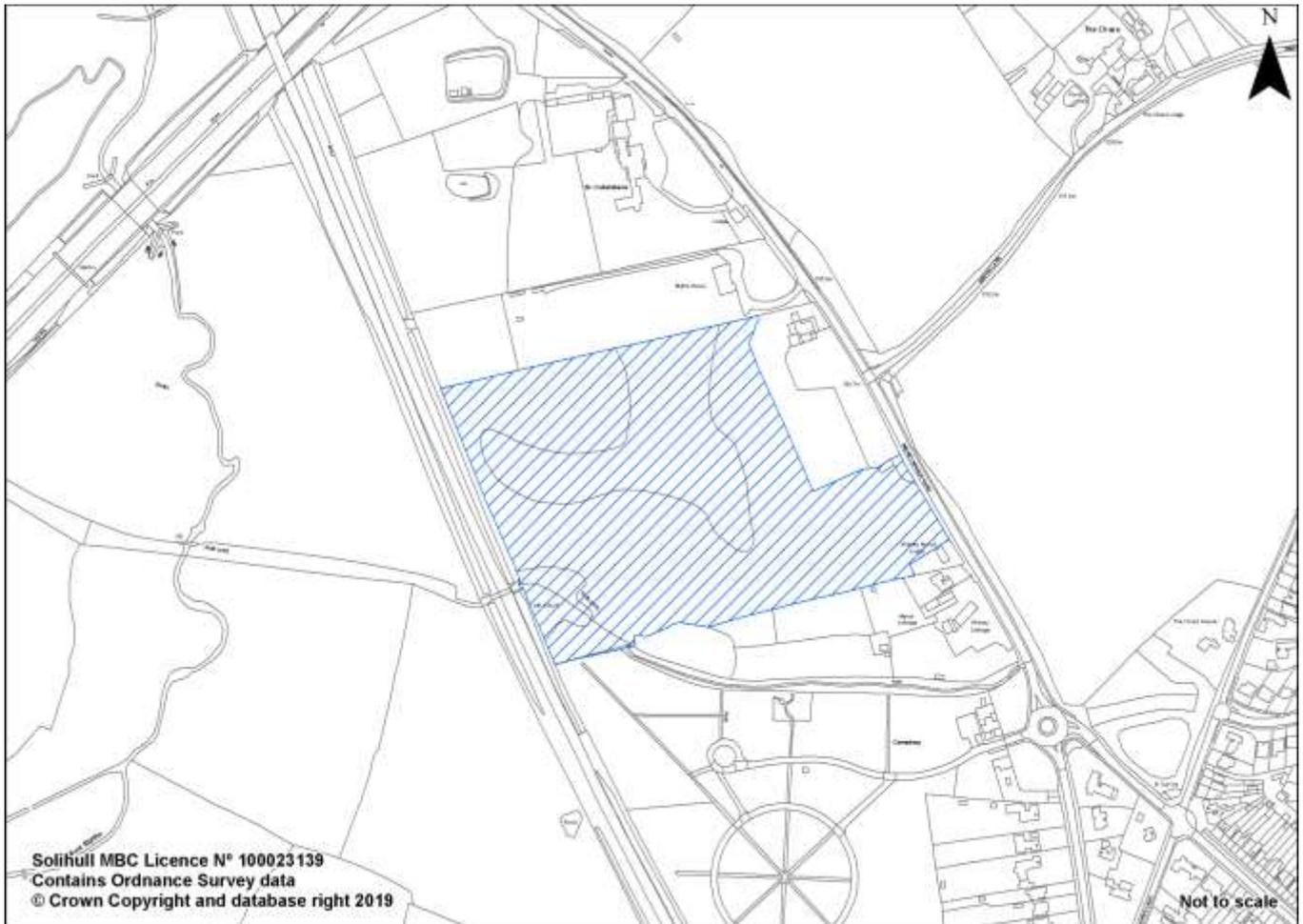
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP41) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 54 17 effects: 6 positive (3 significant); 7 neutral; 4 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although any development would need to ensure the key Green Belt gap to the urban area is protected.
Site Selection Step 1	6
Commentary	Site has strong field boundaries but no physical features that are likely to be permanent. Would breach the existing strong Green Belt boundary of Browns Lane resulting in an indefensible boundary and setting a precedent for the development of surrounding land. Would erode the gap between Solihull and KDBH . Site has medium/high accessibility in overall terms and is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate change. The SA identifies 4 negative effects and 6 positive effects.
Site Selection Step 2	R

Site Reference	88	Site Name	Land at Widney Manor Road
Gross Area (Ha)	6.54	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	153	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Habitats of wildlife interest PROW SL58 through part of site

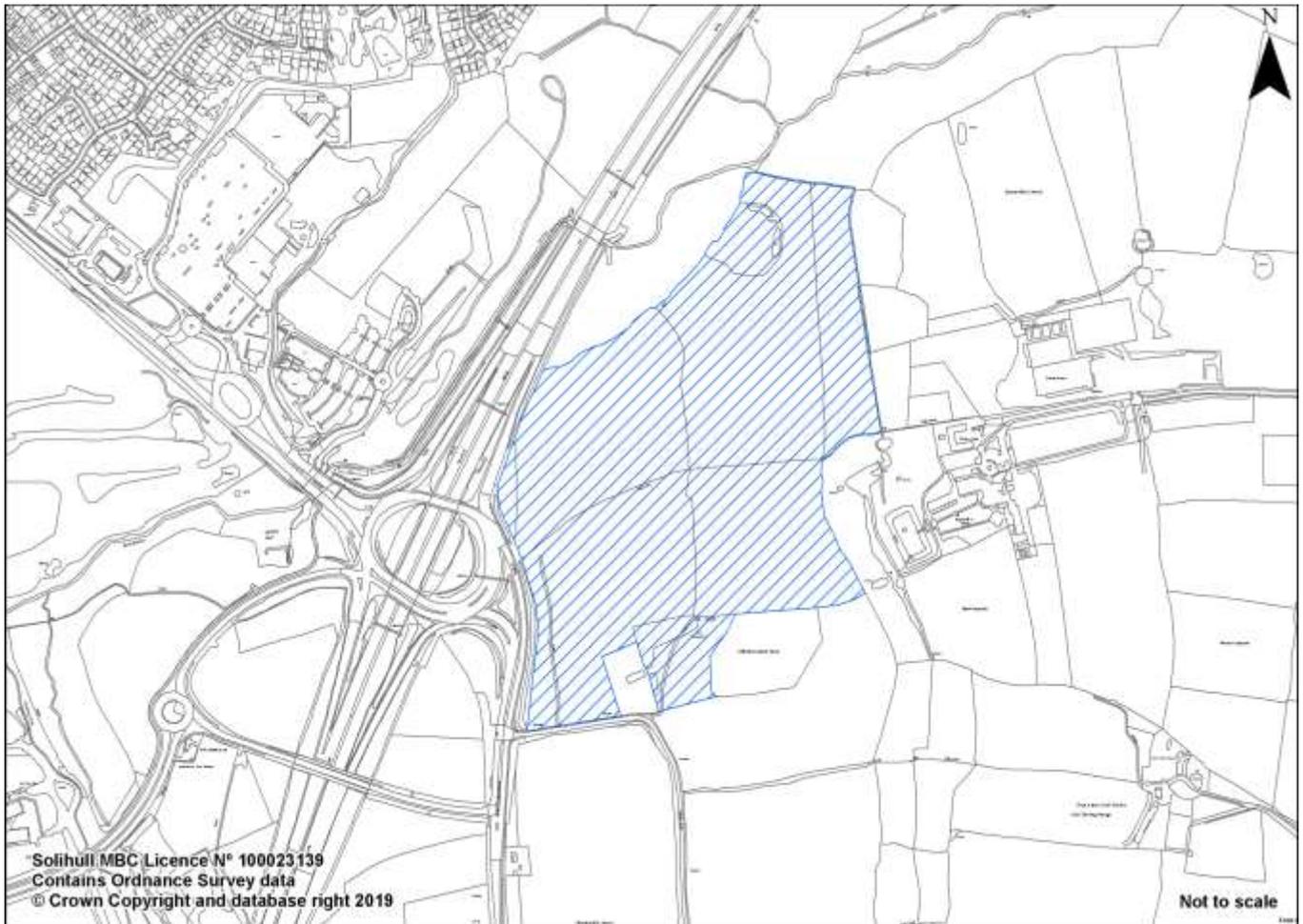
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: High GP Surgery: Very Low Public Transport: Low/Medium (Rail) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP42) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 54 17 effects: 6 positive (3 significant); 7 neutral; 4 negative (1 significant)

Site Selection

Spatial Strategy	Site could be considered as part of Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
Site Selection Topic Paper	Growth Option G – Area D: not considered suitable for growth due to heavy constraints, lower accessibility, heavy constraints, and significance of gap between main urban area and Knowle/Dorridge. Site is detached from main settlement.
Site Selection Step 1	9
Commentary	Site lies well beyond existing Green Belt boundary in a lower performing parcel. An indefensible boundary would be established, thereby opening up the surrounding land for development. It would erode the gap between Solihull and KDBH and result in an isolated encroachment into the countryside. Site has medium/high accessibility in overall terms and is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate change. The SA identifies 6 positive and 4 negative effects and the site does not fit neatly with the spatial strategy as it appears visually detached from the nearest settlement.
Site Selection Step 2	R

Site Reference	103	Site Name	Land at Jct 6 M42 Box Trees Farm
Gross Area (Ha)	21.76	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	Assessed For Employment only	Parish	
Green Belt	100	Greenfield/Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site Proximity to River Blythe SSSI
Soft constraints	Flood Zones 2 and 3 at north of site Overlap with Local Wildlife Site at eastern part of site PROW SL56 through site Habitats of wildlife interest Overhead cables Proximity to M42

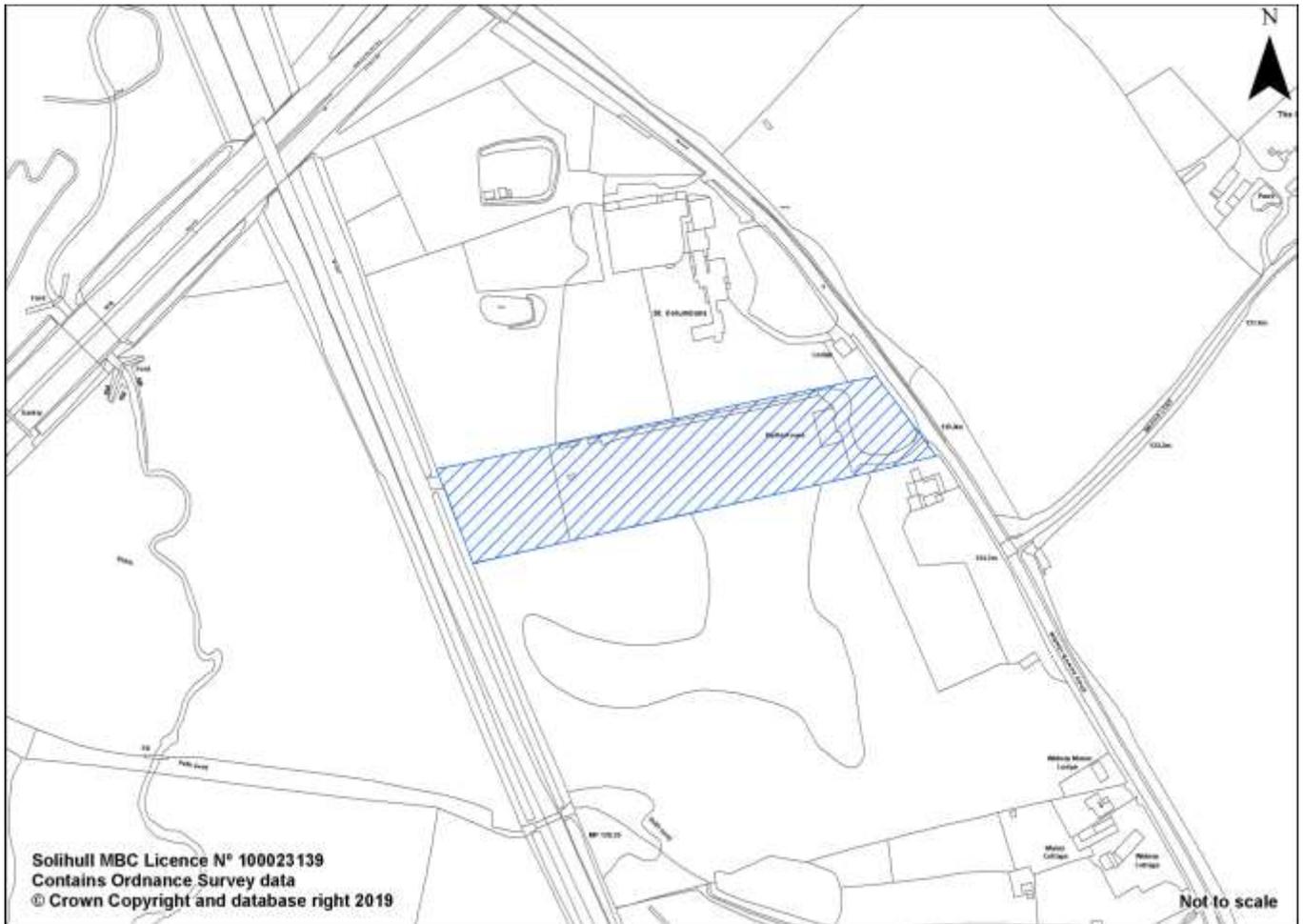
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Partly within: Moderately performing parcel (RP44) overall with a combined score of 7. *Highly performing in terms of purpose 1. Partly within: Lower performing parcel (RP45) overall with a combined score of 5. Moderately performing in terms of
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 71 17 effects: 7 positive (2 significant); 4 neutral; 6 negative (1 significant).

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Site has been assessed for employment uses and not included in the residential assessment.
Site Selection Step 1	9
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	108	Site Name	Blythe House
Gross Area (Ha)	1.85	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	16	Parish	
Green Belt	100	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing property on site Proximity to railway line

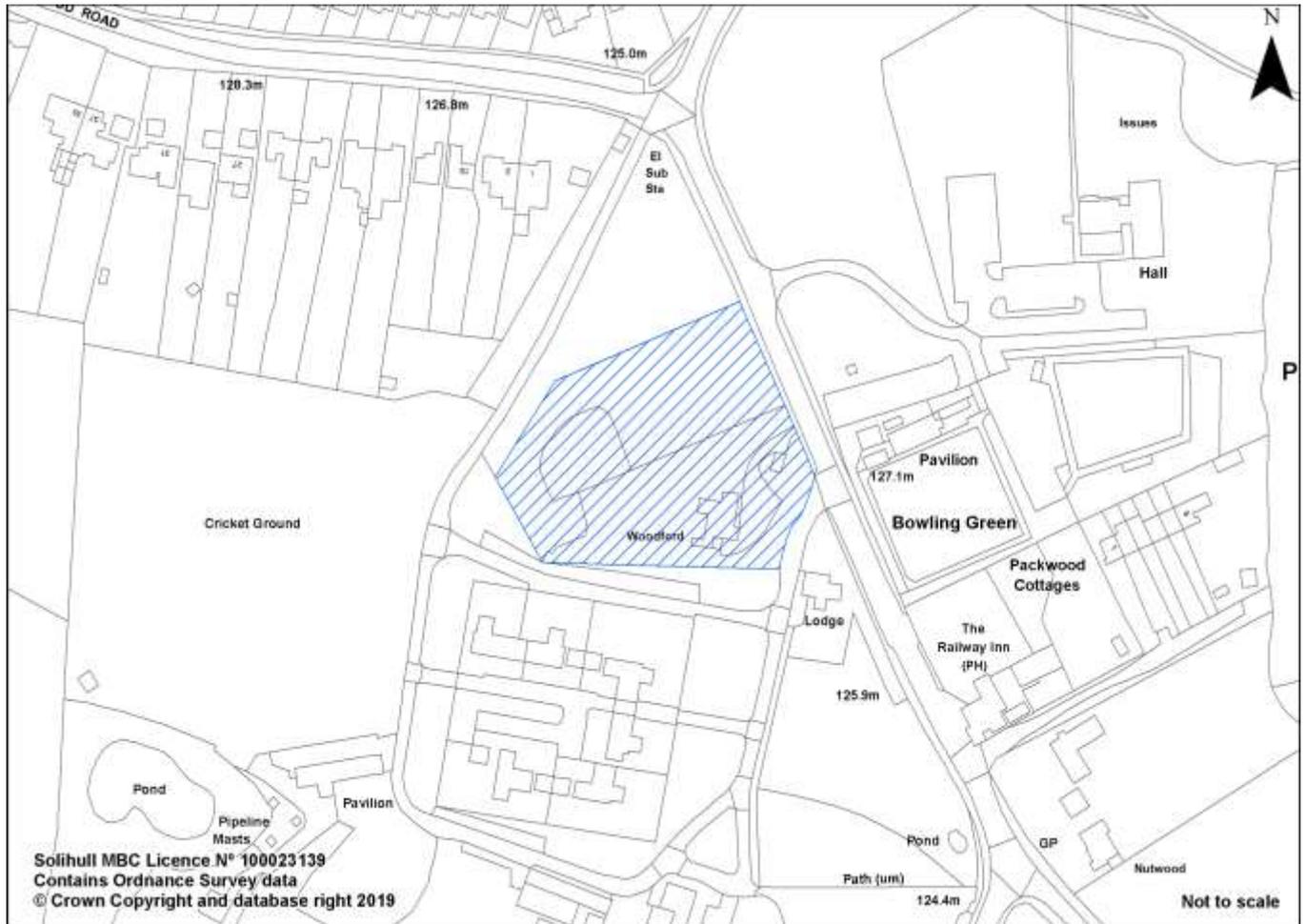
Evidence

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: High Food Store: Medium GP Surgery: Very Low Public Transport: Medium (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP42) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 54 17 effects: 6 positive (3 significant); 7 neutral; 4 negative (1 significant)

Site Selection

Spatial Strategy	Site could be considered as part of Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
Site Selection Topic Paper	Growth Option G – Area D: not considered suitable for growth due to heavy constraints, lower accessibility, heavy constraints, and significance of gap between main urban area and Knowle/Dorridge. Site is isolated and detached from main settlement.
Site Selection Step 1	8
Commentary	Isolated greenfield Green Belt site that is remote from the main settlement. Located in a highly performing area of Green Belt, development would result in an unacceptable incursion into open countryside. No strong, defensible Green Belt boundary would be
Site Selection Step 2	R

Site Reference	127	Site Name	Woodford, Grange Road
Gross Area (Ha)	0.62	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	10	Parish	
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing property on site Trees on site

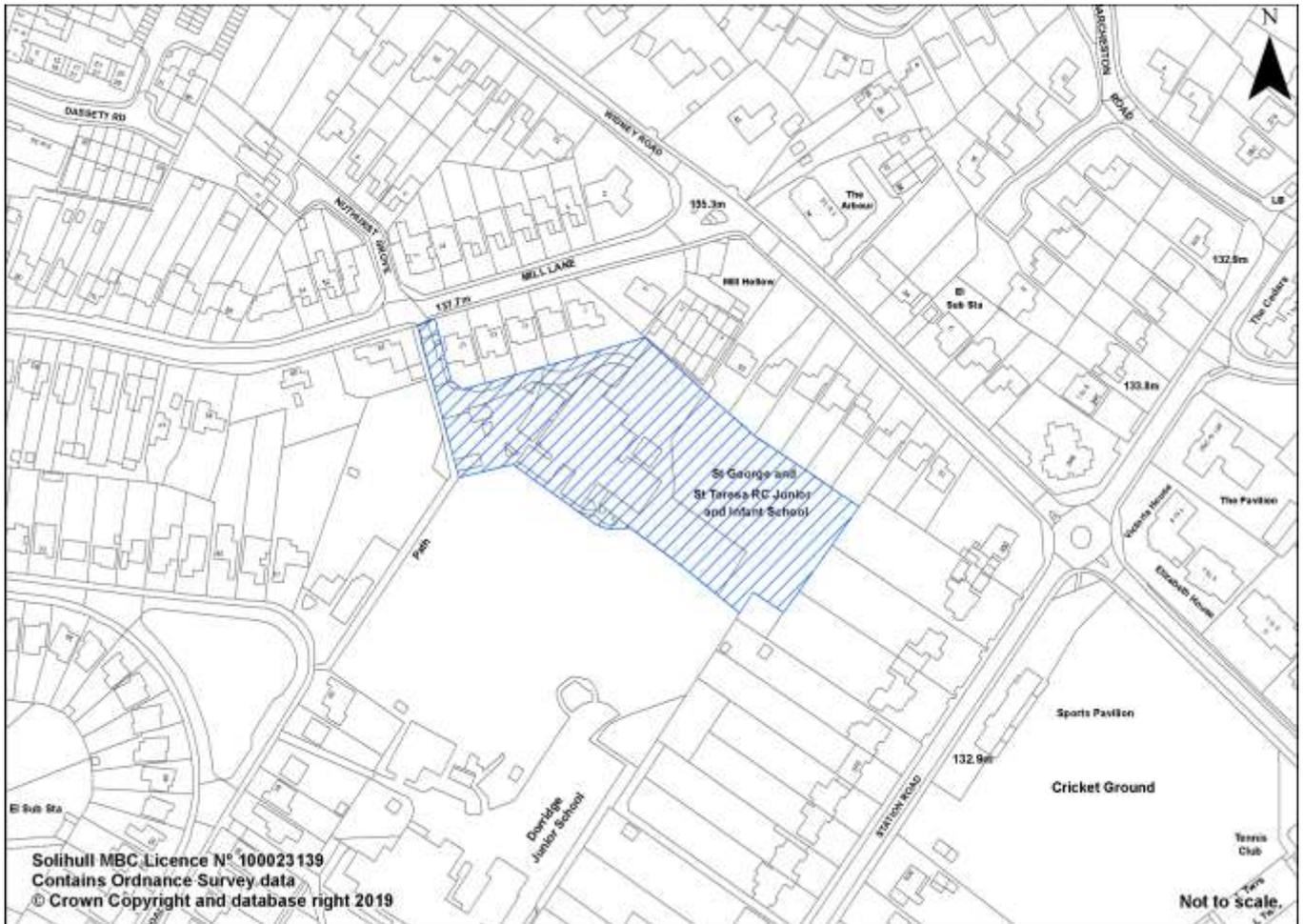
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Low Food Store: High GP Surgery: Medium Public Transport: Medium (Rail) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP47) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 58 17 effects: 4 positive (1 significant); 10 neutral; 3 negative.

Site Selection

Spatial Strategy	Could be considered as part of Growth Option F: Limited expansion of rural villages/settlements, however site is not strictly adjacent to Dorridge boundary.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; and ensure no net loss in biodiversity. Site would extend beyond strong defensible Green Belt boundary to south-west of Dorridge.
Site Selection Step 1	9
Commentary	Sites lies away from the main built up area of Dorridge in a lower performing parcel of Green Belt. It would breach established Green Belt boundaries and create an indefensible boundary, thereby opening up the surrounding land for development. The site has medium accessibility and is in an area with medium landscape character sensitivity, medium landscape value with a low landscape capacity to accommodate new development. The SA identifies mainly neutral impacts with 4 positive and 4 negative effects.
Site Selection Step 2	R

Site Reference	155	Site Name	St George and St Teresa Primary School
Gross Area (Ha)	0.95	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	31	Parish	
Green Belt	0	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Existing school in use Redevelopment costs

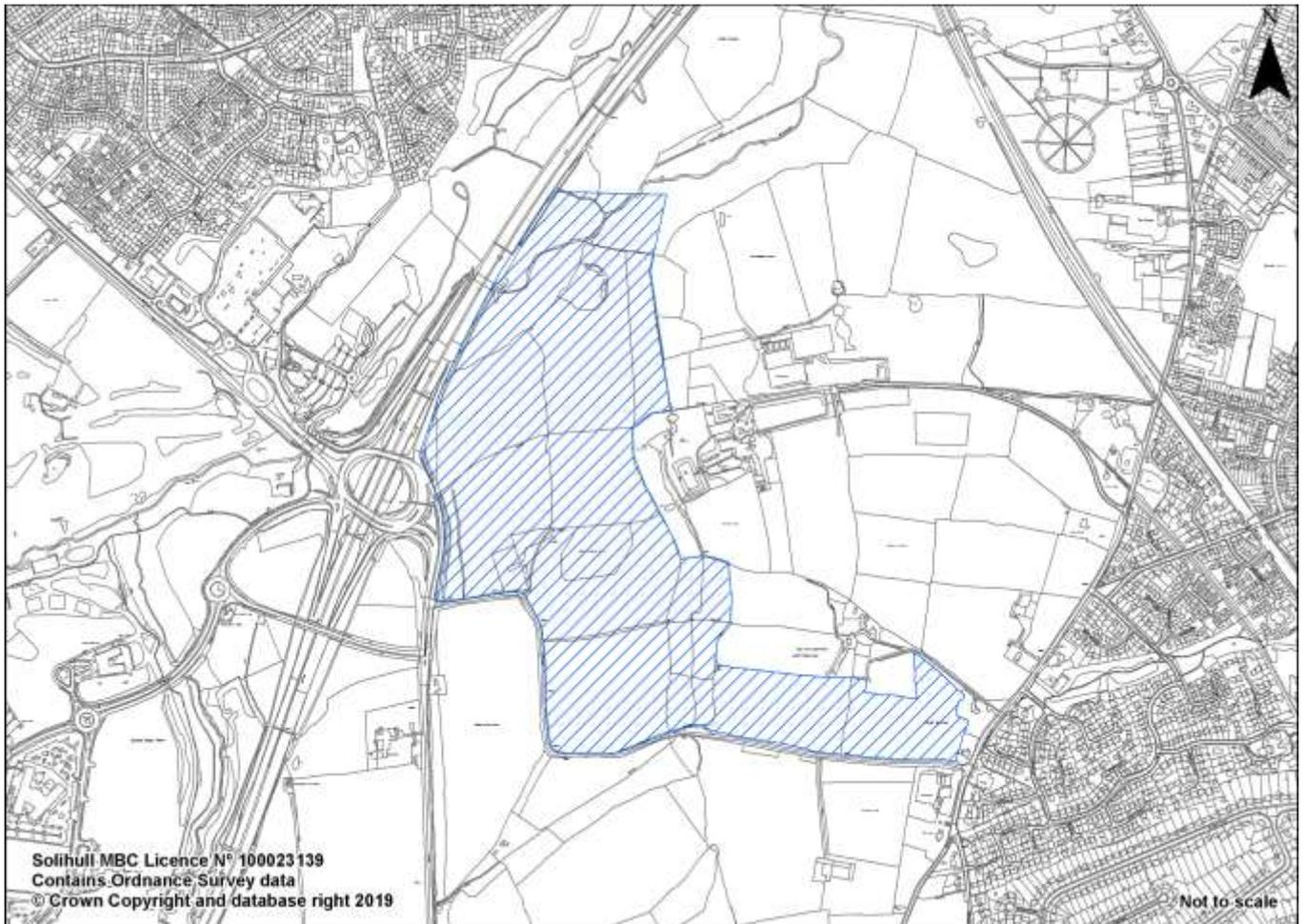
Evidence

SHELAA	Category 3 (significant achievability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Rail) Overall: High Access: Existing footway
Green Belt Assessment	Site not included in study area of Green Belt Assessment.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	1
Commentary	This brownfield site lies within the settlement, outside the Green Belt and would fulfil the strategic objective to make effective use of land and create a pattern of development that is focussed in areas that are sustainable. The site has high accessibility and would make an important contribution to meeting the housing needs of the area, particularly in terms of the NPPF requirement to provide a good mix of sites, including small and medium sites that can be built out relatively quickly. However, the site faces some achievability constraints as its redevelopment would be conditional on the existing school relocating to a suitable site.
Site Selection Step 2	G

Site Reference	164	Site Name	Box Trees Site 1
Gross Area (Ha)	50.69	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	Assessed For Employment only	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site Proximity to Listed buildings River Blythe SSSI runs through northern edge of site
Soft constraints	Flood Zones 2 and 3 on northern part of site Local Wildlife Site on part of site PROW SL55 and SL56 across the site Contaminated land on part of site Overhead cables

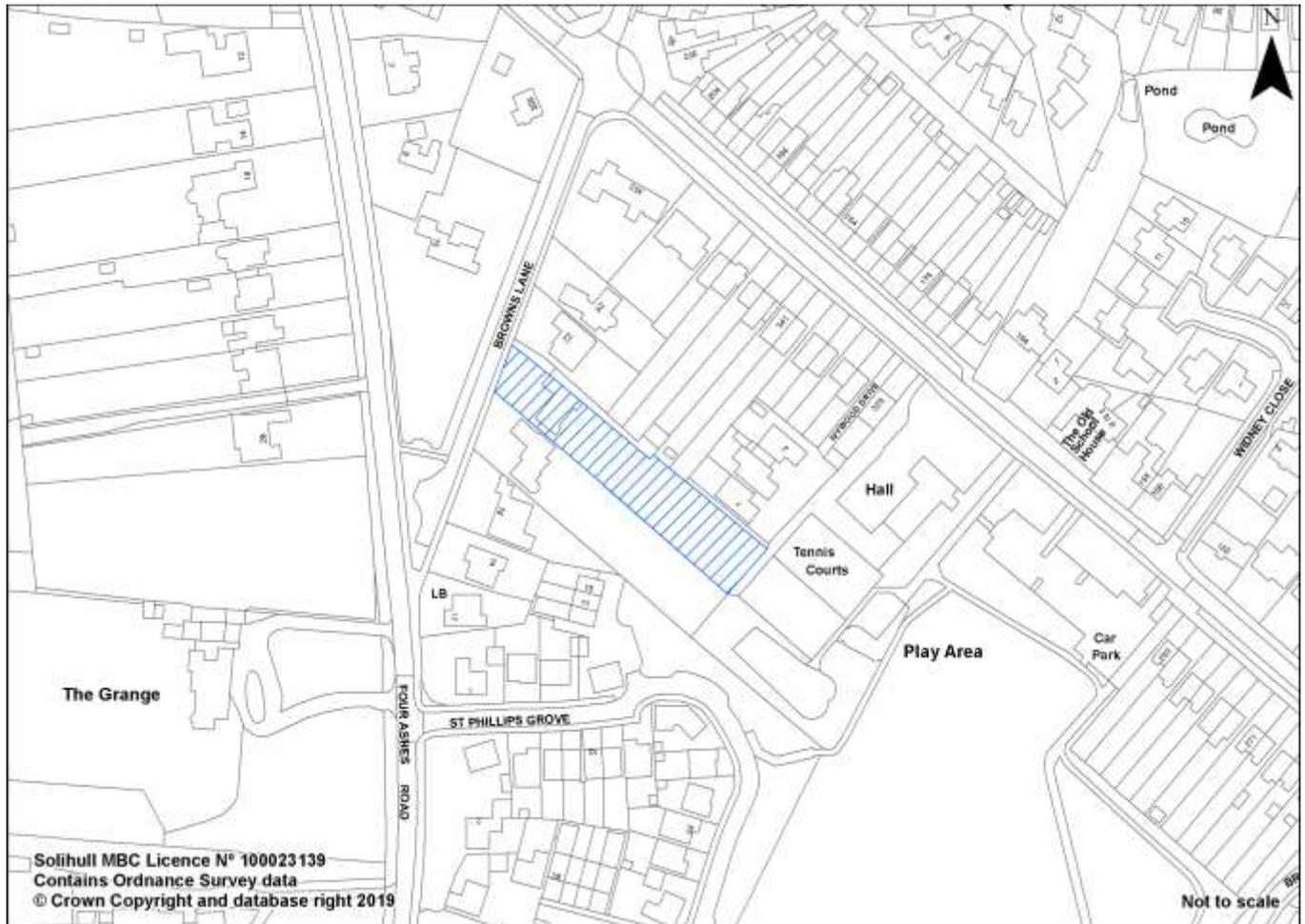
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Partly within: Moderately performing parcel (RP44) overall with a combined score of 7. *Highly performing in terms of purpose 1. Partly within: Lower performing parcel (RP45) overall with a combined score of 5. Moderately performing in terms of
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 71 17 effects: 7 positive (2 significant); 4 neutral; 6 negative (1 significant).

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Site proposed for employment uses and is not included in residential assessment.
Site Selection Step 1	9
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	181	Site Name	All or part of 20 Browns Lane, Knowle
Gross Area (Ha)	0.18	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	Estimated 3	Parish	
Green Belt	0	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	None
Hard Constraints	TPOs on boundary of site?
Soft constraints	Access Existing properties on site

Evidence

SHELAA

Site excluded from assessment as below site threshold.

Accessibility Study

Primary School: Very High Food Store: Very High GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Medium/High Access: Existing footway

Green Belt Assessment

Site not included in study area of Green Belt Assessment.

Landscape Character Assessment

Site not included in study area of Landscape Character Assessment.

Sustainability Appraisal

Site not considered in SA.

Site Selection

Spatial Strategy

Site does not fit into any Spatial Strategy as a Growth Option, however, site is within the existing built-up area and outside of the Green Belt.

Site Selection Topic Paper

Knowle/Dorridge/Bentley Heath villages are considered suitable for growth. Backland development may not be considered appropriate.

Site Selection Step 1

2

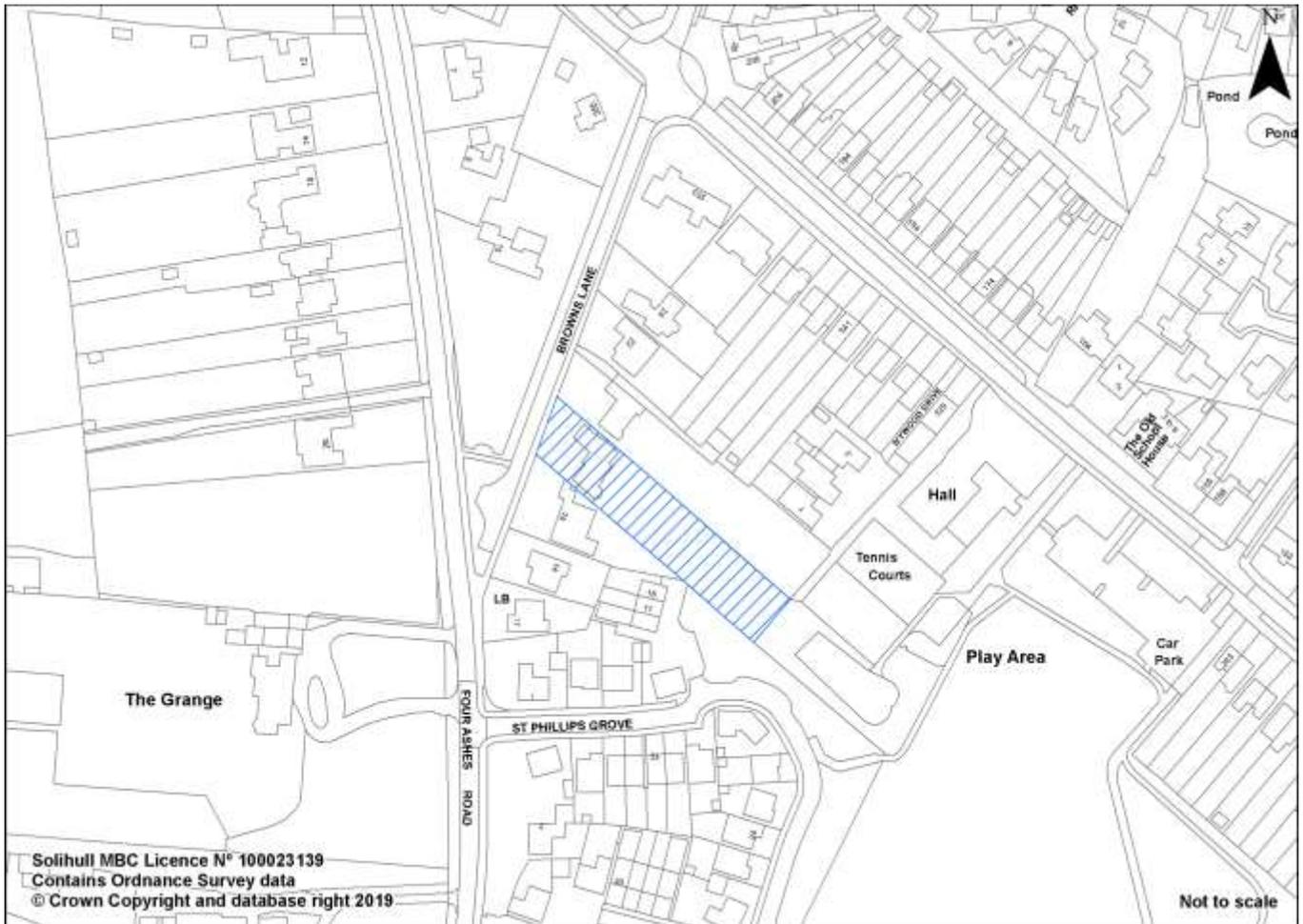
Commentary

The site lies within the settlement, outside the Green Belt and would fulfil the strategic objective to make effective use of land and create a pattern of development that is focussed in areas that are sustainable. The site has medium/high accessibility and would make a contribution to meeting the housing needs of the area, particularly in terms of the NPPF requirement to provide a good mix of sites, including small sites that can be built out relatively quickly.

Site Selection Step 2

G

Site Reference	182	Site Name	18 Browns Lane
Gross Area (Ha)	0.18	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	Estimated 3	Parish	
Green Belt	0	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	None
Hard Constraints	TPOs on boundary of site
Soft constraints	Access Existing properties on site

Evidence

SHELAA

Site excluded from assessment as below site threshold.

Accessibility Study

Primary School: Very High Food Store: Very High GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Medium/High Access: Existing footway

Green Belt Assessment

Site not included in study area of Green Belt Assessment.

Landscape Character Assessment

Site not included in study area of Landscape Character Assessment.

Sustainability Appraisal

Site not considered in SA.

Site Selection

Spatial Strategy

Site does not fit into any Spatial Strategy as a Growth Option, however, site is within the existing built-up area and outside of the Green Belt.

Site Selection Topic Paper

Knowle/Dorridge/Bentley Heath villages are considered suitable for growth. Backland development may not be considered appropriate.

Site Selection Step 1

2

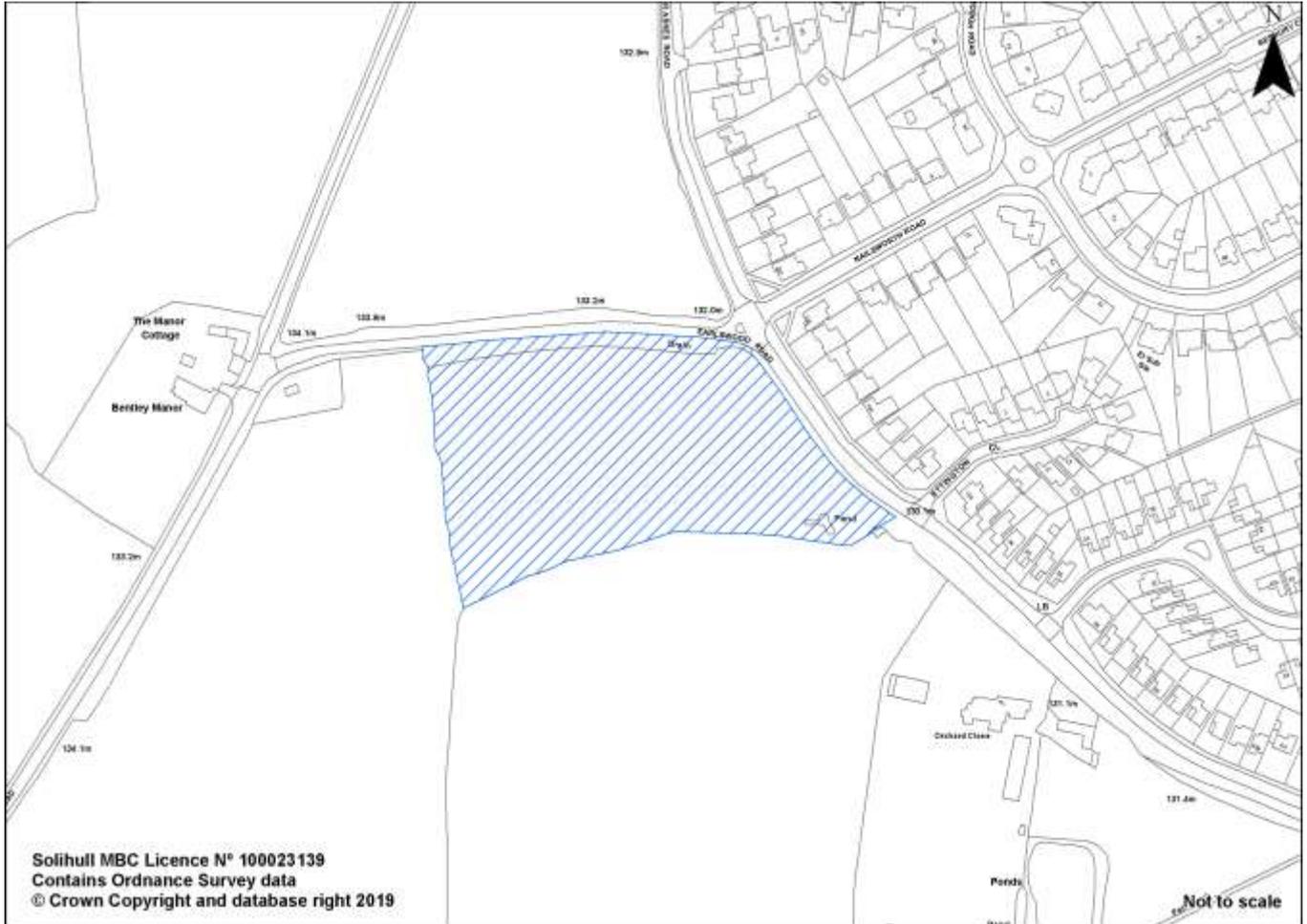
Commentary

The site lies within the settlement, outside the Green Belt and would fulfil the strategic objective to make effective use of land and create a pattern of development that is focussed in areas that are sustainable. The site has medium/high accessibility and would make a contribution to meeting the housing needs of the area, particularly in terms of the NPPF requirement to provide a good mix of sites, including small sites that can be built out relatively quickly.

Site Selection Step 2

G

Site Reference	199	Site Name	Land at Four Ashes Road, Dorridge - Box Trees
Gross Area (Ha)	4.83	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	50	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Access Habitats of wildlife interest

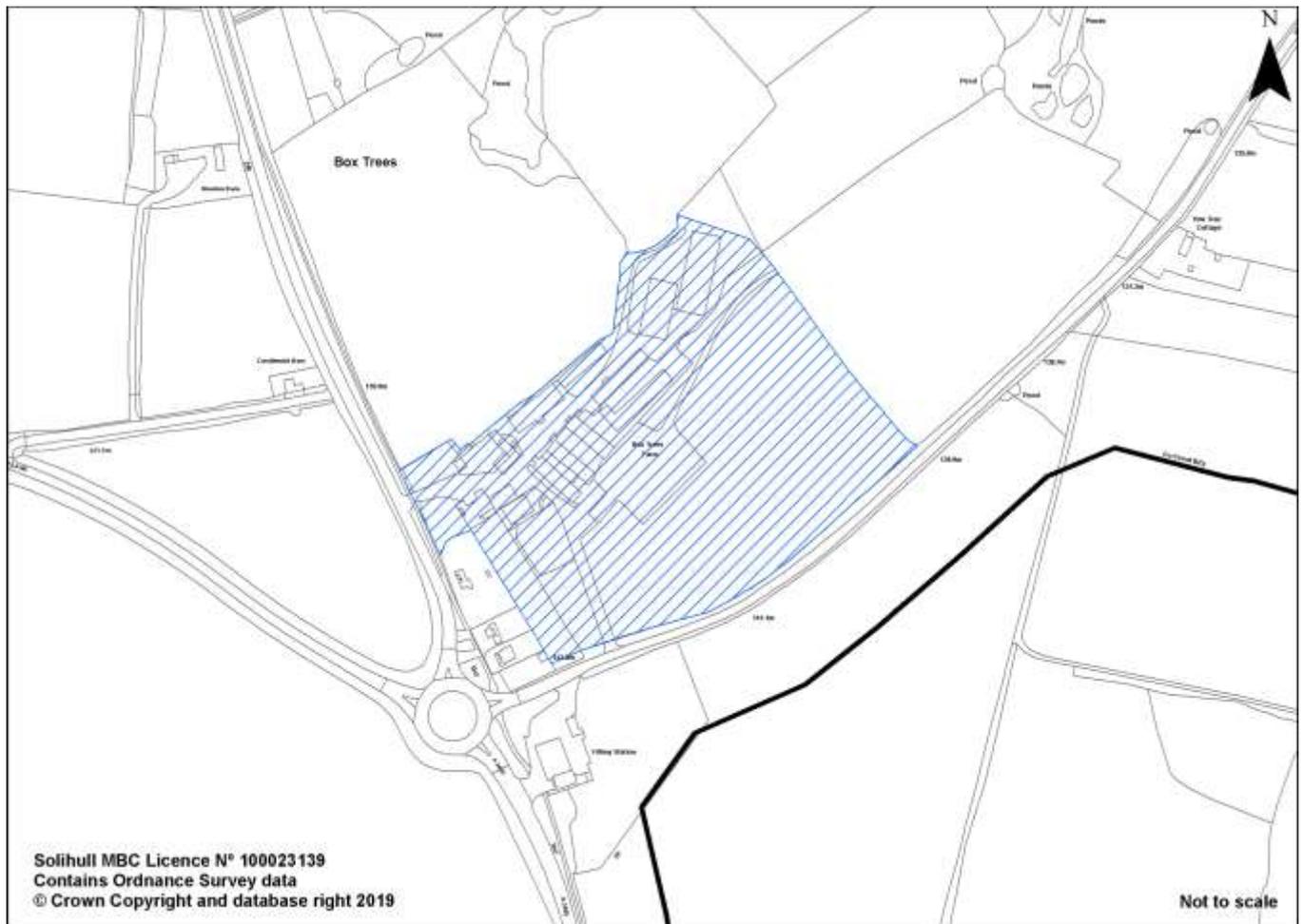
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP47) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 58 17 effects: 4 positive (1 significant); 10 neutral; 3 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; and ensure no net loss in biodiversity. Site would extend beyond strong defensible Green Belt boundary to south-west of Dorridge.
Site Selection Step 1	6
Commentary	Whilst the site is located adjacent to the built up area, it would breach an existing strong Green Belt boundary. The site, which is in a lower performing parcel of Green Belt is in two parts; development of the southern part would result in unacceptable incursion into the countryside, creating an indefensible Green Belt boundary and setting a precedent for the development of surrounding land. The northern part of the site is contained by existing roads, but development would extend the built up area of Dorridge to the west, eroding the narrow gap between Dorridge and Blythe Valley Park. The site has low/medium accessibility in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to
Site Selection Step 2	R

Site Reference	203	Site Name	Box Trees Farm
Gross Area (Ha)	4.98	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	Assessed For Employment only	Parish	
Green Belt	100	Greenfield/Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing use on site

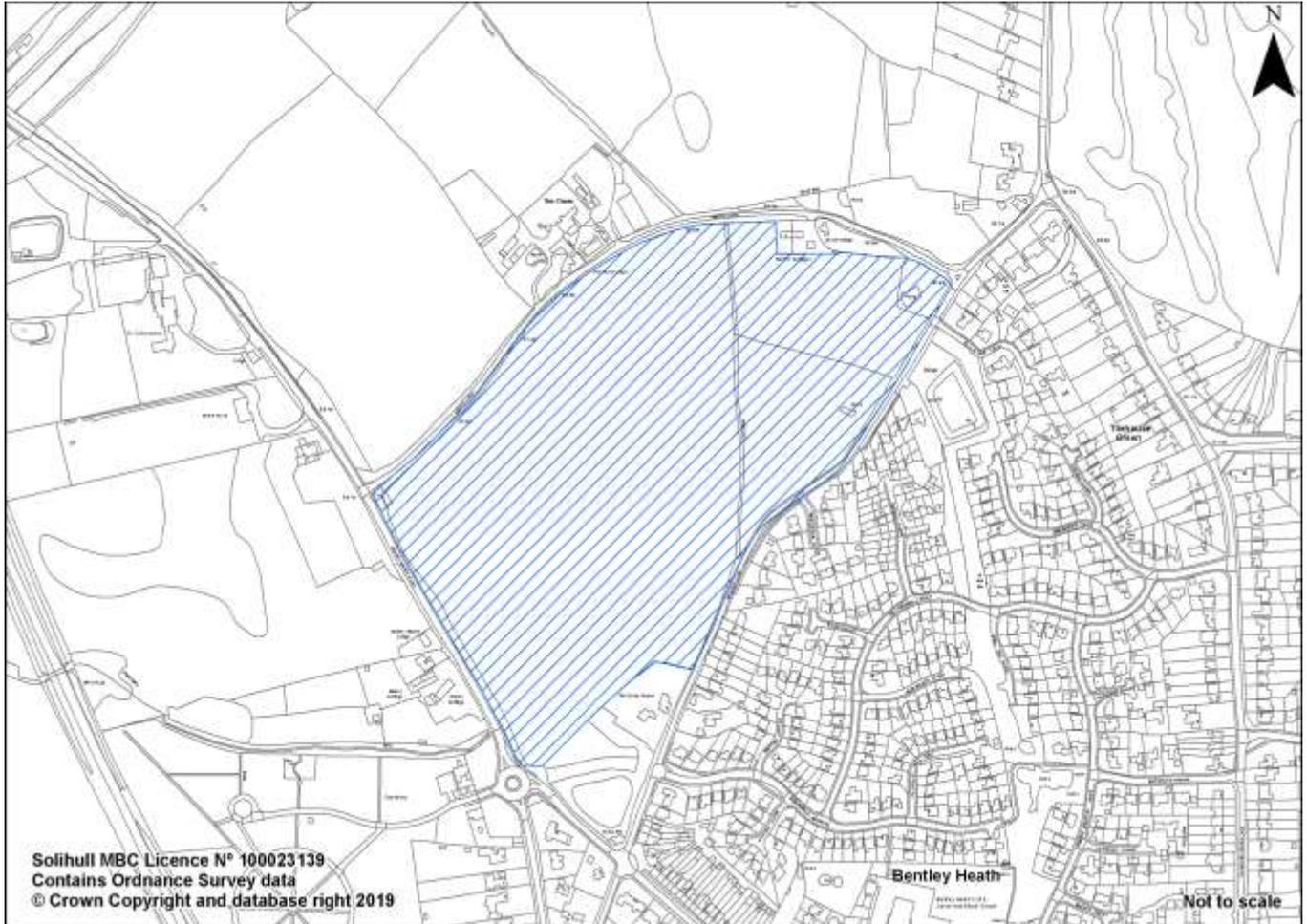
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Very Low Public Transport: Very High (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP46) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 67 17 effects: 5 positive (1 significant); 5 neutral; 7 negative (2 significant).

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Site proposed for employment uses and is not included in residential assessment.
Site Selection Step 1	9
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	207	Site Name	Land bounded by Brown's Lane, Smiths Lane &
Gross Area (Ha)	15.37	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	300	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on boundary
Soft constraints	PROW SL60 runs through the site Hedgerows

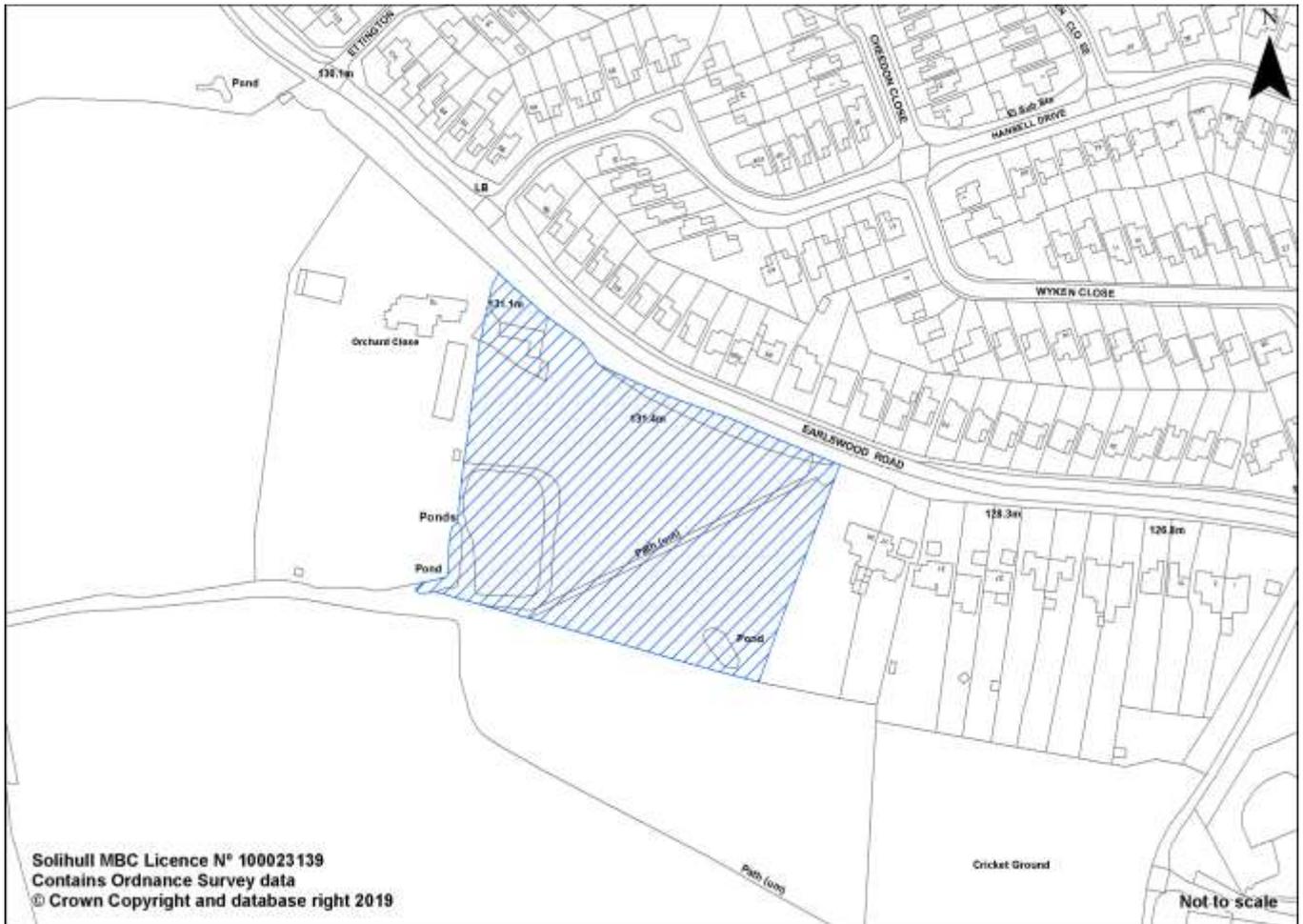
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: High GP Surgery: Very Low Public Transport: Low/Medium (Rail) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP41) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 54 17 effects: 6 positive (3 significant); 7 neutral; 4 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; and ensure no net loss in biodiversity.
Site Selection Step 1	6
Commentary	The site is within a lower performing parcel of Green Belt and is bordered by permanent physical features that would create a defensible boundary. However, development of the site would breach an existing strong Green Belt boundary and erode the gap between Solihull and KDBH. Site has medium/high accessibility in an area with medium landscape sensitivity, medium landscape value with a low capacity to accommodate change. The SA identifies 6 positive and 4 negative effects.
Site Selection Step 2	R

Site Reference	210	Site Name	Land between 39 and 79 Earlswood Road
Gross Area (Ha)	1.52	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	31	Parish	
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site and along the boundary
Soft constraints	PROW SL50 crosses the site Access Habitats of wildlife interest

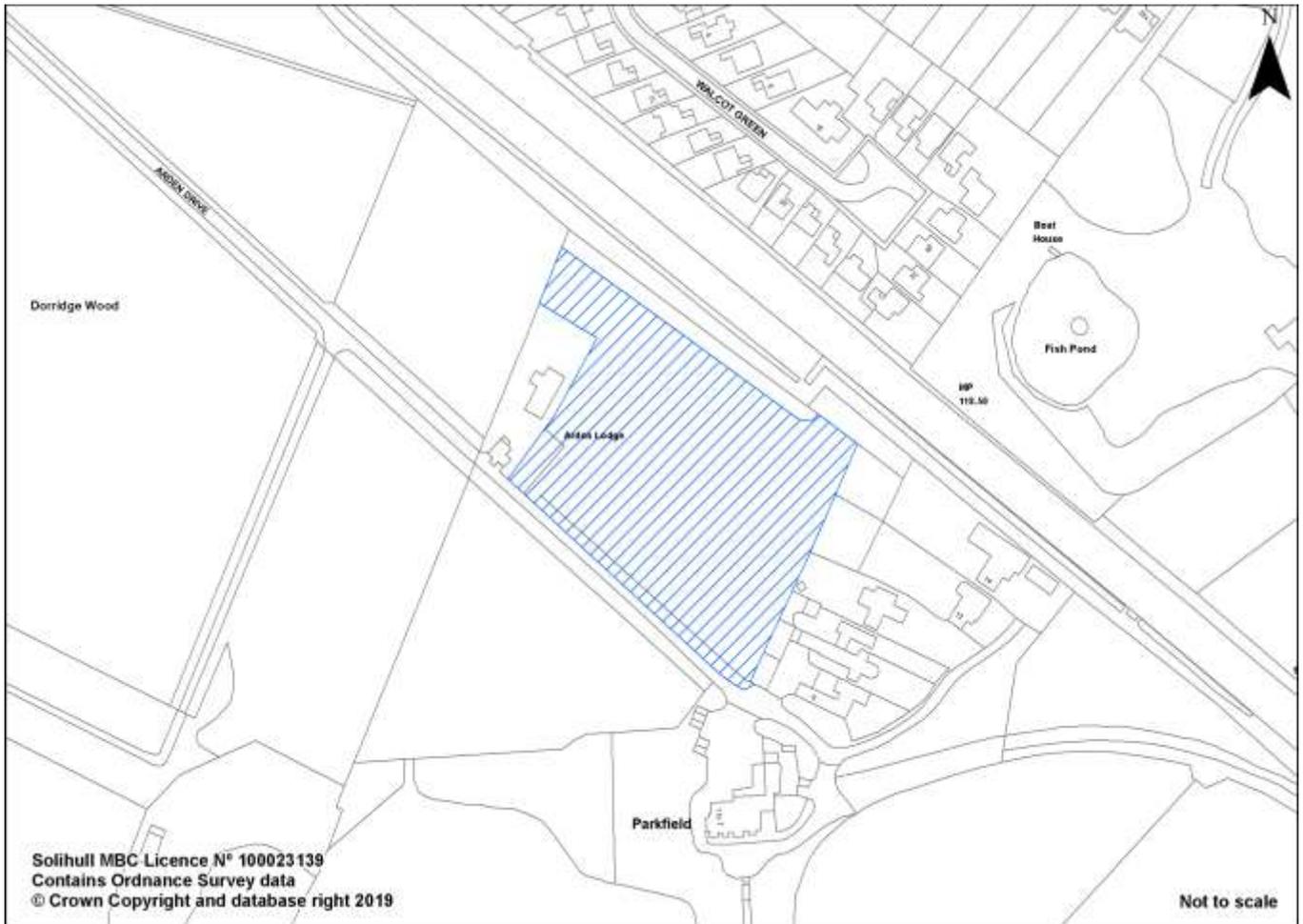
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Medium GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP47) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 58 17 effects: 4 positive (1 significant); 10 neutral; 3 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; and ensure no net loss in biodiversity. Site would extend beyond strong defensible Green Belt boundary to south-west of Dorridge.
Site Selection Step 1	6
Commentary	The site is located adjacent to the built up area, but would breach an existing strong Green Belt boundary. There would be an unacceptable incursion into the countryside, creating an indefensible Green Belt boundary and setting a precedent for the development of surrounding land. The site has low/medium accessibility in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate new development. The SA identifies mainly neutral effects, with 4 positive and 3 negative effects.
Site Selection Step 2	R

Site Reference	241	Site Name	Arden Lodge Field, Arden Drive
Gross Area (Ha)	1.22	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	10	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Group TPO on site
Soft constraints	Access Adjacent to railway line Adjacent to Dorridge Wood LNR and Local Wildlife Site Telegraph poles

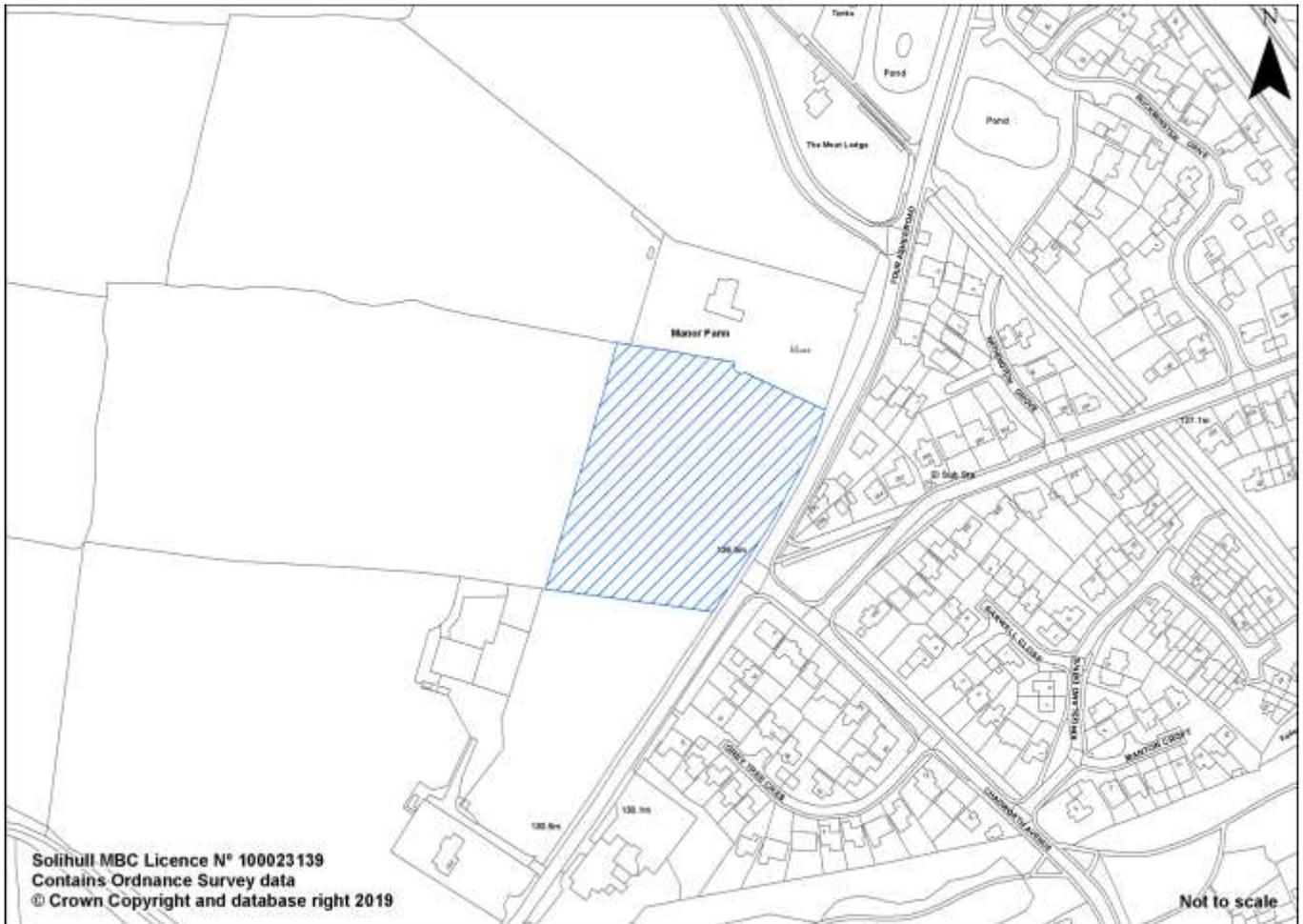
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Low Food Store: High GP Surgery: Medium Public Transport: Medium (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP48) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 60 17 effects: 4 positive; 10 neutral; 3 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	9
Commentary	Site is within a lower performing parcel of Green Belt, but is isolated, not well related to the settlement and would result in an indefensible Green Belt boundary. The site has medium overall accessibility, within an area of medium landscape character sensitivity, medium landscape value with low capacity for change. The SHELAA identifies that there are some suitability constraints and the SA identifies mainly neutral effects.
Site Selection Step 2	R

Site Reference	247	Site Name	Manor Farm, Four Ashes Rd
Gross Area (Ha)	1.15	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	33	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Potential habitats of wildlife interest

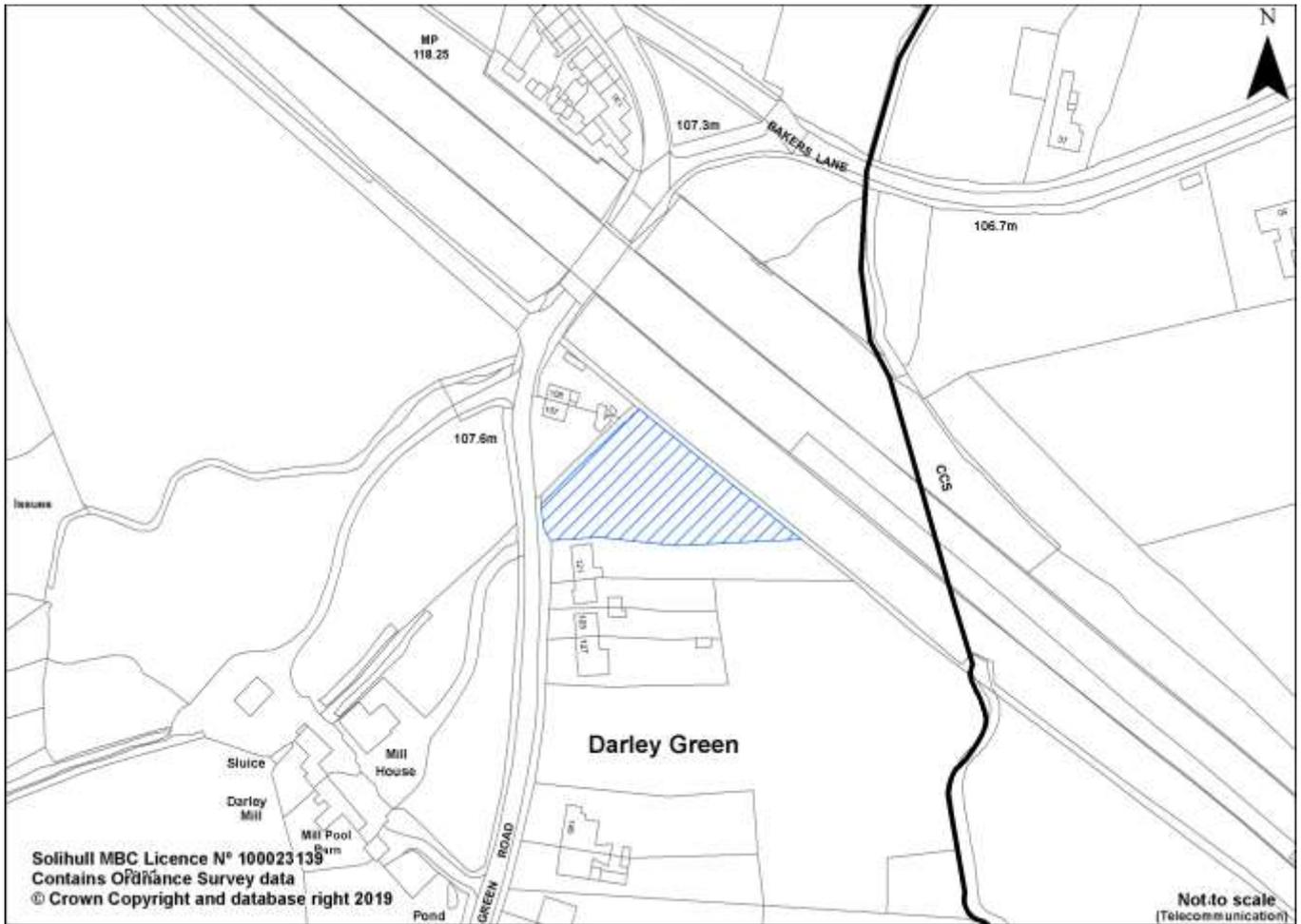
Evidence

SHELAA	Category 3 (significant suitability constraints)
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP45) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; and ensure no net loss in biodiversity. Site would extend beyond strong defensible Green Belt boundary to west of settlement.
Site Selection Step 1	6
Commentary	Site is located in a lower performing parcel of Green Belt. Although lying adjacent to the settlement it would breach an existing and strong and defensible Green Belt boundary, eroding the gap between the settlement and the main built up area. Site has medium accessibility and is in an area with medium landscape sensitivity, medium landscape value with a low capacity to accommodate change.
Site Selection Step 2	R

Site Reference	329	Site Name	Land to east and west of Darley Green Road
Gross Area (Ha)	0.19	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	7	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Entire site within Flood Zone 3 Habitats of wildlife interest Access

Evidence

SHELAA

Site excluded from assessment as below site threshold.

Accessibility Study

Primary School: Very Low Food Store: Low GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Low Access: Existing footway

Green Belt Assessment

Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.

Landscape Character Assessment

Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low

Sustainability Appraisal

Site not considered in SA.

Site Selection

Spatial Strategy

Site does not fit into any identified Growth Options in the spatial strategy as quite remote from nearest settlement. Site would be lowest priority in the spatial strategy

Site Selection Topic Paper

Isolated site that is not within, adjacent, or adjoining any settlement.

Site Selection Step 1

10

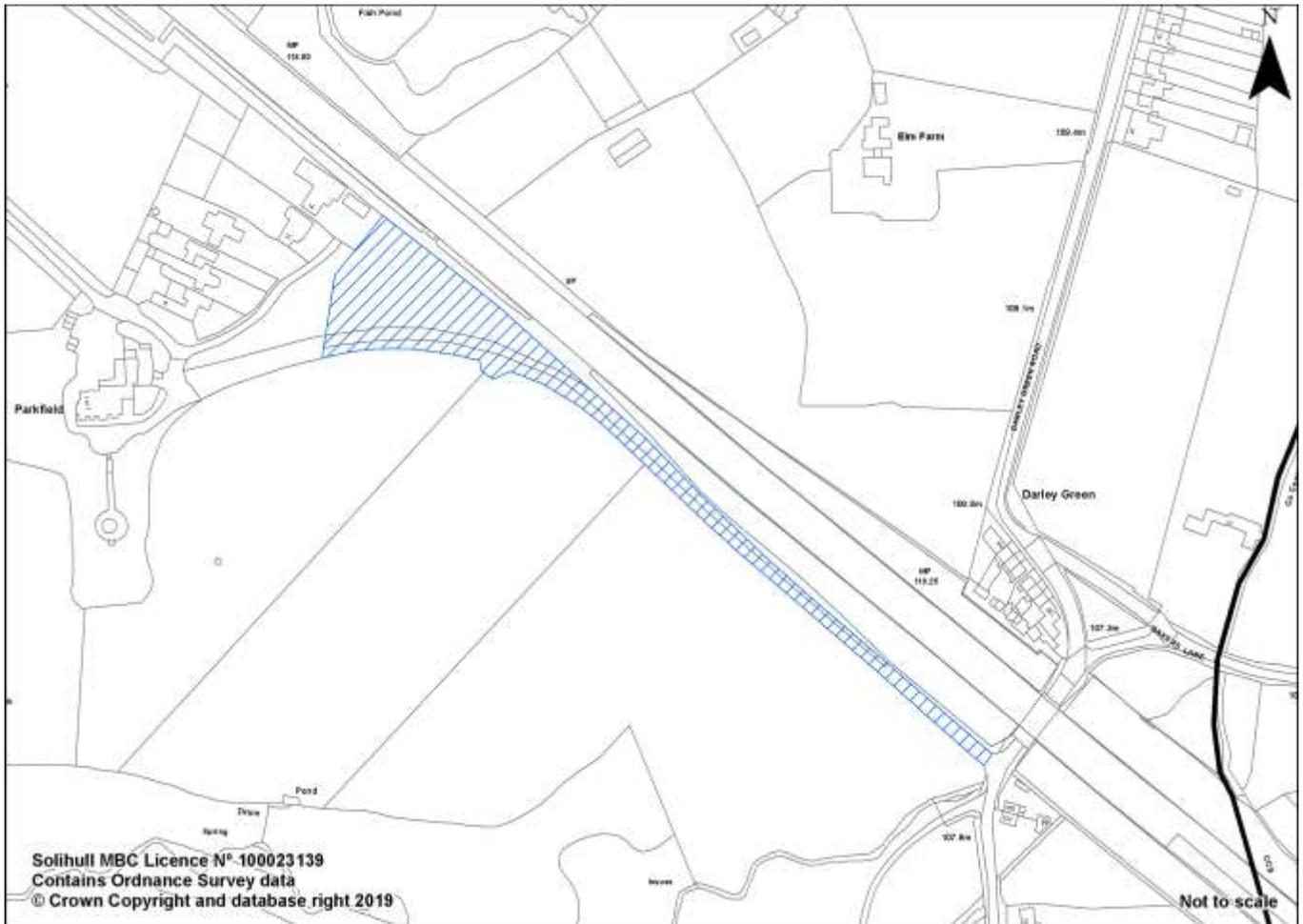
Commentary

Site is within a highly performing parcel of Green Belt, it is small, isolated and would result in an indefensible boundary. The site has a low level of accessibility, is within a area of medium landscape sensitivity, medium landscape value with low capacity for change. Site is in Flood Zone 3.

Site Selection Step 2

R

Site Reference	330	Site Name	Land to west of Darley Green Road
Gross Area (Ha)	0.66	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	22	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site
Soft constraints	Thin strip of land with little capacity Access Small part of site in Flood Zone 3 Pylons

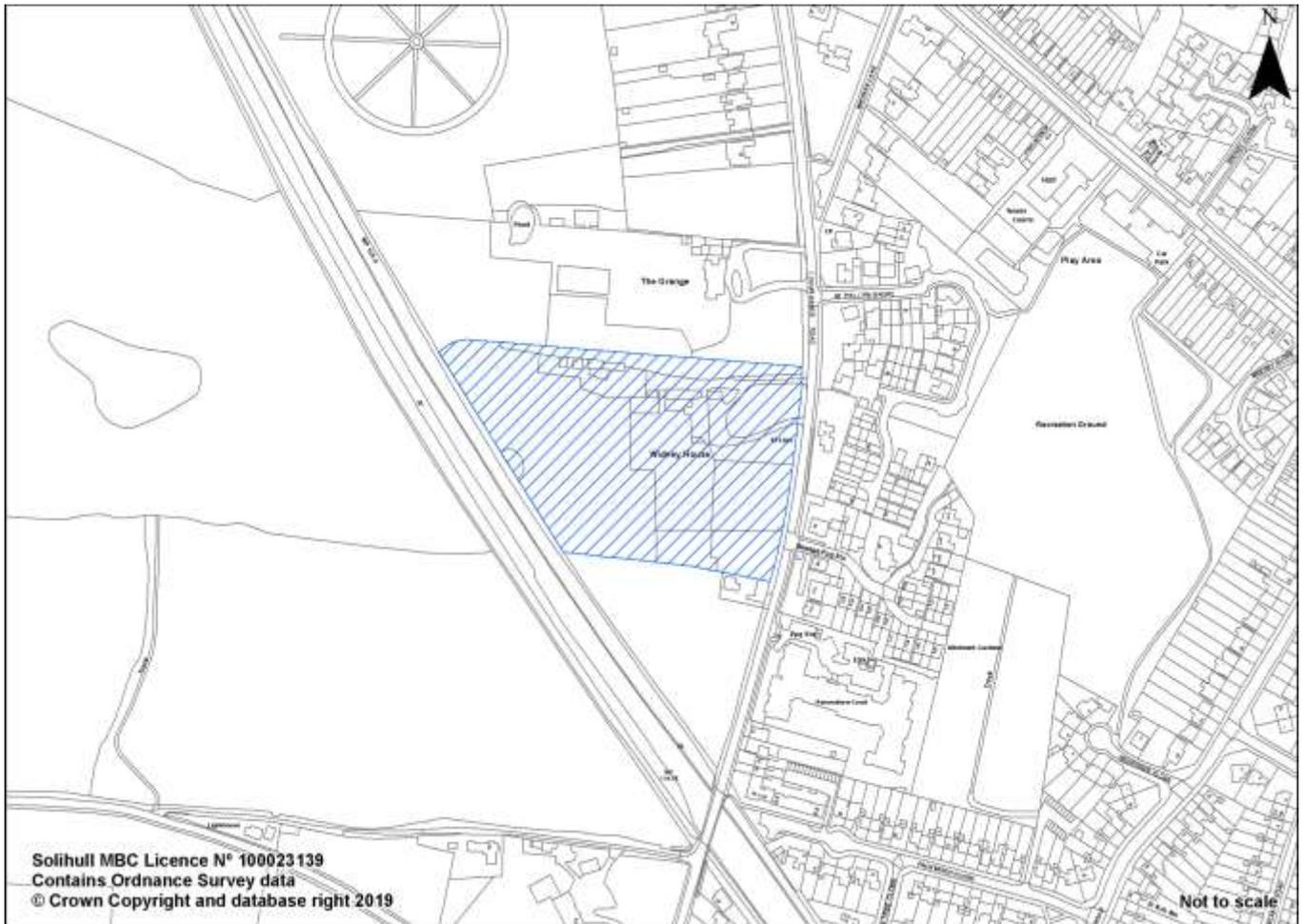
Evidence

SHELAA	Category 3 (significant suitability and significant achievability constraints)
Accessibility Study	Primary School: Medium Food Store: Very High GP Surgery: Very High Public Transport: Very High (Rail) Overall: Very High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP48) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site adjacent to AECOM 60.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy as quite remote from nearest settlement. Site would be lowest priority in the spatial strategy
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	9
Commentary	Site is within a lower performing parcel of Green Belt, it is small, isolated and would result in an indefensible boundary. The site has a very high level of accessibility, is within a area of medium landscape character sensitivity, medium landscape value with low capacity for change. A small part of the site is in Flood Zone 3 and the SHELAA identifies that there are significant suitability and achievability constraints.
Site Selection Step 2	R

Site Reference	419	Site Name	60 Four Ashes Road
Gross Area (Ha)	2.54	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	59	Parish	
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing properties on site Adjacent to railway line

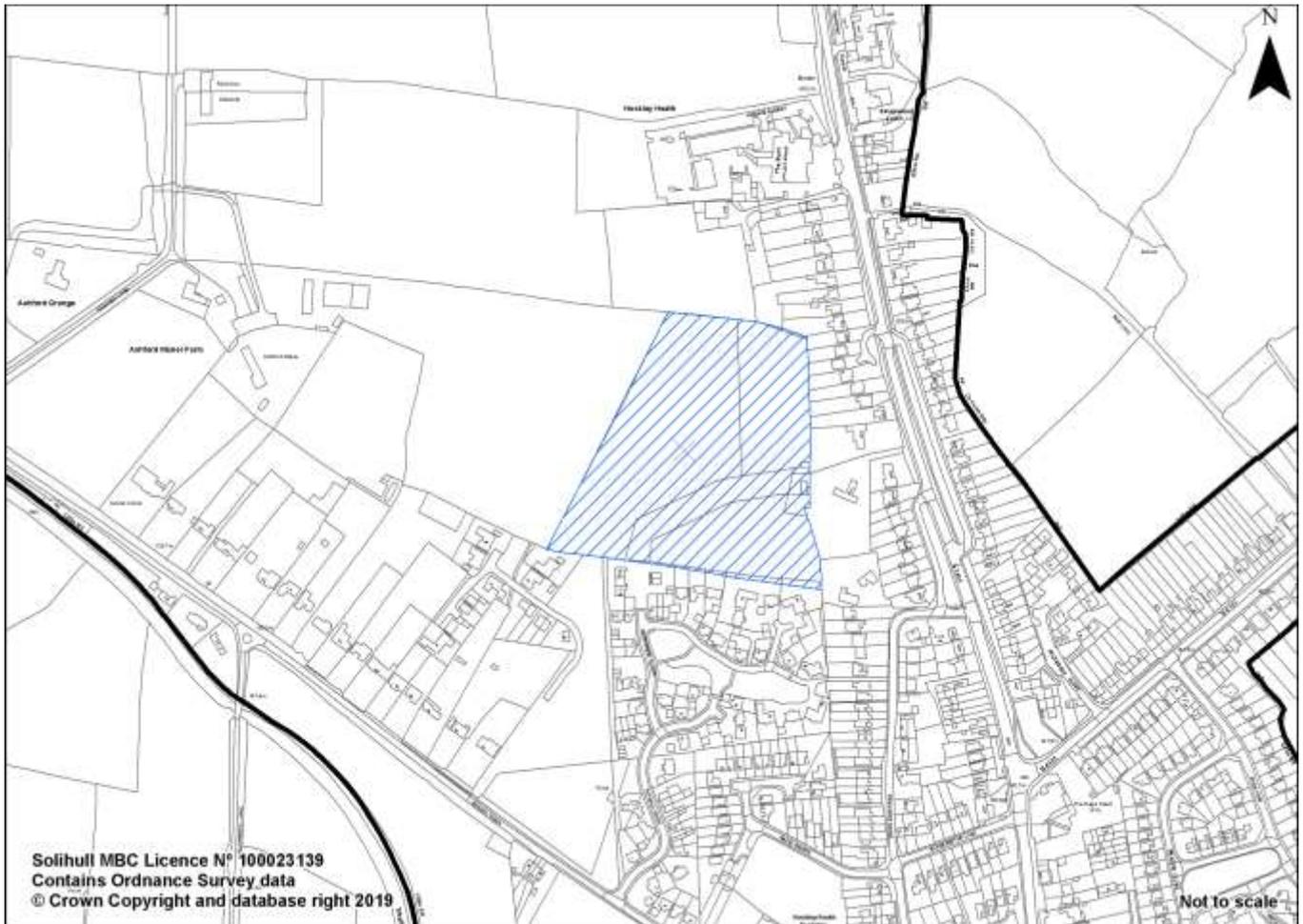
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: Medium GP Surgery: Very Low Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP42) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity. Site would extend beyond strong defensible Green Belt boundary to west of settlement.
Site Selection Step 1	5
Commentary	Site is located in a lower performing parcel of Green Belt. Although lying adjacent to the settlement, the site is small and would breach an existing and strong and defensible Green Belt boundary. However, the site is not isolated, being located adjacent to other residential development and contained between the road and railway line. The site has medium accessibility and is in an area with medium landscape sensitivity, medium landscape value with a low capacity to accommodate change.
Site Selection Step 2	R

Site Reference	13	Site Name	Land to RO 2214 Stratford Rd
Gross Area (Ha)	3.39	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	Estimated 81	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on boundary
Soft constraints	Habitats of wildlife interest Access

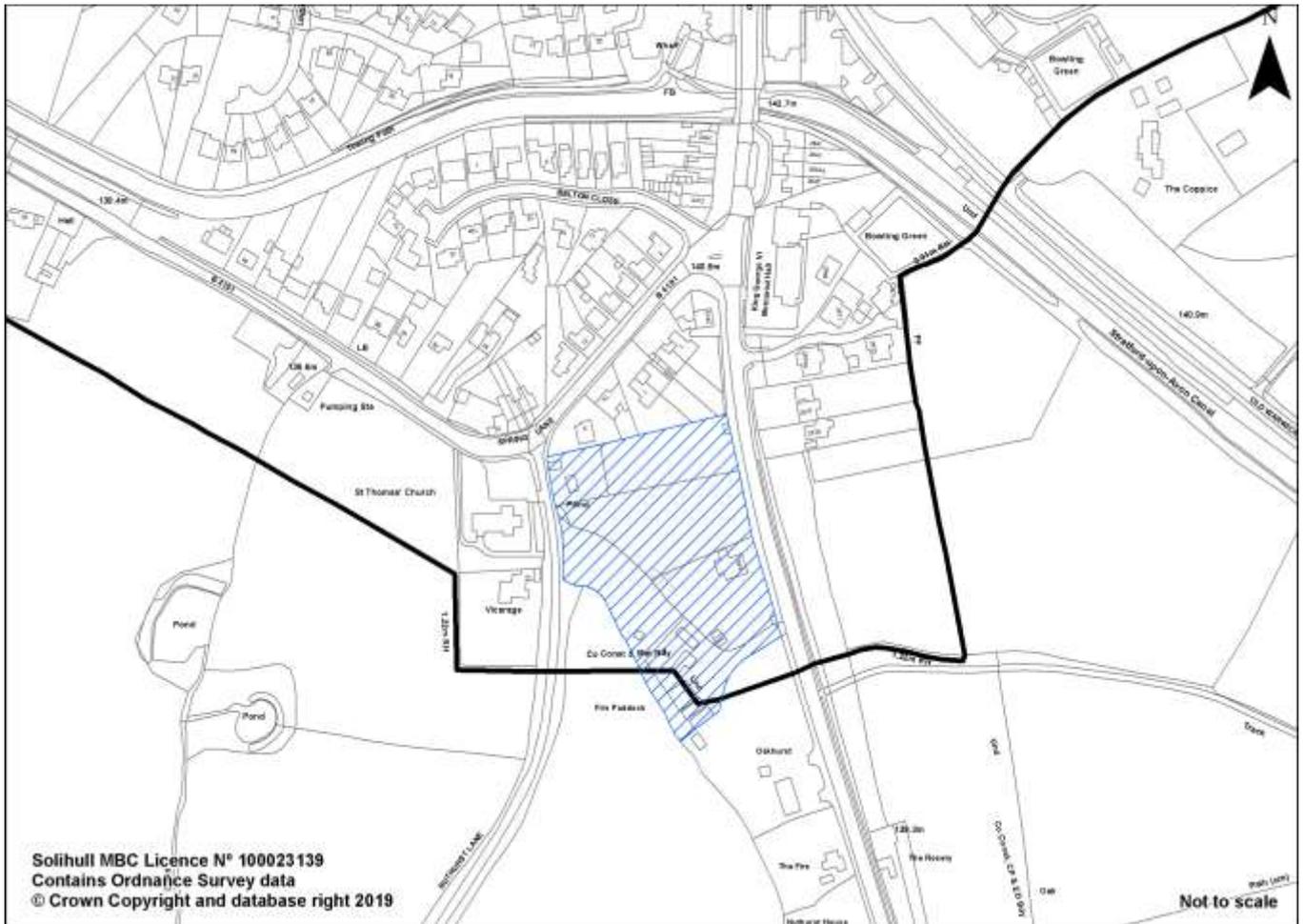
Evidence

SHELAA	Assessed as part of SHELAA Site 1006 - Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary.
Site Selection Step 1	6
Commentary	Site lies adjacent to the built up area of Hockly Heath in a lower performing parcel of Green Belt. Although the site is relatively well contained by landscape features, there would be an incursion of built form into open countryside where no permanent physical features are present to establish a strong defensible Green Belt boundary. The site has some constraints including Tree Preservation Orders and habitats of wildlife interest. The site has medium overall accessibility, is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. SA identifies 6 negative and 5 positive effects, including distance to a primary school being a significant positive effect.
Site Selection Step 2	R

Site Reference	14	Site Name	Land at 2440 Stratford Rd
Gross Area (Ha)	1.06	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	17	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on site Adjacent to Listed building
Soft constraints	Habitats of wildlife interest Access Locally listed building Existing house and outbuildings on site

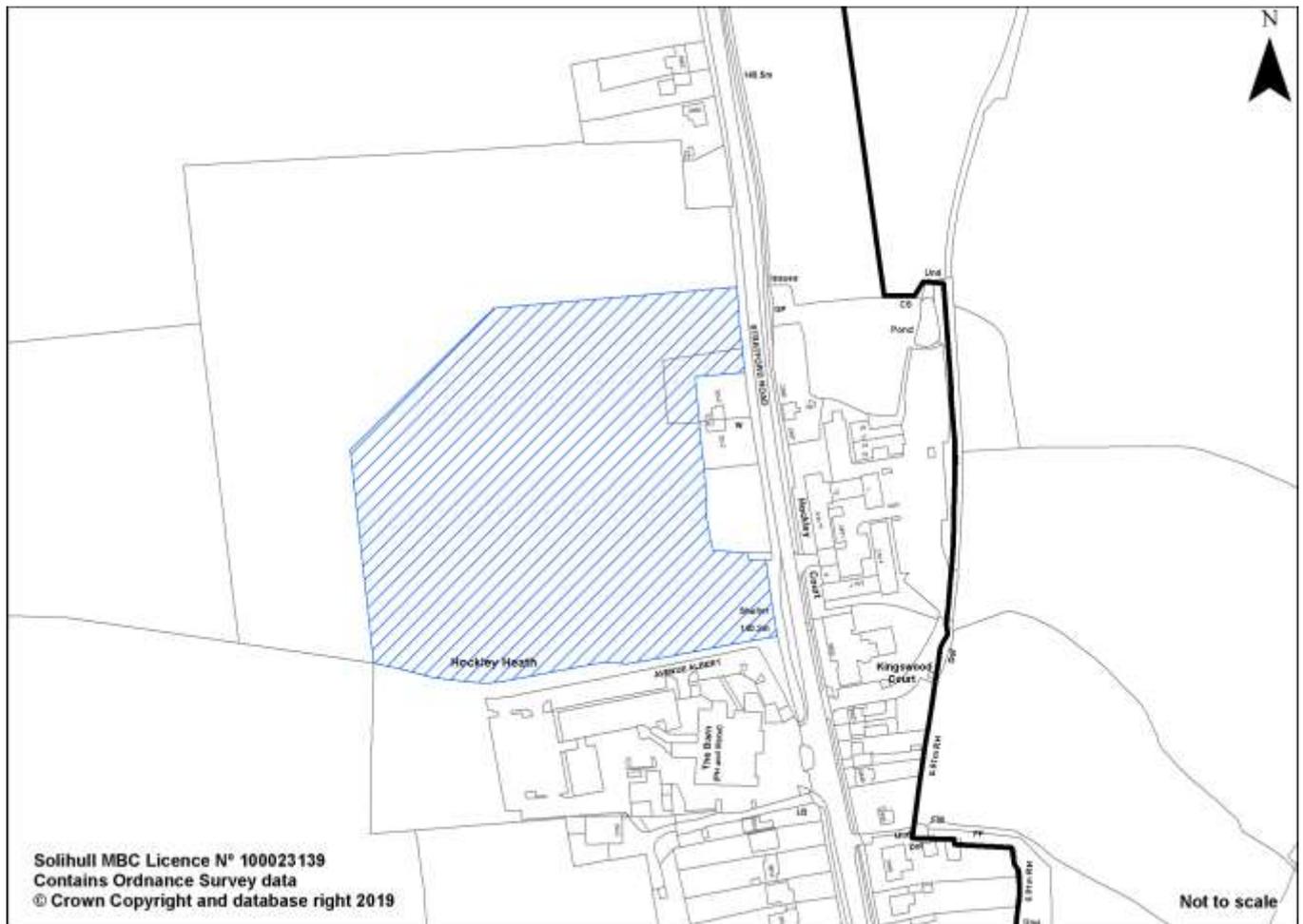
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary.
Site Selection Step 1	6
Commentary	The site is in a lower performing parcel of Green Belt adjacent to the southern part of Hockley Heath village. Part of site has been granted planning permission for a rural exceptions site which is now built out. Further development and removal of the site from the Green Belt would extend the settlement southwards where it would be difficult to establish a strong and defensible boundary to prevent further encroachment into the countryside. Site has medium / high overall accessibility, is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. Site has some constraints including a Tree Preservation Order and nearby heritage assets.
Site Selection Step 2	R

Site Reference	38	Site Name	Ashford Manor Farm, Stratford Road
Gross Area (Ha)	2.96	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	90	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on-site
Soft constraints	Habitats of wildlife interest

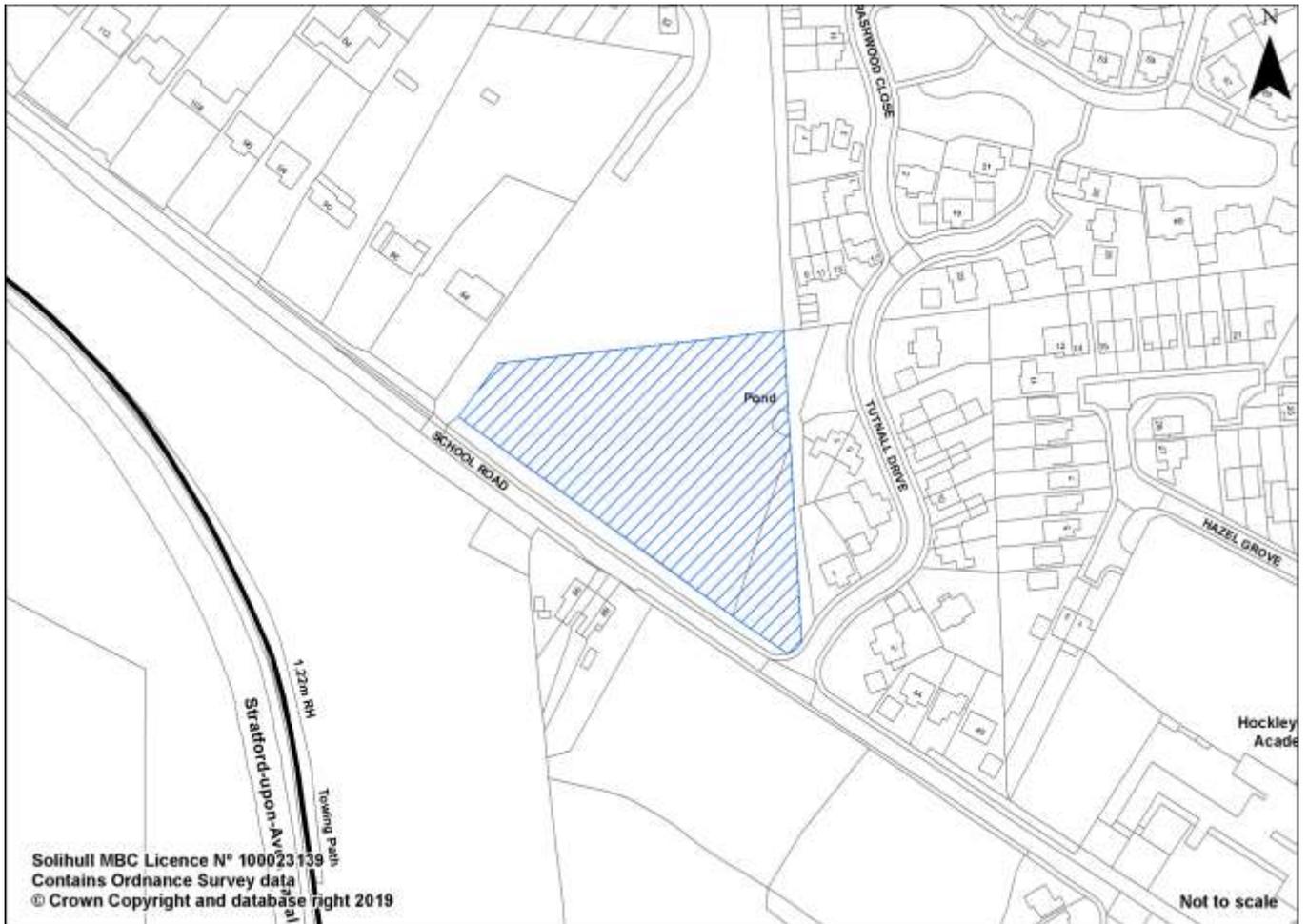
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: Very Low Public Transport: Very High (Bus) Overall: Medium/High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary.
Site Selection Step 1	6
Commentary	This greenfield site, in a lower performing parcel of Green Belt would extend Hockley Heath into open countryside to the north and east where it would be difficult to establish a logical and defensible Green Belt boundary. The site has medium/high accessibility and is in an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. The SA identifies 5 positive and 6 negative impacts.
Site Selection Step 2	R

Site Reference	49	Site Name	Land adjacent 84 School Road
Gross Area (Ha)	0.65	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	21	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site
Soft constraints	Habitats of wildlife interest

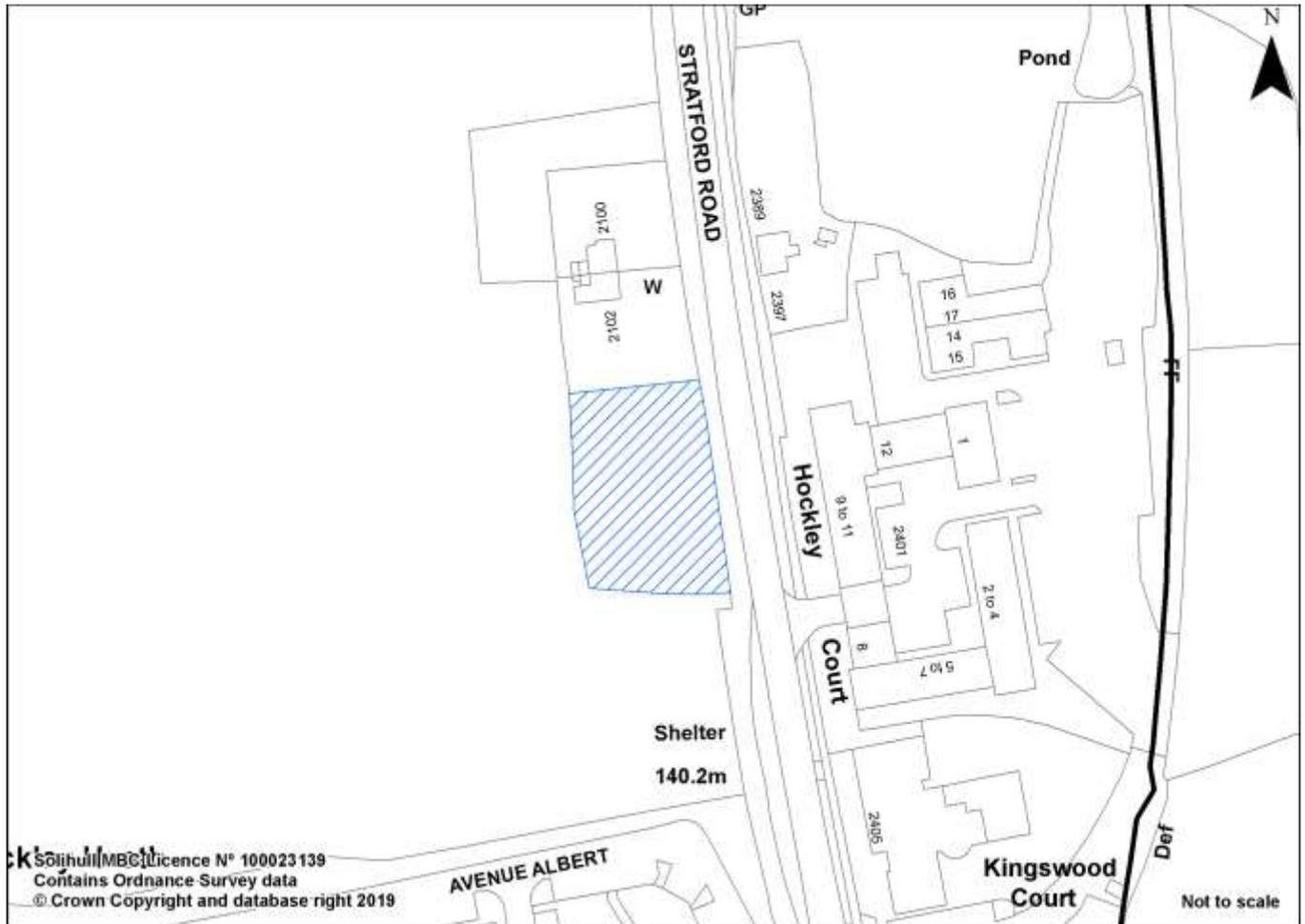
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary.
Site Selection Step 1	6
Commentary	The site lies adjacent to the settlement in a lower performing parcel of Green Belt. The site is relatively enclosed and is bordered by residential development. A defensible Green Belt boundary could be established in this location. The site has medium accessibility and is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. The site is well related to the settlement being located between a ribbon of development along School Road, a small residential scheme to the rear and the main part of the village. The SA identifies 6 negative and 5 positive effects, of which distance to a primary school is a significant positive.
Site Selection Step 2	G

Site Reference	57	Site Name	Land adjoining 2102 Stratford Road
Gross Area (Ha)	0.12	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	Estimated 4	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Trees on site

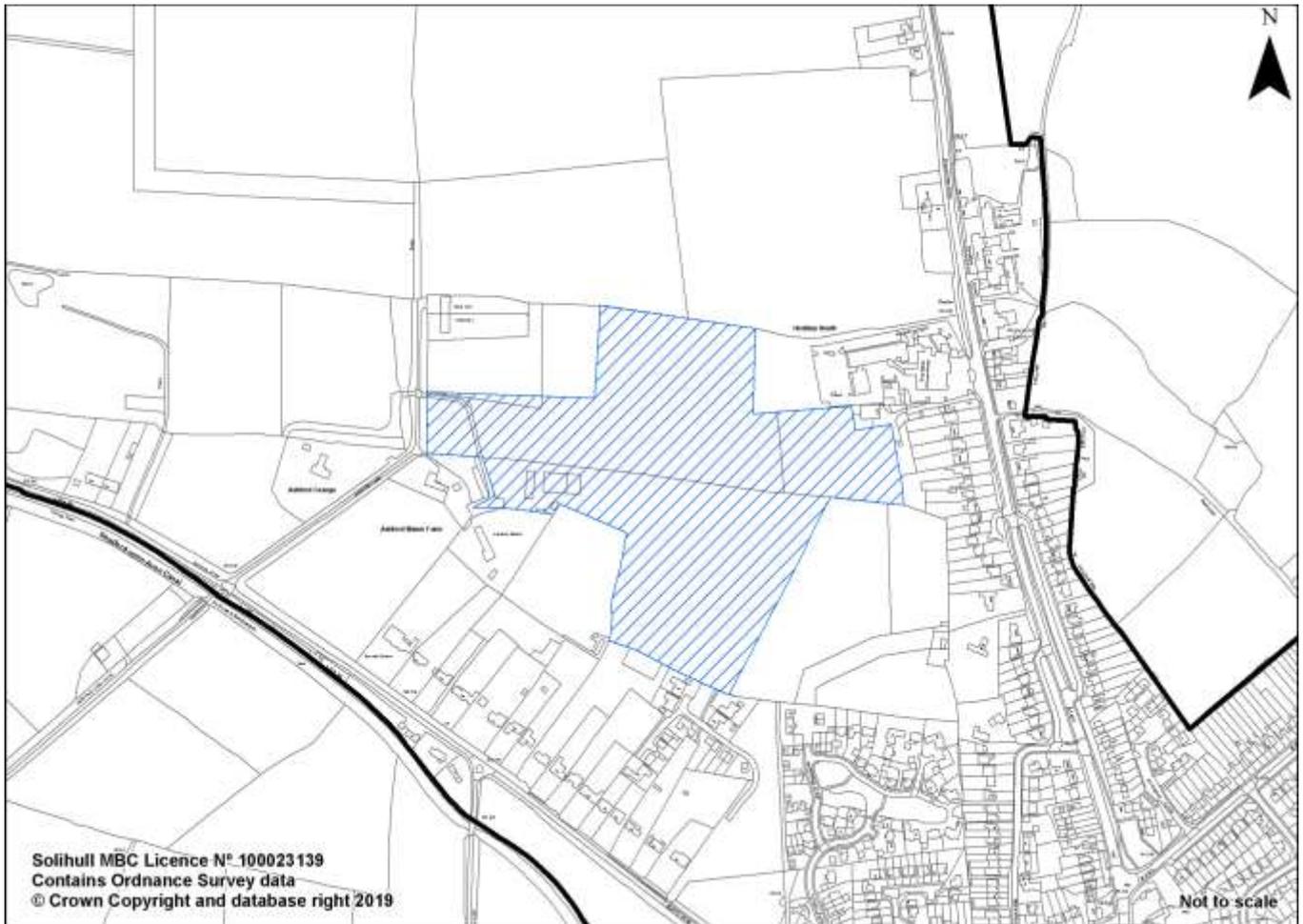
Evidence

SHELAA	Site excluded from assessment as below site threshold.
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: Very Low Public Transport: Very High (Bus) Overall: Medium/High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary.
Site Selection Step 1	6
Commentary	Small site, beyond the existing Green Belt boundary. Site is in a lower performing parcel and it would be difficult to establish a new logical and defensible Green Belt boundary in this location. Site has medium/high accessibility and is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. SA identifies 5 positive and 6 negative effects.
Site Selection Step 2	R

Site Reference	120	Site Name	Land at Ashford Lane, Hockley Heath
Gross Area (Ha)	8.12	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	190	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Access Hedgerows PROW SL81 and SL82 through the site Overhead cables

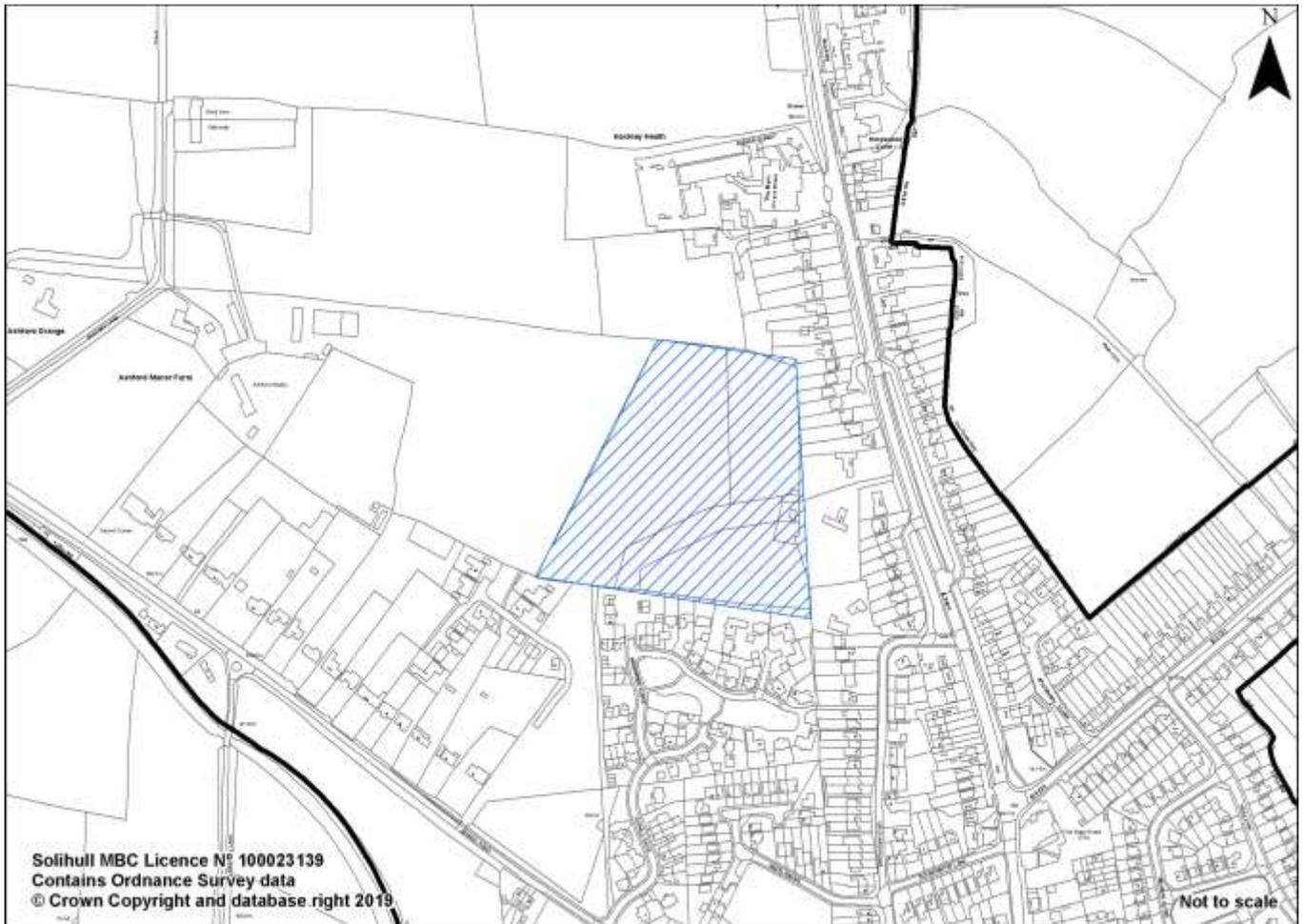
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Medium Food Store: Low GP Surgery: Very Low Public Transport: Low (Bus) Overall: Low Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary.
Site Selection Step 1	9
Commentary	Site is within a lower performing parcel of Green Belt, it is detached from the main part of the settlement and not well related to it. A defensible Green Belt boundary would be difficult to establish and it would reduce the gap between the village and Blythe Valley Park / Cheswick Green. Site has low accessibility and is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. The SA identifies 5 positive and 6 negative effects.
Site Selection Step 2	R

Site Reference	121	Site Name	Land west of Stratford Road, Hockley Heath
Gross Area (Ha)	3.45	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	Estimated 81	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO along boundary of site
Soft constraints	Access Habitats of wildlife interest PROW SL82 along western boundary of site

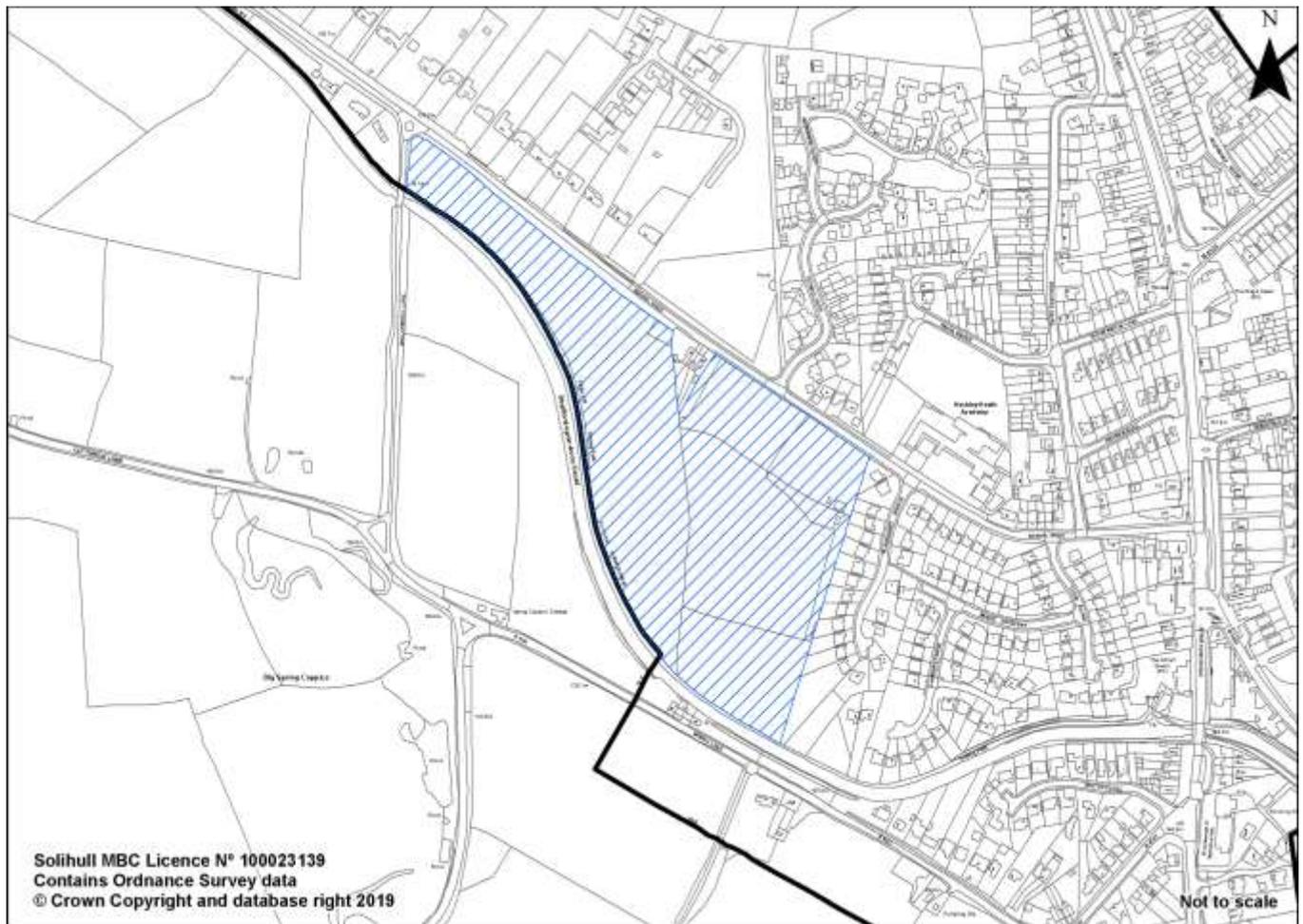
Evidence

SHELAA	Assessed as part of SHELAA Site 1006 - Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary.
Site Selection Step 1	6
Commentary	Lies adjacent to the built up area of Hockley Heath in a lower performing parcel of Green Belt. Although the site is relatively well contained by landscape features, there would be an incursion of built form into open countryside where no permanent physical features are present to establish a strong defensible Green Belt boundary. The site has some constraints including Tree Preservation Orders and habitats of wildlife interest. The site has medium overall accessibility, is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. The SA identifies 5 positive and 6 negative effects.
Site Selection Step 2	R

Site Reference	139	Site Name	Land south of School Road, Hockley Heath
Gross Area (Ha)	5.96	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	Estimated 139	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on boundary
Soft constraints	Adjacent to canal Hedgerows Telegraph poles

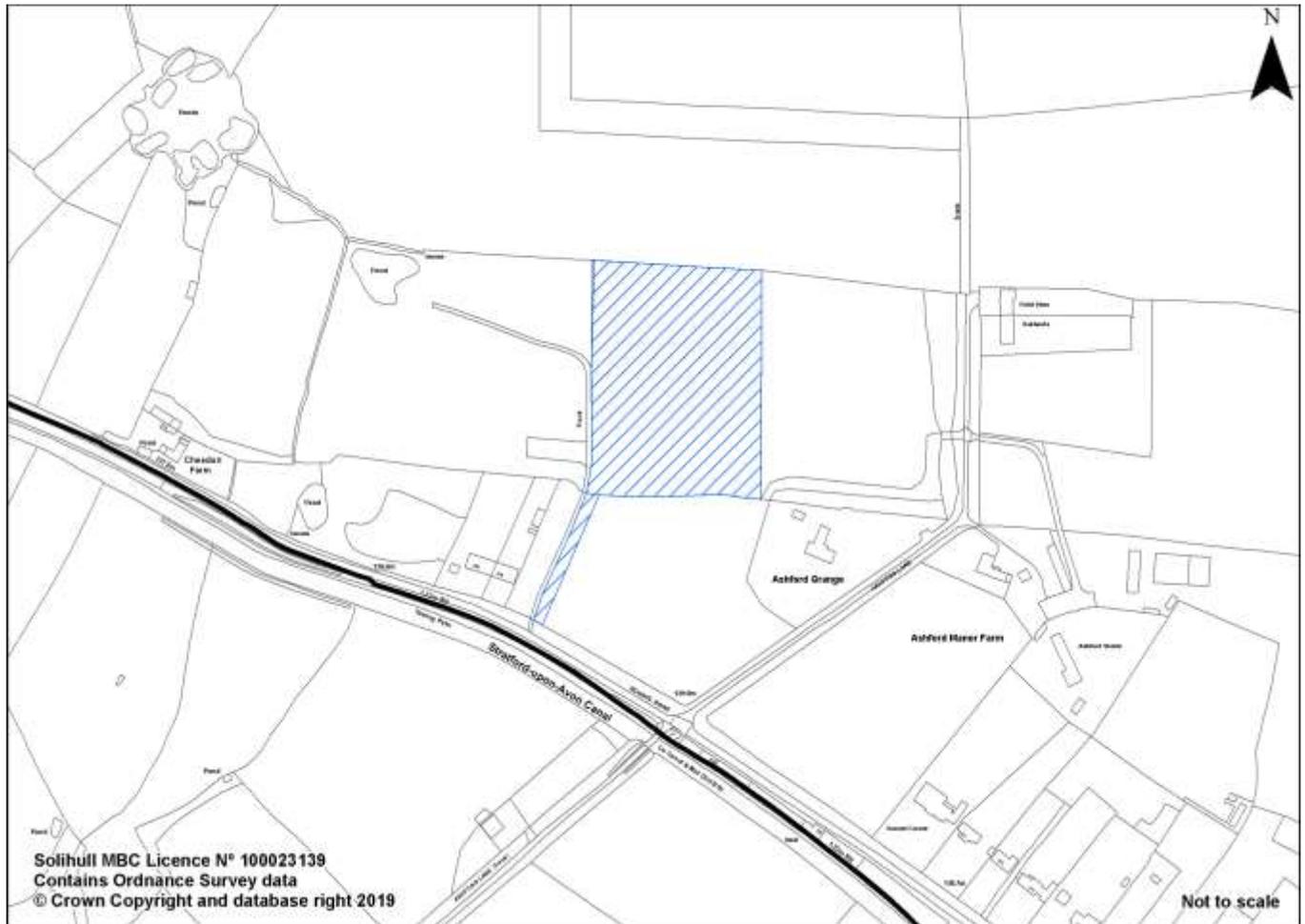
Evidence

SHELAA	Assessed as part of SHELAA Site 1008 - Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary.
Site Selection Step 1	6
Commentary	The site is within a lower performing parcel of Green Belt. It is adjacent to the existing settlement and well contained by physical and permanent features that would provide strong and defensible Green Belt boundaries. The site has medium/high accessibility and is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. The SA identifies 5 positive and 6 negative effects.
Site Selection Step 2	G

Site Reference	145	Site Name	Land at School Road
Gross Area (Ha)	1.70	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	43	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Oil pipeline Access All of site is classed as contaminated land

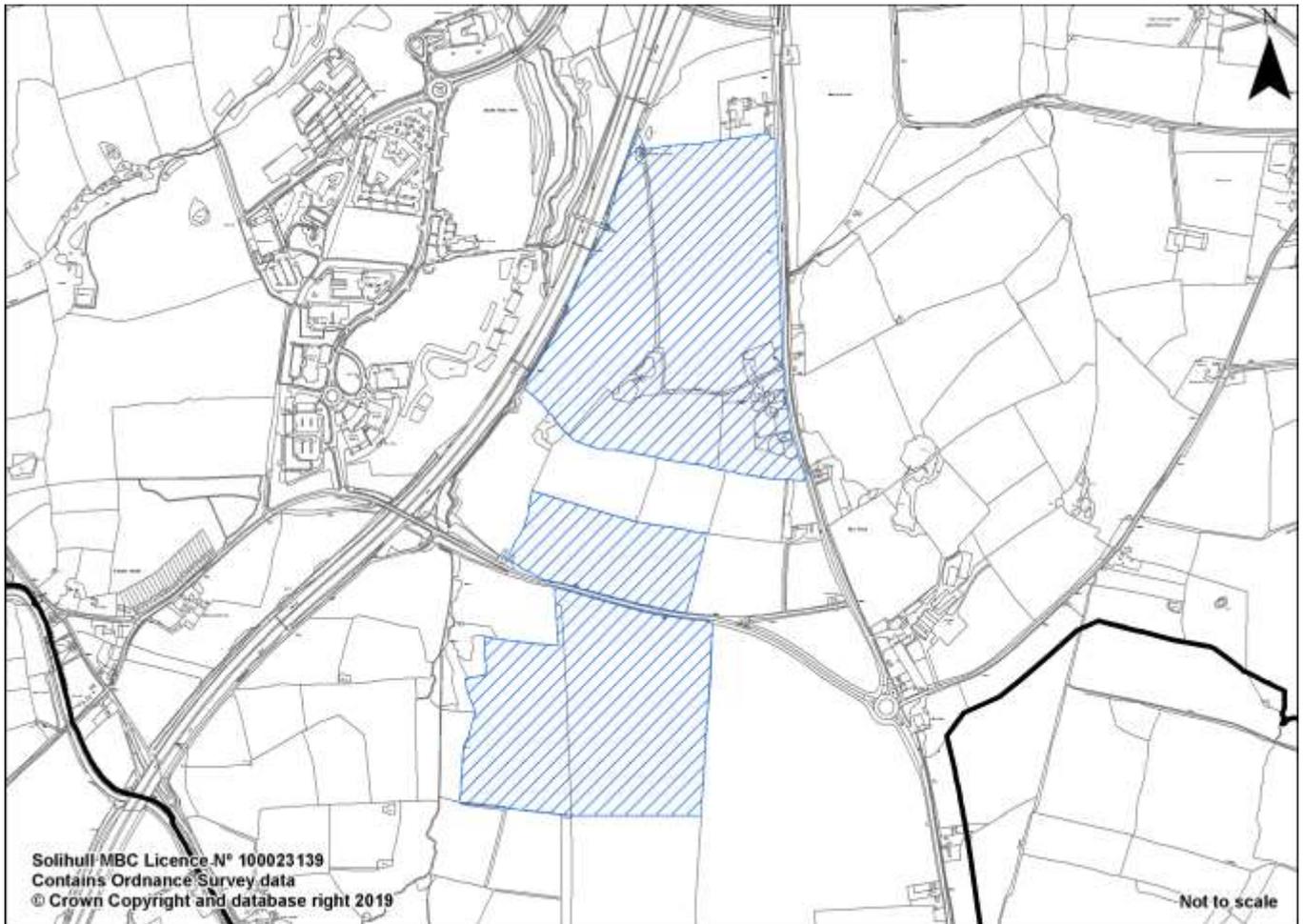
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: High Food Store: Low GP Surgery: Very Low Public Transport: Low (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Site is isolated and detached from Hockley Heath village. The settlement is identified as suitable for limited expansion only.
Site Selection Step 1	9
Commentary	The site is within a lower performing parcel of Green Belt, detached from the main part of the village and poorly related to it. The site would not provide strong, defensible Green Belt boundaries and development would result in an unacceptable incursion into open countryside. The site has low/medium accessibility and is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. Site faces some constraints including landfill / contaminated land issues and oil pipeline. The SA identifies 5 positive and 6 negative effects.
Site Selection Step 2	R

Site Reference	165	Site Name	Box Trees Site 2
Gross Area (Ha)	51.26	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	Assessed For Employment only	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Listed buildings on northern polygon
Soft constraints	Local Wildlife Site on part of northern polygon Contaminated land on part of northern polygon Central and southern polygon adjacent to Local Wildlife Sites Oil pipeline through the southern polygon

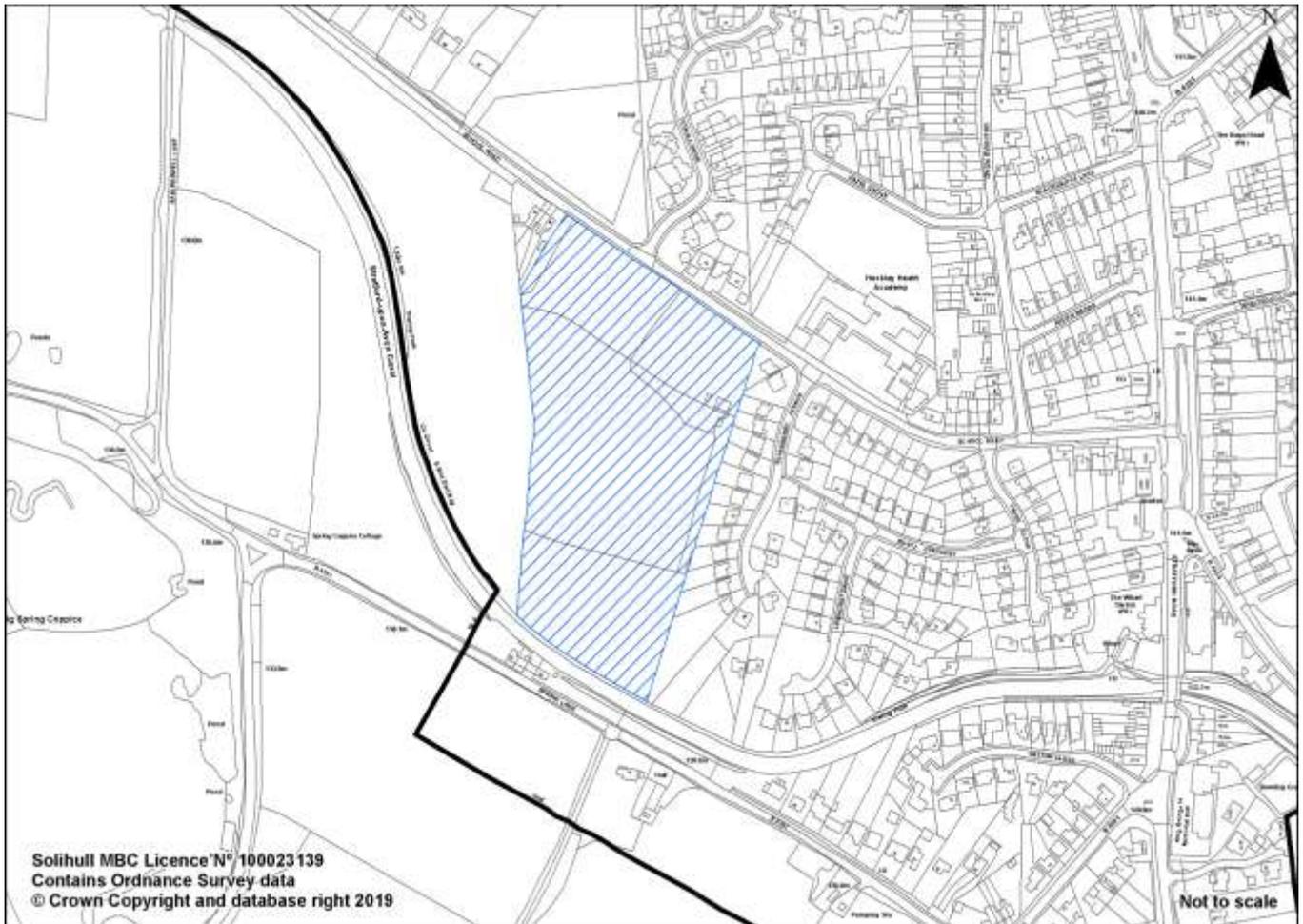
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 67 17 effects: 5 positive (1 significant); 5 neutral; 7 negative (2 significant).

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Site proposed for employment uses and is not included in residential assessment.
Site Selection Step 1	9
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	175	Site Name	Land to the south of School Road, Hockley
Gross Area (Ha)	3.14	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	Estimated 74	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on boundary of site
Soft constraints	Overhead cables Adjacent to canal Hedgerows

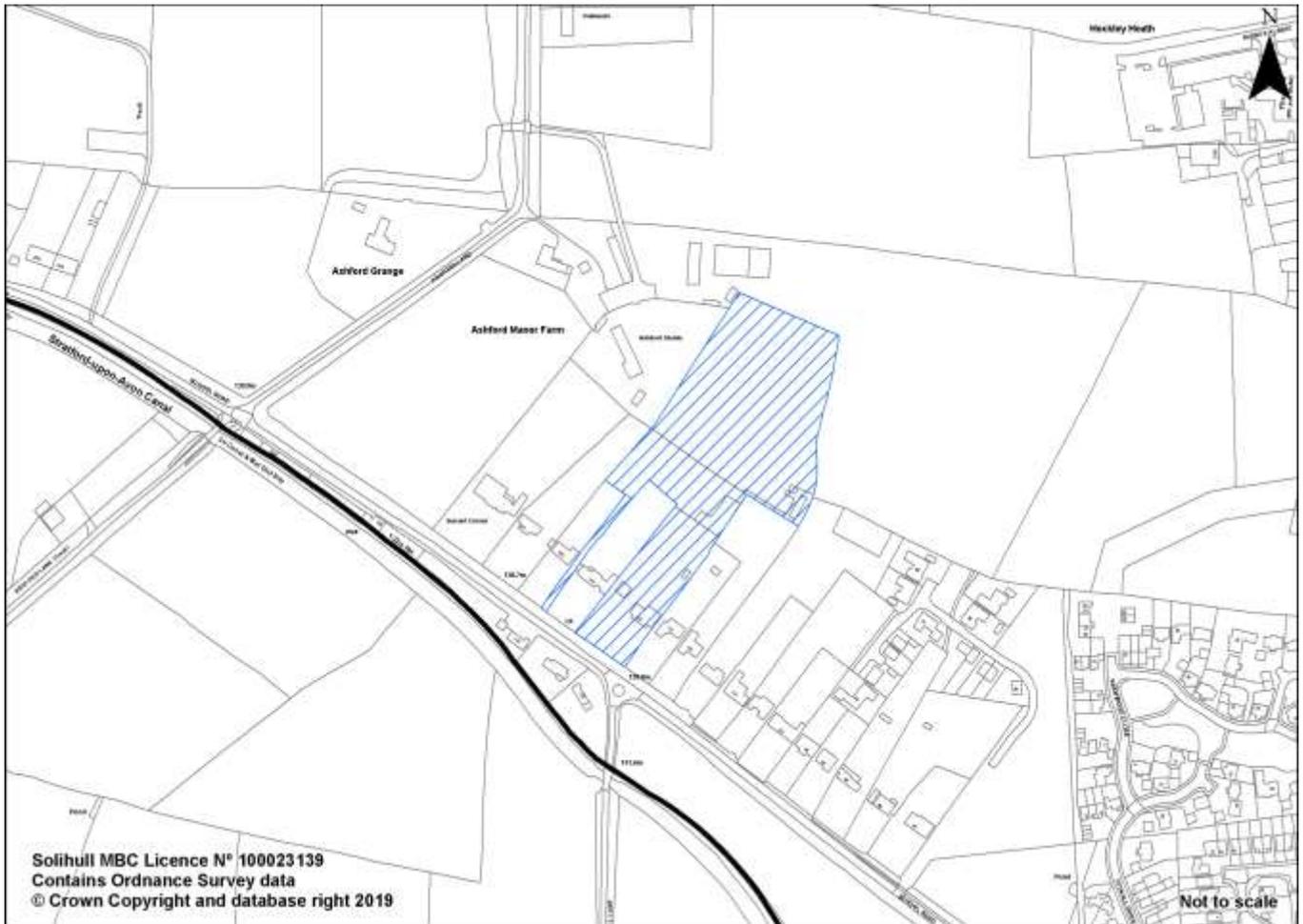
Evidence

SHELAA	Assessed as part of SHELAA Site 1008 - Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary.
Site Selection Step 1	5
Commentary	The site is within a lower performing parcel of Green Belt. It is adjacent to the existing settlement and well contained by physical and permanent features that would provide strong and defensible Green Belt boundaries. The site has medium/high accessibility and is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. The SA identifies 5 positive and 6 negative effects.
Site Selection Step 2	G

Site Reference	180	Site Name	Site rear 122 School Road, Hockley Heath
Gross Area (Ha)	1.75	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	44	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Access Existing properties on site

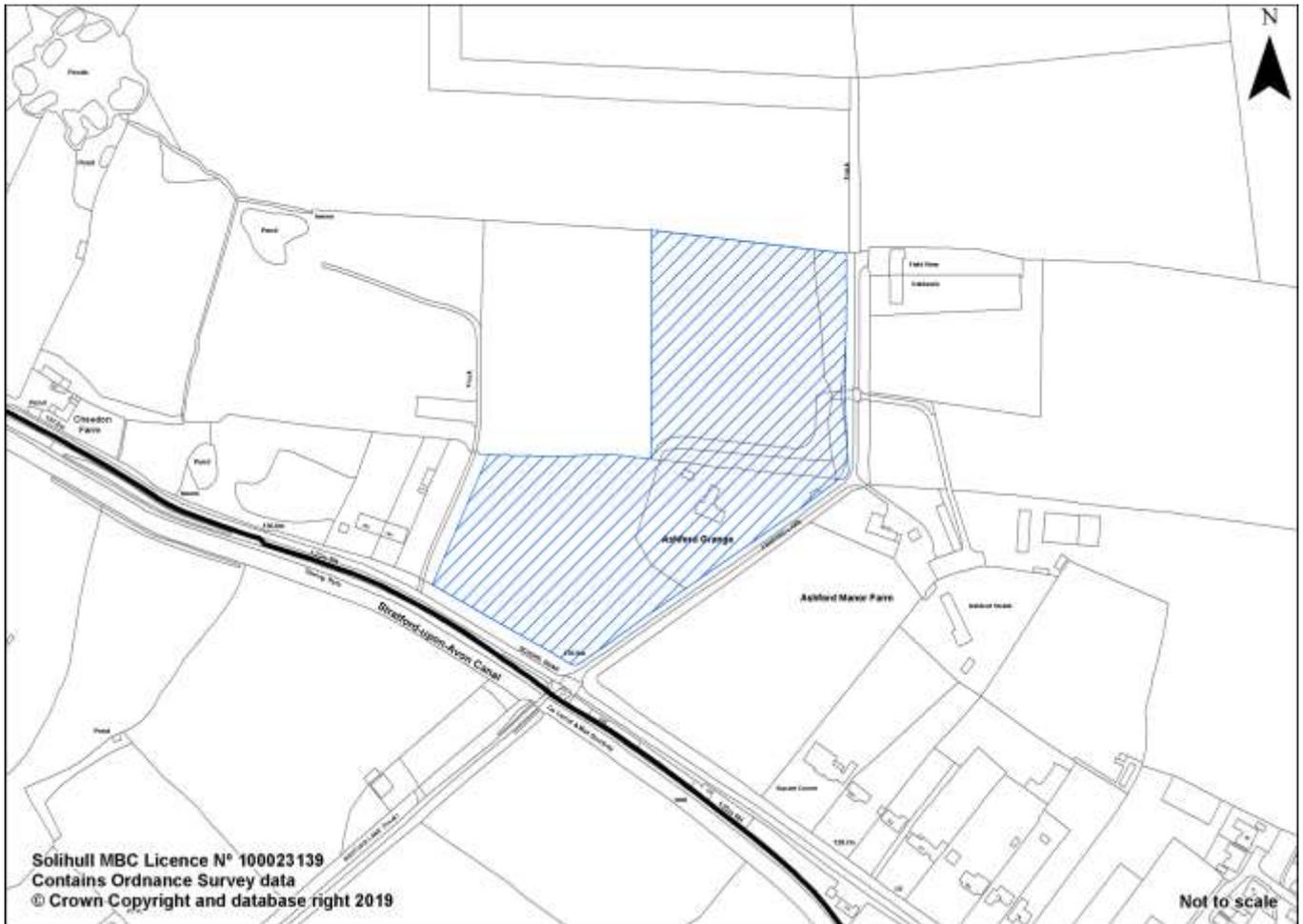
Evidence

SHELAA	Category 2 (Some suitability and some achievability constraints)
Accessibility Study	Primary School: Very High Food Store: High GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary.
Site Selection Step 1	6
Commentary	Site is within a lower performing parcel of Green Belt, it is detached from the main part of the settlement and in isolation would result in an indefensible Green Belt boundary. Site has medium accessibility and is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. The SA identifies 5 positive and 6 negative effects.
Site Selection Step 2	R

Site Reference	208	Site Name	Land at School Road/Ashford Lane
Gross Area (Ha)	3.90	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	64	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing properties on site Oil pipeline

Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: High Food Store: Low GP Surgery: Very Low Public Transport: Low (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Site is isolated and detached from Hockley Heath village. The settlement is identified as suitable for limited expansion only.
Site Selection Step 1	9
Commentary	The site is within a lower performing parcel of Green Belt, detached from the main part of the village and poorly related to it. This part greenfield, part brownfield site would not provide strong, defensible Green Belt boundaries and development would result in an unacceptable incursion into open countryside. The site has low/medium accessibility and is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. Site faces some constraints including oil pipeline and the SA identifies 5 positive and 6 negative effects.
Site Selection Step 2	R

Site Reference	328	Site Name	Land at and to RO 84,86 and 90 School Road
Gross Area (Ha)	0.91	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	30	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on boundary
Soft constraints	PROW SL82 crosses site Existing properties on site

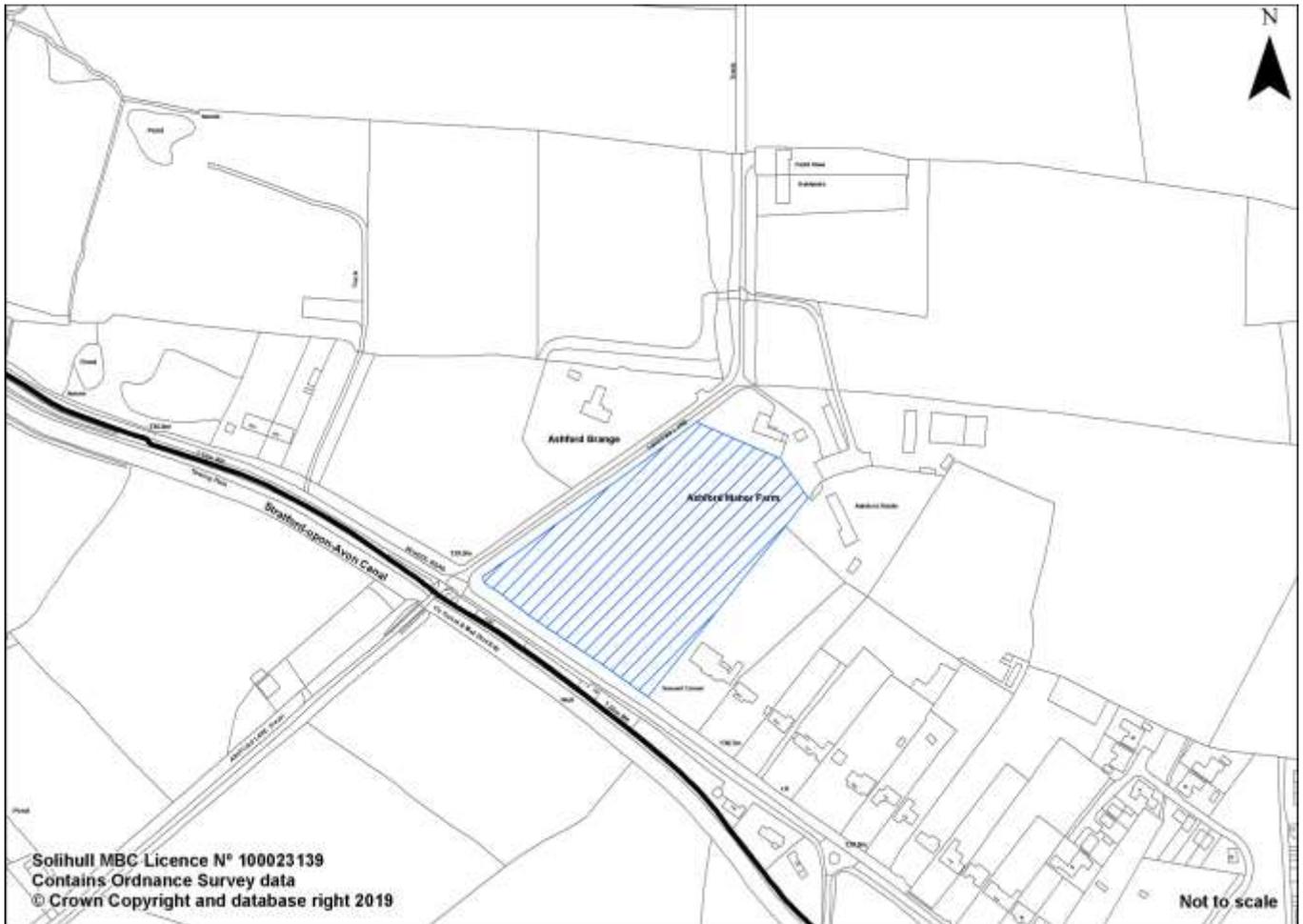
Evidence

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site adjacent to AECOM 59.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary. Backland development may not be considered appropriate.
Site Selection Step 1	6
Commentary	The site is in a lower performing parcel of Green Belt and includes existing residential properties in a ribbon of development, extending from the main part of the settlement. The site has medium accessibility within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change.
Site Selection Step 2	G

Site Reference	416	Site Name	Land north of School Road
Gross Area (Ha)	1.84	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	46	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs along southern boundary of site
Soft constraints	Hedgerow Access

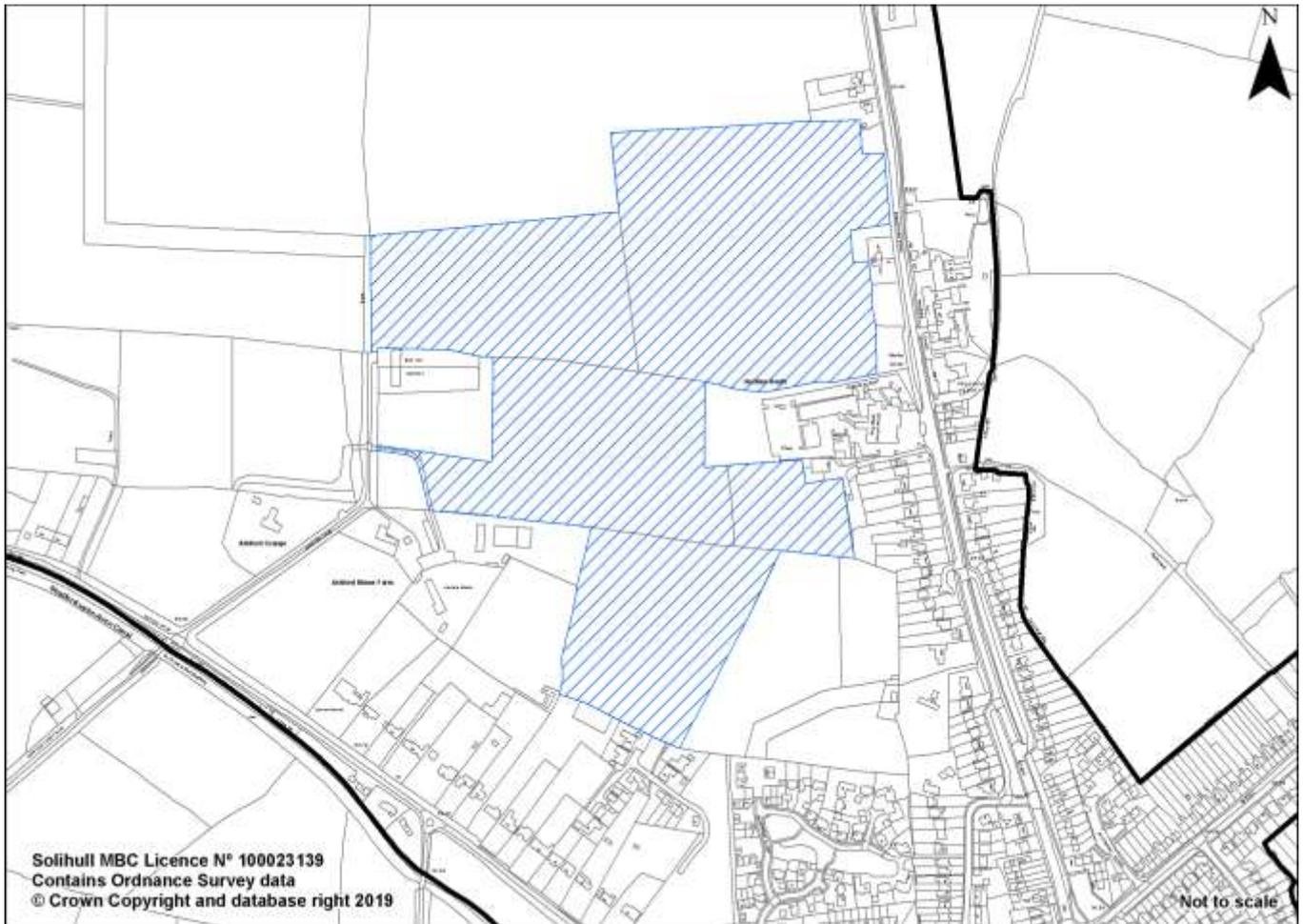
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Medium GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site adjacent to AECOM 59.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary. Backland development may not be considered appropriate.
Site Selection Step 1	5
Commentary	Site is within a lower performing parcel of Green Belt. It is detached from the main part of the settlement and although it is a relatively well contained by permanent physical features on two sides, there is no defensible Green Belt boundary to the north. The site has low/medium accessibility and is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change.
Site Selection Step 2	R

Site Reference	417	Site Name	Land west of Stratford Road
Gross Area (Ha)	16.84	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	394	Parish	Hockley Heath
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site
Soft constraints	PROWs SL81 and SL82 cross the site Telegraph poles Hedgerows

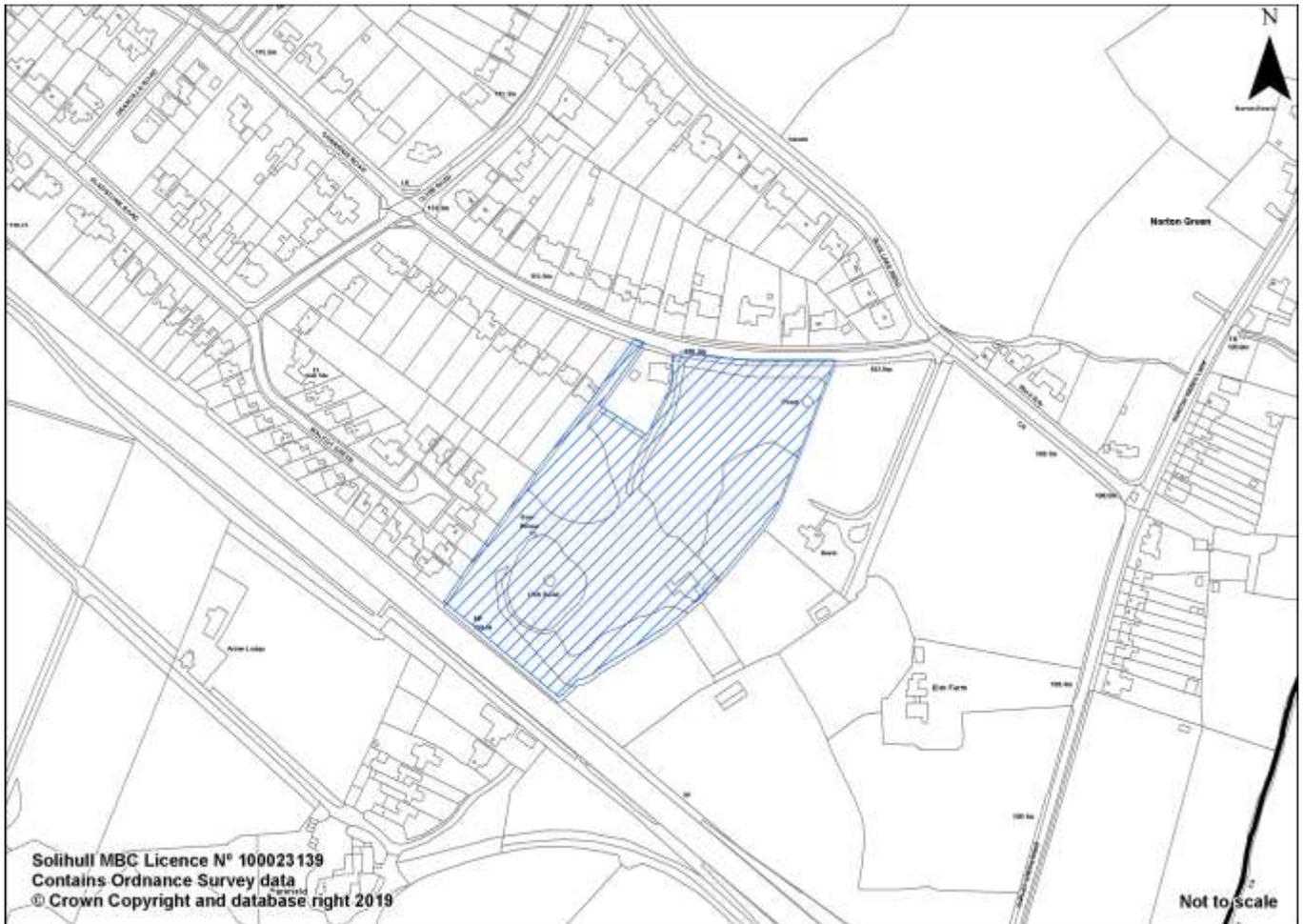
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Medium Food Store: High GP Surgery: Very Low Public Transport: Very Low (Both) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Partly within RP49: Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3. Ca. 2.8ha in BA01: Moderately performing broad area (BA01) overall with a combined score of 6.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 59A 19 Effects: 5 positive (1 significant); 7 neutral; 7 negative and part of AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Hockley Heath identified as a settlement suitable for limited expansion: due to a limited range of services, less accessibility, and restricted opportunities owing to proximity to the Borough boundary. Backland development may not be considered appropriate.
Site Selection Step 1	5
Commentary	Site is within a lower - moderately performing parcel of Green Belt, it is detached from the main part of the settlement and not well related to it. A defensible Green Belt boundary would be difficult to establish and it would reduce the gap between the village and Blythe Valley Park / Cheswick Green. Site has low/medium accessibility and is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. The SA identifies more negative than positive effects and development of the site would result in a disproportionate expansion of Hockley Heath that would be contrary to the Spatial Strategy.
Site Selection Step 2	R

Site Reference	135	Site Name	Land at Dorridge Road, Dorridge
Gross Area (Ha)	6.77	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	91	Parish	N/A
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site
Soft constraints	Hedgerows Existing properties on site

Evidence

SHELAA

Category 1

Accessibility Study

Primary School: Low Food Store: High GP Surgery: High Public Transport: High (Rail) Overall: Medium/High Access: No existing footway provision

Green Belt Assessment

Lower performing parcel (RP40) overall with a combined score of 4. Moderately performing in terms of purpose 3.

Landscape Character Assessment

Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low

Sustainability Appraisal

AECOM 60 17 effects: 4 positive; 10 neutral; 3 negative.

Site Selection

Spatial Strategy

Growth Option F/G: Limited/Significant expansion of rural villages/settlements

Site Selection Topic Paper

Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.

Site Selection Step 1

5

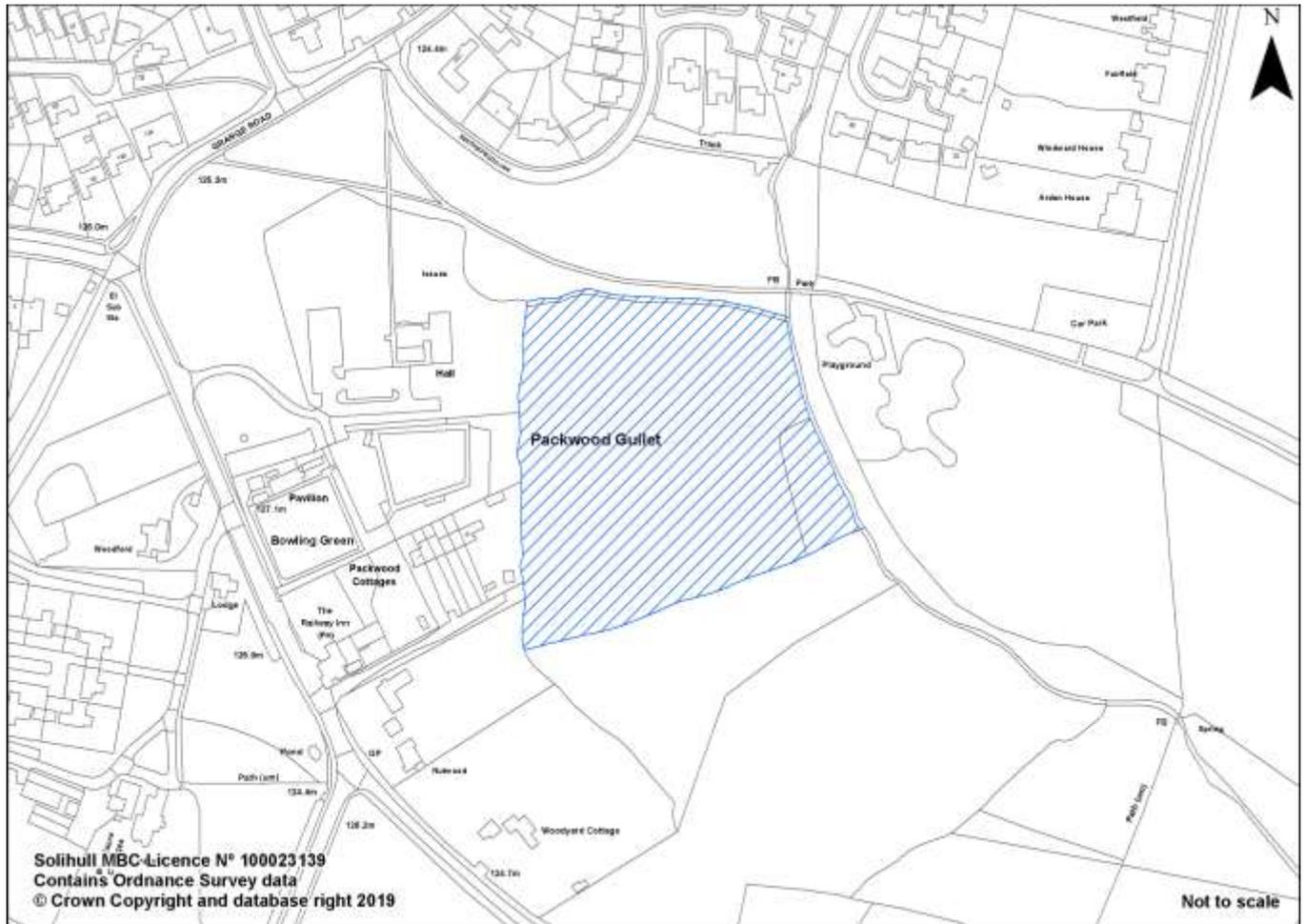
Commentary

The site comprises two separate parcels. Part of the site lies adjacent to the settlement and is well related to it. The other area is more detached. The site as a whole is in a lower performing parcel of Green Belt and although there are physical features in the vicinity that would help to define a strong Green Belt boundary, this would require the release of additional land. The site scores medium/high in terms of overall accessibility. It is within an area with medium landscape character sensitivity, medium landscape value with a low landscape capacity to accommodate new development. The SA identifies 4 positive and 3 negative effects, with the majority of effects being neutral.

Site Selection Step 2

R

Site Reference	344	Site Name	Land off Grange Road, Dorridge
Gross Area (Ha)	2.11	Ward	Dorridge & Hockley Heath
Capacity (SHELAA)	49	Parish	N/A
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO across all site, but not all wooded
Soft constraints	Access Habitats of wildlife interest Adjacent to Local Wildlife Site

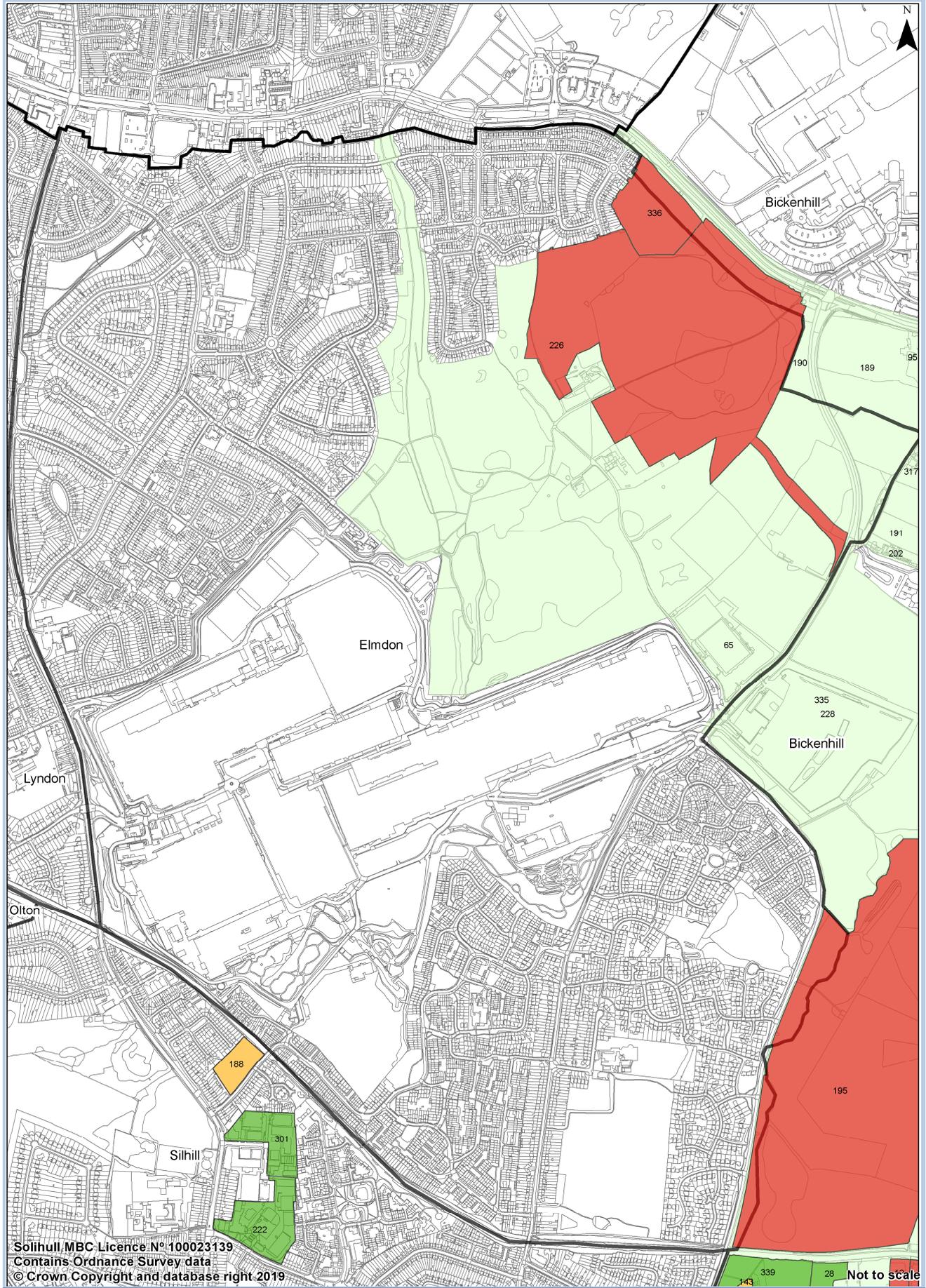
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: Very High GP Surgery: High Public Transport: High (Rail) Overall: High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP48) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Could be considered as part of Growth Option F: Limited expansion of rural villages/settlements, however site is not strictly adjacent to Dorridge boundary.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; and ensure no net loss in biodiversity. Site would extend beyond strong defensible Green Belt boundary to south-west of Dorridge.
Site Selection Step 1	9
Commentary	Sites is detached from the main built up area of Dorridge in a lower performing parcel of Green Belt. It would breach established Green Belt boundaries and it would be difficult to establish a new and logical defensible boundary, thereby opening up the surrounding land for development. The site has high accessibility and is within an area with medium landscape character, medium landscape value and low landscape capacity to accommodate change.
Site Selection Step 2	R

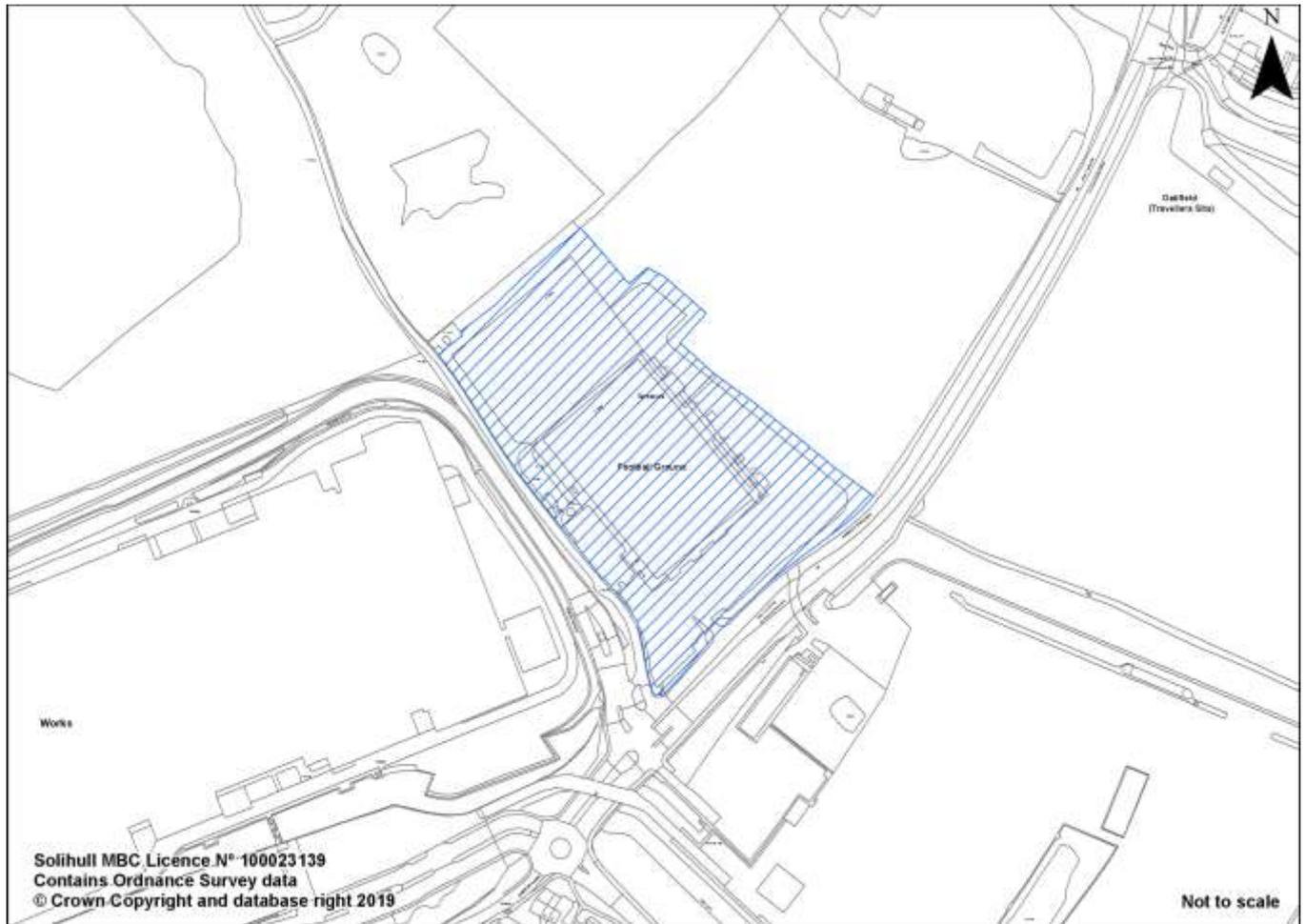
7. Elmdon



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Not to scale

Site Reference	65	Site Name	Land at Damson Parkway, Solihull Moors
Gross Area (Ha)	3.78	Ward	Elmdon
Capacity (SHELAA)	Assessed For Employment only	Parish	
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Sports ground Less than 10% contaminated land

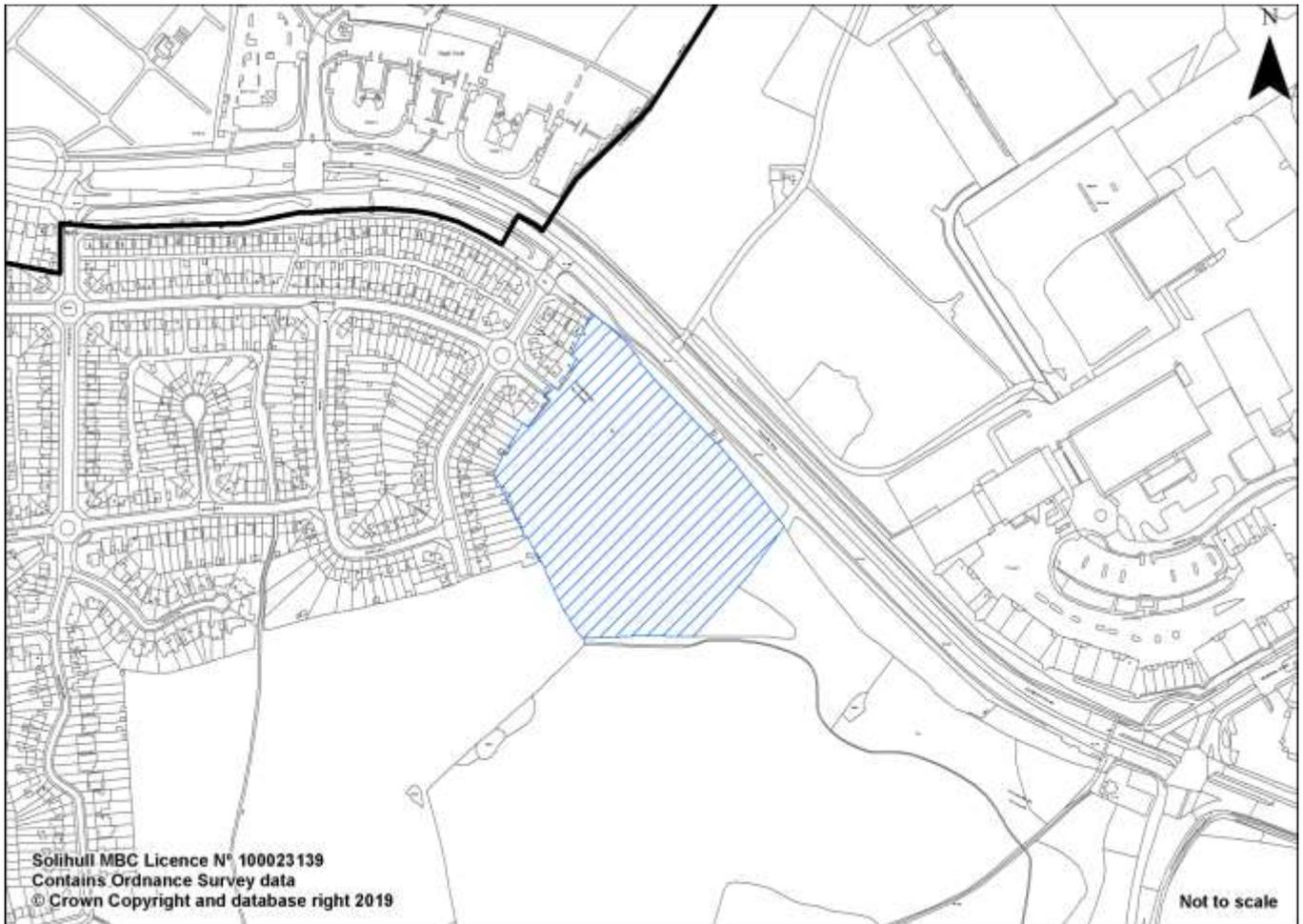
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Lower performing parcel (RP14) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 94 17 effects: 6 positive (2 significant); 7 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site is within Growth Option G – Area B: East of Solihull between the A45 and the canal. Considered suitable for growth around northern section (to meet JLR needs), but not land to north-west or south.
Site Selection Step 1	9
Commentary	Site not assessed for residential use.
Site Selection Step 2	NA

Site Reference	336	Site Name	Land off Coventry Road, Elmdon
Gross Area (Ha)	3.53	Ward	Elmdon and Bickenhill
Capacity (SHELAA)	83	Parish	Bickenhill & Marston Green (Part)
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Wooded area
Soft constraints	All of site included within Local Wildlife Site Proximity to A45

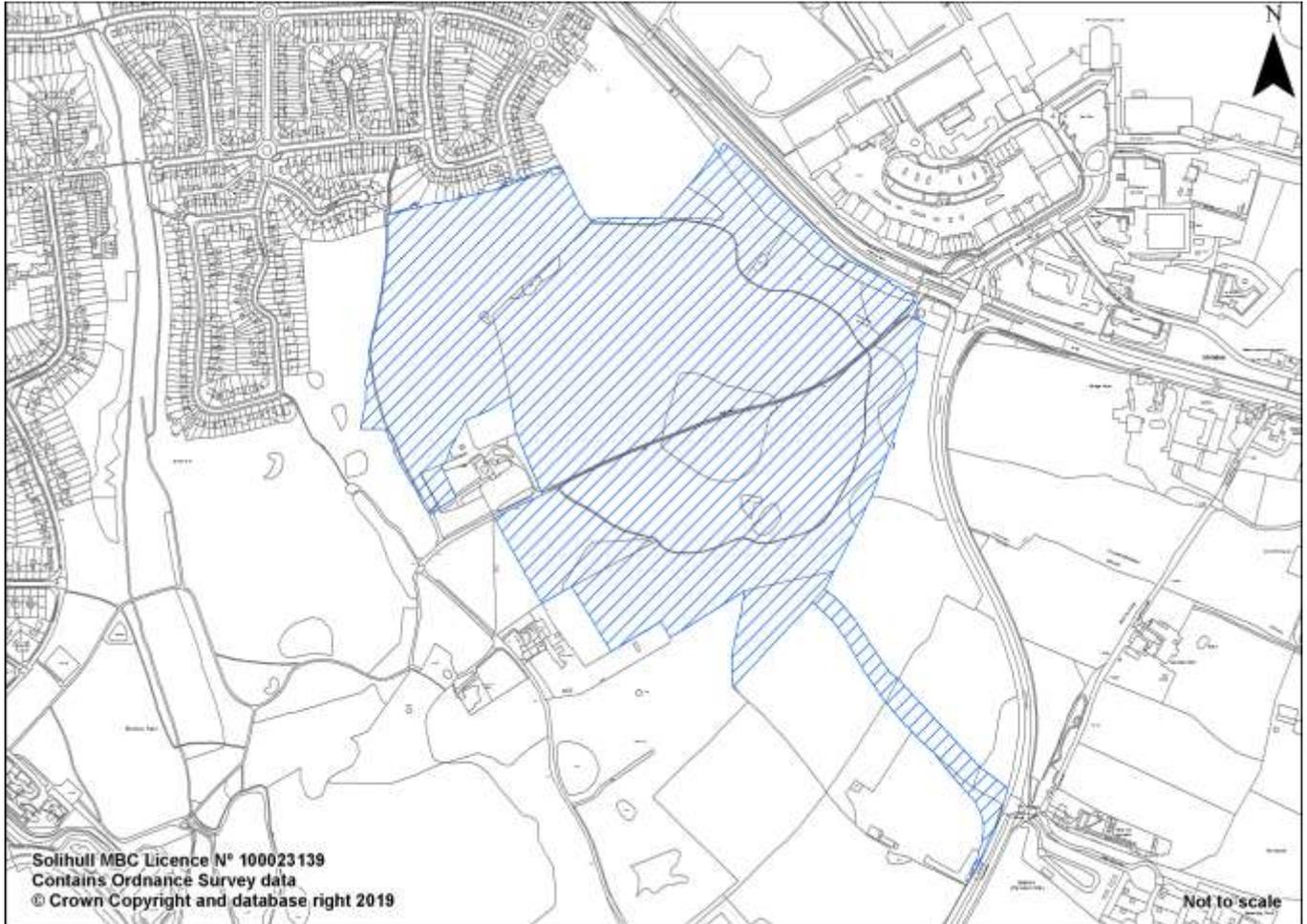
Evidence

SHELAA	Category 3 (significant suitability and some achievability constraints)
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Medium Public Transport: Very Low (Both) Overall: Low Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP14) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 136 19 effects: 8 positive (4 significant); 6 neutral; 5 negative (2 significant)

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site is identified as part of Growth Option G – Area B: East of Solihull between the A45 and the canal. Considered suitable for growth around northern section (to meet JLR needs), but not land to north-west or south. Land lies to the north-west, includes a Local Wildlife Site (and LNR?) and would not be considered suitable for growth.
Site Selection Step 1	5
Commentary	The site is in a lower performing parcel of Green Belt adjacent to the built up area but scores low in terms of accessibility. The site is identified as having some significant suitability and some achievability constraints including its status as a Local Wildlife Site. The SA identifies 8 positive and 5 negative effects. Significant positives include its accessibility to services and facilities and public transport with significant negatives including flood risk.
Site Selection Step 2	R

Site Reference	226	Site Name	Land at Damson Parkway and Coventry Road
Gross Area (Ha)	32.11	Ward	Elmdon and Bickenhill
Capacity (SHELAA)	751	Parish	Only small part in Bickenhill & Marston
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Listed buildings adjacent to site
Soft constraints	All of site within Local Wildlife Site Public open space Part of site is woodland, to the west Habitats of wildlife interest PROW SL1 crosses the site

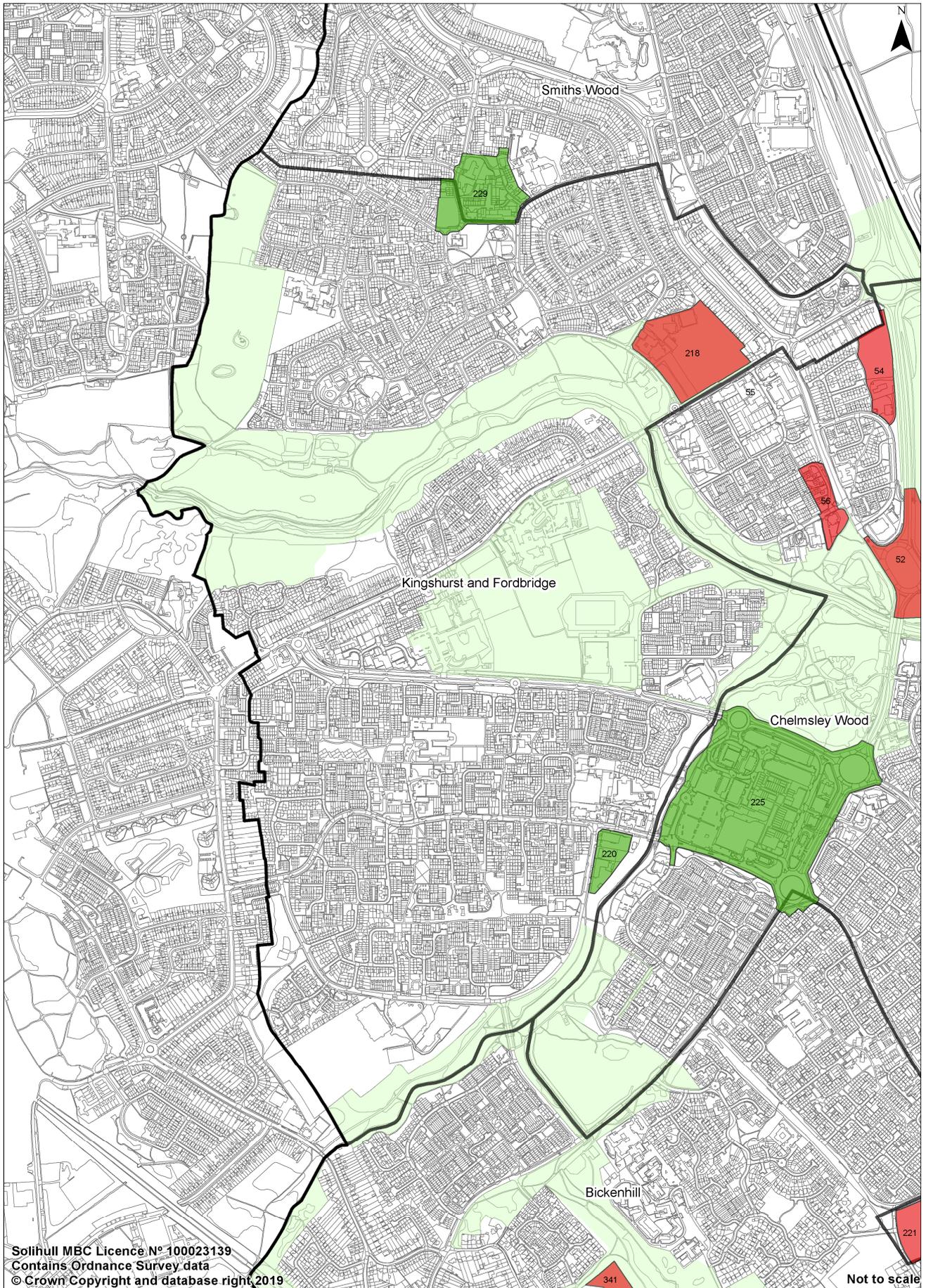
Evidence

SHELAA	Category 3 (significant suitability and some achievability constraints)
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: Very High Public Transport: Medium (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP14) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 78 17 effects: 7 positive (3 significant); 5 neutral; 5 negative.

Site Selection

Spatial Strategy	Growth Option G: Large scale urban extension
Site Selection Topic Paper	Site is identified as part of Growth Option G – Area B: East of Solihull between the A45 and the canal. Considered suitable for growth around northern section (to meet JLR needs), but not land to north-west or south. Land lies to the north-west, includes a Local Wildlife Site (and LNR?) and would not be considered suitable for growth.
Site Selection Step 1	9
Commentary	The site is in a lower performing parcel of Green Belt and scores highly in terms of accessibility being located adjacent to the urban area. Site is however identified as having some significant suitability and some achievability constraints including its status as a Local Wildlife Site, its proximity to Birmingham Airport and adjacent heritage assets. The SA identifies 5 negative and 7 positive effects, of which proximity to public transport, key economic assets and access to leisure are included as significant positives.
Site Selection Step 2	R

8. Kingshurst and Fordbridge



Site Reference	220	Site Name	Chapelhouse Depot, including Conservative
Gross Area (Ha)	1.03	Ward	Kingshurst and Fordbridge
Capacity (SHELAA)	30	Parish	Fordbridge
Green Belt	0	Greenfield/ Brownfield	Predominantly brownfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Existing community uses on site

Evidence

SHELAA

Category 2 (Some achievability constraints)

Accessibility Study

Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway

Green Belt Assessment

Site not included in study area of Green Belt Assessment.

Landscape Character Assessment

Site not included in study area of Landscape Character Assessment.

Sustainability Appraisal

Site not considered in SA.

Site Selection

Spatial Strategy

Growth Option C: North Solihull/ Chelmsley Wood

Site Selection Topic Paper

Site is located in North Solihull Regeneration Area, which has delivered high levels of growth under the regeneration programme, but there remain limited opportunities for growth and viability is constrained. Site is brownfield within the existing urban area and highly accessible location.

Site Selection Step 1

1

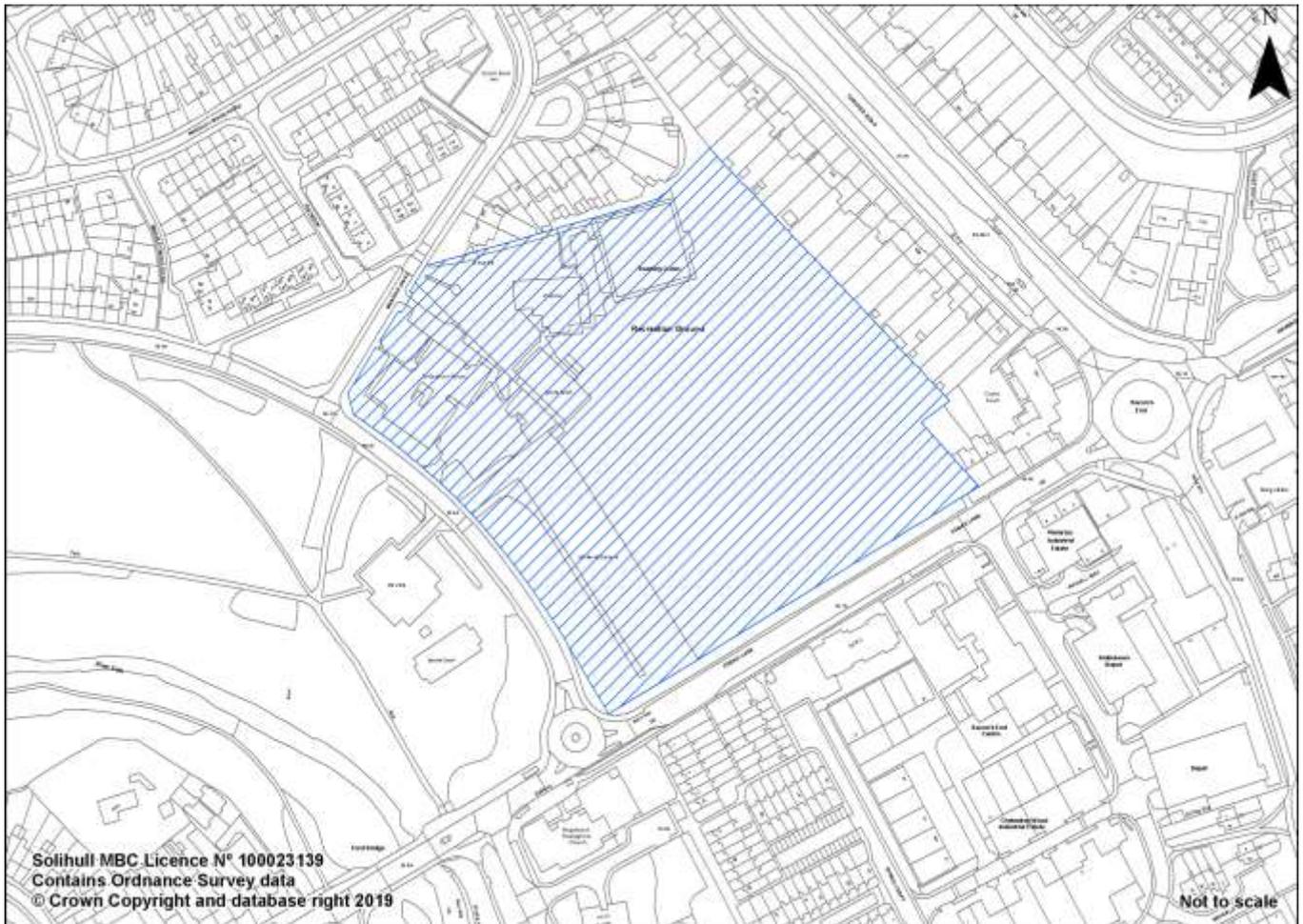
Commentary

Site is brownfield in a highly accessible location in the main urban area. However, the site is located within an area of poor marketability/viability and may have achievability constraints.

Site Selection Step 2

G

Site Reference	218	Site Name	Endeavour House, including Pavilions Sports
Gross Area (Ha)	4.52	Ward	Kingshurst and Fordbridge
Capacity (SHELAA)	106	Parish	Kingshurst
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing sports grounds Existing uses on site Allotments

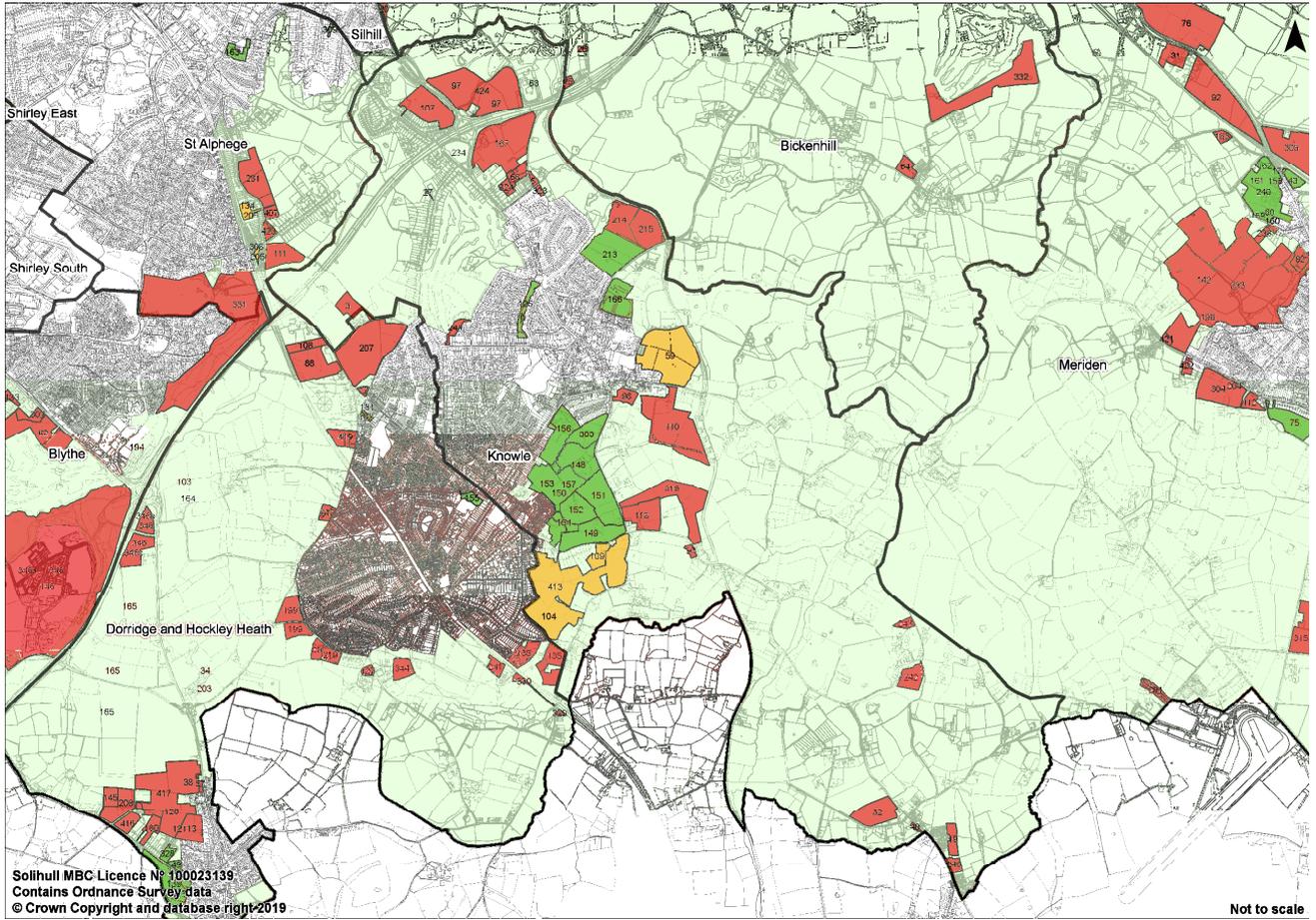
Evidence

SHELAA	Category 2 (Some achievability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
Green Belt Assessment	Parcel (RP02) scores 0 and does not perform against the Green Belt purposes 1, 2, 3 or 4.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	AECOM 75 17 effects: 8 positive (4 significant); 8 neutral; 1 negative.

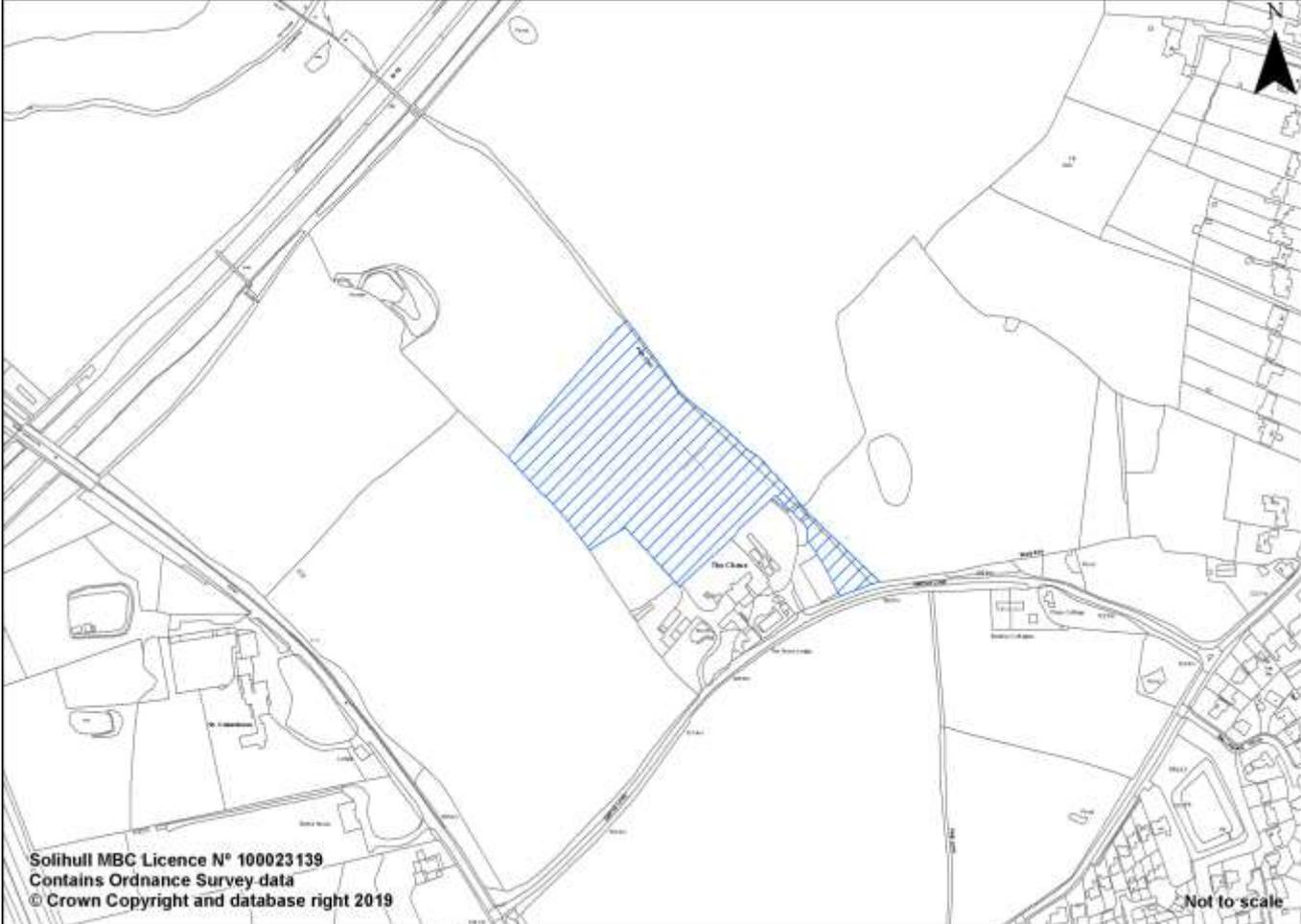
Site Selection

Spatial Strategy	Growth Option C: North Solihull/ Chelmsley Wood
Site Selection Topic Paper	Site is located in North Solihull Regeneration Area, which has delivered high levels of growth under the regeneration programme, but there remain limited opportunities for growth and viability is constrained. Site is part brownfield and part greenfield within the existing urban area and highly accessible location.
Site Selection Step 1	5
Commentary	Site is part brownfield and part greenfield in a highly accessible location in the main urban area. The greenfield part of the site is in beneficial use and would need to be safeguarded, resulting in a reduced capacity. The site is located within an area of poor marketability/viability and may have achievability constraints.
Site Selection Step 2	R

9. Knowle



Site Reference	3	Site Name	The Chase Field, off Smiths Lane
Gross Area (Ha)	2.51	Ward	Knowle and Dorridge & Ho
Capacity (SHELAA)	59	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Tree Preservation Order (boundary)
Soft constraints	Habitats of Wildlife interest PROW SL61 runs along eastern boundary Access

Evidence

SHELAA

Category 2 (some suitability constraints)

Accessibility Study

Primary School: Medium Food Store: Low GP Surgery: Very Low Public Transport: Overall: Low/Medium Access: No existing footpath provision

Green Belt Assessment

Lower performing parcel (RP33) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.

Landscape Character Assessment

Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low

Sustainability Appraisal

AECOM 54 17 effects: 6 positive (3 significant); 7 neutral; 4 negative (1 significant)

Site Selection

Spatial Strategy

Could be considered as part of Growth Option G: Significant expansion of rural villages, however site is detached from the main settlement and poorly related to it.

Site Selection Topic Paper

Whilst Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, the site is detached from the main settlement.

Site Selection Step 1

9

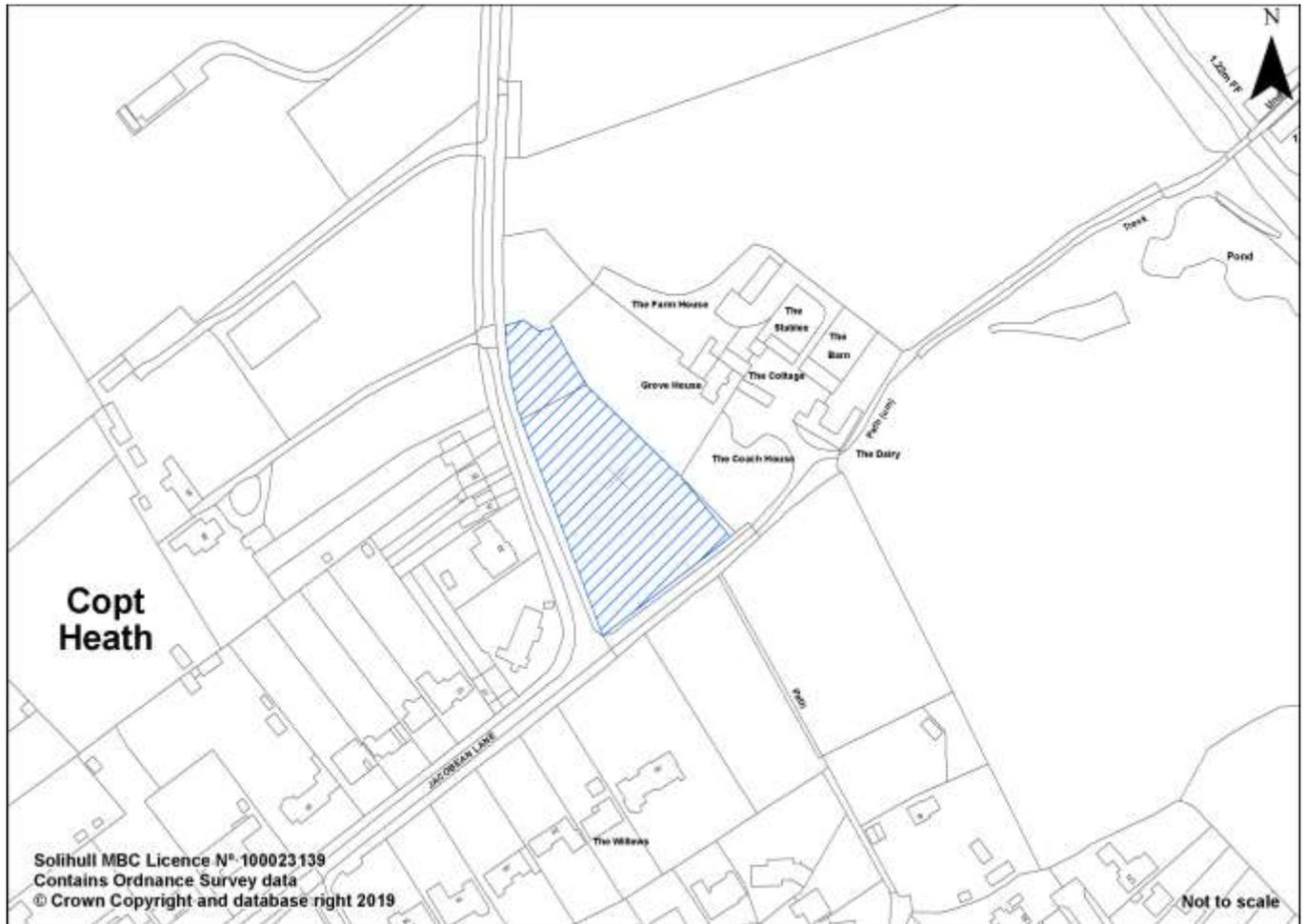
Commentary

Site lies beyond an established Green Belt boundary in a lower performing parcel of Green Belt, which would result in an indefensible boundary. It would erode the gap between Solihull and KDBH and result in an isolated encroachment into the countryside. Site has a low / medium accessibility, is within an area with medium landscape sensitivity, medium landscape value with a low capacity to accommodate change. SA identifies 6 positive and 4 negative effects. Site does not fit with the spatial strategy as it appears visually detached from the nearest settlement.

Site Selection Step 2

R

Site Reference	5	Site Name	Land at Grove House, Jacobean Lane
Gross Area (Ha)	0.50	Ward	Knowle
Capacity (SHELAA)	16	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Adjacent to Listed building
Soft constraints	Habitats of Wildlife interest

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Low Public Transport: Very High (Bus) Overall: Low/Medium Access: No existing Footway provision
Green Belt Assessment	Lower performing parcel (RP35) overall with a combined score of 5. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 56 17 effects: 4 positive (2 significant) 6 neutral; 7 negative (2 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorrige/Bentley Heath villages are considered suitable for growth, although any development would need to ensure the key Green Belt gap to the urban area is protected.
Site Selection Step 1	6
Commentary	Site lies beyond the existing Green Belt boundary of Jacobean Lane in a lower performing parcel of Green Belt. It would be difficult to establish a new defensible boundary, thereby opening up the surrounding land to development. Would also erode the gap between Solihull and Knowle (the site performs highly in Green Belt terms for the purpose of preventing neighbouring towns merging into one another). Site performs low / medium in accessibility terms overall and is within an area with medium landscape sensitivity, medium landscape value with a low capacity to accommodate change. SA identifies 5 positive and 6 negative effects.
Site Selection Step 2	R

Site Reference	27	Site Name	Land at rear of 36 Lady Byron Lane
Gross Area (Ha)	0.08	Ward	Knowle
Capacity (SHELAA)	Estimated 1	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on boundary
Soft constraints	Proposed backland development of a small scale with limited access

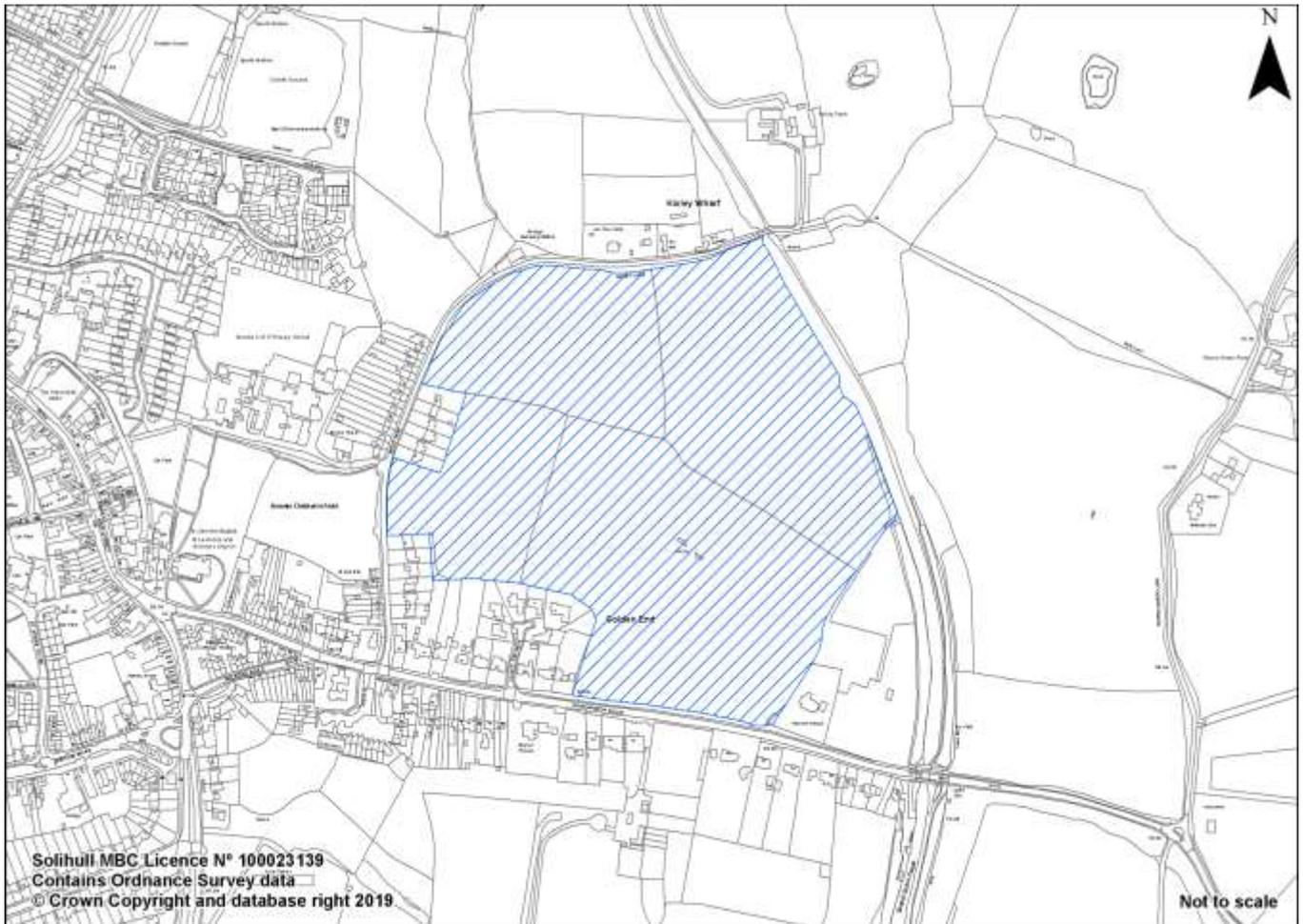
Evidence

SHELAA	Site excluded from assessment as below site threshold.
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: High (Bus) Overall: Low Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP33) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy as quite remote from nearest settlement. Site would be lowest priority in the spatial strategy
Site Selection Topic Paper	Isolated, very small site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	9
Commentary	This very small site is within a ribbon of development, away from the main built up area of the settlement well beyond the existing Green Belt boundary. Although in a lower performing parcel of Green Belt, a new Green Belt boundary would be difficult to establish and would set a precedent for the development of the surrounding land. The site has low overall accessibility in an area with medium landscape sensitivity, medium landscape value with a low capacity to accommodate change.
Site Selection Step 2	R

Site Reference	59	Site Name	Land at Golden End Farms
Gross Area (Ha)	15.11	Ward	Knowle
Capacity (SHELAA)	250	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on south-western boundary of site Listed buildings and Locally Listed building in vicinity of site
Soft constraints	Adjacent to Knowle Conservation Area Hedgerows

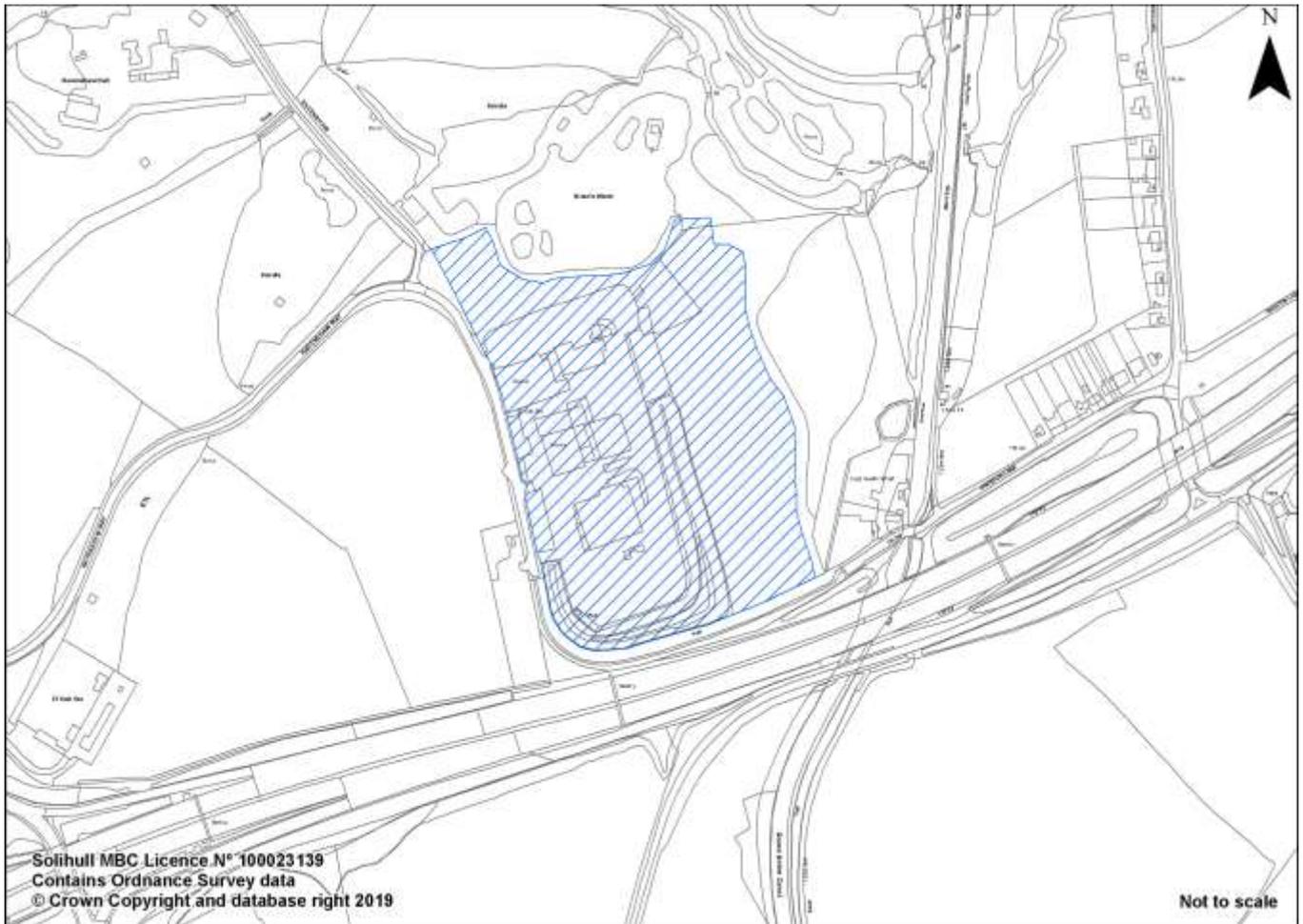
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: High Public Transport: High (Bus) Overall: Very High Access: Existing footway
Green Belt Assessment	Higher performing parcel (RP37) overall with a combined score of 11. *Highly performing in terms of purposes 1, 3 and 4.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 52a 18 Effects: 6 positive (3 significant); 8 neutral; 4 negative and part of AECOM 52 17 effects: 6 positive (4 significant); 6 neutral; 5

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, however high performing Green Belt land to the east of Kenilworth Road should be avoided.
Site Selection Step 1	7
Commentary	The site is located immediately adjacent to the centre of Knowle. The site itself is well contained by Kixley Lane, Kenilworth Road and the Canal, and these strong physical features would serve establish logical boundary, defining the extent of land to be removed from the Green Belt. Whilst it is recognised that the site lies within a parcel of land that performs highly in Green Belt terms as a whole, it is acknowledged that the site is a smaller part of the wider parcel and that built development is present in the immediate vicinity with ribbon development along Kixley Lane and Kenilworth Road. The site has very high accessibility overall and is in an area with medium landscape character sensitivity, medium landscape value and low landscape capacity
Site Selection Step 2	A

Site Reference	63	Site Name	Ravenshaw
Gross Area (Ha)	6.66	Ward	Knowle
Capacity (SHELAA)	Assessed For Employment only	Parish	
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Group of TPOs on-site
Soft constraints	Contaminated land (part of site) Small area of Flood Zone 2 and 3 in north-eastern corner of site Overhead cables

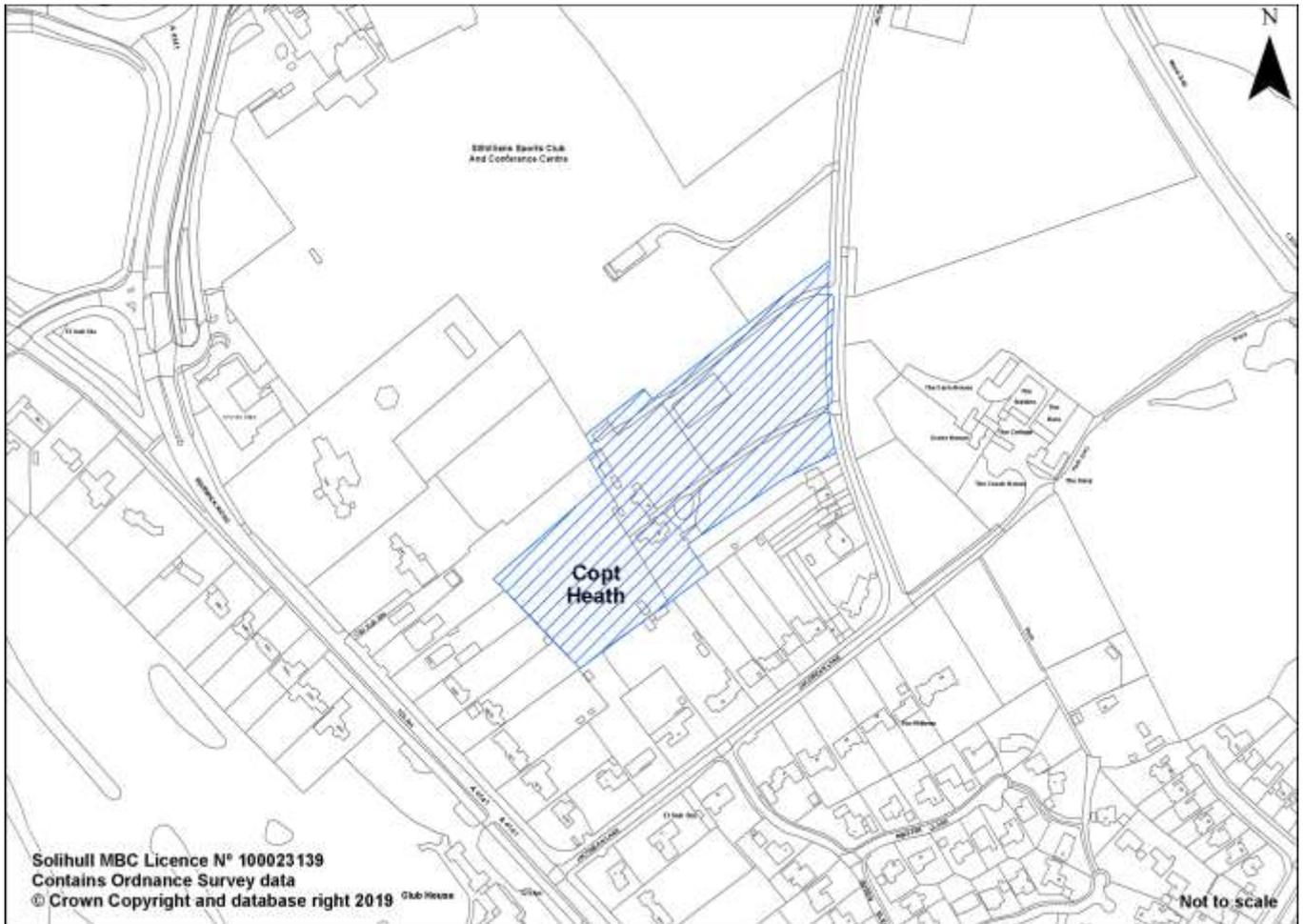
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Higher performing broad area (BA05) overall with a combined score of 11. *Highly performing in terms of purposes 1, 2 and 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 56 17 effects: 4 positive (2 significant) 6 neutral; 7 negative (2 significant).

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Site proposed for employment uses and is not included in residential assessment.
Site Selection Step 1	8
Commentary	Not considered suitable for major growth due to heavy constraints, low/med accessibility and significance of gap between urban area and Knowle/ Dorridge.
Site Selection Step 2	NA

Site Reference	68	Site Name	Land off Jacobean Lane
Gross Area (Ha)	2.38	Ward	Knowle
Capacity (SHELAA)	54	Parish	
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on southern boundary of site
Soft constraints	Existing property on site Access

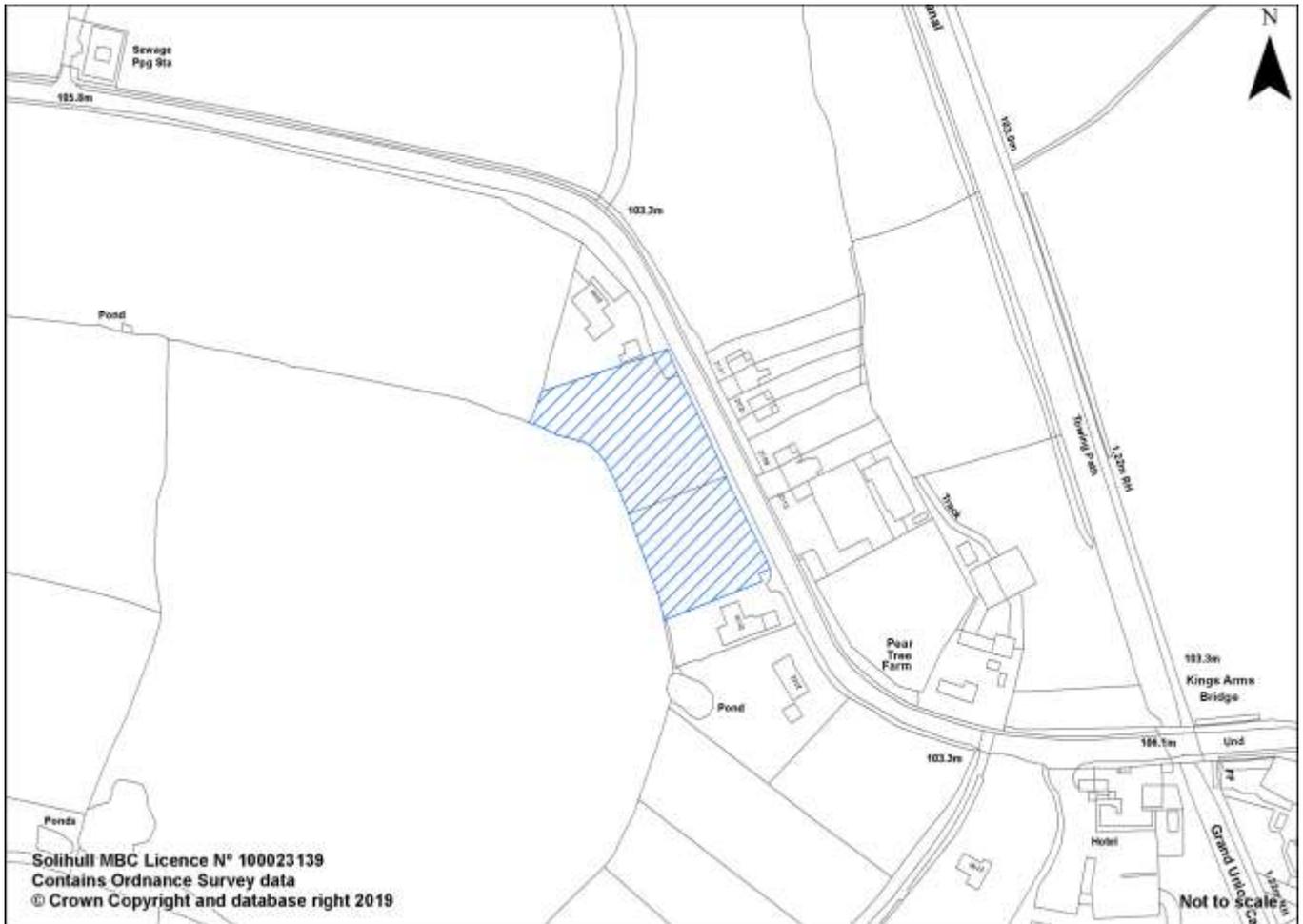
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Low Public Transport: High (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP35) overall with a combined score of 5. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 56 17 effects: 4 positive (2 significant) 6 neutral; 7 negative (2 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorrige/Bentley Heath villages are considered suitable for growth, although any development would need to ensure the key Green Belt gap to the urban area is protected.
Site Selection Step 1	6
Commentary	Site lies beyond the existing Green Belt boundary of Jacobean Lane. Very difficult to establish a new defensible boundary, thereby opening up the surrounding land to development. Development would also erode the gap between Solihull and Knowle (site performs highly in Green Belt terms for the purpose of preventing neighbouring towns merging into one another). The site performs low/medium in accessibility terms overall, although it is recognised that this may be improved if a new access onto Jacobean Lane was established. The site is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate change.
Site Selection Step 2	R

Site Reference	93	Site Name	Land at Heronfield
Gross Area (Ha)	0.47	Ward	Knowle
Capacity (SHELAA)	17	Parish	
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Potential habitats of wildlife interest

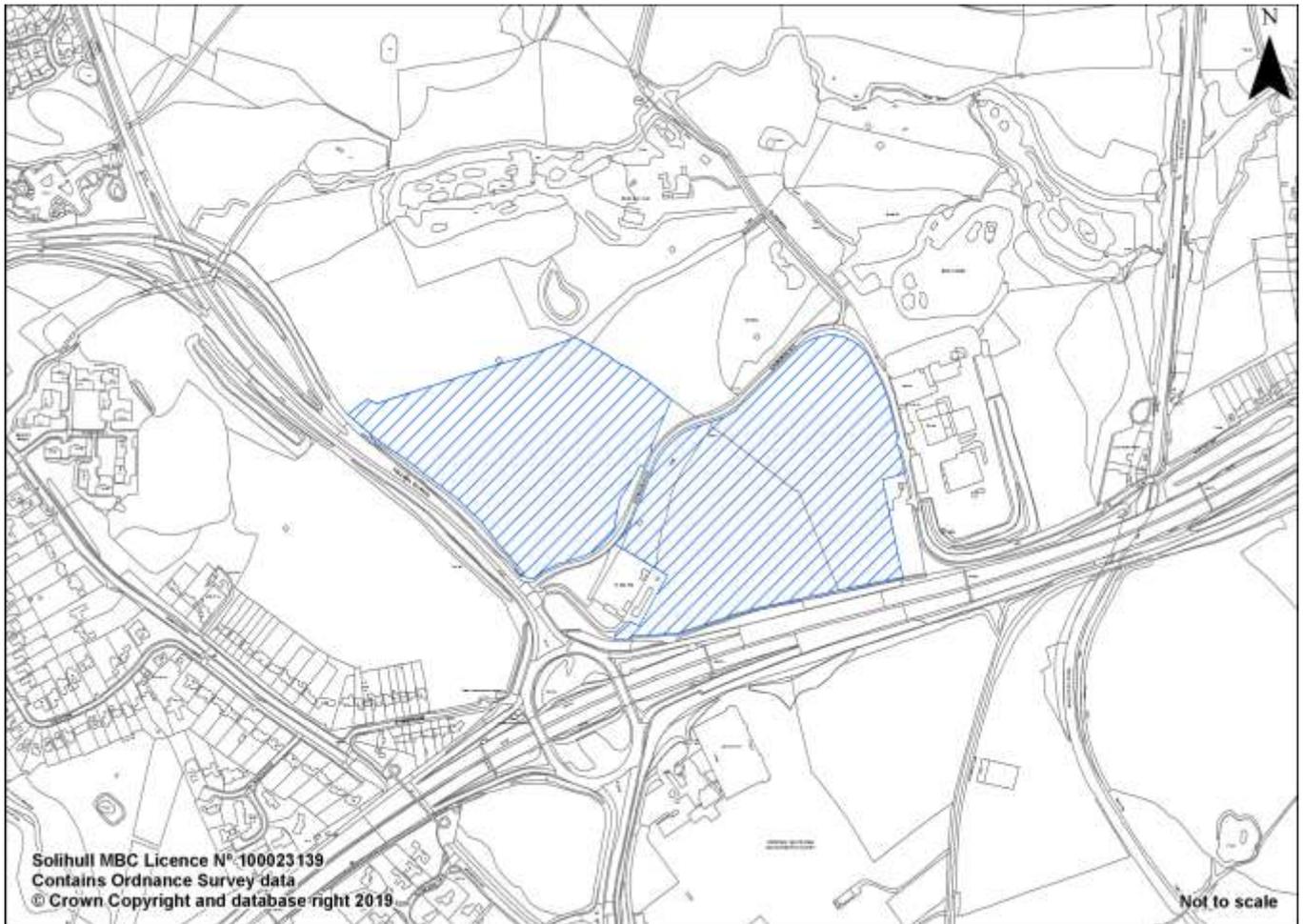
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Both) Overall: Low Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Whilst Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, the site is isolated and detached from the main settlement.
Site Selection Step 1	10
Commentary	Isolated greenfield Green Belt site that is remote from the main settlement. Located in a highly performing area of Green Belt, development would result in an unacceptable incursion into open countryside. No strong, defensible Green Belt boundary would be established. The site has low accessibility in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate new development.
Site Selection Step 2	R

Site Reference	97	Site Name	Land at Ravenshaw Way
Gross Area (Ha)	16.18	Ward	Knowle
Capacity (SHELAA)	Assessed For Employment only	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	High pressure gas pipeline inner zone TPOs on boundary
Soft constraints	Oil pipeline under western part of site Overhead cables Proximity to M42 Hedgerows

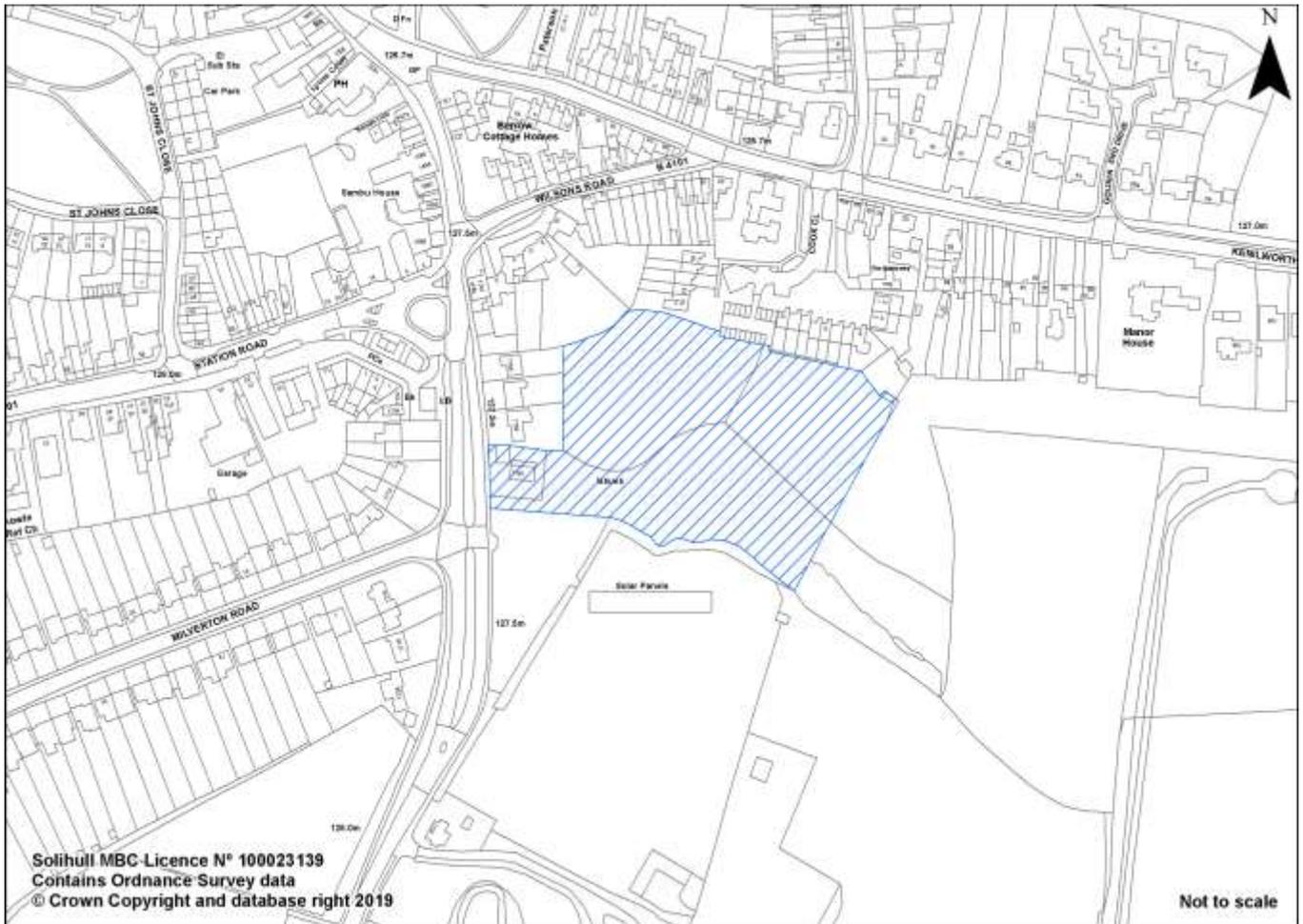
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very High (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP31) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 56 17 effects: 4 positive (2 significant) 6 neutral; 7 negative (2 significant).

Site Selection

Spatial Strategy	Site does not fit neatly into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Site proposed for employment uses and is not included in residential assessment.
Site Selection Step 1	9
Commentary	The site's poor accessibility would be a key factor in not putting it forward for expansion.
Site Selection Step 2	NA

Site Reference	98	Site Name	Land to the rear of 1761 Warwick Road
Gross Area (Ha)	1.54	Ward	Knowle
Capacity (SHELAA)	39	Parish	
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on boundary
Soft constraints	Proximity to Conservation Area Small part of site contaminated land Habitats of wildlife interest

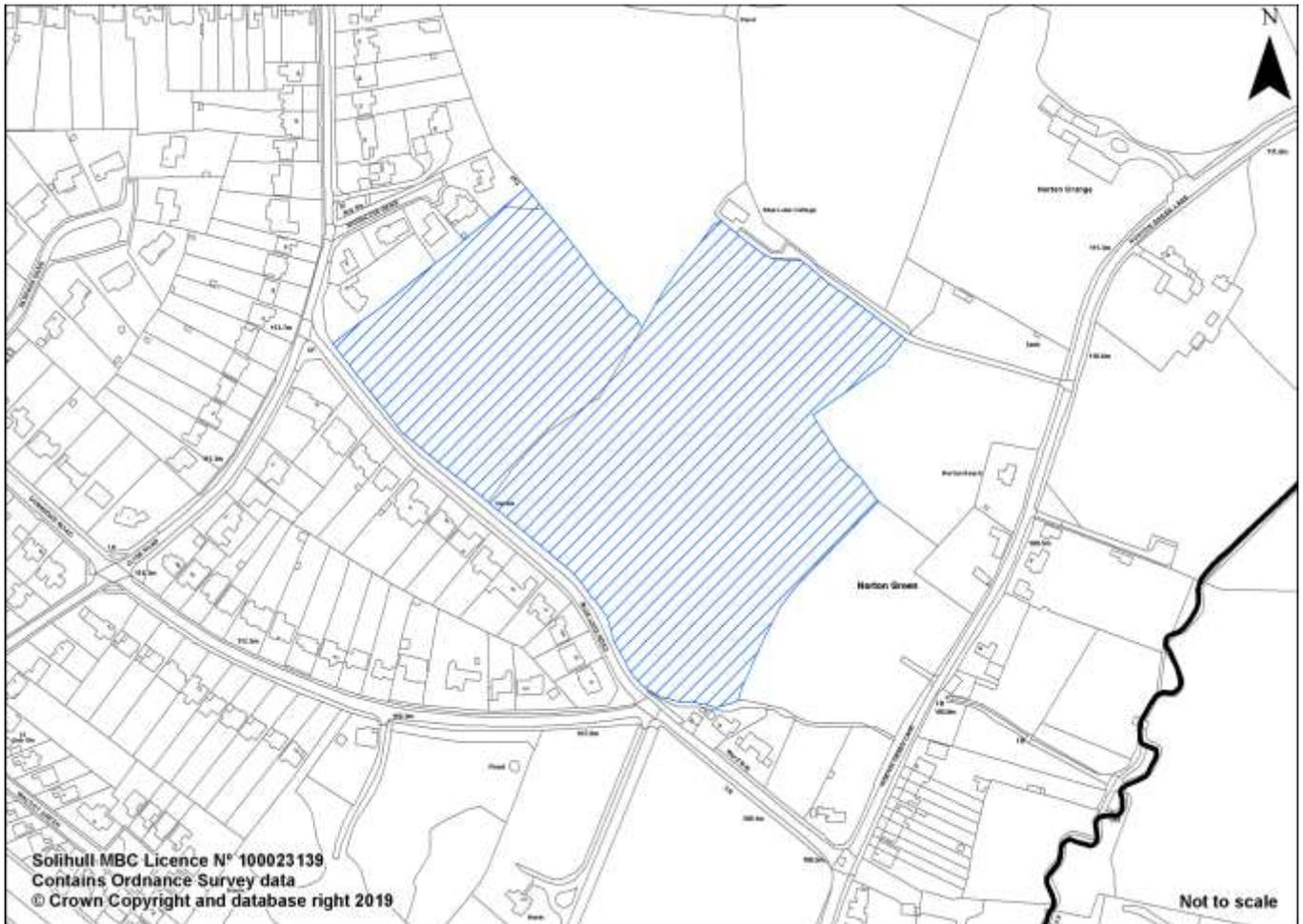
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
Green Belt Assessment	Higher performing parcel (RP38) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 52b 18 Effects: 7 positive (3 significant); 7 neutral; 4 negative and part of AECOM 52 17 effects: 6 positive (4 significant); 6 neutral; 5

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although any development would need to ensure the key Green Belt gap to the urban area is protected.
Site Selection Step 1	7
Commentary	This greenfield Green Belt site is next to Knowle village centre and consequently scores very highly in accessibility terms for all local facilities and buses. It is however in a highly performing parcel of Green Belt adjacent to the Knowle Conservation Area and a number of listed buildings. It would be difficult to establish a new Green Belt boundary and could result in further encroachment into the surrounding countryside. The site is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate new development. The site faces some suitability constraints given that part of it is heavily wooded and there may be some land contamination issues. The site does however have more positive
Site Selection Step 2	R

Site Reference	104	Site Name	Land off Blue Lake Road, Dorridge (Oak Green)
Gross Area (Ha)	6.89	Ward	Knowle
Capacity (SHELAA)	80	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Hedgerows Changes in levels on site

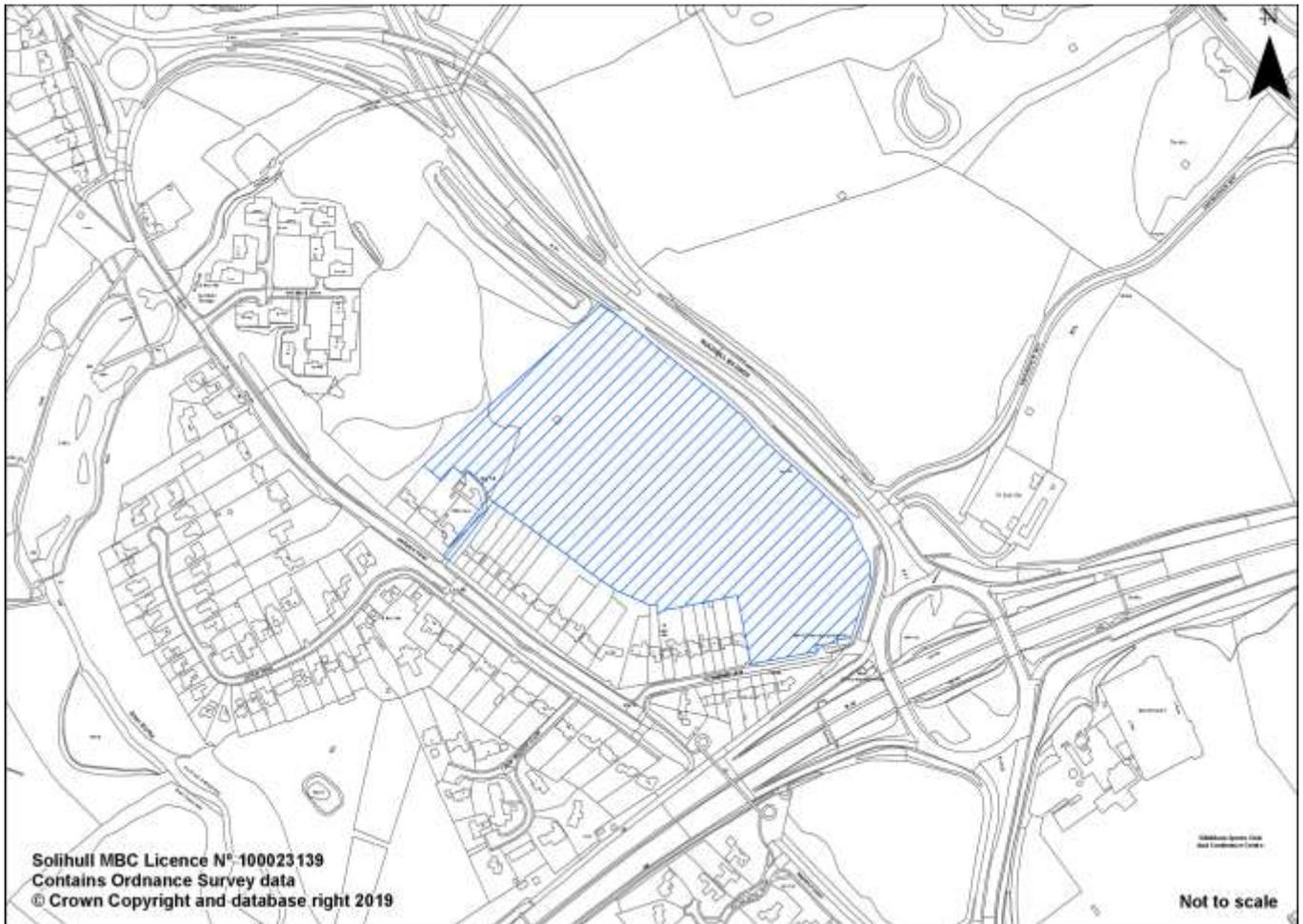
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Medium GP Surgery: Medium Public Transport: High (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP40) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 60 17 effects: 4 positive; 10 neutral; 3 negative.

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	5
Commentary	Dorridge is identified as a settlement that is generally accessible with a range of services and facilities. This site lies immediately adjacent to the settlement, beyond the existing Green Belt boundary in a lower performing parcel of Green Belt. The site is well contained and could represent a 'rounding off' of the settlement in this location. The site has medium accessibility overall and fewer negative, than positive effects in sustainability terms. The site is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate new development. Development of the site would be consistent with Option G of the Spatial Strategy for the significant expansion of rural villages.
Site Selection Step 2	A

Site Reference	107	Site Name	Land at Gentleshaw Lane
Gross Area (Ha)	7.41	Ward	Knowle
Capacity (SHELAA)	150	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site High pressure gas pipeline inner zone to south-east boundary
Soft constraints	Small overlap with Local Wildlife Site on western part of site Pylons on site

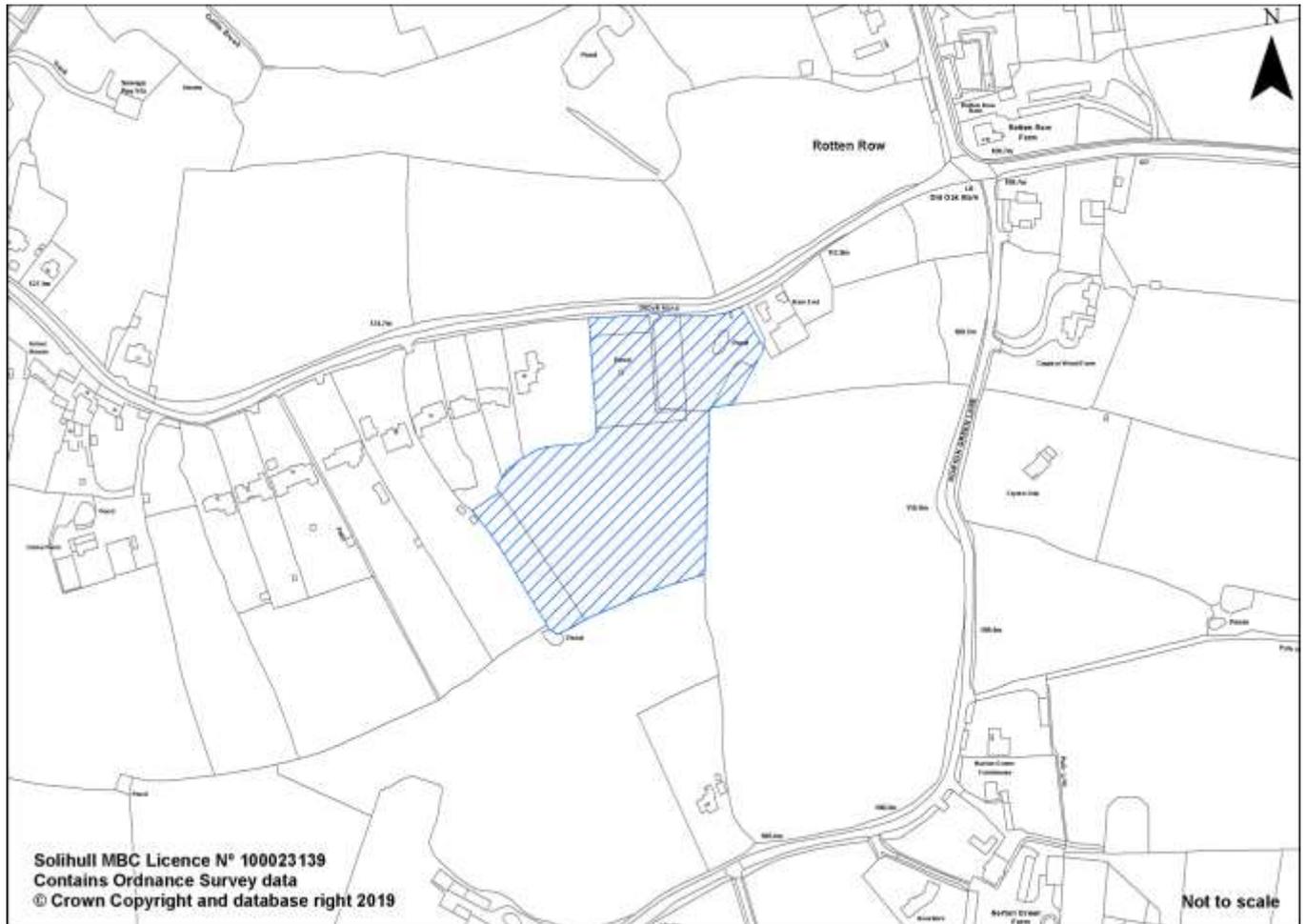
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Low Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 56 17 effects: 4 positive (2 significant) 6 neutral; 7 negative (2 significant).

Site Selection

Spatial Strategy	Site could be considered as part of Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
Site Selection Topic Paper	Growth Option G – Area D: not considered suitable for growth due to heavy constraints, lower accessibility, heavy constraints, and significance of gap between main urban area and Knowle/Dorridge. Site is detached from main settlement and in a constrained location.
Site Selection Step 1	6
Commentary	Site lies beyond the existing Green Belt boundary in a moderately performing parcel. It is fairly well contained on 3 sides by roads and existing residential development, but there would be an indefensible boundary to the north of the site. It would also erode the gap between Solihull and Knowle. The site has a number of constraints including a location adjacent to the M42, overhead cables, high pressure pipeline, gas pipes and underground electricity cables. The site includes some TPO trees and is identified as having some suitability and achievability constraints in the SHELAA. The site has low accessibility overall and is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate change. The
Site Selection Step 2	R

Site Reference	109	Site Name	Land south of Grove Road
Gross Area (Ha)	2.12	Ward	Knowle
Capacity (SHELAA)	60	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Habitats of wildlife interest Adjacent to Local Wildlife Site

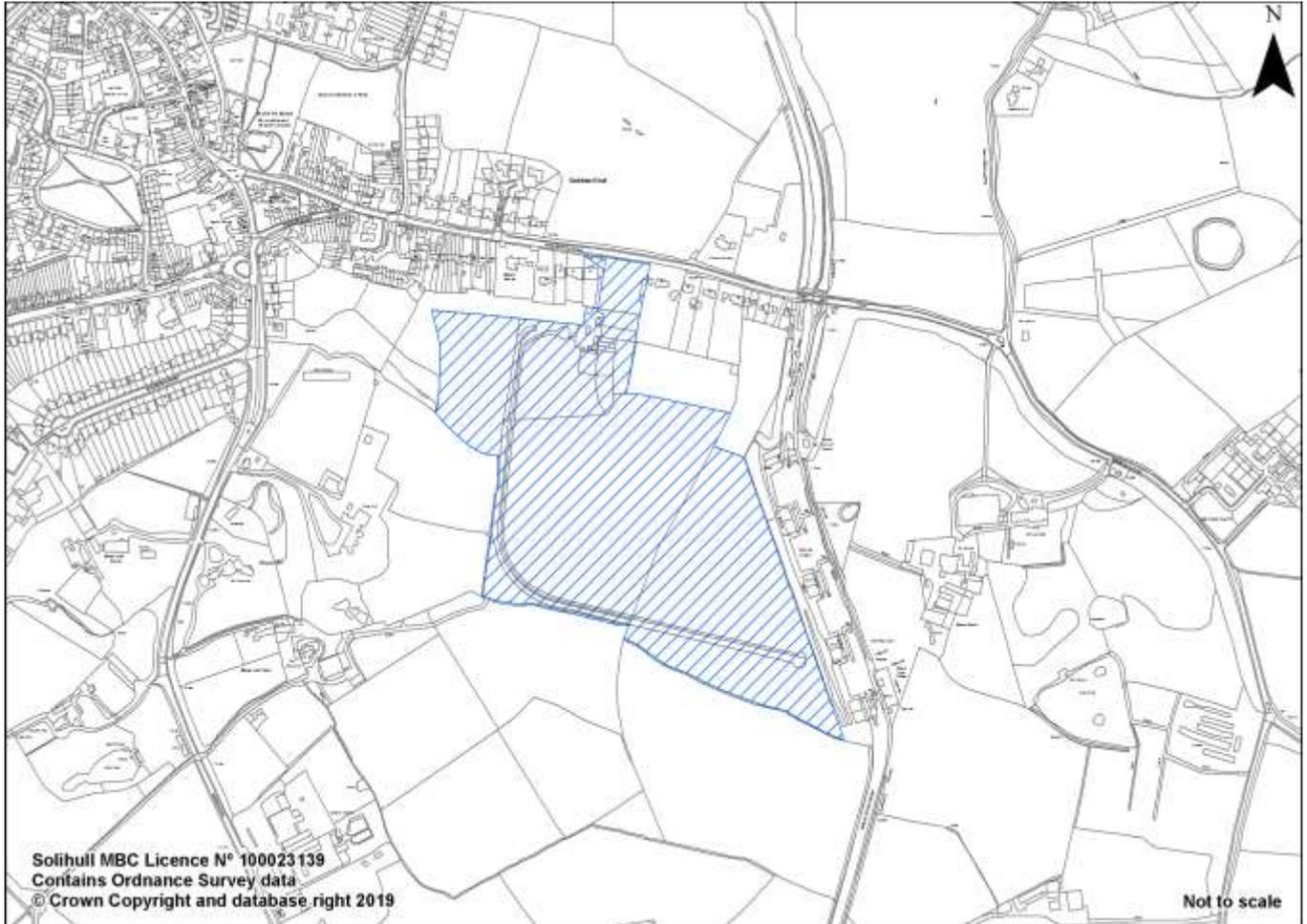
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: Low GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP40) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 108 18 Effects: 2 positive; 10 neutral; 6 negative (1 significant)

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, but site is detached from main settlement.
Site Selection Step 1	9
Commentary	Considered in isolation, this site is some distance and detached from the main settlement. However, if considered in the context of the proposed allocation at Arden Triangle (Site 9) and the surrounding land promoted for development (site ref 104 and 413), this site could form part of a wider area, adjacent to the existing settlement which is well contained by physical features to define the extent of land to be removed from the Green Belt. The site is located in a lower performing parcel of Green Belt and whilst accessibility is currently low/medium, development of the surrounding land, particularly on land to the north at Arden Triangle, could result in accessibility improving. The site is in an area with medium landscape character
Site Selection Step 2	A

Site Reference	110	Site Name	Land to rear of 114 Kenilworth Road
Gross Area (Ha)	15.23	Ward	Knowle
Capacity (SHELAA)	356	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Proximity to Listed buildings
Soft constraints	Proximity to Conservation Area Habitats of wildlife interest Existing property on site Adjacent to canal

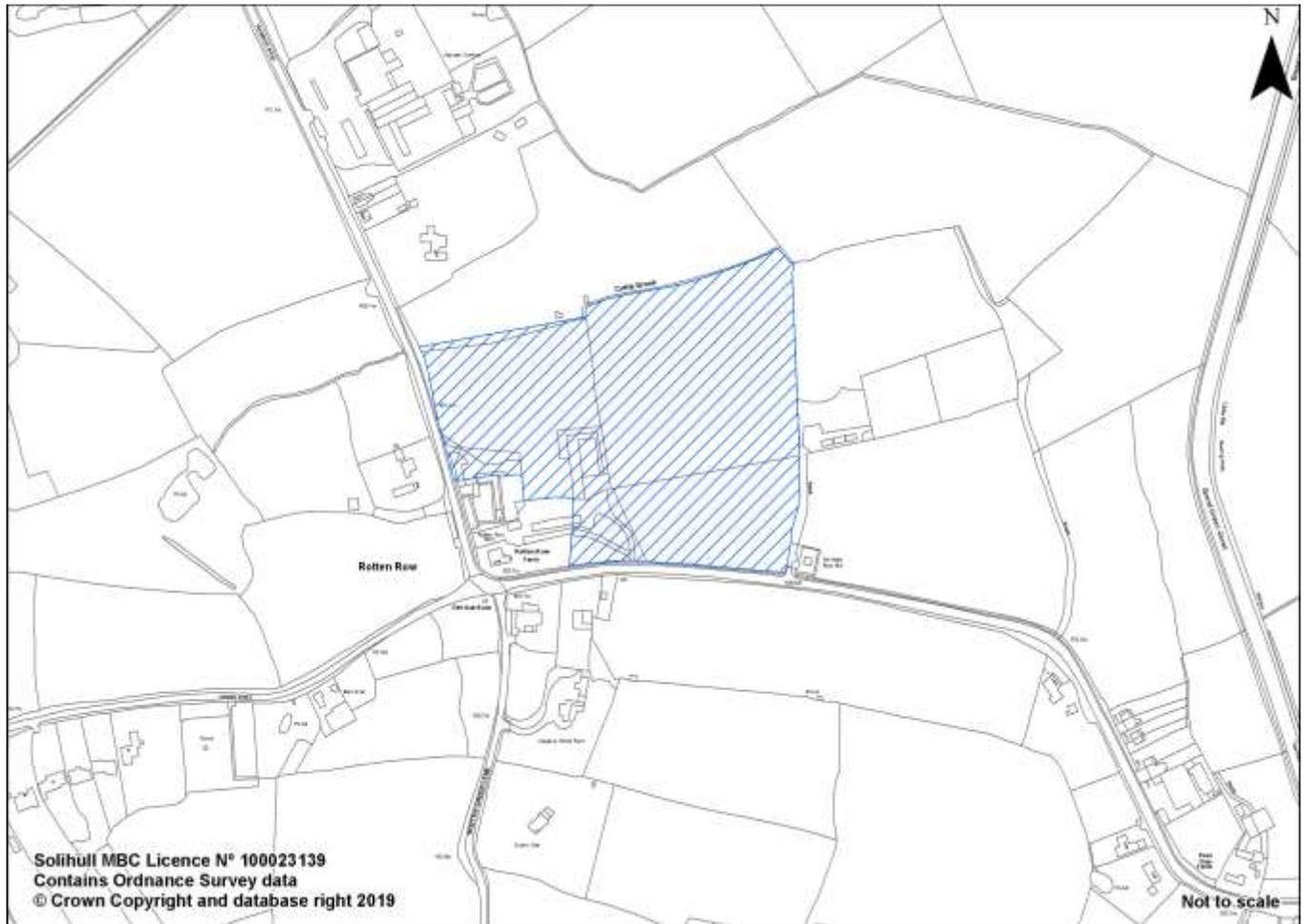
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: High Public Transport: Medium (Bus) Overall: High Access: No existing footway provision
Green Belt Assessment	Higher performing parcel (RP38) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 52c 18 Effects: 4 positive; 10 neutral; 4 negative and part of AECOM 52 17 effects: 6 positive (4 significant); 6 neutral; 5 negative (1

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Whilst Knowle/Dorridge/ Bentley Heath villages are considered suitable for growth, the Kenilworth Road Green Belt should be avoided. Furthermore, the site is poorly related to settlement.
Site Selection Step 1	10
Commentary	Whilst part of the site lies close to the settlement of Knowle, as a whole it is in a highly performing parcel of Green Belt. The site would extend south from Kenilworth Road and east towards the canal representing an inappropriate incursion into open countryside. Whilst part of the site is bounded by the canal, and indefensible boundary would result to the south and west. The site has high overall accessibility, given that the northern part of the site is closest to Knowle. However, the majority of the site is detached from the main settlement and there is limited development present. The site is in an area with medium landscape character sensitivity. medium landscape value and a low landscape capacity to accommodate new development.
Site Selection Step 2	R

Site Reference	118	Site Name	Fields adjacent to Rotten Row Farm
Gross Area (Ha)	5.48	Ward	Knowle
Capacity (SHELAA)	128	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Adjacent to Listed building
Soft constraints	Cuttle Brook to north of site Habitats of wildlife interest

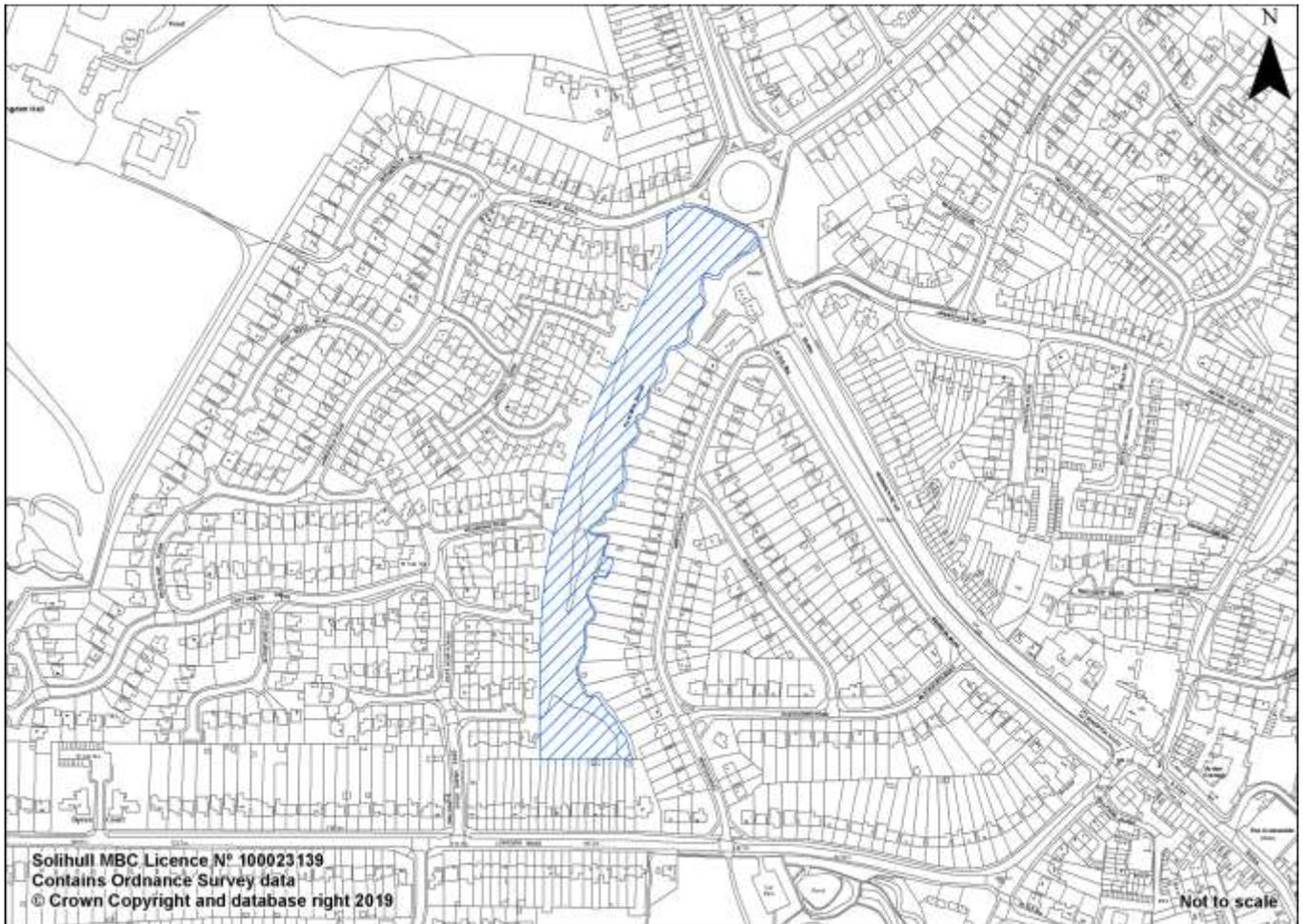
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Low Public Transport: Low/Medium (Both) Overall: Low/Medium Access: Existing footway
Green Belt Assessment	Higher performing parcel (RP38) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 120 18 effects: 2 positive; 8 neutral; 8 negative (1 significant)

Site Selection

Spatial Strategy	Site does not fit neatly into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, but site is detached from main settlement.
Site Selection Step 1	10
Commentary	The site is in a high performing parcel of Green Belt, detached from the main settlement and poorly related to it. It would erode the gap between Knowle and the surrounding villages and no defensible Green Belt boundary would be established. The site lies immediately adjacent to a Listed Building. The site has low/medium accessibility in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate new development. The SA identifies significantly more negative effects than positive.
Site Selection Step 2	R

Site Reference	125	Site Name	Land at Wychwood Roundabout
Gross Area (Ha)	1.98	Ward	Knowle
Capacity (SHELAA)	20	Parish	
Green Belt	0	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Access Purnell Brook through the site Habitats of wildlife interest

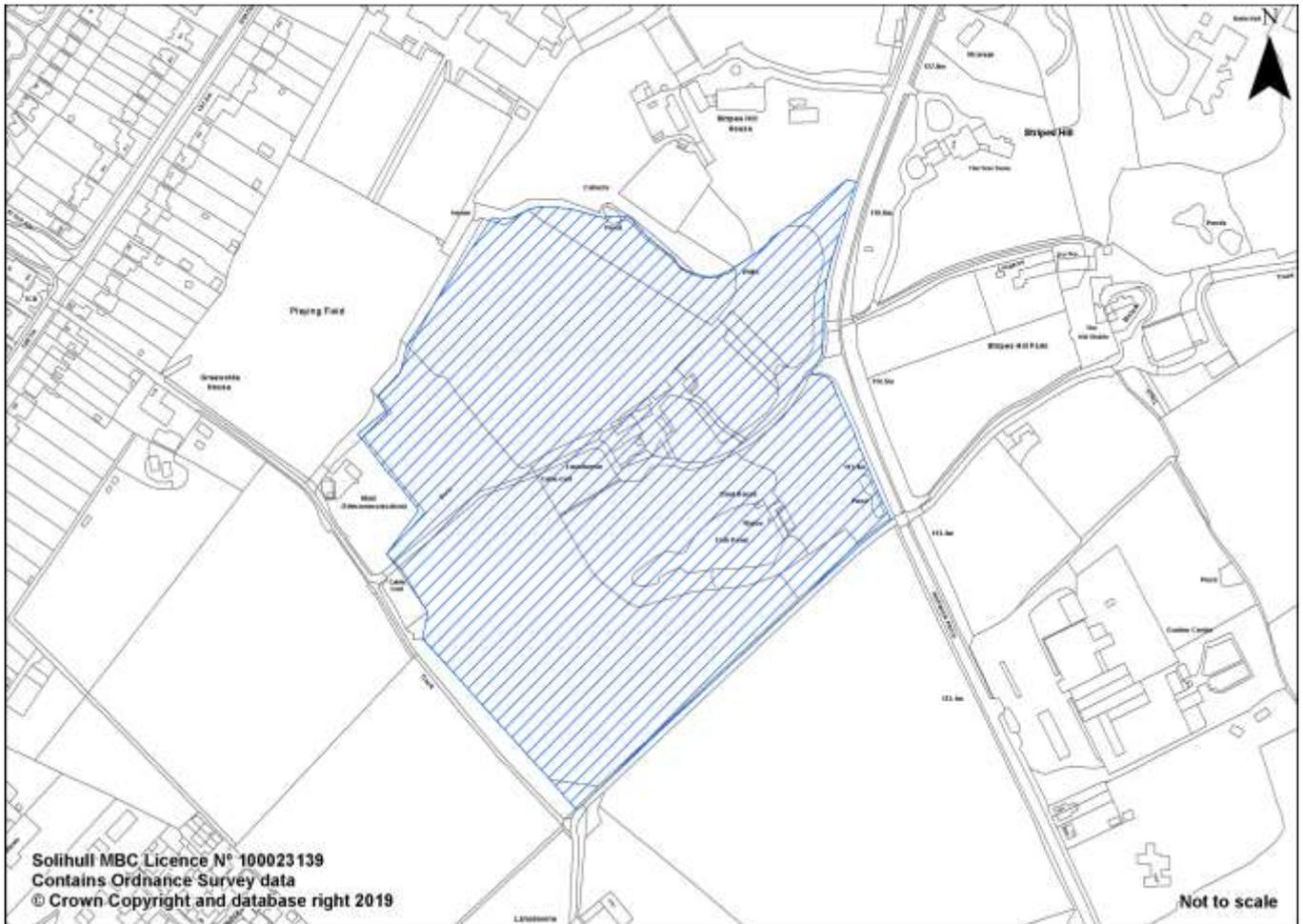
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Very High GP Surgery: Very High Public Transport: Very High (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Site not included in study area of Green Belt Assessment.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any Spatial Strategy as a Growth Option, however, site is within the existing built-up area and outside of the Green Belt.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth. Site is a greenfield site within the built-up area and not considered within overriding beneficial use.
Site Selection Step 1	2
Commentary	The site lies within the settlement, outside the Green Belt and would fulfil the strategic objective to make effective use of land and create a pattern of development that is focussed in areas that are sustainable. The site has high accessibility and would make an important contribution to meeting the housing needs of the area, particularly in terms of the NPPF requirement to provide a good mix of sites, including small and medium sites that can be built out relatively quickly.
Site Selection Step 2	G

Site Reference	148	Site Name	Lansdowne
Gross Area (Ha)	8.45	Ward	Knowle
Capacity (SHELAA)	Estimated 198	Parish	
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Group TPO across entire site
Soft constraints	PROW SL22 along boundary of site Overhead cables Habitats of wildlife interest

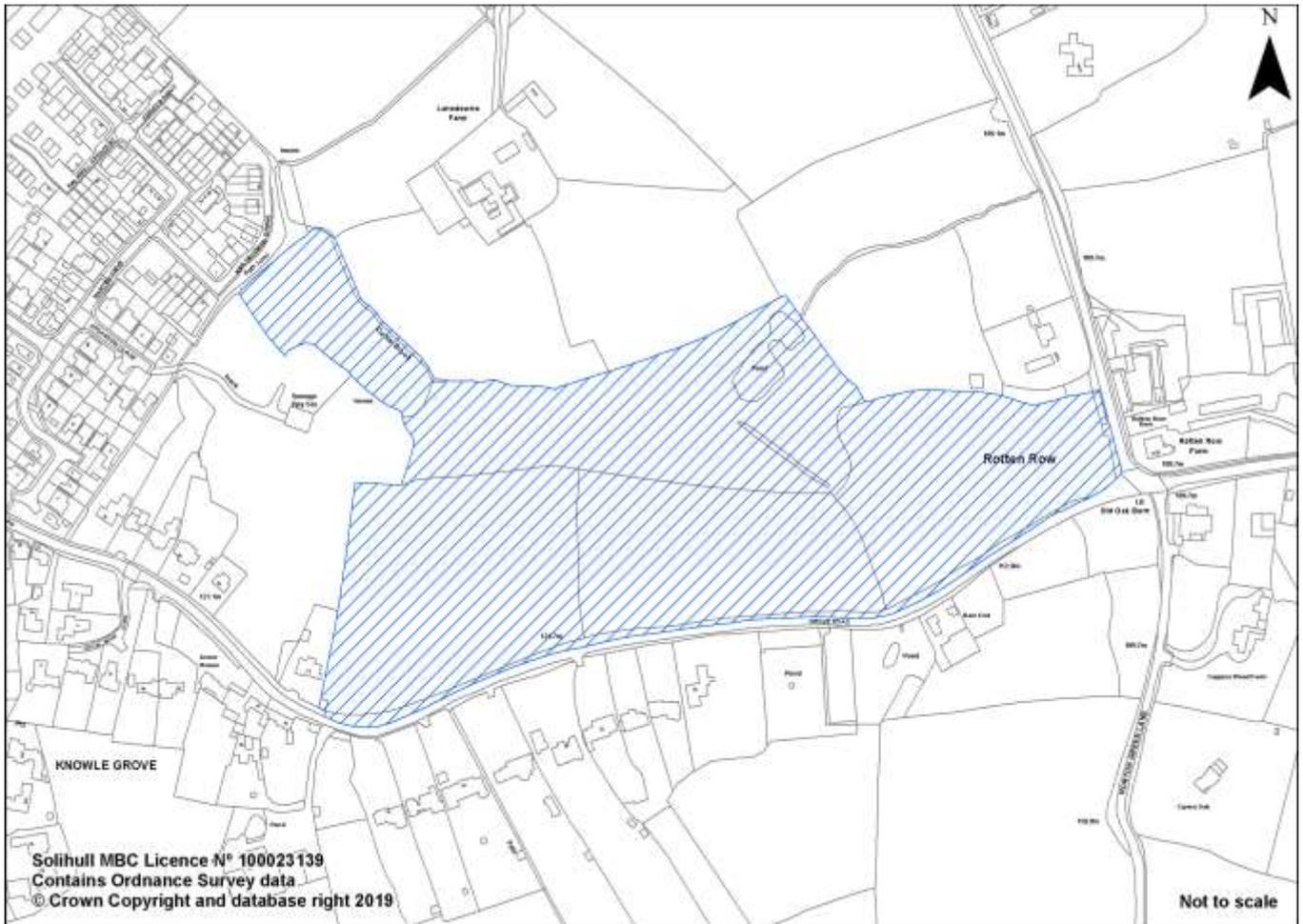
Evidence

SHELAA	Assessed as part of SHELAA Site 1010 - Category 1
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: Medium Public Transport: Medium (Bus) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	6
Commentary	Situated beyond the existing Green Belt boundary in a lower performing area of Green Belt, the site forms part of a wider development parcel known as Arden Triangle. It lies immediately adjacent to the settlement in a lower performing parcel of Green Belt that is well contained by Station Road, Warwick Road and Grove Road. These strong physical features would establish a logical boundary to define the extent of land to be removed from the Green Belt. The site has medium/high accessibility overall and the scale of any proposed development could see further improvements to public transport and new facilities such as a primary school provided on site. The site is in an area with medium landscape character sensitivity, medium landscape
Site Selection Step 2	G

Site Reference	149	Site Name	Lansdowne Farm Part D
Gross Area (Ha)	8.45	Ward	Knowle
Capacity (SHELAA)	Estimated 198	Parish	
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Proximity to Listed building
Soft constraints	Part of site includes Local Wildlife Site Hedgerows Proximity to locally listed buildings

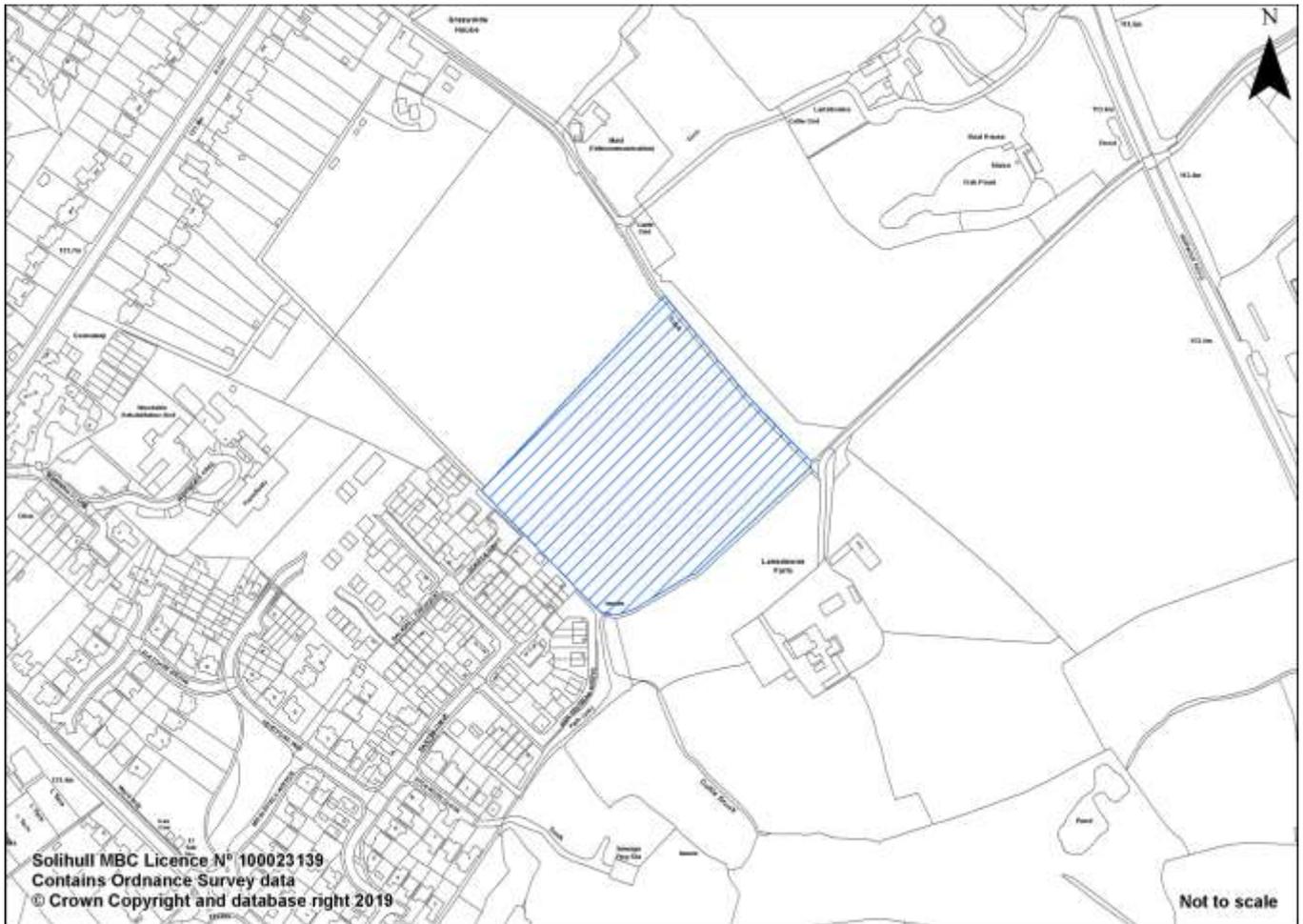
Evidence

SHELAA	Assessed as part of SHELAA Site 1010 - Category 1
Accessibility Study	Primary School: Low/Medium Food Store: Low GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	6
Commentary	Situated beyond the existing Green Belt boundary in a lower performing area of Green Belt, the site forms part of a wider development parcel known as Arden Triangle which as a whole is well contained by Station Road, Warwick Road and Grove Road. These strong physical features would establish a logical boundary to define the extent of land to be removed from the Green Belt. In isolation, the site has low/medium accessibility overall, although the scale of any proposed development could see further improvements to public transport and new facilities such as a primary school provided on site. The site is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to
Site Selection Step 2	G

Site Reference	150	Site Name	Lansdowne Farm Part A
Gross Area (Ha)	2.28	Ward	Knowle
Capacity (SHELAA)	Estimated 53	Parish	
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on boundary of site
Soft constraints	PROW SL22 on the boundary of site

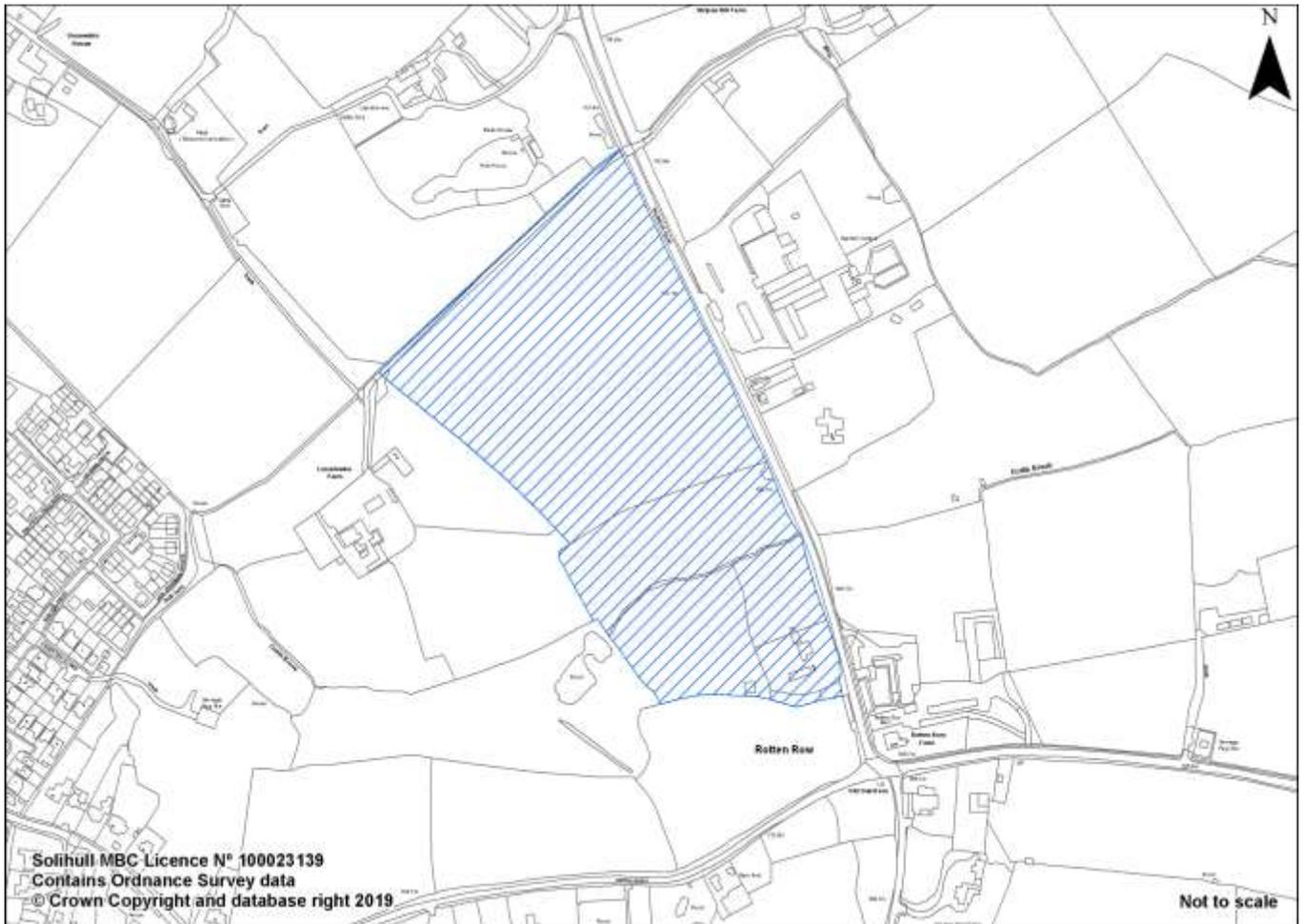
Evidence

SHELAA	Assessed as part of SHELAA Site 1010 - Category 1
Accessibility Study	Primary School: Medium Food Store: High GP Surgery: Low/Medium Public Transport: Low/Medium (Bus) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	6
Commentary	The site lies adjacent to the settlement in a lower performing area of Green Belt. It forms part of a wider development parcel known as Arden Triangle which as a whole is well contained by Station Road, Warwick Road and Grove Road. These strong physical features would establish a logical boundary to define the extent of land to be removed from the Green Belt. The site has medium accessibility overall, although the scale of any proposed development could see further improvements to public transport and new facilities such as a primary school provided on site. The site is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate new development. The Arden Triangle site
Site Selection Step 2	G

Site Reference	151	Site Name	Lansdowne Farm Part B & 1928 Warwick Rd
Gross Area (Ha)	7.99	Ward	Knowle
Capacity (SHELAA)	Estimated 187	Parish	
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Proximity to Listed building
Soft constraints	PROW SL22 on the boundary of site Adjacent to Local Wildlife Site Habitats of wildlife interest

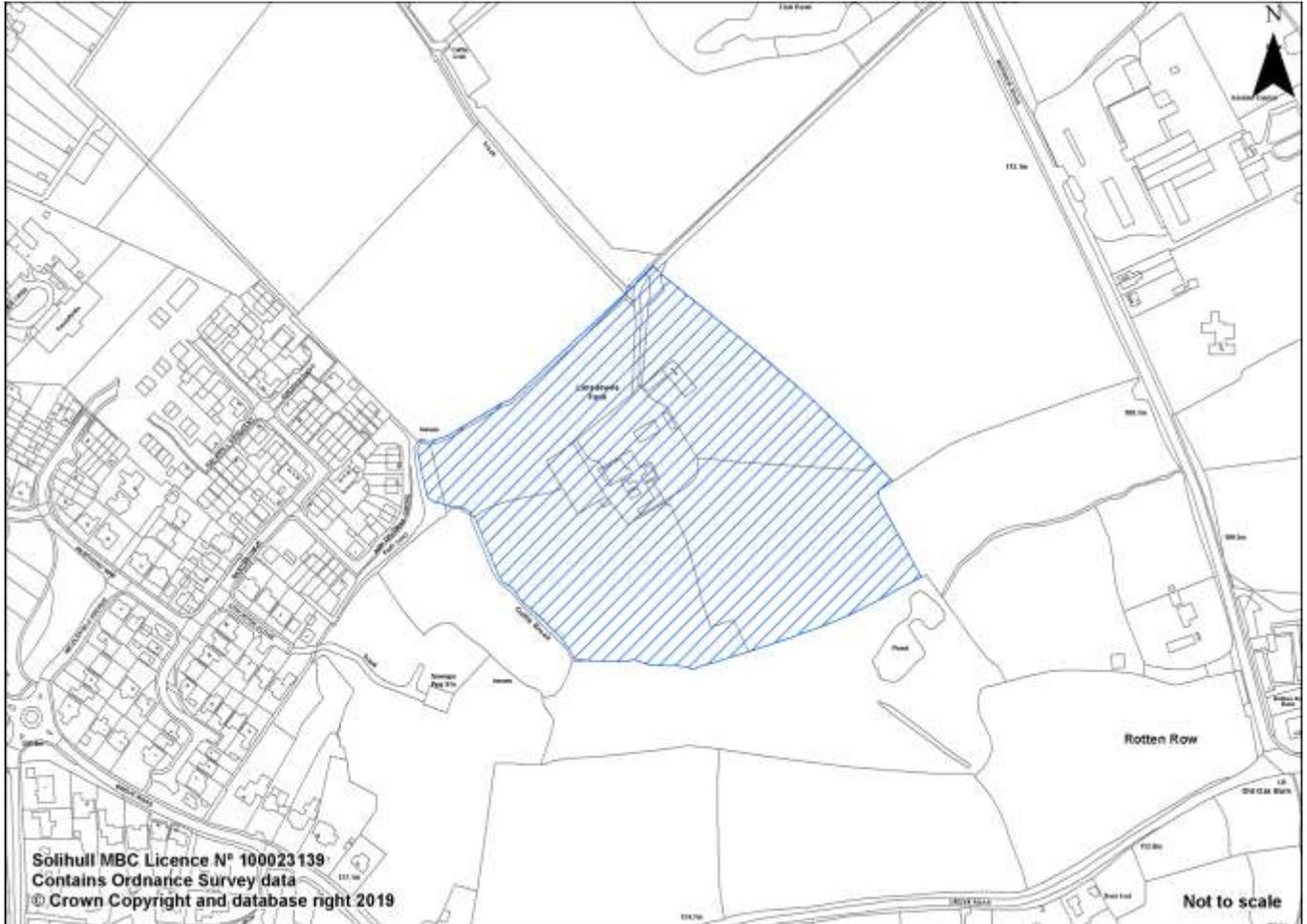
Evidence

SHELAA	Assessed as part of SHELAA Site 1010 - Category 1
Accessibility Study	Primary School: Low/Medium Food Store: Medium GP Surgery: Low Public Transport: Low/Medium (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	6
Commentary	Situated in a lower performing area of Green Belt, the site forms part of a wider development parcel known as Arden Triangle which as a whole is well contained by Station Road, Warwick Road and Grove Road. These strong physical features would establish a logical boundary to define the extent of land to be removed from the Green Belt. In isolation, the site has low/medium accessibility overall, although the scale of any proposed development could see further improvements to public transport and new facilities such as a primary school provided on site. The site is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate new development. The Arden Triangle site
Site Selection Step 2	G

Site Reference	152	Site Name	Lansdowne Farm Part C & Jacknett Barn
Gross Area (Ha)	4.93	Ward	Knowle
Capacity (SHELAA)	Estimated 115	Parish	
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on boundary of site
Soft constraints	PROW SL22 on the boundary of site Adjacent to Local Wildlife Site Habitats of wildlife interest Existing property on site

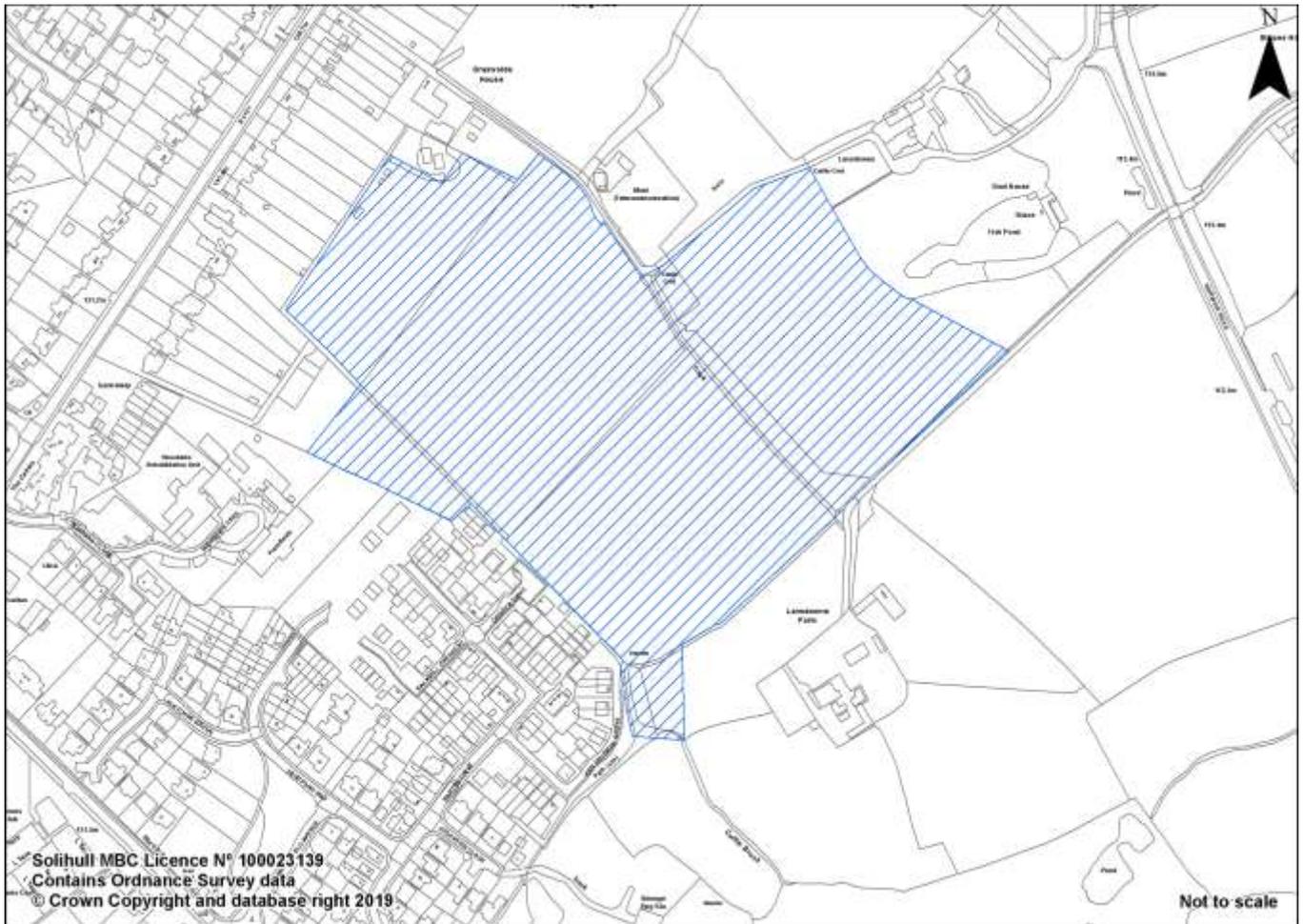
Evidence

SHELAA	Assessed as part of SHELAA Site 1010 - Category 1
Accessibility Study	Primary School: Medium Food Store: High GP Surgery: Low/Medium Public Transport: Low/Medium (Bus) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	6
Commentary	Situated beyond the existing Green Belt boundary in a lower performing area of Green Belt, the site forms part of a wider development parcel known as Arden Triangle which as a whole is well contained by Station Road, Warwick Road and Grove Road. These strong physical features would establish a logical boundary to define the extent of land to be removed from the Green Belt. In isolation, the site has low/medium accessibility overall, although the scale of any proposed development could see further improvements to public transport and new facilities such as a primary school provided on site. The site is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to
Site Selection Step 2	G

Site Reference	153	Site Name	Proposed new Arden Academy Site
Gross Area (Ha)	9.04	Ward	Knowle
Capacity (SHELAA)	Put forward for education.	Parish	
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on part of the site
Soft constraints	PROW SL23 through the site Habitats of wildlife interest Overhead cables

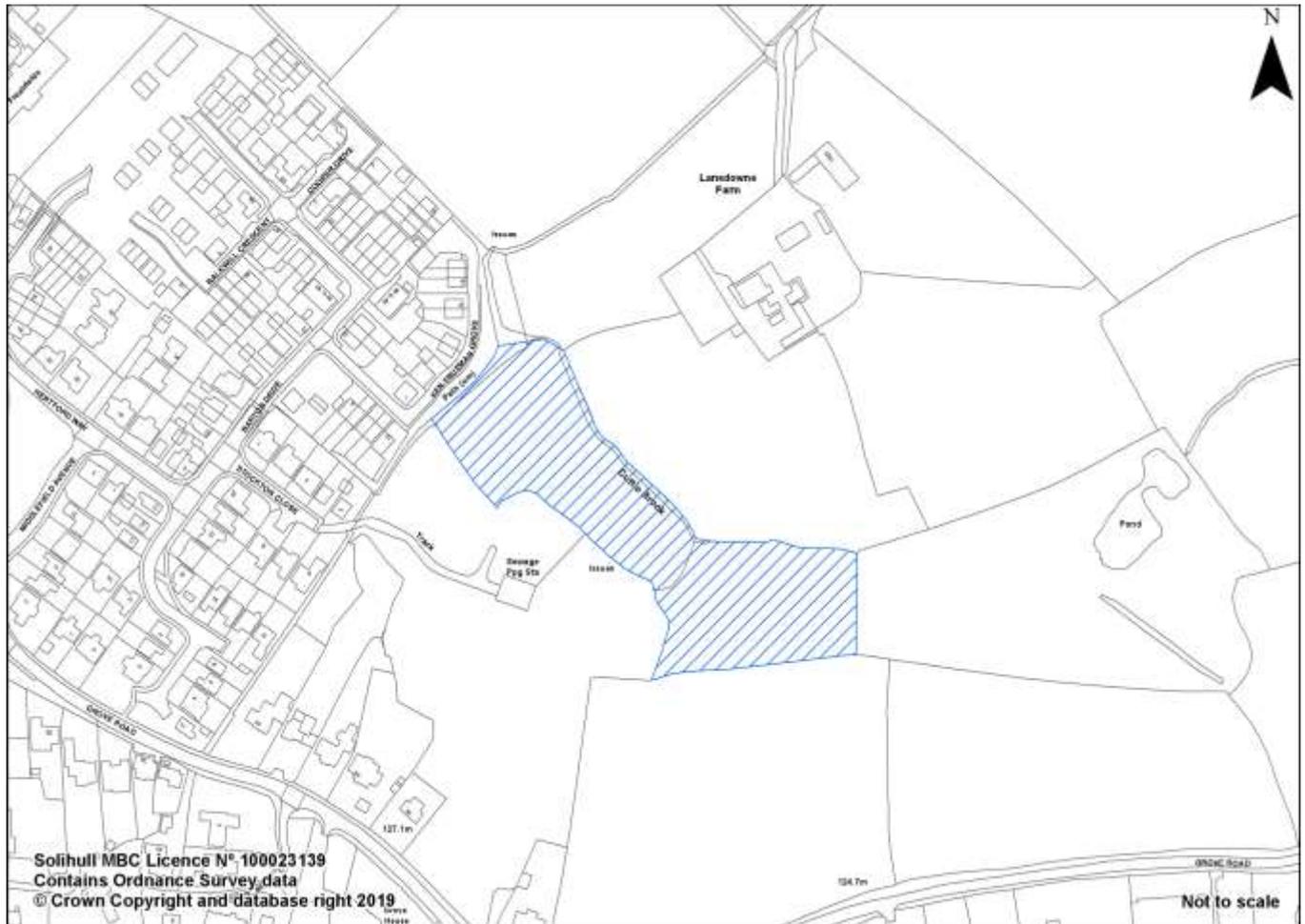
Evidence

SHELAA	Assessed as part of SHELAA Site 1010 - Category 1
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	6
Commentary	Situated beyond the existing Green Belt boundary in a lower performing area of Green Belt, the site forms part of a wider development parcel known as Arden Triangle which as a whole is well contained by Station Road, Warwick Road and Grove Road. These strong physical features would establish a logical boundary to define the extent of land to be removed from the Green Belt. The site is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate new development. The Arden Triangle site as a whole includes a number of constraints including a Local Wildlife Site, protected trees and other valued landscape features. These would need consideration in the design of any
Site Selection Step 2	G

Site Reference	154	Site Name	Potential site for a new 2FE Catholic Primary
Gross Area (Ha)	1.21	Ward	Knowle
Capacity (SHELAA)	Put forward for education.	Parish	
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	PROW SL22 on the boundary of site Local Wildlife Site

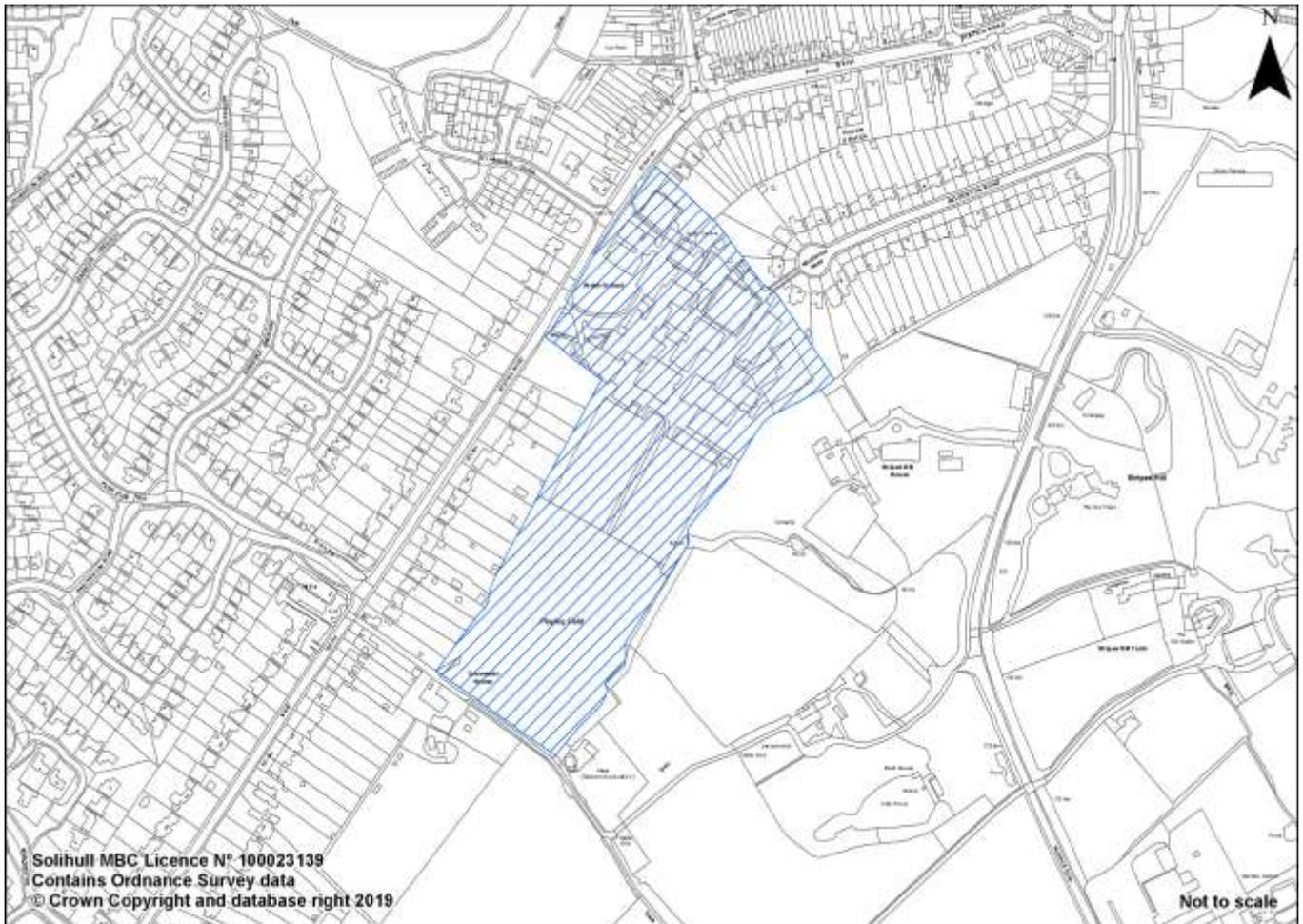
Evidence

SHELAA	Assessed as part of SHELAA Site 1010 - Category 1
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	6
Commentary	Situated beyond the existing Green Belt boundary, the site forms part of a wider development parcel known as Arden Triangle. It lies adjacent to the settlement in a lower performing parcel of Green Belt that is well contained by Station Road, Warwick Road and Grove Road. These strong physical features would establish a logical boundary to define the extent of land to be removed from the Green Belt. The site is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate new development. The site as a whole includes a number of constraints including a Local Wildlife Site, protected trees and other valued landscape features. These would need consideration in the design
Site Selection Step 2	G

Site Reference	156	Site Name	Arden Academy
Gross Area (Ha)	6.14	Ward	Knowle
Capacity (SHELAA)	Estimated 144	Parish	
Green Belt	100	Greenfield/ Brownfield	Predominantly brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing school in use Redevelopment costs SL20 runs through site

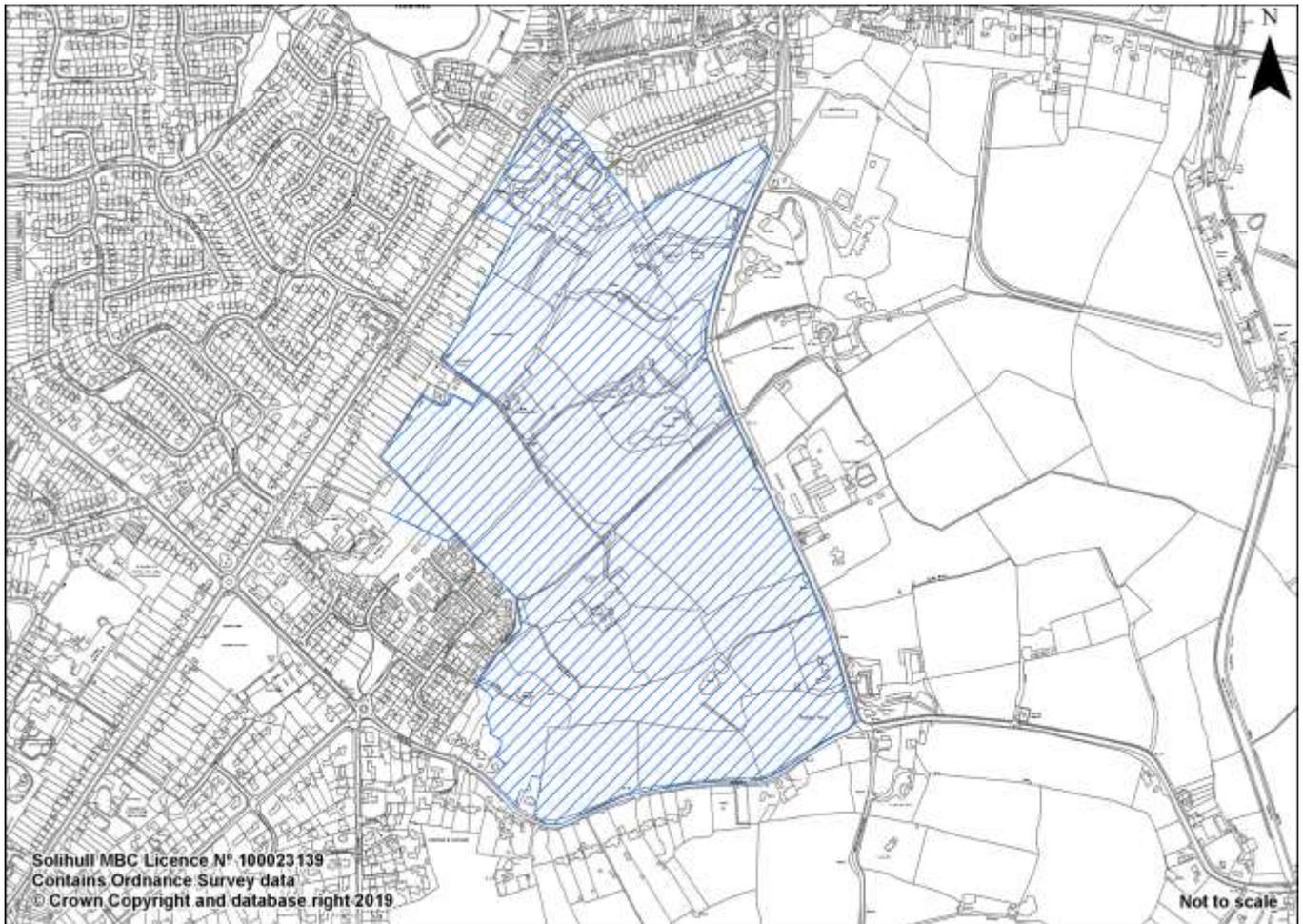
Evidence

SHELAA	Assessed as part of SHELAA Site 1010 - Category 1
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: Very High Public Transport: High (Bus) Overall: Very High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	3
Commentary	Situated beyond the existing Green Belt boundary, the site forms part of a wider development parcel known as Arden Triangle. It lies immediately adjacent to the settlement in a lower performing area of Green Belt that is well contained by Station Road, Warwick Road and Grove Road. These strong physical features would establish a logical boundary to define the extent of land to be removed from the Green Belt. The site has very high accessibility already and the scale of any proposed development could see public transport improvements and new facilities such as a primary school provided on site. The site itself currently accommodates Arden Academy and considered as a whole, the site includes number of constraints including
Site Selection Step 2	G

Site Reference	157	Site Name	Land to east of Knowle forming part of Arden
Gross Area (Ha)	49.54	Ward	Knowle
Capacity (SHELAA)	Estimated 1,158	Parish	
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site
Soft constraints	PROW SL20 and SL22 Local Wildlife Site on part of site Habitats of wildlife interest Overhead cables

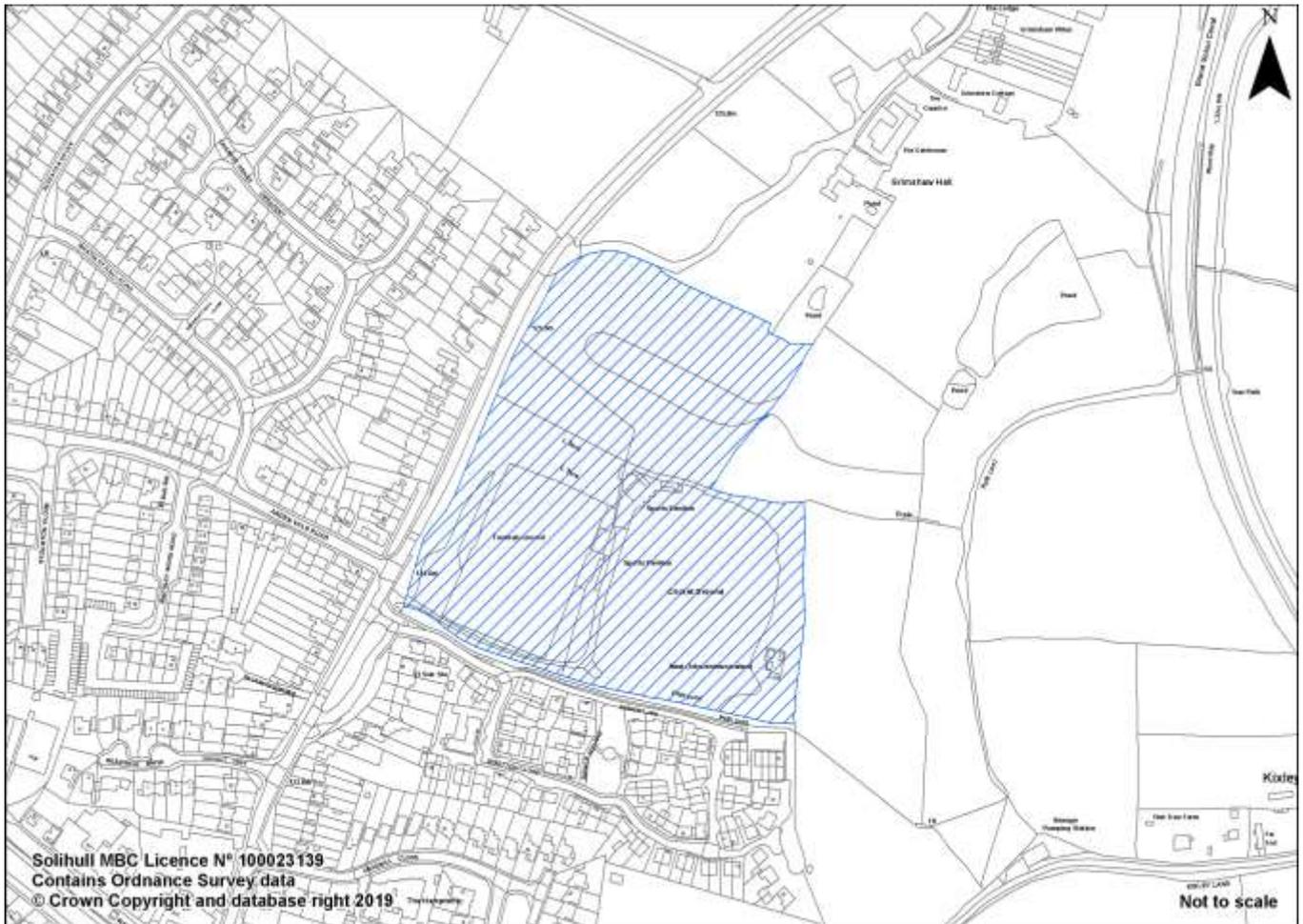
Evidence

SHELAA	Assessed as part of SHELAA Site 1010 - Category 1
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: Very High Public Transport: High (Bus) Overall: Very High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	6
Commentary	Situated beyond the existing Green Belt boundary in a lower performing area of Green Belt, the site forms part of a wider development parcel known as Arden Triangle which as a whole is well contained by Station Road, Warwick Road and Grove Road. These strong physical features would establish a logical boundary to define the extent of land to be removed from the Green Belt. The site has very high accessibility and is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate new development. The Arden Triangle site as a whole includes a number of constraints including a Local Wildlife Site, protected trees and other valued landscape features. These would need
Site Selection Step 2	G

Site Reference	166	Site Name	Land north and south of Hampton Road, Knowle
Gross Area (Ha)	3.36	Ward	Knowle
Capacity (SHELAA)	79	Parish	
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on north part of site
Soft constraints	Sport pitches on site Wooded area on site

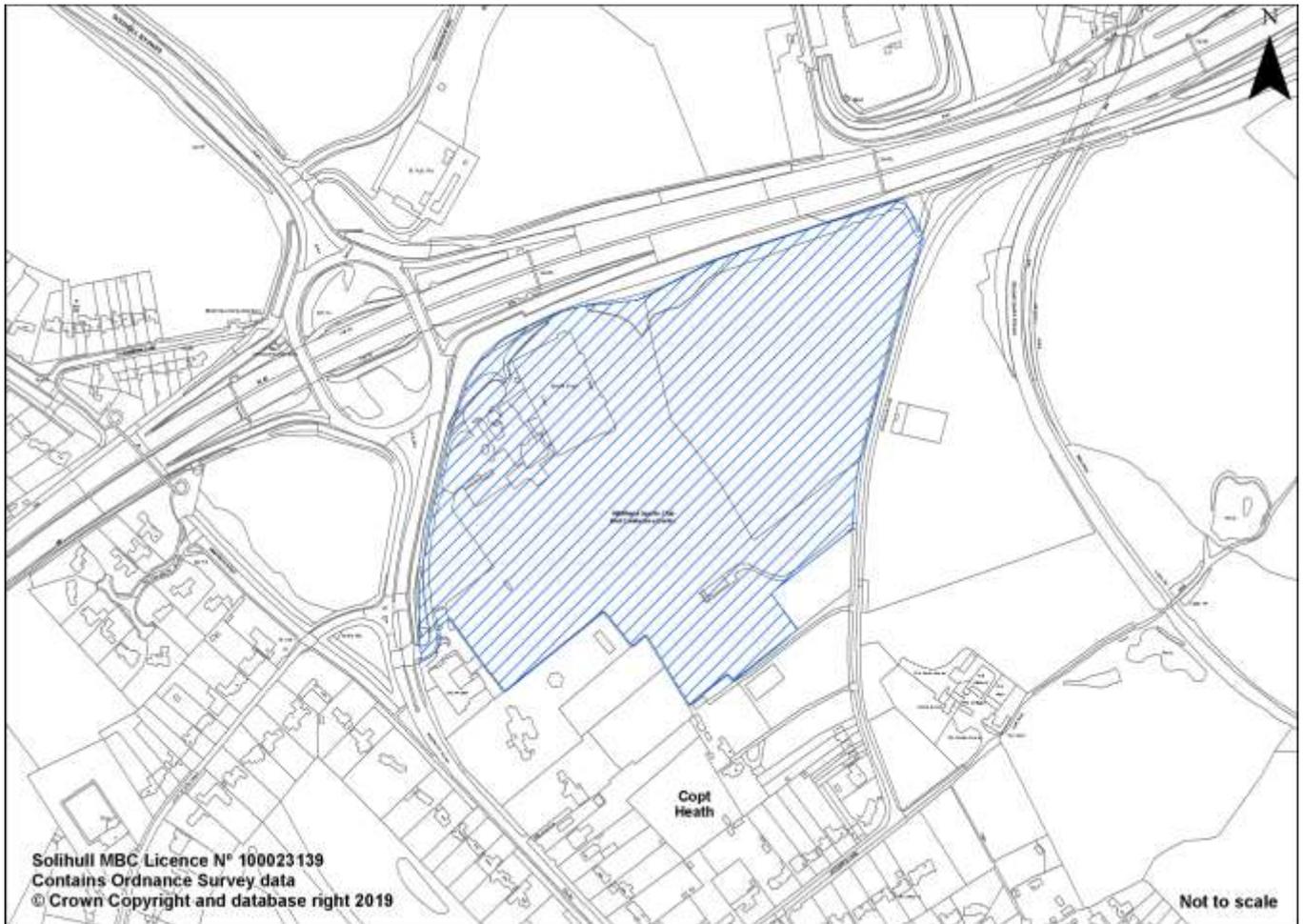
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Medium Food Store: Very High GP Surgery: Very High Public Transport: Very High (Bus) Overall: Very High Access: No existing footway provision
Green Belt Assessment	Higher performing parcel (RP37) overall with a combined score of 11. *Highly performing in terms of purposes 1, 3 and 4.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Part of site assessed in AECOM 92 17 effects: 6 positive (3 significant); 8 neutral; 3 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	7
Commentary	The site lies beyond the Green Belt boundary, although it is immediately adjacent to the built up area of the settlement and would represent a continuation of the existing development along Hampton Road. Whilst it is recognised that the site lies within a parcel of land that performs highly in Green Belt terms, it is acknowledged that the proposed site is a small part of the wider parcel and that built development is present in the immediate vicinity adjacent to and opposite the site. The site is relatively well-contained and would provide a defensible Green Belt boundary. The site has very high accessibility and is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate new
Site Selection Step 2	G

Site Reference	167	Site Name	The Memorial Clubhouse and Grounds
Gross Area (Ha)	14.68	Ward	Knowle
Capacity (SHELAA)	400	Parish	
Green Belt	100	Greenfield/Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing use on site Potential habitats of wildlife interest Proximity to M42

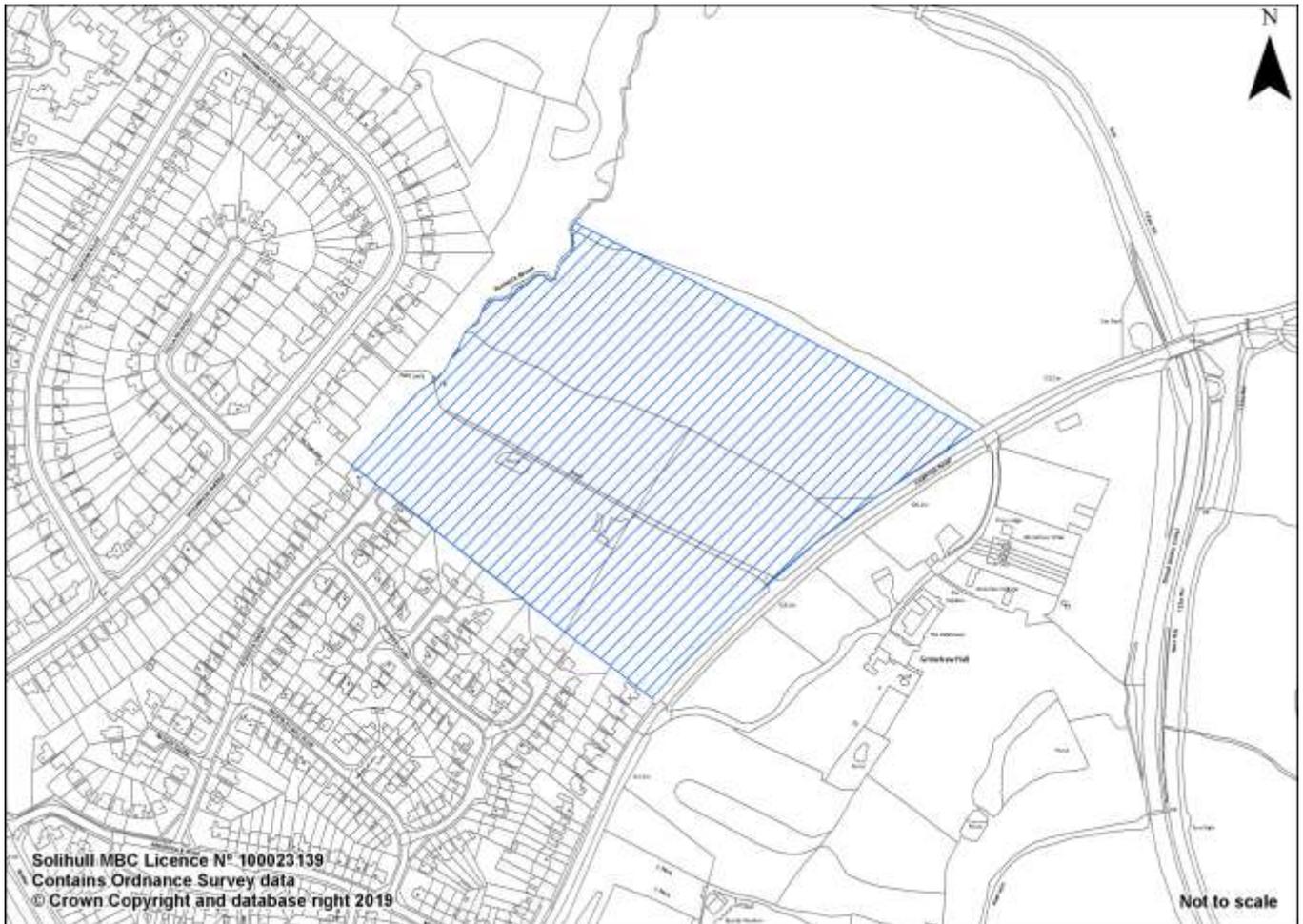
Evidence

SHELAA	Category 2 (Some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Low Public Transport: Very High (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP35) overall with a combined score of 5. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 56 17 effects: 4 positive (2 significant) 6 neutral; 7 negative (2 significant).

Site Selection

Spatial Strategy	Site could be considered as part of Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
Site Selection Topic Paper	Growth Option G - Area D: Not considered suitable for growth due to heavy constraints, lower accessibility, heavy constraints, and significance of gap between main urban area and Knowle/Dorridge.
Site Selection Step 1	9
Commentary	Occupying a fairly large area between Jacobean Lane and the M42 the site would breach an existing strong Green Belt boundary. The site is in a lower performing parcel of Green Belt and is fairly well contained by strong and permanent physical features that would enable a new defensible Green Belt boundary to be established. However, the site is detached from the main part of the settlement and development would erode the existing gap between Knowle and Solihull. The site has low/medium accessibility and faces some suitability constraints given its location adjacent to the M42. The site is in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate change. The SA
Site Selection Step 2	R

Site Reference	213	Site Name	Land north of Hampton Road (1)
Gross Area (Ha)	9.50	Ward	Knowle
Capacity (SHELAA)	150	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Group TPO covers the entire site
Soft constraints	PROW SL12 crosses the site Overhead cables Small part of site overlaps with Local Wildlife Site to the north-west Habitats of wildlife interest

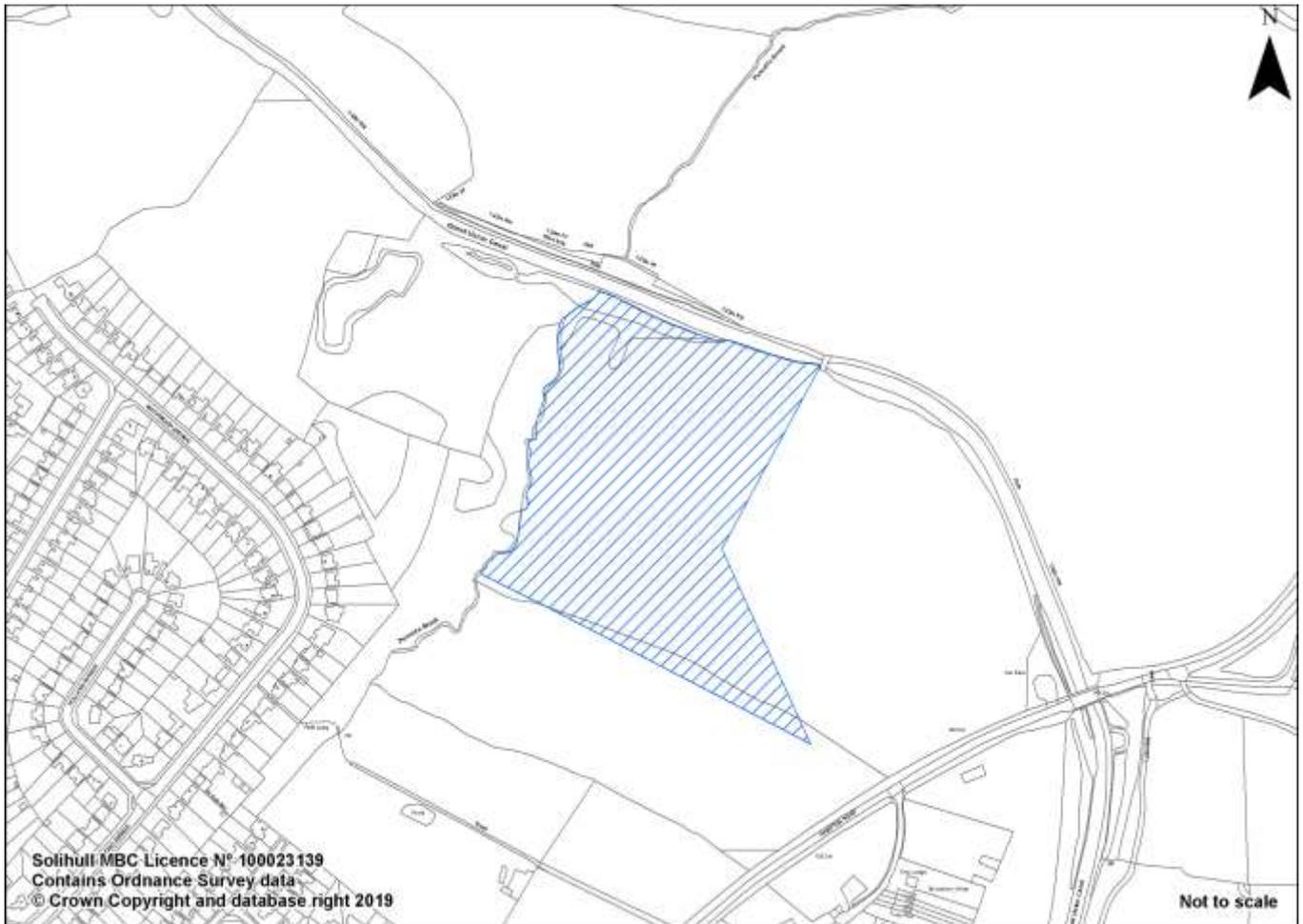
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: High GP Surgery: Very High Public Transport: Low/Medium (Bus) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP36) overall with a combined score of 7. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 91 17 effects: 3 positive (1 significant); 11 neutral; 3 negative.

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	6
Commentary	The site lies immediately adjacent to the built up area of the settlement, with built development on two sides. The site lies within a parcel of moderately performing Green Belt overall and the proposed allocation would constitute a 'rounding- off' of the settlement in a logical manner. The site is subject to some constraints including Purnells Brook Woodland Local Wildlife site, (although this runs along the extreme north western edge of the site) as well as a number of protected trees and the proximity of a Grade I Listed Building. These will need to be considered in the design of any future scheme. The site has medium/high accessibility in an area with medium landscape character sensitivity, medium landscape value and a low landscape
Site Selection Step 2	G

Site Reference	214	Site Name	Land north of Hampton Road (2)
Gross Area (Ha)	5.23	Ward	Knowle
Capacity (SHELAA)	100	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Group TPO covers the entire site
Soft constraints	Overhead cables Small part of site overlaps with Local Wildlife Site to the north-west Habitats of wildlife interest

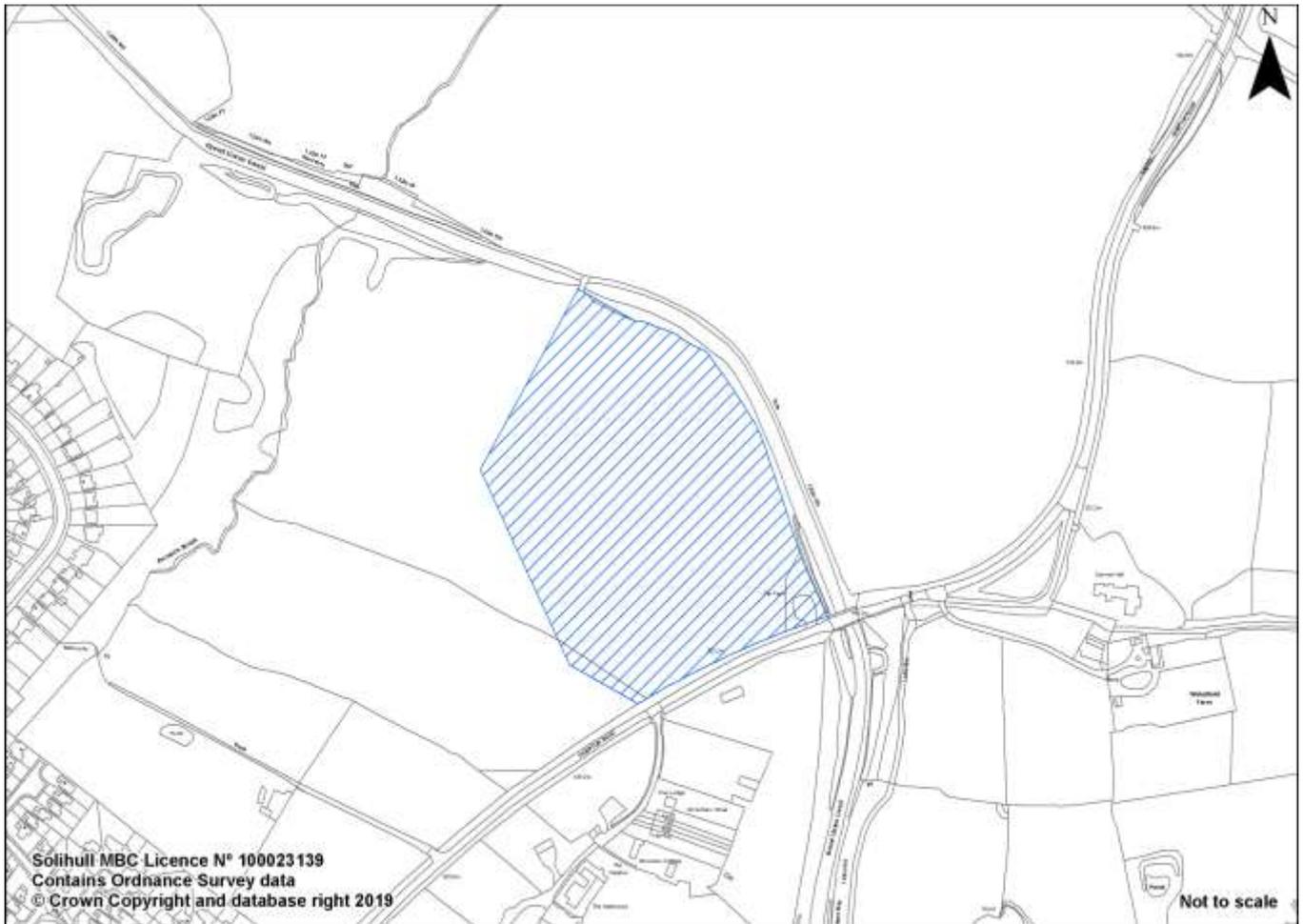
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Medium GP Surgery: Medium Public Transport: Low/Medium (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP36) overall with a combined score of 7. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA, but north of PO 8.

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	9
Commentary	The site lies beyond the existing Green Belt boundary in a moderately performing parcel. Whilst it is well contained by the Canal on one side, residential development of the site would represent an incursion of urbanising development into the open countryside. The site has low/medium accessibility in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate new development.
Site Selection Step 2	R

Site Reference	215	Site Name	Land north of Hampton Road (3)
Gross Area (Ha)	5.64	Ward	Knowle
Capacity (SHELAA)	100	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Group TPO covers the entire site
Soft constraints	Habitats of wildlife interest Adjacent to canal

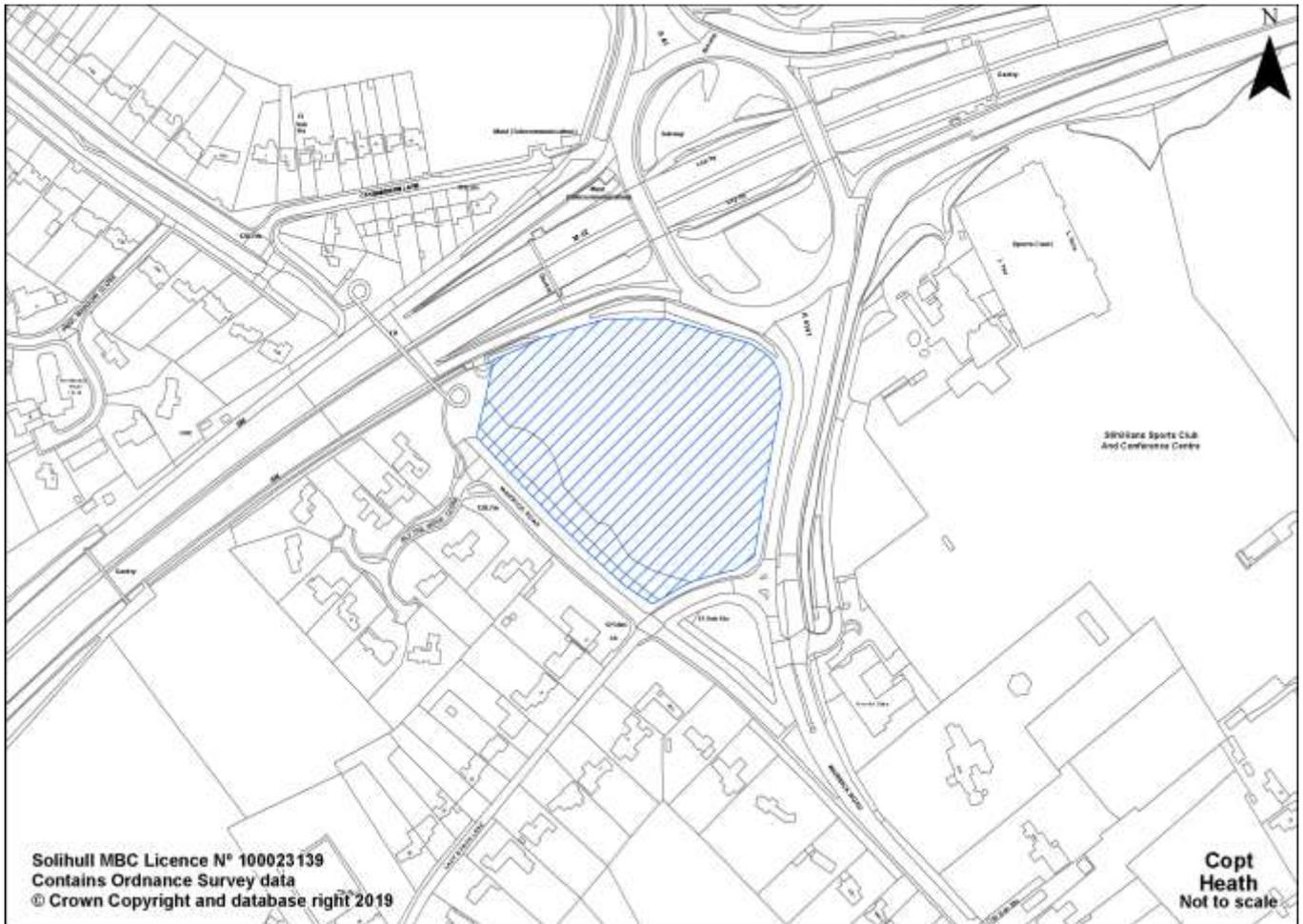
Evidence

SHELAA	Category 2 (Some achievability constraints)
Accessibility Study	Primary School: Low Food Store: Medium GP Surgery: Medium Public Transport: Low/Medium (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP36) overall with a combined score of 7. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA, but north of PO 8.

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	9
Commentary	The site lies beyond the existing Green Belt boundary in a moderately performing parcel. Whilst it is fairly well contained on two sides by strong and defensible boundaries including the Canal and Hampton Road, residential development of the site would represent an incursion of urbanising development into the open countryside. The site has low/medium accessibility and is in an area with medium landscape character sensitivity, medium landscape character and a low landscape capacity to accommodate new development.
Site Selection Step 2	R

Site Reference	234	Site Name	Land at Lady Byron Lane
Gross Area (Ha)	2.57	Ward	Knowle
Capacity (SHELAA)	Assessed For Employment only	Parish	
Green Belt	100	Greenfield/Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs along south-western boundary
Soft constraints	Access Trees on site

Evidence

SHELAA	Assessed as employment site
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Low Public Transport: Very High (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP33) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 56 17 effects: 4 positive (2 significant) 6 neutral; 7 negative (2 significant).

Site Selection

Spatial Strategy	Site could be considered as part of Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400. Area not considered suitable for growth due to
Site Selection Topic Paper	Site proposed for employment uses and is not included in residential assessment.
Site Selection Step 1	9
Commentary	This area is not considered suitable for major growth due to heavy constraints, low/med accessibility and significance of gap between urban area and Knowle/Dorridge.
Site Selection Step 2	NA

Site Reference	244	Site Name	Land at Tilehouse Green - Copt Heath Golf Club
Gross Area (Ha)	1.05	Ward	Knowle
Capacity (SHELAA)	30	Parish	
Green Belt	83	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt (most of site)
Hard Constraints	TPOs on site
Soft constraints	PROW SL10 through the site Access Habitats of wildlife interest

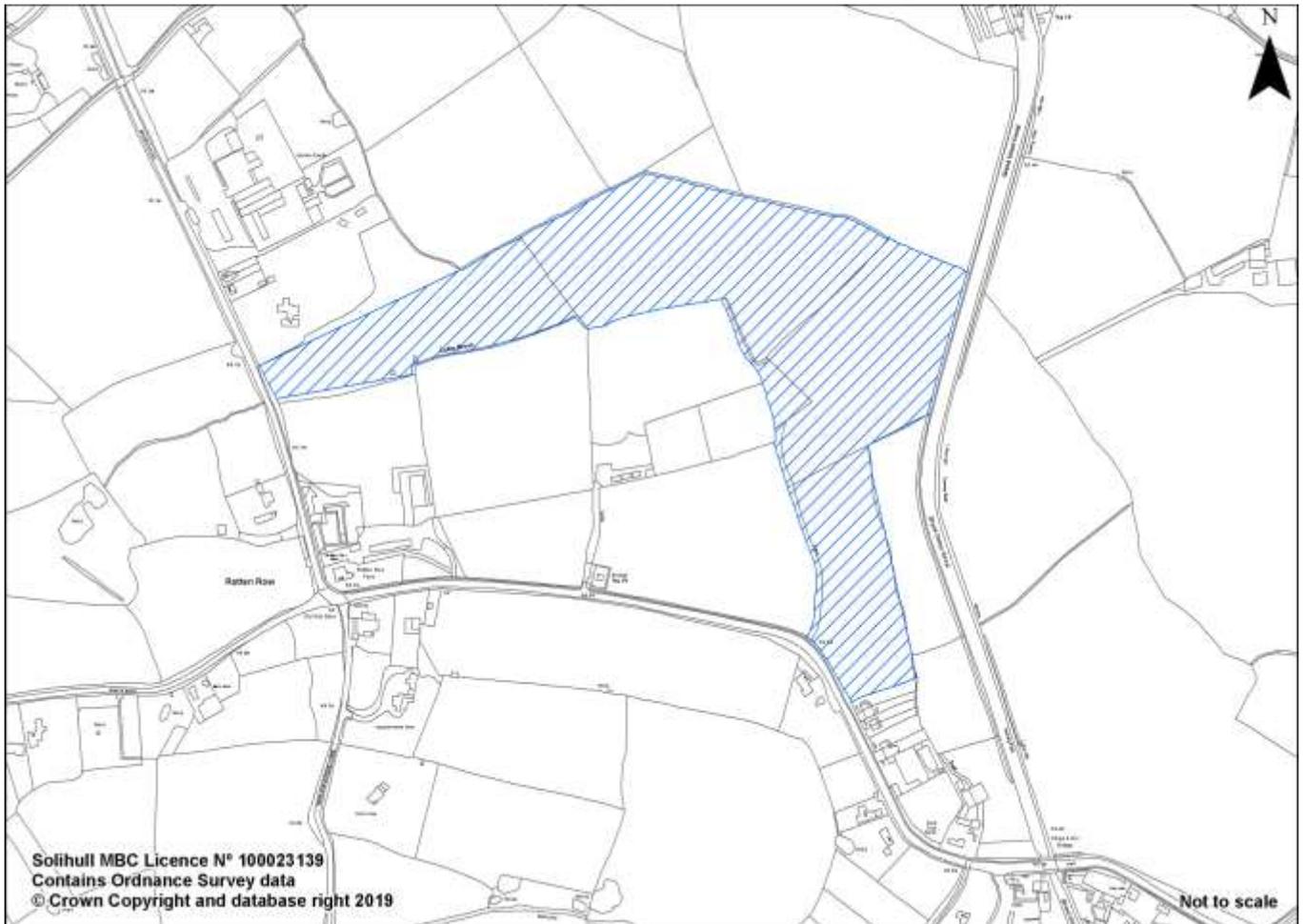
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: Medium GP Surgery: Medium Public Transport: Low/Medium (Bus) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP34) overall with a combined score of 3. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	5
Commentary	The site is located immediately adjacent to the built up area of Knowle and straddles the Green Belt boundary around the settlement. The southern half of the site is located within the settlement outside the Green Belt and the northern half is situated in the Green Belt, in a lower performing parcel. Whilst there are no permanent physical features that would easily define a new boundary, the site is well-contained and there appears to be strong field boundaries. The site has few constraints and represents a logical 'rounding off' to this part of the settlement. The golf course to the north and west would prevent further expansion into the countryside. The site has a medium level of accessibility and is in an area with medium landscape character sensitivity,
Site Selection Step 2	R

Site Reference	319	Site Name	Land at 1939 Warwick Road
Gross Area (Ha)	10.09	Ward	Knowle
Capacity (SHELAA)	236	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Access Hedgerows

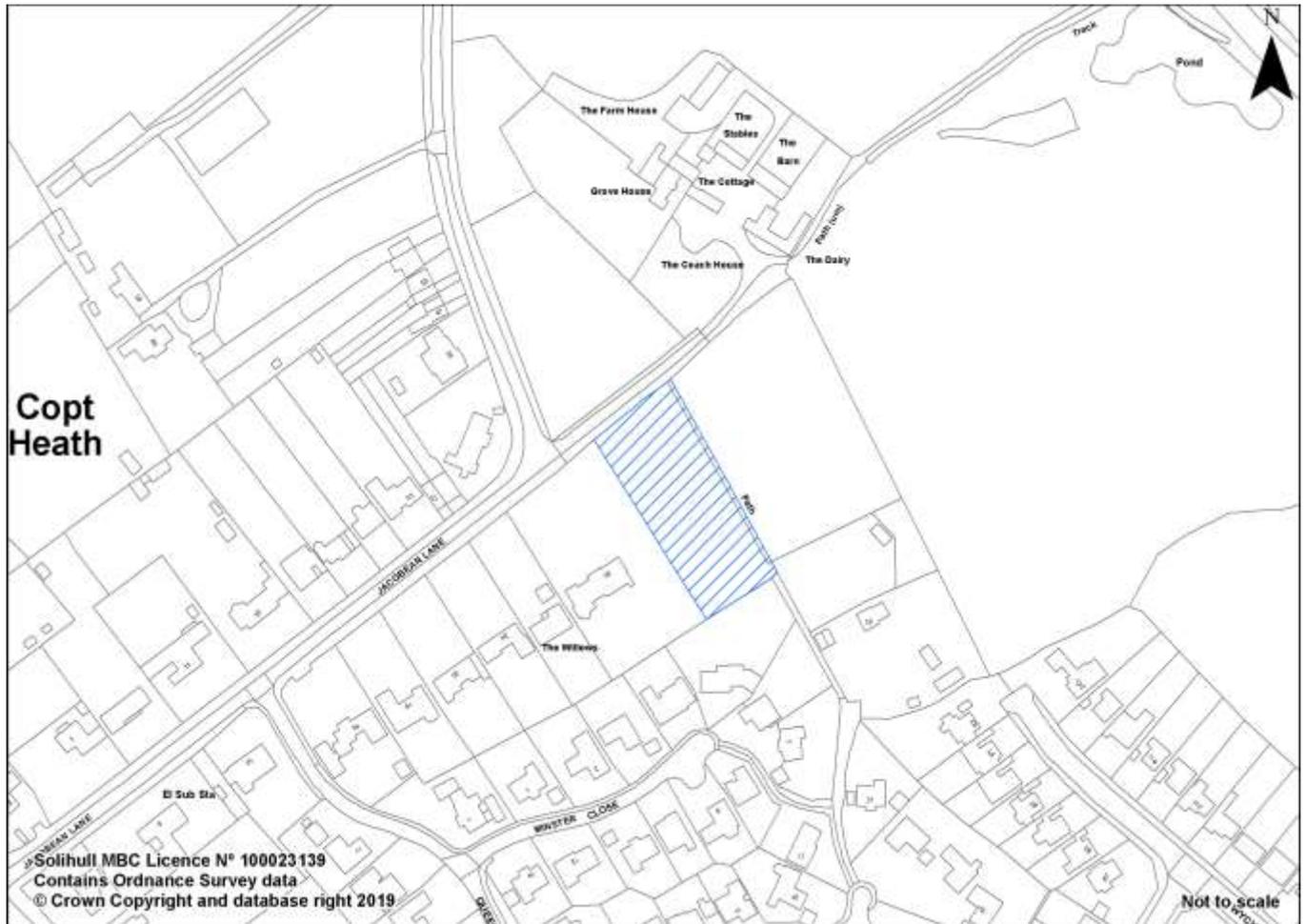
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Medium GP Surgery: Low Public Transport: Low/Medium (Bus) Overall: Low/Medium Access: Existing footway
Green Belt Assessment	Higher performing parcel (RP38) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 133 19 effects: 3 positive (1 significant); 9 neutral; 7 negative

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	10
Commentary	The site is in a high performing parcel of Green Belt, detached from the main settlement and poorly related to it. It would erode the gap between Knowle and the surrounding villages and result in an indefensible Green Belt boundary. The site has low/medium accessibility in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate new development.
Site Selection Step 2	R

Site Reference	323	Site Name	Land off Jacobean Lane, Knowle
Gross Area (Ha)	0.32	Ward	Knowle
Capacity (SHELAA)	12	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	PROW SL10 along eastern boundary Access

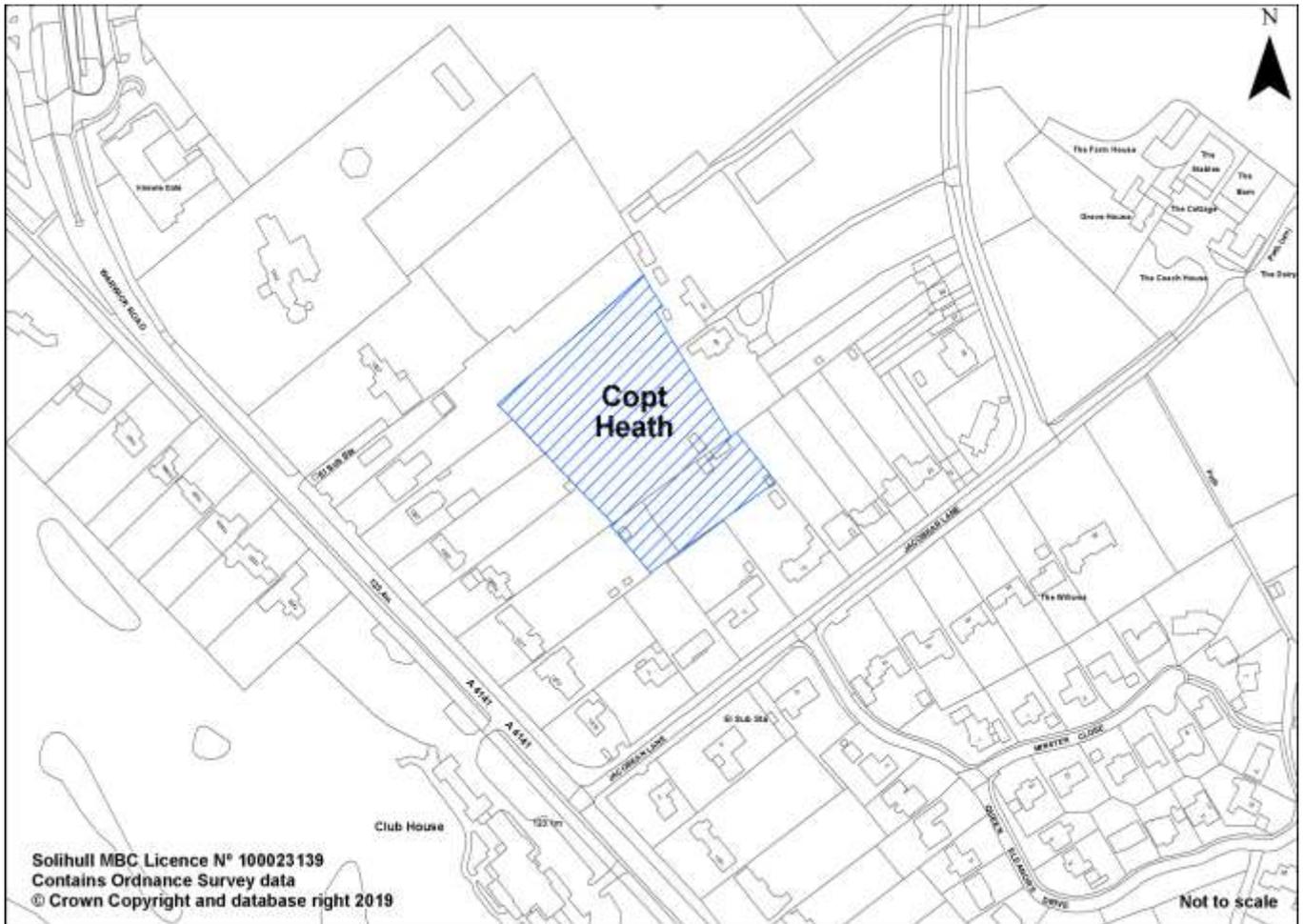
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Low Public Transport: Low (Bus) Overall: Low Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP36) overall with a combined score of 7. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; and ensure no net loss in biodiversity.
Site Selection Step 1	6
Commentary	Whilst the site lies adjacent to the settlement, it is a small site in a moderately performing parcel of Green Belt. It would extend development further to the east creating an indefensible Green Belt boundary. The site has a low level of accessibility in an area with medium landscape character sensitivity, medium landscape value and a low landscape capacity to accommodate new development.
Site Selection Step 2	R

Site Reference	324	Site Name	Land rear 15 Jacobean Lane, Knowle
Gross Area (Ha)	0.90	Ward	Knowle
Capacity (SHELAA)	29	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site
Soft constraints	Access

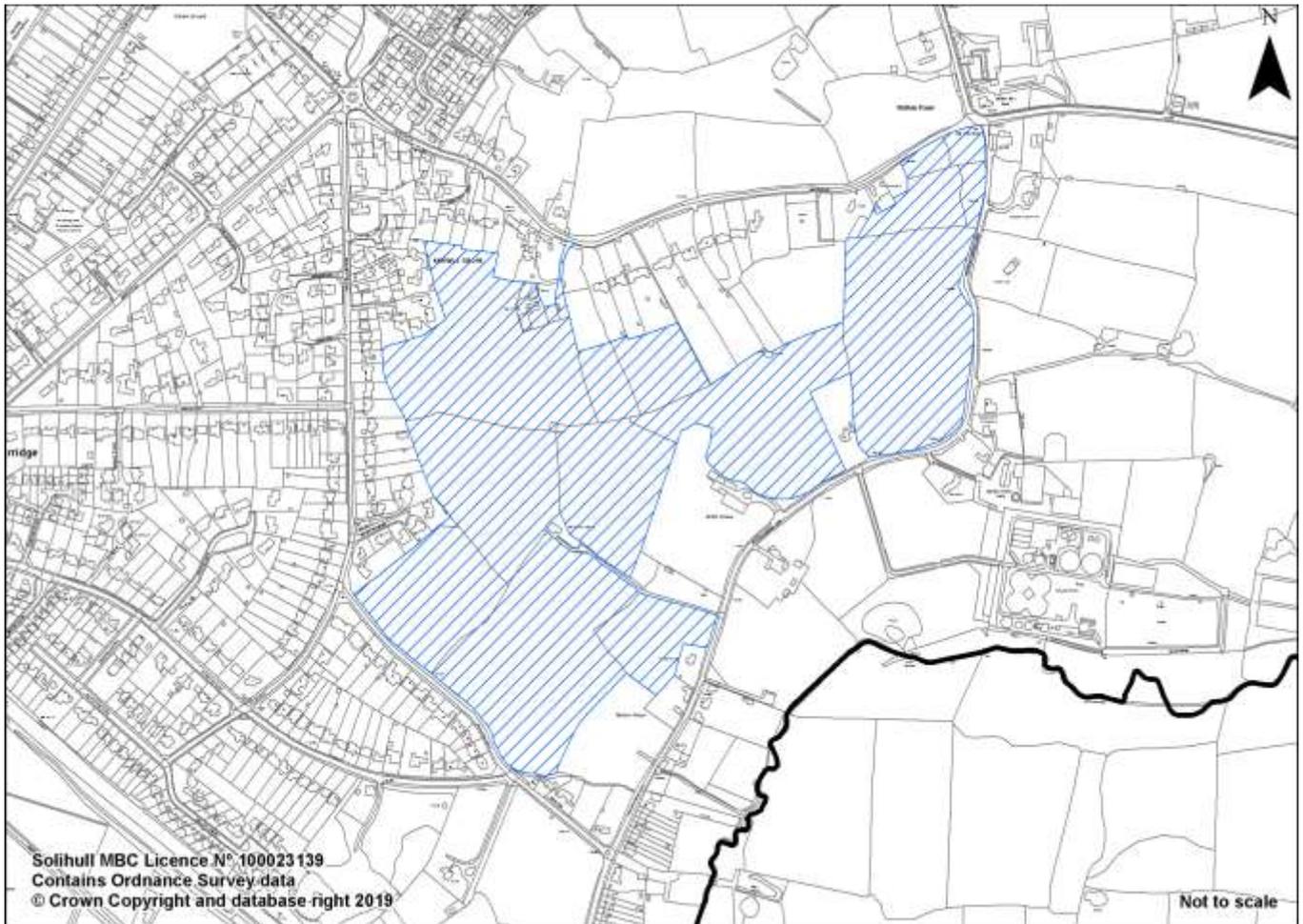
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Low Public Transport: Low (Bus) Overall: Low Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP35) overall with a combined score of 5. *Highly performing in terms of purpose 2.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site partly included in AECOM 56.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; and ensure no net loss in biodiversity.
Site Selection Step 1	6
Commentary	The site lies beyond the existing Green Belt boundary of Jacobean Lane. Very difficult to establish a new defensible boundary, thereby opening up the surrounding land to development. Development would also erode the gap between Solihull and Knowle (site performs highly in Green Belt terms for the purpose of preventing neighbouring towns merging into one another). The site performs low in accessibility terms although it is recognised that this may be improved if a new access onto Jacobean Lane was established. The site in an area with medium landscape character sensitivity and medium visual sensitivity, medium landscape value and a low landscape capacity to accommodate change.
Site Selection Step 2	R

Site Reference	413	Site Name	Land at Oak Green, Dorridge
Gross Area (Ha)	27.09	Ward	Knowle
Capacity (SHELAA)	602	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Adjacent to Listed building
Soft constraints	Part of site to north-east is a Local Wildlife Site PROW SL25 crosses site Adjacent to locally listed buildings Habitats of wildlife interest

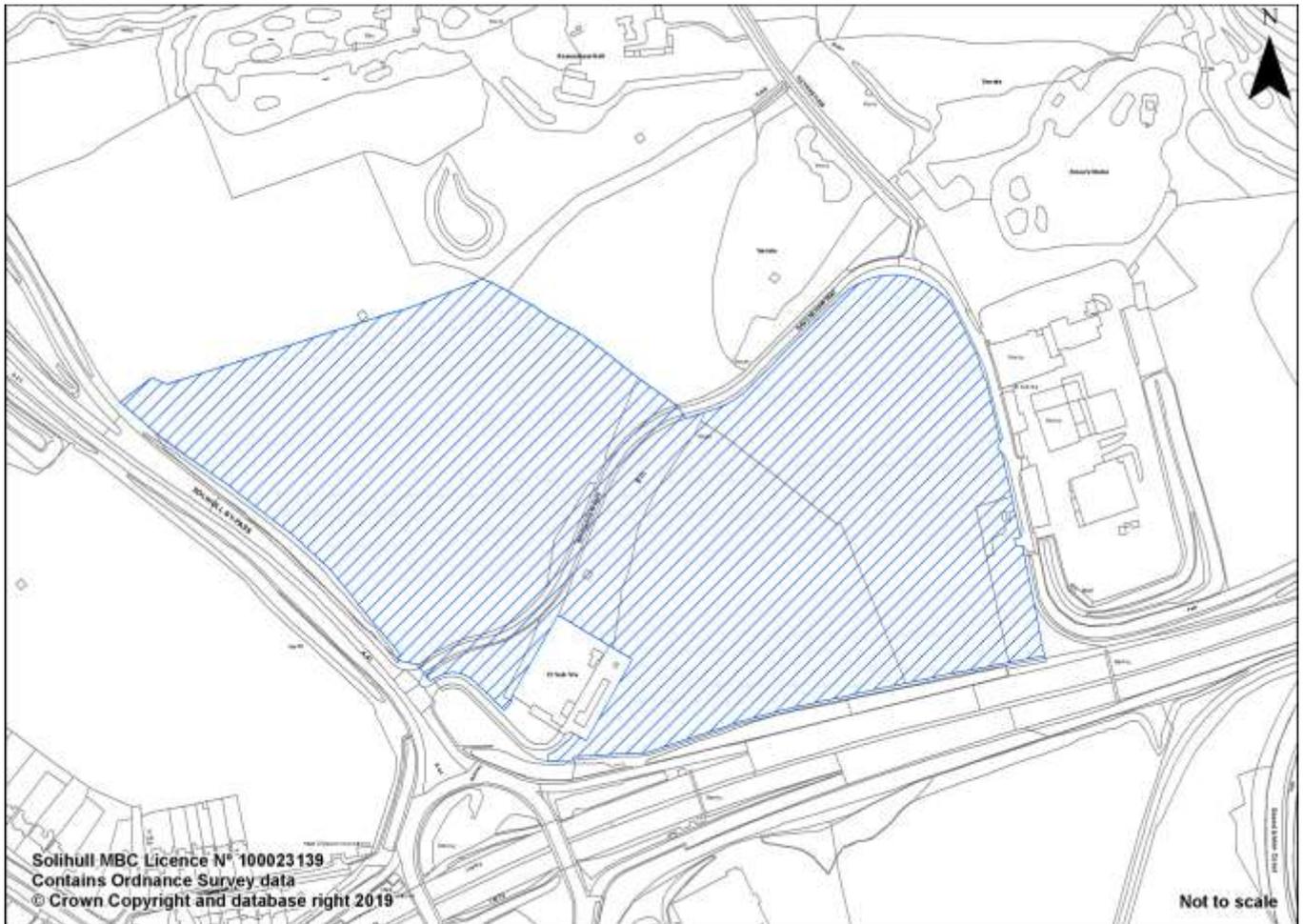
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: Medium GP Surgery: High Public Transport: Very High (Bus) Overall: High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP40) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 146 19 effects: 3 positive (1 significant); 14 neutral; 2 negative.

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; avoid Kenilworth Road Green Belt and ensure no net loss in biodiversity.
Site Selection Step 1	5
Commentary	The site lies adjacent to the settlement in a lower performing parcel of Green Belt. . If considered in the context of the proposed allocation at Arden Triangle (Site 9) and the surrounding land promoted for development (site ref 104 and 109), this site could form part of a wider area, well related to the settlement that is well contained by physical features to establish a defensible Green Belt boundary. The site has high overall accessibility and is in an area with medium landscape character sensitivity, medium landscape value and an overall low landscape capacity to accommodate new development. The SA identifies mainly neutral effects, with 1 negative and 3 positive effects, including housing deliverability within 10 years as a significant positive.
Site Selection Step 2	A

Site Reference	424	Site Name	Whale Tankers, Jn5 M42
Gross Area (Ha)	17.59	Ward	Knowle
Capacity (SHELAA)	412	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	High pressure gas pipeline inner zone TPOs
Soft constraints	Oil pipeline Proximity to M42 Pylons Hedgerows PROW SL10A runs along southern boundary of site

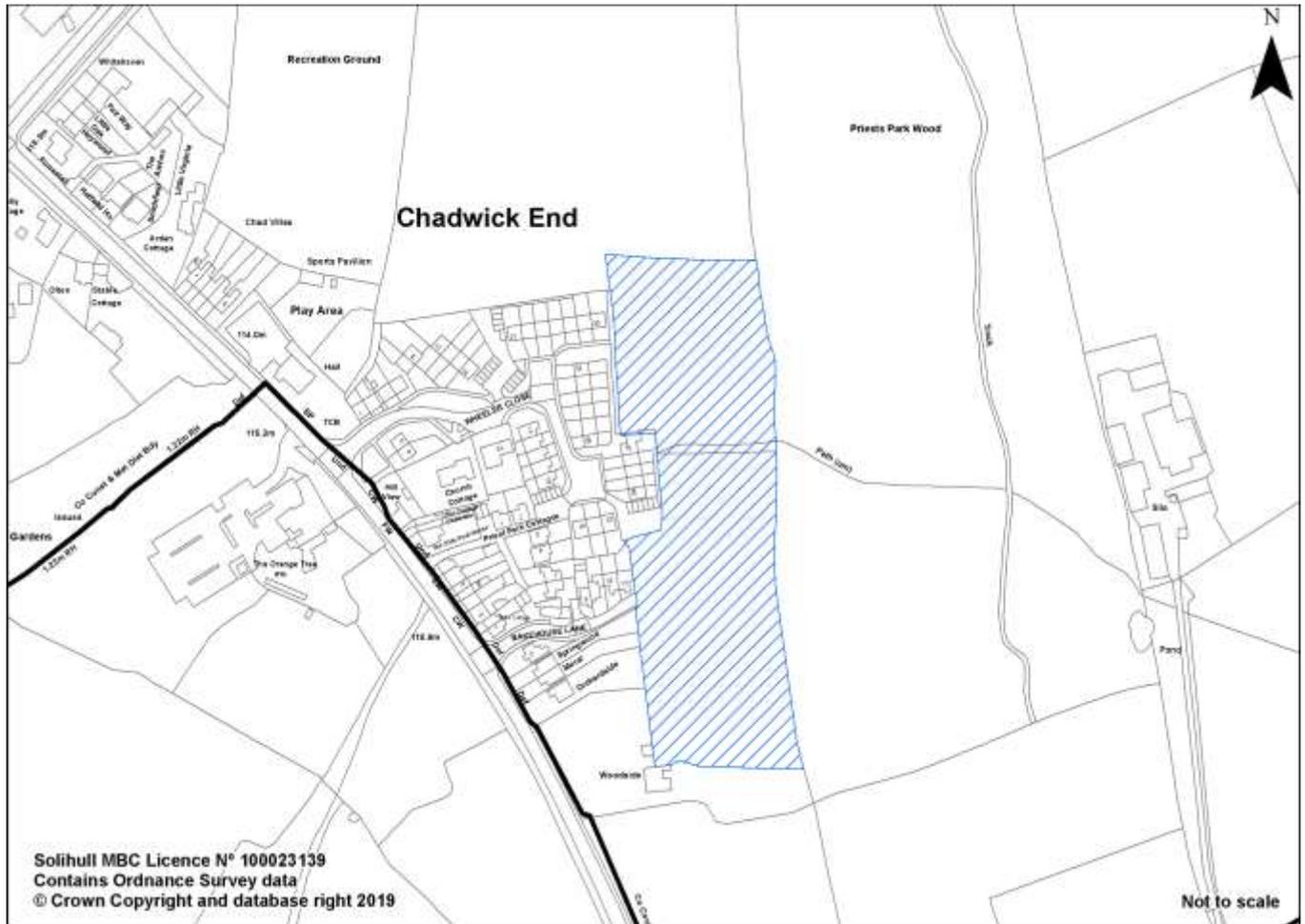
Evidence

SHELAA	Category 3 (significant suitability and some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Very Low Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP31) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site can be considered with AECOM 56 18 effects: 5 positive (3 significant); 6 neutral; 7 negative (2 negative).

Site Selection

Spatial Strategy	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
Site Selection Topic Paper	Growth Option G – Area D is not considered suitable for major growth due to heavy constraints, low/med accessibility and significance of gap between urban area and Knowle/Dorridge.
Site Selection Step 1	9
Commentary	The site is in a lower performing parcel of Green Belt, but is isolated and poorly related to the main urban area. The site has very low accessibility and is within an area of medium landscape sensitivity, medium landscape value with a low capacity to accommodate change. The SHELAA identifies the site as having some significant suitability and achievability constraints and the SA identifies more negative than positive effects.
Site Selection Step 2	R

Site Reference	19	Site Name	Land adj. to Bakehouse Lane/Wheeler Close
Gross Area (Ha)	1.69	Ward	Knowle
Capacity (SHELAA)	43	Parish	Chadwick End
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Habitats of wildlife interest Adjacent to Local Wildlife Site PROW M175 through site

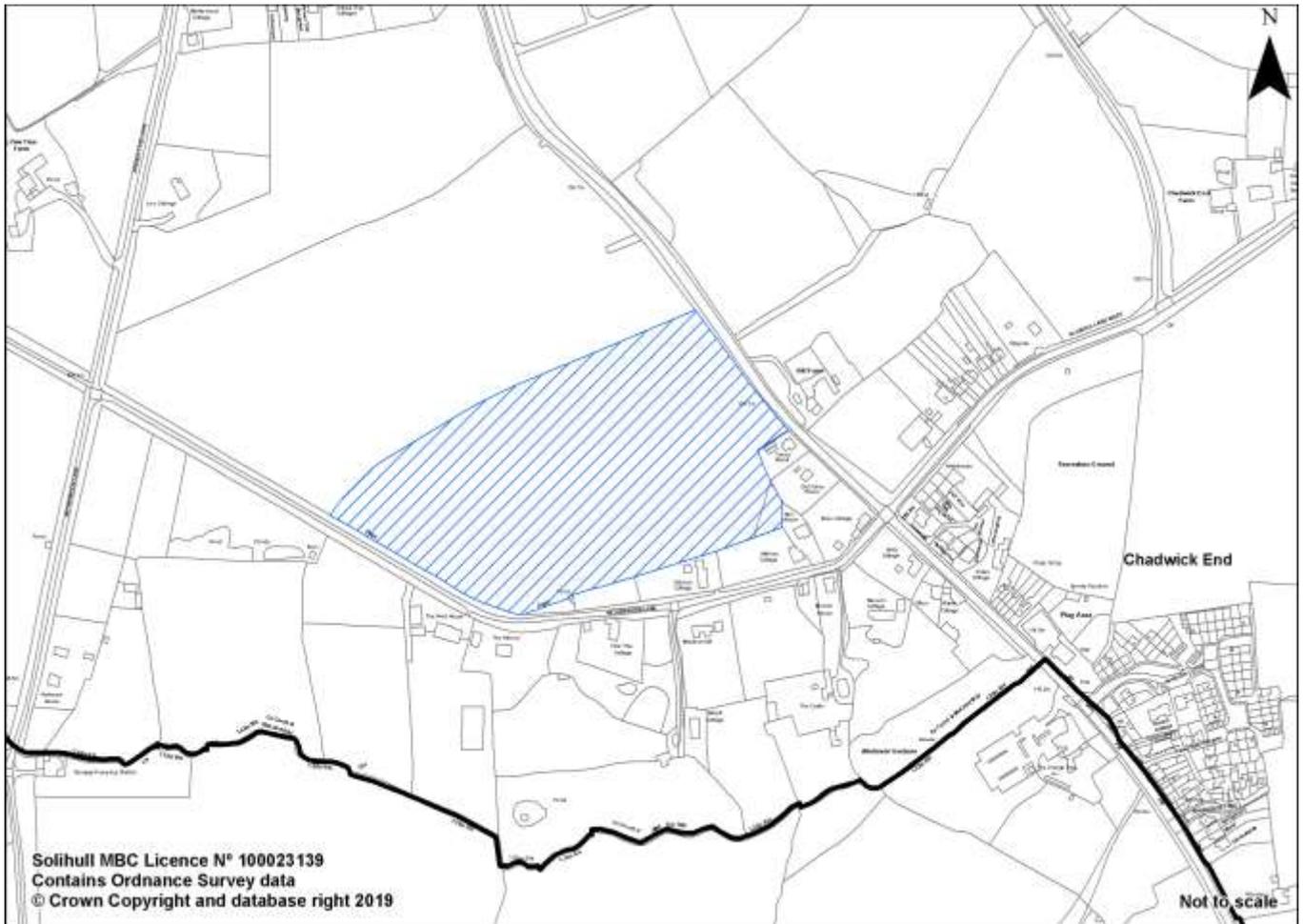
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: Existing footway
Green Belt Assessment	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
Landscape Character Assessment	Within LCA4B Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 86a 18 Effects: 2 positive (1 significant); 6 neutral; 10 negative (4 significant)

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Site adjoins Chadwick End which is identified as being suitable for limited infilling. However, limited expansion is considered unsuitable due to scale of settlement, inaccessibility and lack of services.
Site Selection Step 1	10
Commentary	This small greenfield site is located in a highly performing area of Green Belt. Whilst it is adjacent to the village of Chadwick End, this settlement is not suitable for expansion given its scale, inaccessibility and lack of services. The settlement is washed over Green Belt and development of the site would not provide a strong, logical or defensible Green Belt boundary. The site has some constraints including a public right of way and an adjacent Local Wildlife Site. The site has very low accessibility, is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change.
Site Selection Step 2	R

Site Reference	32	Site Name	Land at Netherwood Lane
Gross Area (Ha)	5.28	Ward	Knowle
Capacity (SHELAA)	47	Parish	Chadwick End
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Access Undulating topography PROW along northern boundary of site

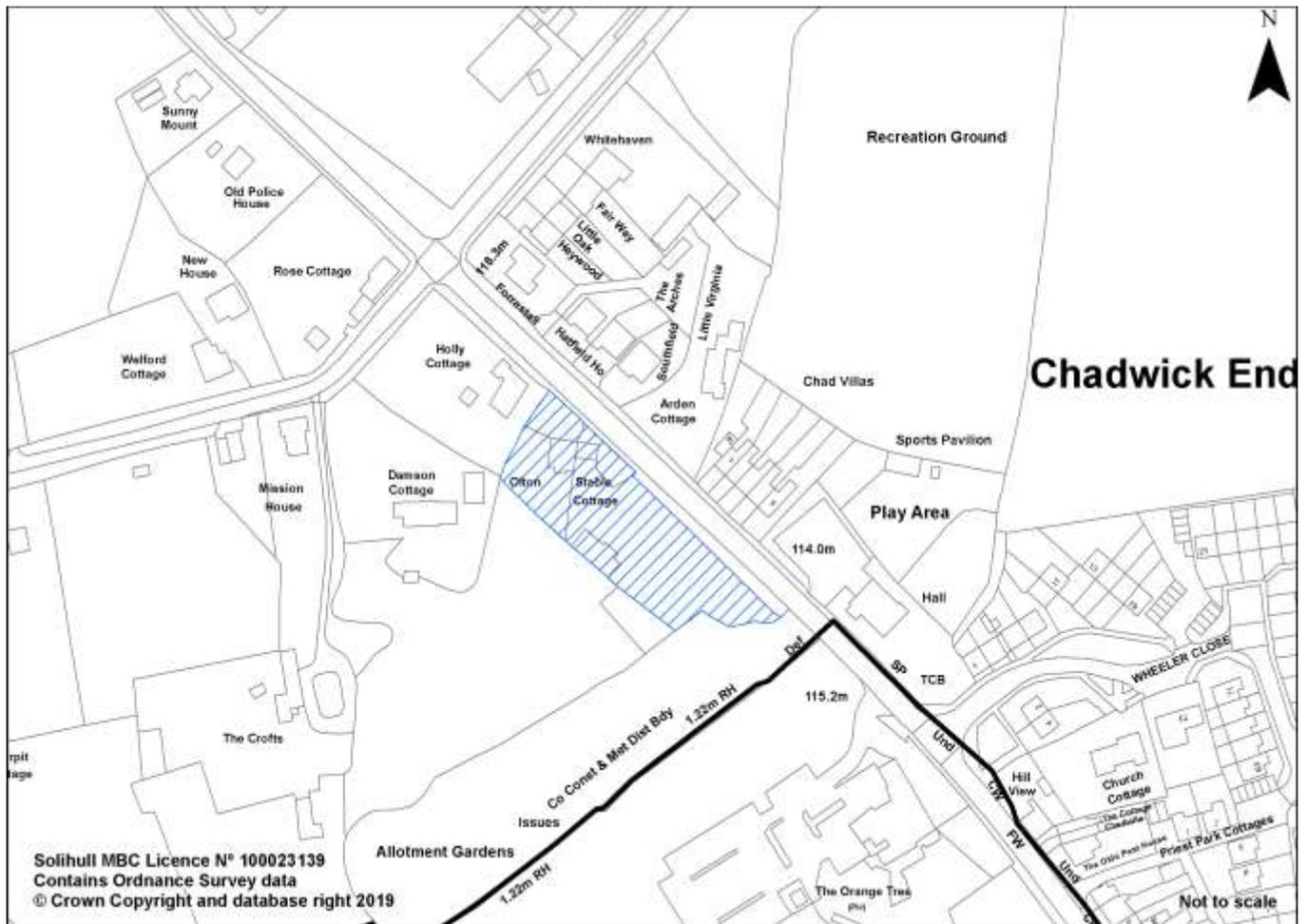
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
Landscape Character Assessment	Within LCA4B Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 86 17 effects: 2 positive (1 significant); 7 neutral; 8 negative (1 significant).

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Site is detached from Chadwick End which is identified as being suitable for limited infilling only.
Site Selection Step 1	10
Commentary	This is an isolated Greenfield site in a highly performing area of Green Belt. Development would result in an unacceptable incursion into open countryside and it would be very difficult to establish a logical and defensible Green Belt boundary. The site has a very low level of accessibility, is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. The SA identifies 2 positive and 8 negative effects.
Site Selection Step 2	R

Site Reference	40	Site Name	Olton, Stable Cottage, Chadwick End
Gross Area (Ha)	0.27	Ward	Knowle
Capacity (SHELAA)	5	Parish	Chadwick End
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Habitats of wildlife interest

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Medium GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
Landscape Character Assessment	Within LCA4B Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 86 17 effects: 2 positive (1 significant); 7 neutral; 8 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Site located in Chadwick End which is identified as being suitable for limited infilling. However, limited expansion considered unsuitable due to size, inaccessibility and lack of services.
Site Selection Step 1	10
Commentary	This small site is located in a highly performing area of Green Belt. Whilst it is adjacent to the village of Chadwick End, this settlement is not suitable for expansion given its scale, inaccessibility and lack of services. The settlement is washed over Green Belt and development of the site would not provide a strong, logical or defensible Green Belt boundary. The site has very low accessibility, is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. The SA identifies 2 positive and 8 negative effects, with distance to a primary school included as a significant negative.
Site Selection Step 2	R

Site Reference	242	Site Name	Land east of Chadwick Manor
Gross Area (Ha)	2.78	Ward	Knowle
Capacity (SHELAA)	50	Parish	Chadwick End
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Proximity to locally listed building Access Potential habitats of wildlife interest

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
Landscape Character Assessment	Within LCA4B Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	10
Commentary	This is an isolated Greenfield site in a highly performing area of Green Belt. Development would result in an unacceptable incursion into open countryside and it would be very difficult to establish a logical and defensible Green Belt boundary. The site has a very low level of accessibility, is within an area of high landscape character sensitivity, medium landscape value with a with very low capacity to accommodate change.
Site Selection Step 2	R

Site Reference	243	Site Name	Land north of Chadwick Court
Gross Area (Ha)	0.79	Ward	Knowle
Capacity (SHELAA)	15	Parish	Chadwick End
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Access Potential habitats of wildlife interest

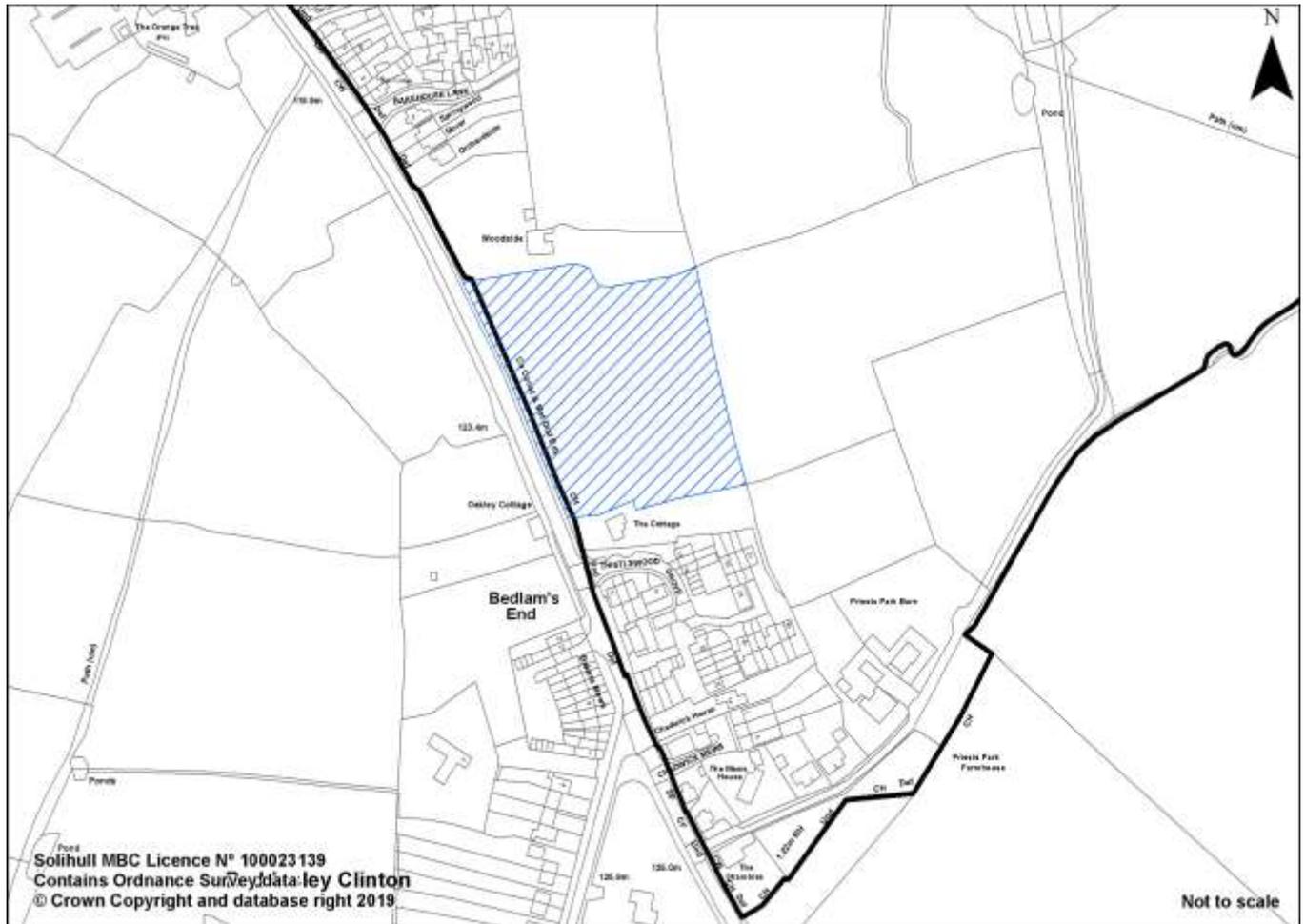
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
Landscape Character Assessment	Within LCA4B Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	10
Commentary	This is an isolated Greenfield site in a highly performing area of Green Belt. Development would result in an unacceptable incursion into open countryside and it would be very difficult to establish a logical and defensible Green Belt boundary. The site has a very low level of accessibility, is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change.
Site Selection Step 2	R

Site Reference	246	Site Name	Land at Warwick Road
Gross Area (Ha)	1.12	Ward	Knowle
Capacity (SHELAA)	32	Parish	Chadwick End
Green Belt	96	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Hedgerows

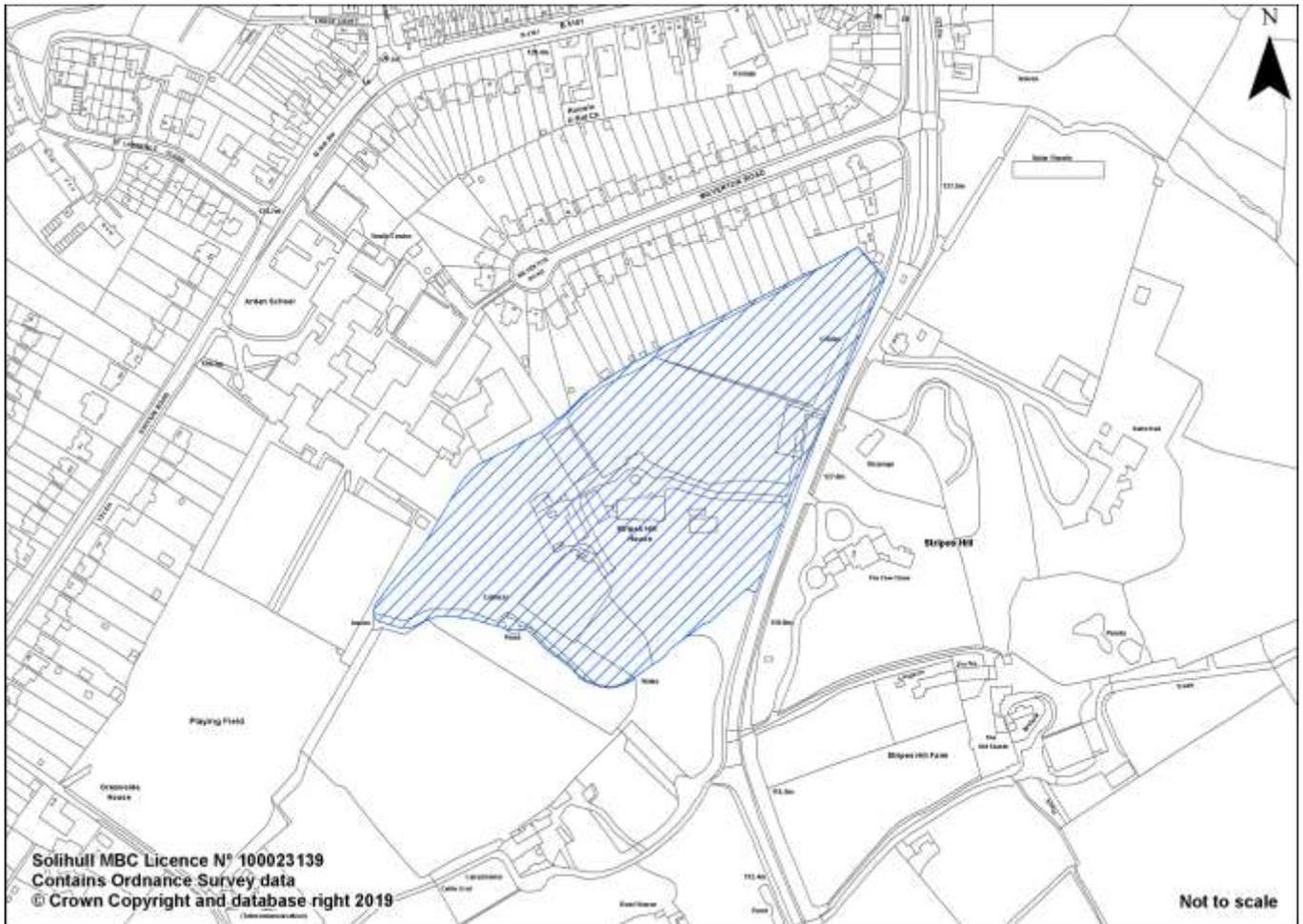
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Medium Food Store: Medium GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
Landscape Character Assessment	Within LCA4B Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 86 17 effects: 2 positive (1 significant); 7 neutral; 8 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Site adjoins Chadwick End which is identified as being suitable for limited infilling. However, limited expansion considered unsuitable due to scale of settlement, inaccessibility and lack of services.
Site Selection Step 1	10
Commentary	This greenfield site is located in a highly performing area of Green Belt. Whilst it is adjacent to the village of Chadwick End, this settlement is not suitable for expansion given its scale, inaccessibility and lack of services. The settlement is washed over Green Belt and development of the site would not provide a strong, logical or defensible Green Belt boundary. The site has very low accessibility, is within an area of high landscape sensitivity, medium landscape value with a with very low capacity to accommodate change. The SA identifies 2 positive and 8 negative effects.
Site Selection Step 2	R

Site Reference	303	Site Name	Stripes Hill Farm
Gross Area (Ha)	4.31	Ward	Knowle
Capacity (SHELAA)	101	Parish	N/A
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on boundary
Soft constraints	Access Existing properties on site Hedgerows and trees

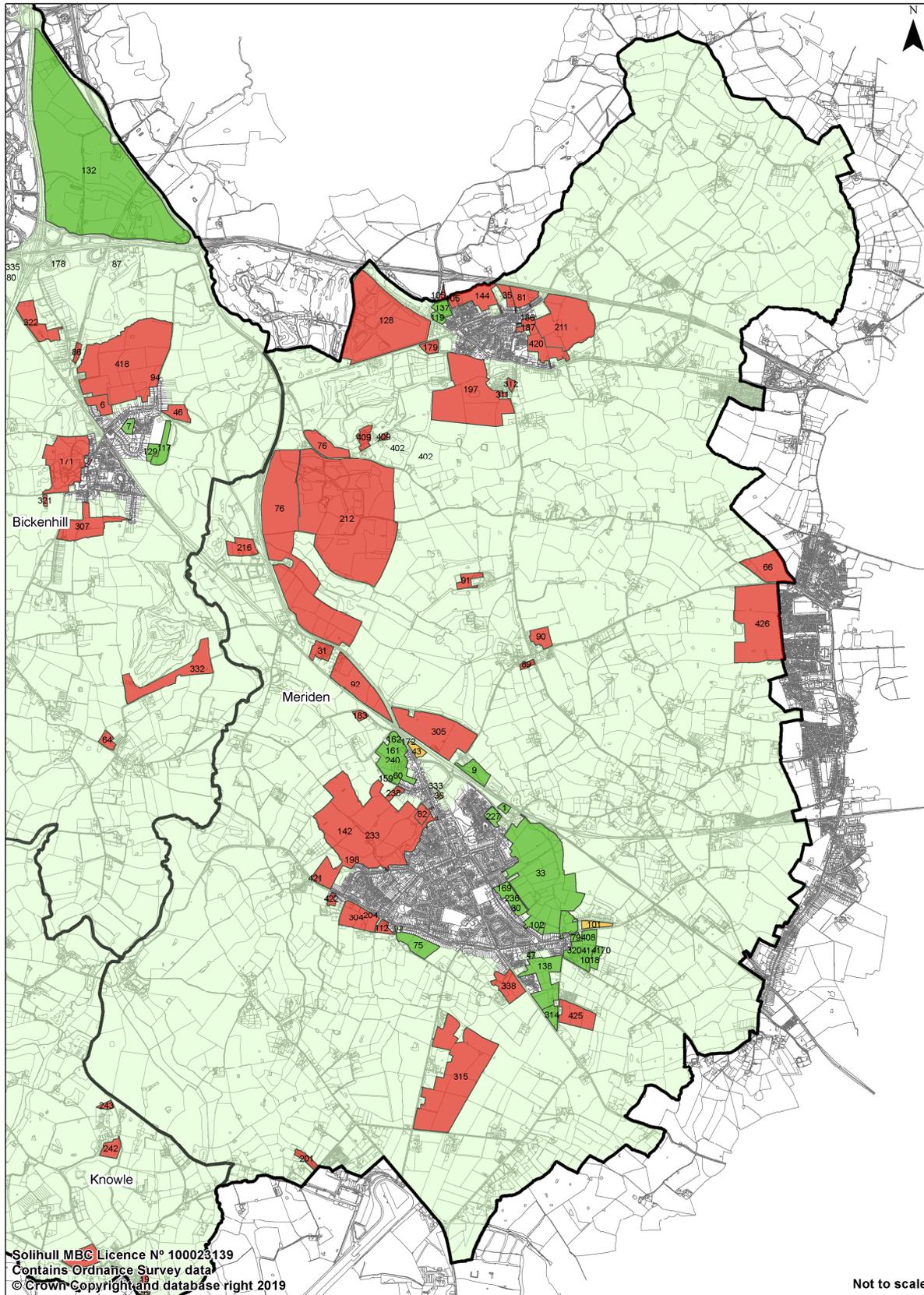
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: High Public Transport: Low/Medium (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site included within AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements.
Site Selection Topic Paper	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected; and ensure no net loss in biodiversity.
Site Selection Step 1	6
Commentary	Situated beyond the existing Green Belt boundary, the site forms part of a wider development parcel known as Arden Triangle. It lies immediately adjacent to the settlement in a lower performing parcel of Green Belt that is well contained by Station Road, Warwick Road and Grove Road. These strong physical features would establish a logical boundary to define the extent of land to be removed from the Green Belt. The site has high accessibility and the scale of any proposed development could see public transport improvements and new facilities such as a primary school provided on site. The site is in an area with medium landscape character sensitivity, medium landscape value and an overall low landscape capacity to accommodate new
Site Selection Step 2	G

10. Meriden



Site Reference	47	Site Name	Land south of Kelsey Court
Gross Area (Ha)	0.39	Ward	Meriden
Capacity (SHELAA)	5	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt Mineral Safeguarding Zone
Hard Constraints	None
Soft constraints	Access

Evidence

SHELAA

Category 1

Accessibility Study

Primary School: High Food Store: Low GP Surgery: Low Public Transport: Low (Rail)
Overall: Low/Medium Access: No existing footway provision

Green Belt Assessment

Lower performing parcel (RP57) overall with a combined score of 4. Moderately performing in terms of purpose 2.

Landscape Character Assessment

Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium
Landscape value - Medium Landscape capacity to accommodate change - Low

Sustainability Appraisal

AECOM 99 17 effects: 4 positive; 7 neutral; 6 negative (1 significant)

Site Selection

Spatial Strategy

Growth Option F: Limited expansion of rural villages/settlements

Site Selection Topic Paper

Hampton-in-Arden village is identified as suitable for limited growth.

Site Selection Step 1

5

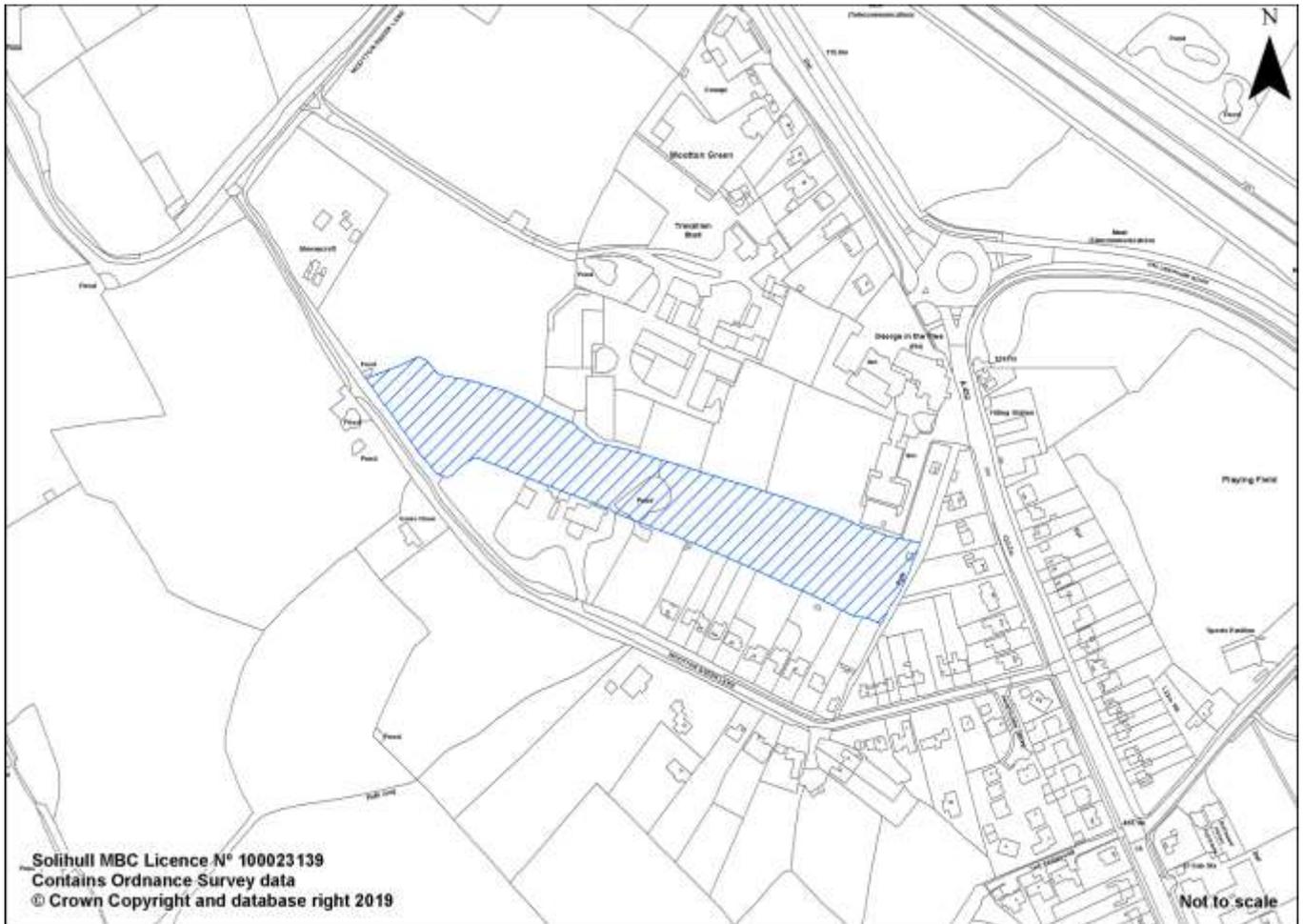
Commentary

Site is within lower performing parcel in the Green Belt Assessment, although it is too small in isolation. Site is moderately accessible, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 5 positive and 6 negative effects, of which only the distance to key economic assets is significant. The settlement is identified for significant growth and this site could be considered as part of a larger site

Site Selection Step 2

G

Site Reference	60	Site Name	Land at Wootton Green Lane
Gross Area (Ha)	1.72	Ward	Meriden
Capacity (SHELAA)	Estimated 40	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on southern boundary of site
Soft constraints	Habitats of wildlife interest

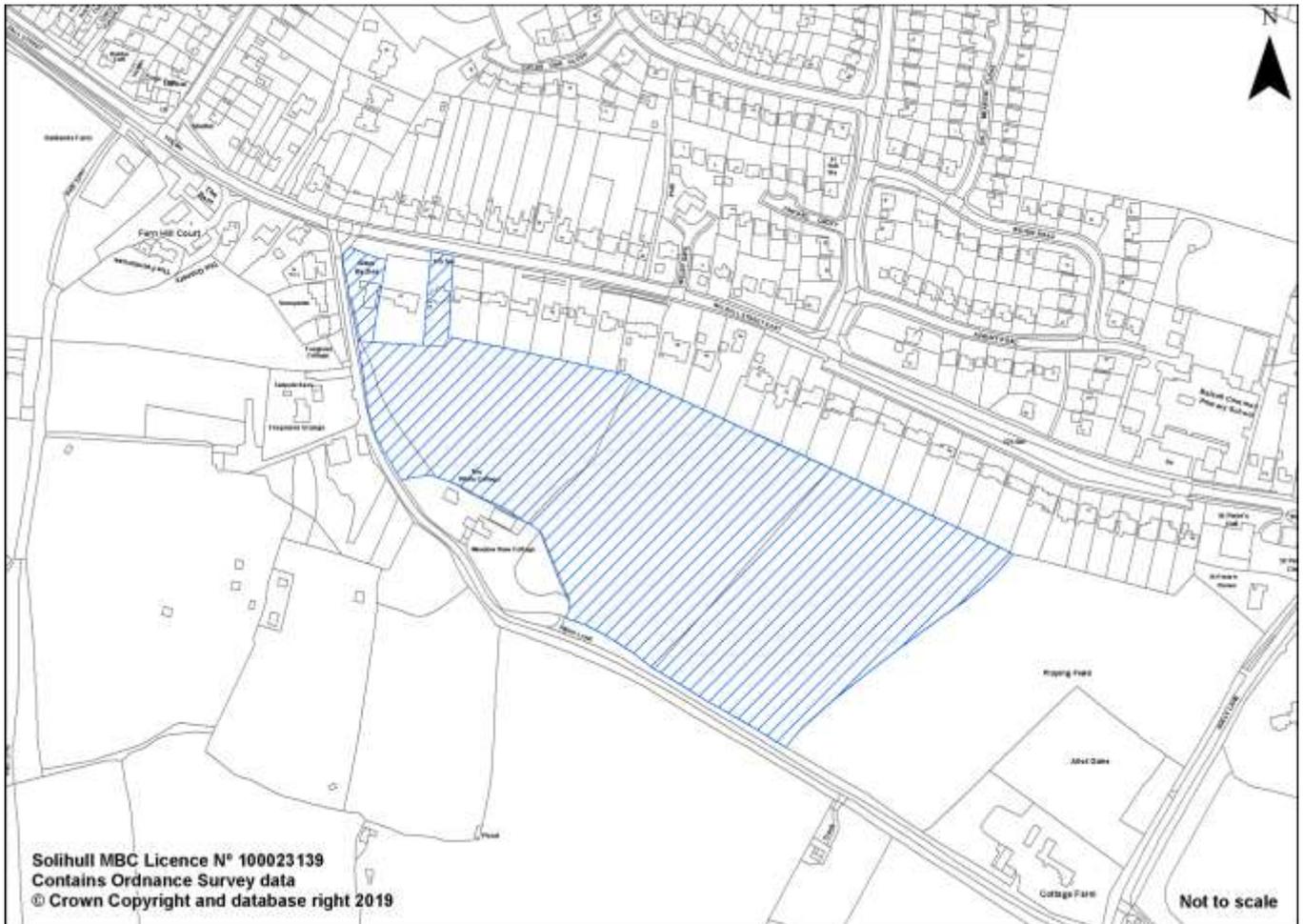
Evidence

SHELAA	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
Accessibility Study	Primary School: Very/Low Food Store: Very High GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	6
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary. Site has a medium level of accessibility, is in an area of medium visual sensitivity with low capacity for change. The SA identifies 5 positive and 6 negative effects. Settlement is identified for significant growth and given its limited size and the lack of clear, firm green belt boundaries could be considered as part of a larger site.
Site Selection Step 2	G

Site Reference	75	Site Name	Land at Frog Lane
Gross Area (Ha)	5.44	Ward	Meriden
Capacity (SHELAA)	162	Parish	Balsall
Green Belt	96	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	2 Listed buildings adjacent to site
Soft constraints	Hedgerows

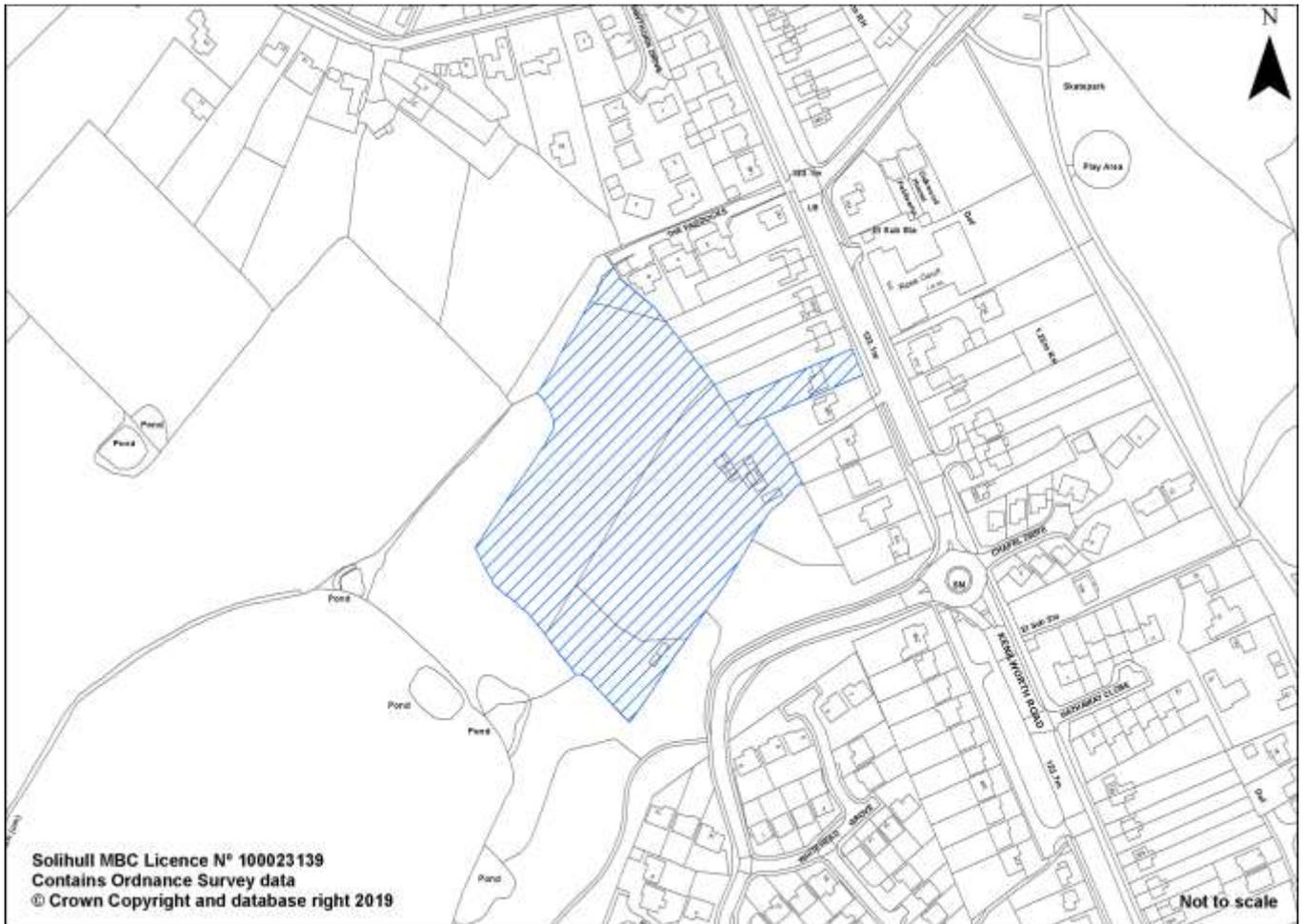
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP59) overall with a combined score of 5. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 98 17 effects: 5 positive (2 significant); 8 neutral; 4 negative (1 significant);

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and is well-contained by Frog Lane. Site has a medium level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 5 positive and 4 negative effects, of which only the distance to key economic assets is significant. The settlement is identified for significant growth and the site has few constraints.
Site Selection Step 2	G

Site Reference	82	Site Name	Land at Kenilworth Road
Gross Area (Ha)	1.85	Ward	Meriden
Capacity (SHELAA)	47	Parish	Balsall
Green Belt	95	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing properties on site Access

Evidence

SHELAA	Category 2 (Some achievability constraints)
Accessibility Study	Primary School: Low Food Store: Very High GP Surgery: Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 76a 18 Effects: 5 positive (2 significant); 8 neutral; 5 negative (1 significant) and part of AECOM 76 17 effects: 6 positive (2 significant)

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	6
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary to west. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable, subject to some constraints. The SA identifies 5 positive and 5 negative effects, although only the distance to jobs is a significant negative. Settlement identified as suitable for significant expansion, although site would have no defensible green belt boundary
Site Selection Step 2	R

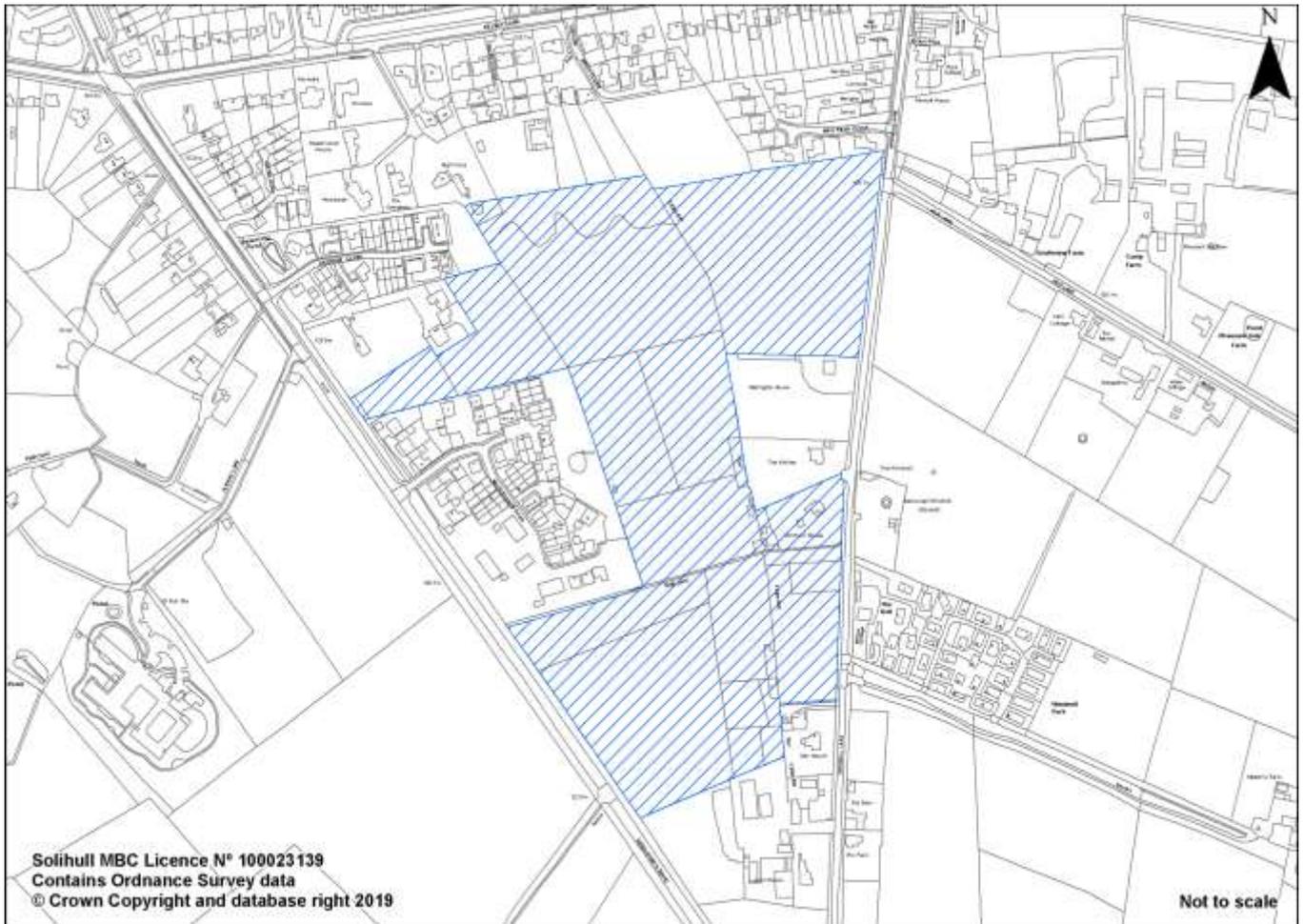
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Primary School: Very High Food Store: Medium GP Surgery: Low Public Transport: Low (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP60) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 72 17 effects: 5 positive; 6 neutral; 6 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and would result in indefensible boundaries to the south and west. Site has a medium level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 5 positive and 6 negative effects, of which only the distance to key economic assets is significant. Whilst the settlement is identified for significant growth, the site would have no defensible green belt boundary
Site Selection Step 2	R

Site Reference	138	Site Name	Land at Kenilworth Road and Windmill Lane
Gross Area (Ha)	11.01	Ward	Meriden
Capacity (SHELAA)	225	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Mineral safeguarding area for coal
Hard Constraints	Adjacent to Listed building X
Soft constraints	Existing properties on site Habitats of wildlife interest PROW M161 through the centre of the site

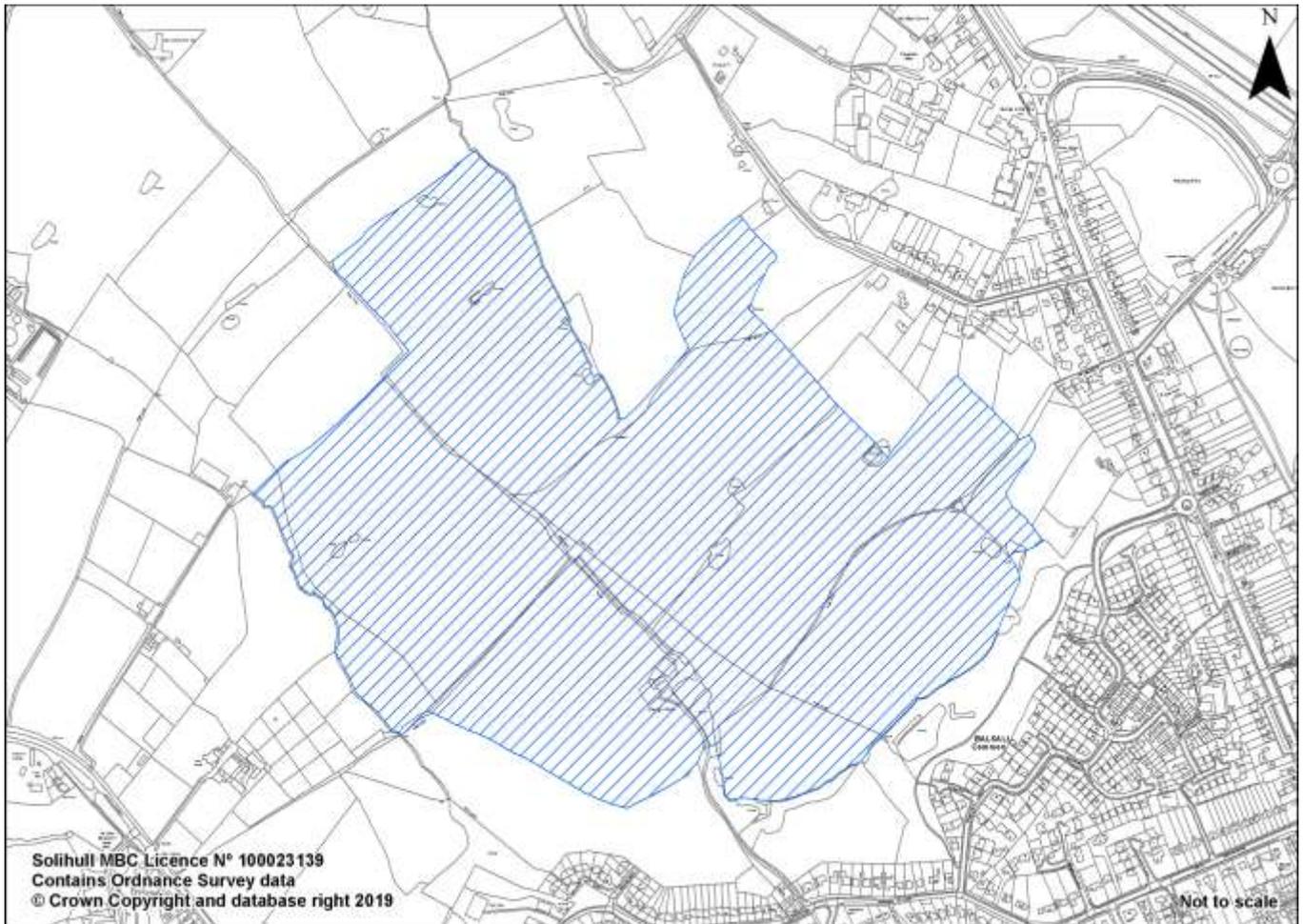
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Medium Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP57) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 99 17 effects: 4 positive; 7 neutral; 6 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	5
Commentary	Site is within lower performing parcel in the Green Belt Assessment, where some development was allocated in the SLP2013. Site has a low level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 5 positive and 6 negative effects, of which only the distance to key economic assets is significant. The settlement is identified for significant growth and this site adjoins land that has previously been allocated for development
Site Selection Step 2	G

Site Reference	142	Site Name	Grange Farm, Balsall Common
Gross Area (Ha)	49.60	Ward	Meriden
Capacity (SHELAA)	Estimated 1,161	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	PROW M146, M149 and M150 cross the site Wildlife Site to the south Trees on site Overhead cables Adjacent to Local

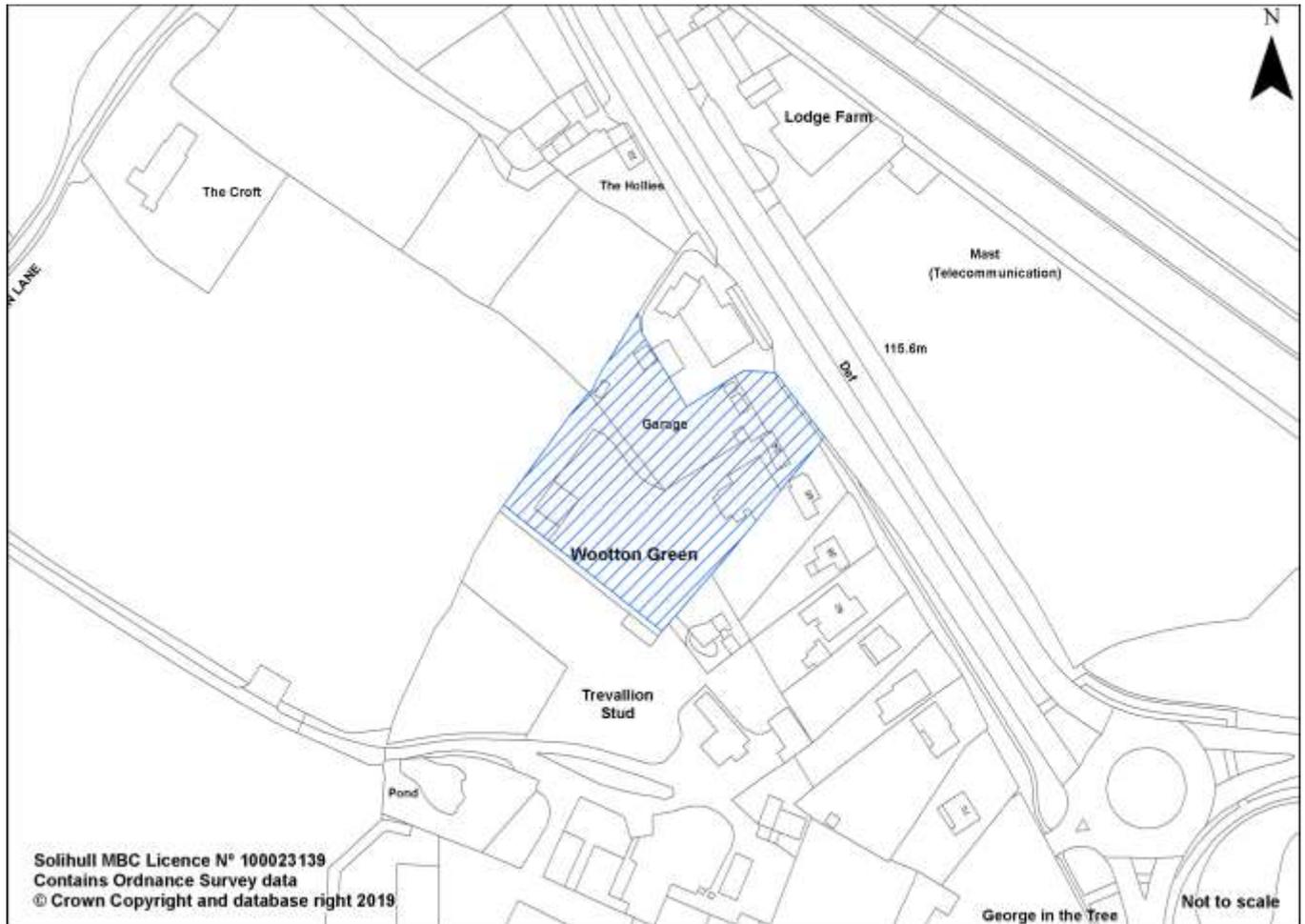
Evidence

SHELAA	Assessed as part of SHELAA Site 1015 - Category 1
Accessibility Study	Primary School: Low Food Store: Very High GP Surgery: Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 76 17 effects: 6 positive (2 significant) 4 neutral 7 negative (2 significant)

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	6
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary to north and west. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. The SA identifies 6 positive and 7 negative effects, with the distance to key economic assets and loss of agricultural land a significant negative. Settlement identified as suitable for significant expansion, although site would have no defensible green belt boundary
Site Selection Step 2	R

Site Reference	158	Site Name	Land RO Kenilworth Road, Balsall Common
Gross Area (Ha)	0.52	Ward	Meriden
Capacity (SHELAA)	Estimated 17	Parish	Balsall
Green Belt	87	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Green Belt (most of site)
Hard Constraints	None
Soft constraints	Existing use on site Part of site is contaminated land

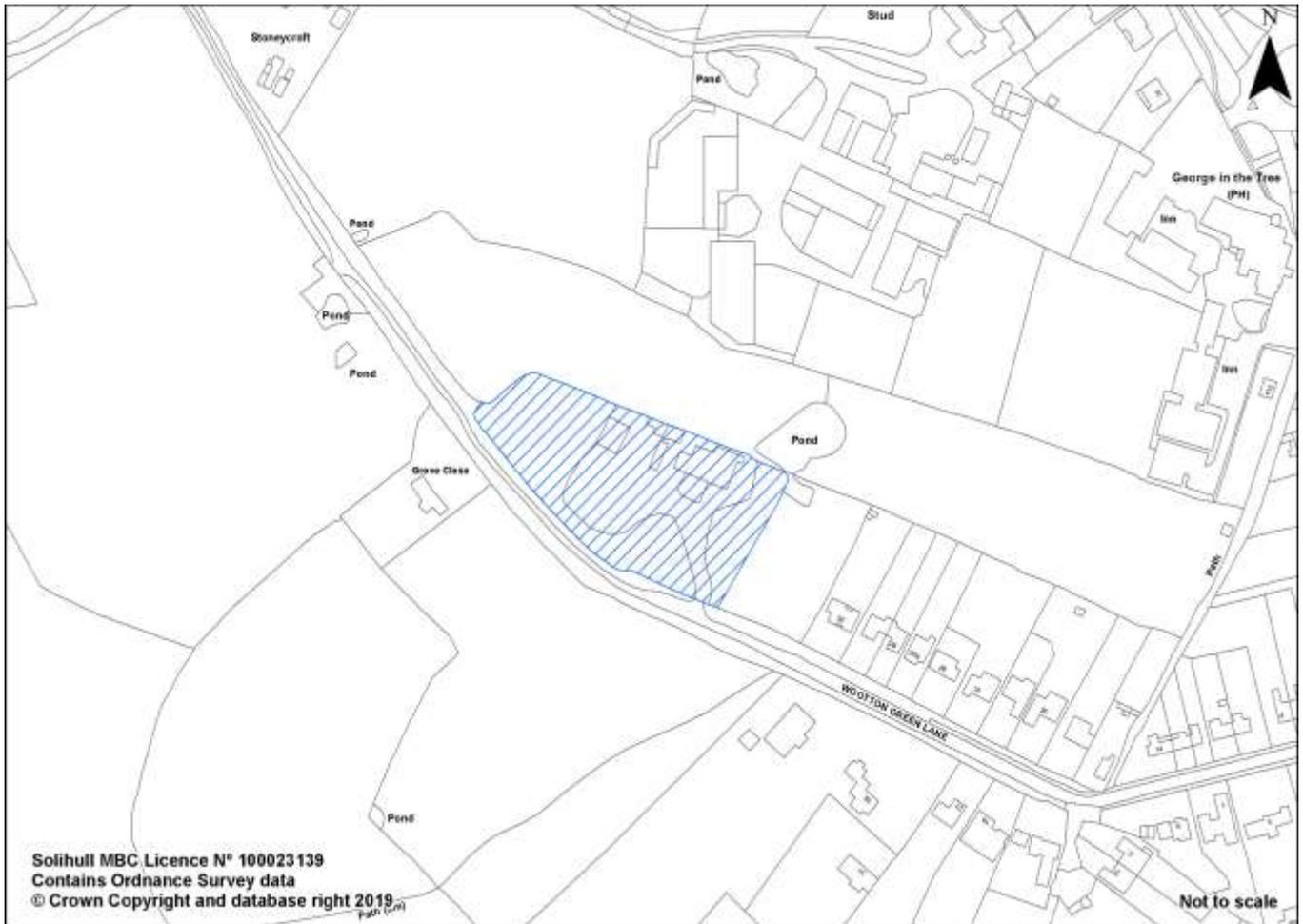
Evidence

SHELAA	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	3
Commentary	Brownfield site within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change. The SA identifies 5 positive and 6 negative effects. Settlement is identified for significant growth and given its limited size and the lack of clear, firm green belt boundaries could be considered as part of a larger site
Site Selection Step 2	G

Site Reference	159	Site Name	Land fronting Wootton Green Lane
Gross Area (Ha)	0.63	Ward	Meriden
Capacity (SHELAA)	Estimated 20	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPO on boundary
Soft constraints	Existing use on site

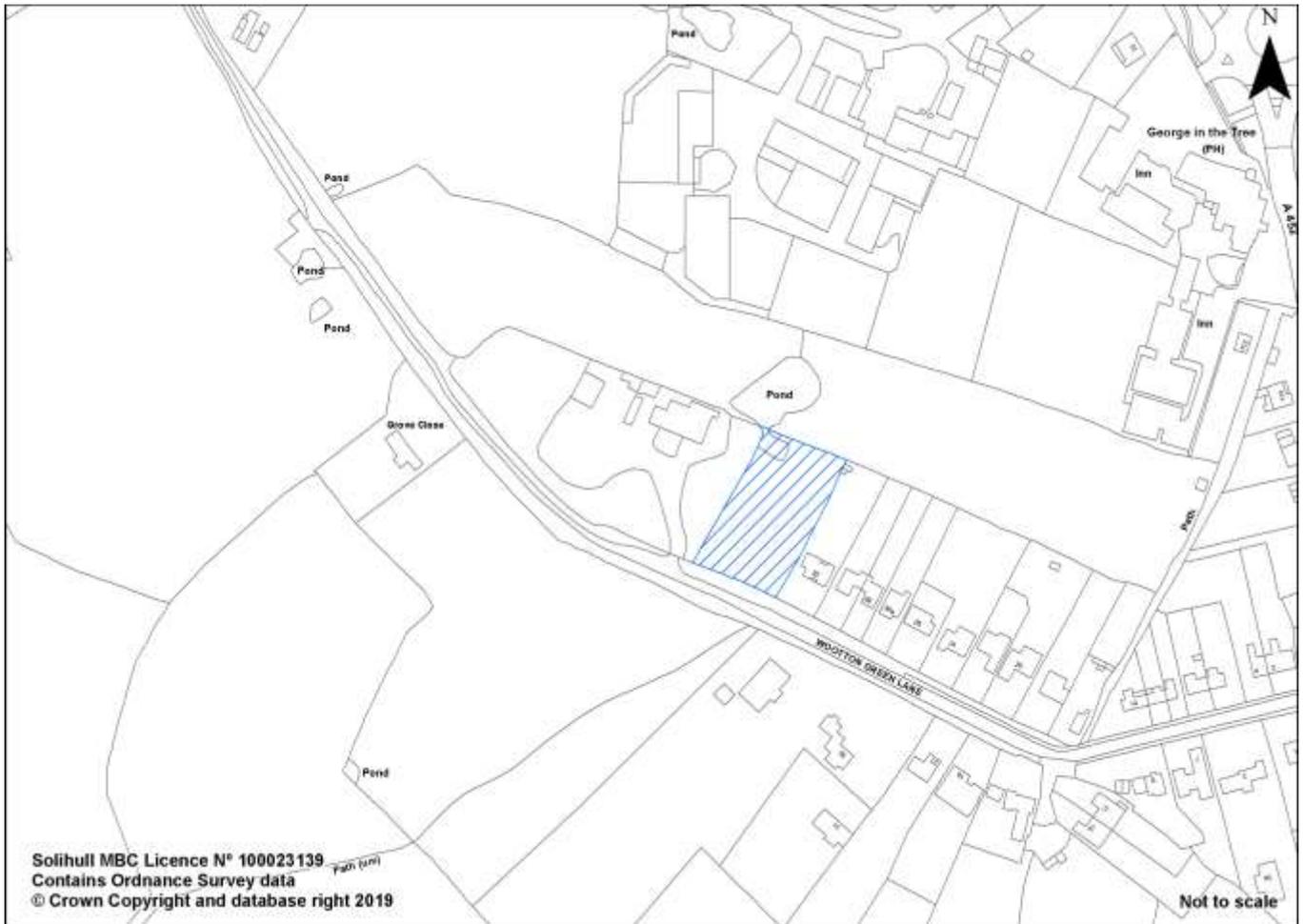
Evidence

SHELAA	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	3
Commentary	Brownfield site within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change. The SA identifies 5 positive and 6 negative effects. Settlement is identified for significant growth and g given its limited size and the lack of clear, firm green belt boundaries could be considered as part of a larger site
Site Selection Step 2	G

Site Reference	160	Site Name	Land adj. 32 Wootton Green Lane
Gross Area (Ha)	0.22	Ward	Meriden
Capacity (SHELAA)	Estimated 8	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Group TPO on site
Soft constraints	Access

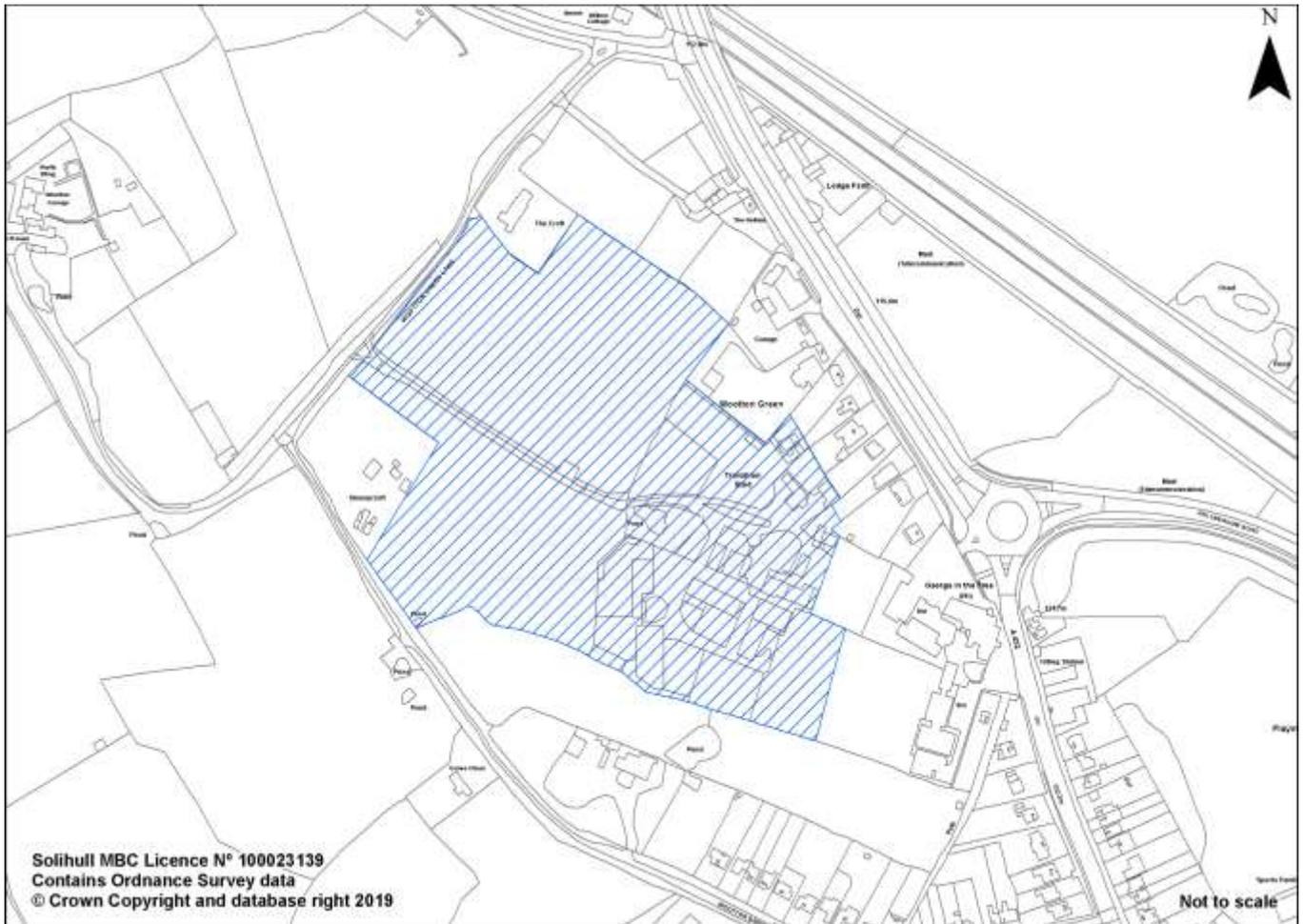
Evidence

SHELAA	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Low/Medium Public Transport: Low/Medium(Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	3
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change. The SA identifies 5 positive and 6 negative effects. Settlement is identified for significant growth and given its limited size and the lack of clear, firm green belt boundaries could be considered as part of a larger site
Site Selection Step 2	G

Site Reference	161	Site Name	Land at Wootton Green Lane
Gross Area (Ha)	6.65	Ward	Meriden
Capacity (SHELAA)	Estimated 156	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing use on site Telegraph poles Hedgerows

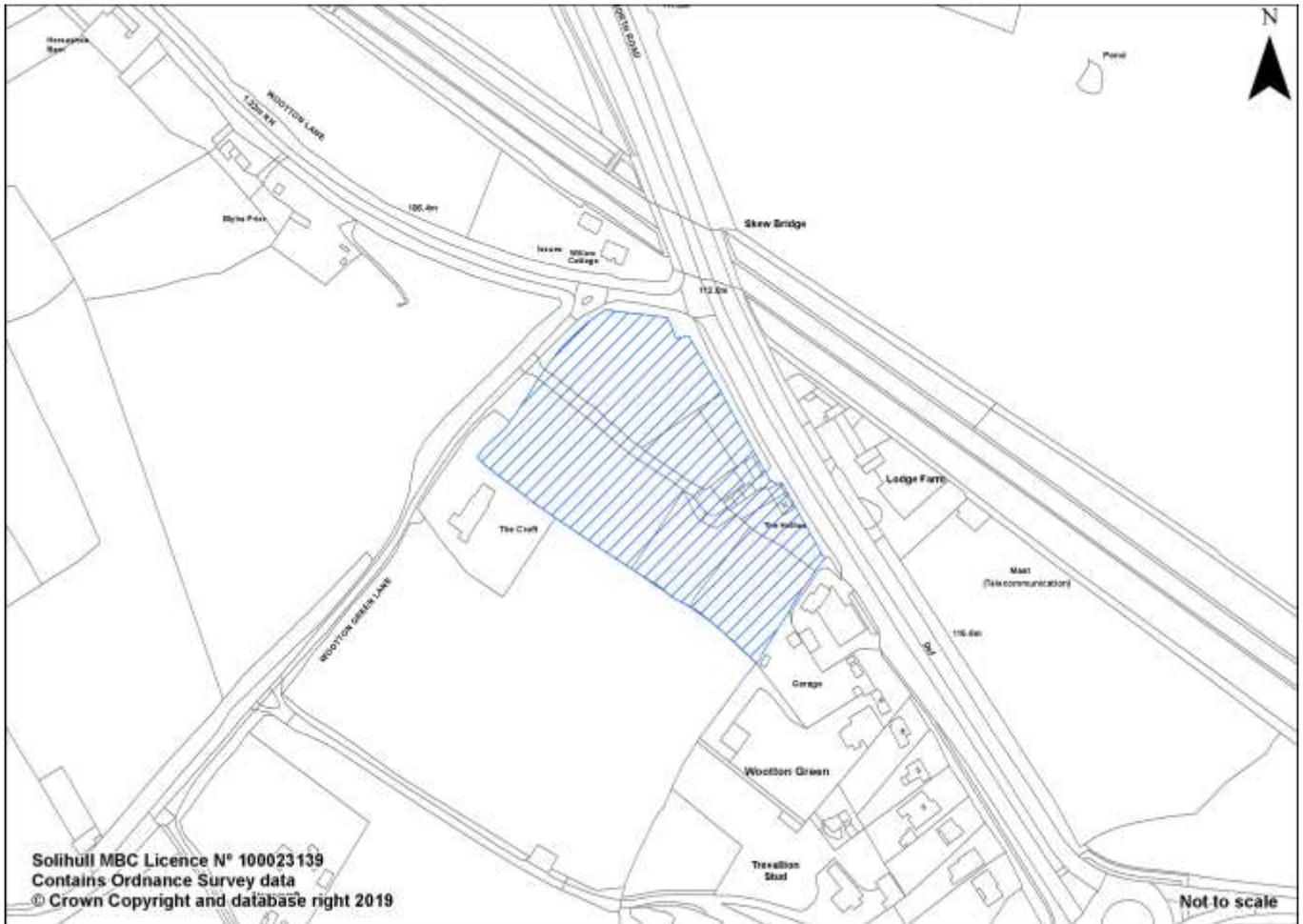
Evidence

SHELAA	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	3
Commentary	Brownfield site within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change. The SA identifies 5 positive and 6 negative effects. Settlement is identified for significant growth and g given its limited size and the lack of clear, firm green belt boundaries could be considered as part of a larger site
Site Selection Step 2	G

Site Reference	162	Site Name	Land at the Hollies, Kenilworth Rd
Gross Area (Ha)	1.44	Ward	Meriden
Capacity (SHELAA)	Estimated 41	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing use on site Telegraph poles

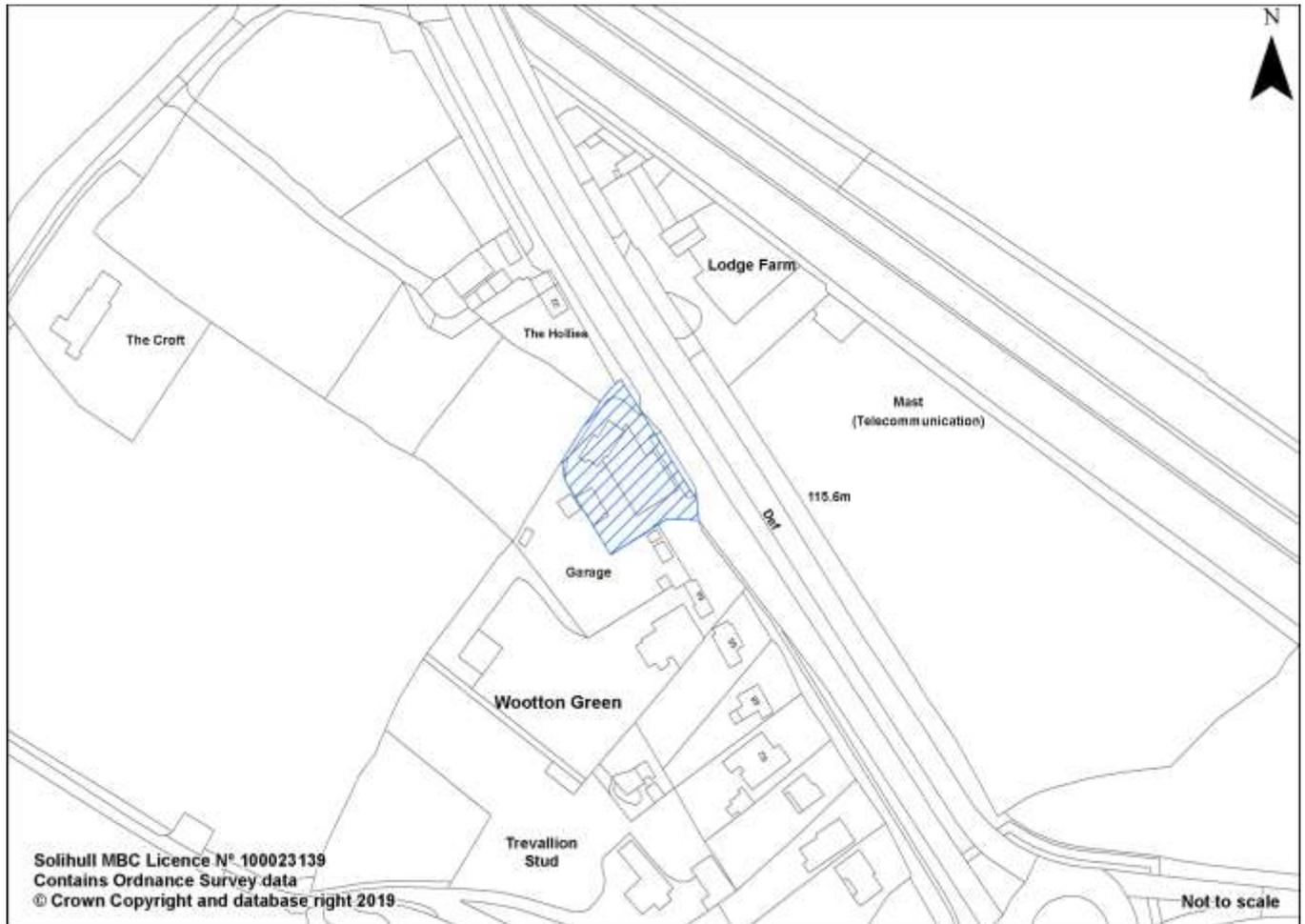
Evidence

SHELAA	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	6
Commentary	Part brownfield site within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change. The SA identifies 5 positive and 6 negative effects. Settlement is identified for significant growth and given its limited size and the lack of clear, firm green belt boundaries could be considered as part of a larger site
Site Selection Step 2	G

Site Reference	172	Site Name	Service Station Site, Kenilworth Road
Gross Area (Ha)	0.13	Ward	Meriden
Capacity (SHELAA)	Estimated 5	Parish	Balsall
Green Belt	97	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing uses on site All of site classed as contaminated land

Evidence

SHELAA	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	3
Commentary	Brownfield site within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change. The SA identifies 5 positive and 6 negative effects. Settlement is identified for significant growth and given its limited size and the lack of clear, firm green belt boundaries could be considered as part of a larger site
Site Selection Step 2	G

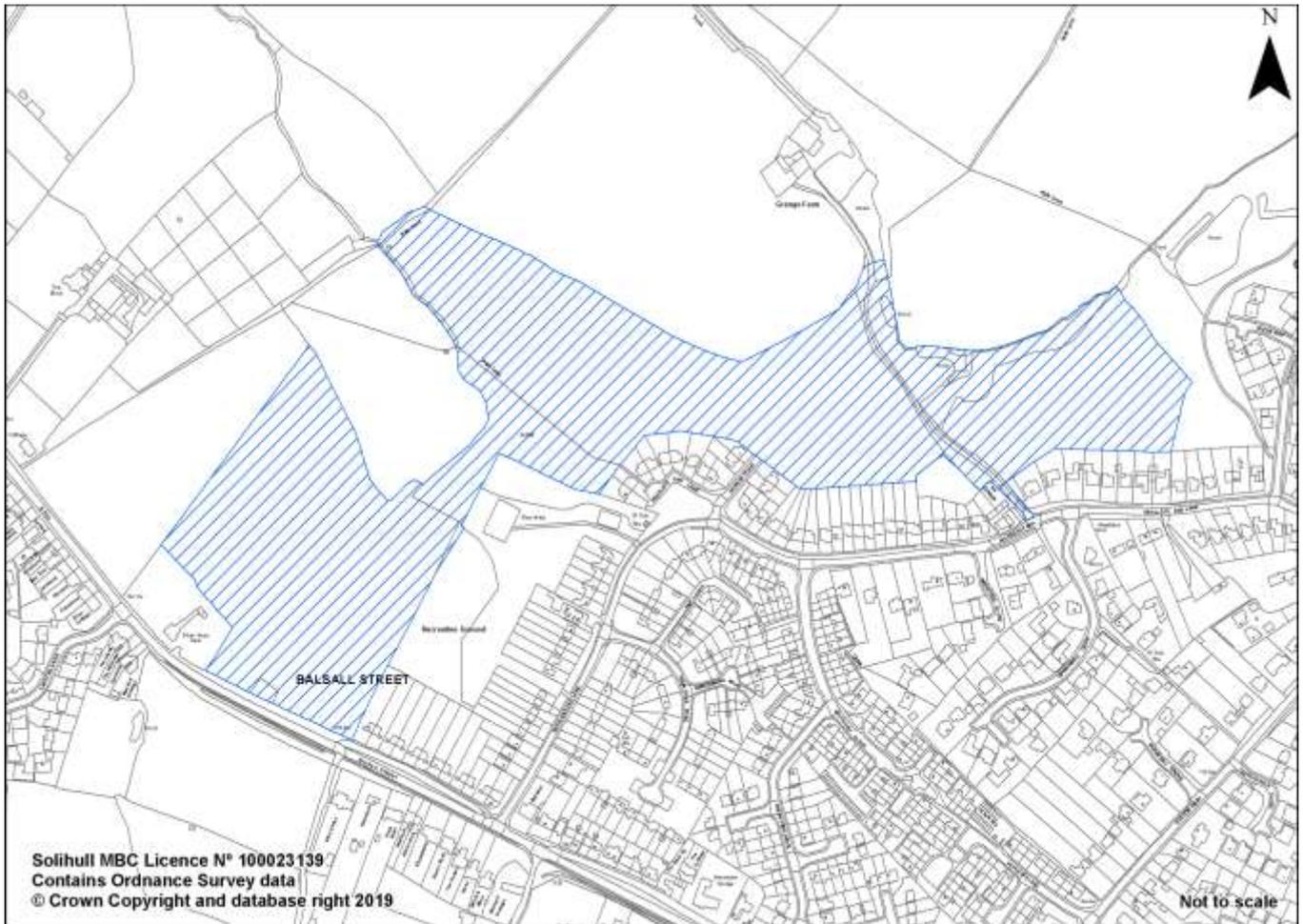
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very Low Food Store: High GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA03) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	10
Commentary	Site is within highly performing parcel in the Green Belt Assessment, is too small, isolated from the settlement to the south and would result in indefensible boundaries to the south and west. Site has a low to medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable subject to some constraints. Whilst Balsall Common is identified as suitable for significant expansion, this site is beyond the northern extent of the settlement and poorly related to it
Site Selection Step 2	R

Site Reference	198	Site Name	Land north-west of Balsall Common, Solihull
Gross Area (Ha)	11.53	Ward	Meriden
Capacity (SHELAA)	Estimated 270	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	PROWs M150 and M150a cross the site of site to the east is a Local Wildlife Site Adjacent to locally listed building Habitats of wildlife interest Part

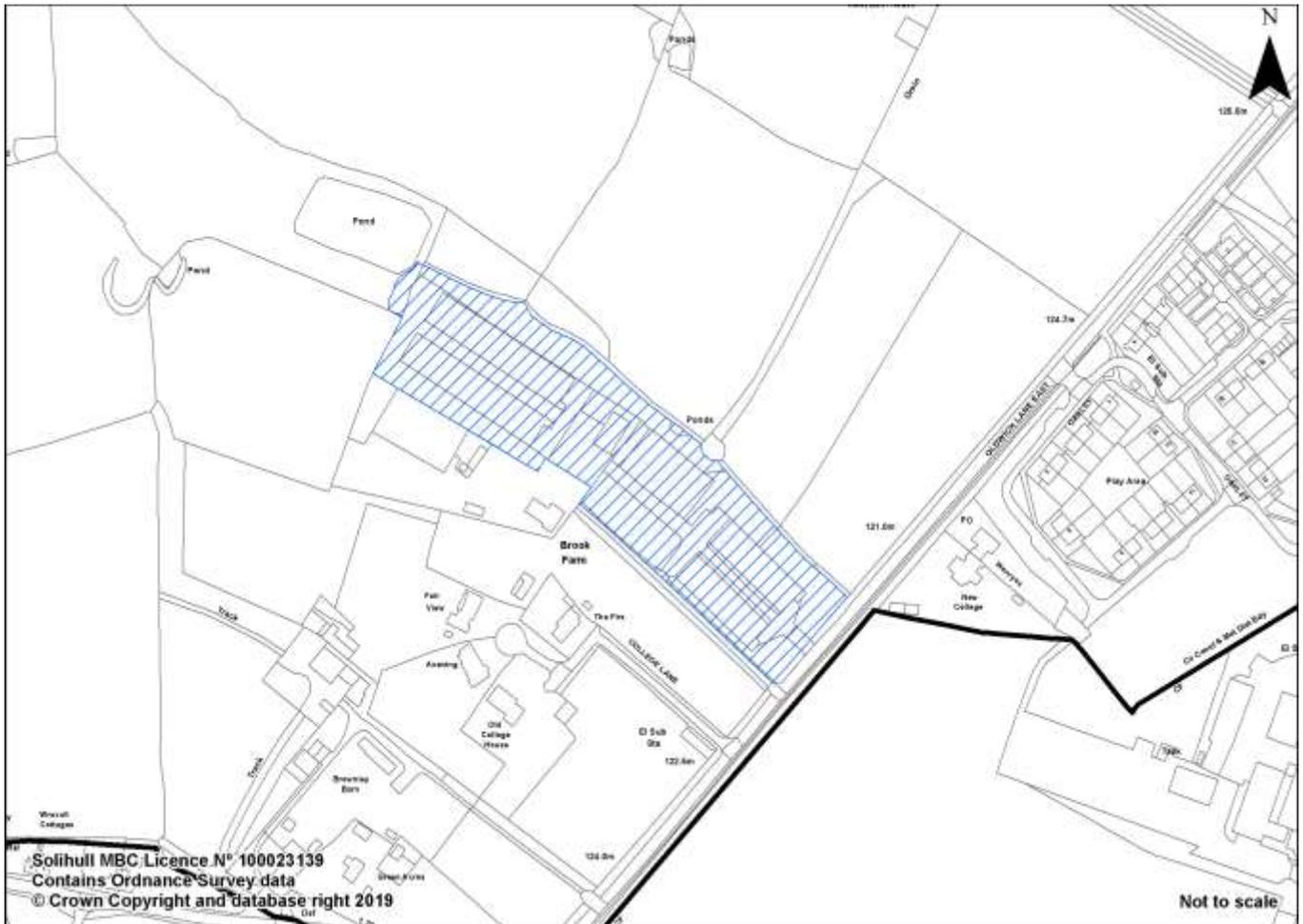
Evidence

SHELAA	Assessed as part of SHELAA Site 1015 - Category 1
Accessibility Study	Primary School: Low Food Store: Very High GP Surgery: Very High Public Transport: Medium (Bus) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 76 17 effects: 6 positive (2 significant) 4 neutral 7 negative (2 significant)

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	6
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary to north and west. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. The SA identifies 6 positive and 7 negative effects, with the distance to key economic assets a significant negative. Settlement identified as suitable for significant expansion, although site would have no defensible green belt boundary
Site Selection Step 2	R

Site Reference	201	Site Name	Brook Farm
Gross Area (Ha)	1.50	Ward	Meriden
Capacity (SHELAA)	38	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing use on site PROW M166 runs through site

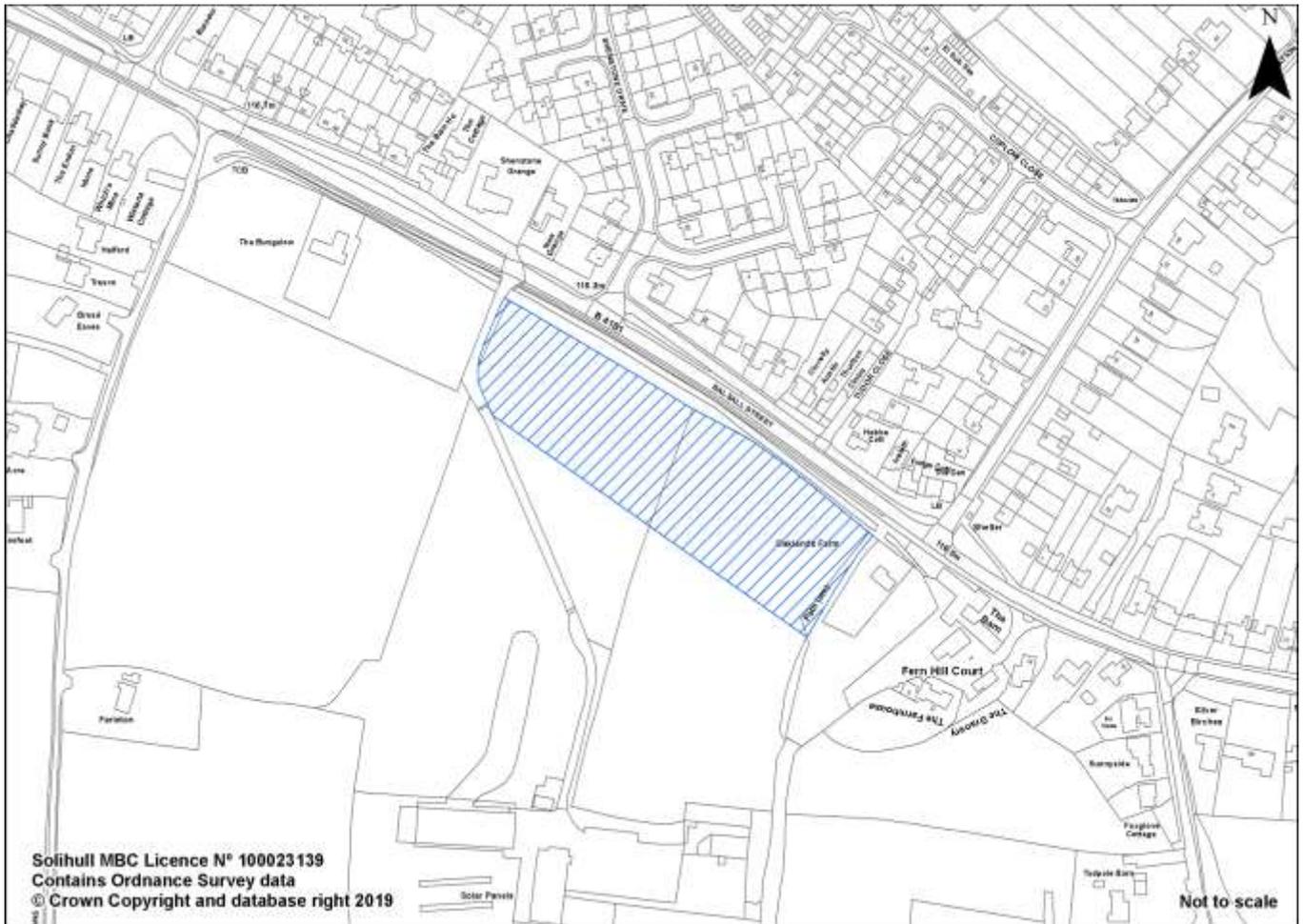
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	10
Commentary	Site is within highly performing parcel in the Green Belt Assessment, is too small, remote and would result in indefensible boundaries. Site has a very low level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable subject to some constraints. Whilst Balsall Common is identified as suitable for significant expansion, this site is remote from any settlement
Site Selection Step 2	R

Site Reference	204	Site Name	Land at Oaklands Farm
Gross Area (Ha)	1.19	Ward	Meriden
Capacity (SHELAA)	34	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Opposite Listed building
Soft constraints	Overhead cables Hedgerows PROW M160 along the eastern boundary

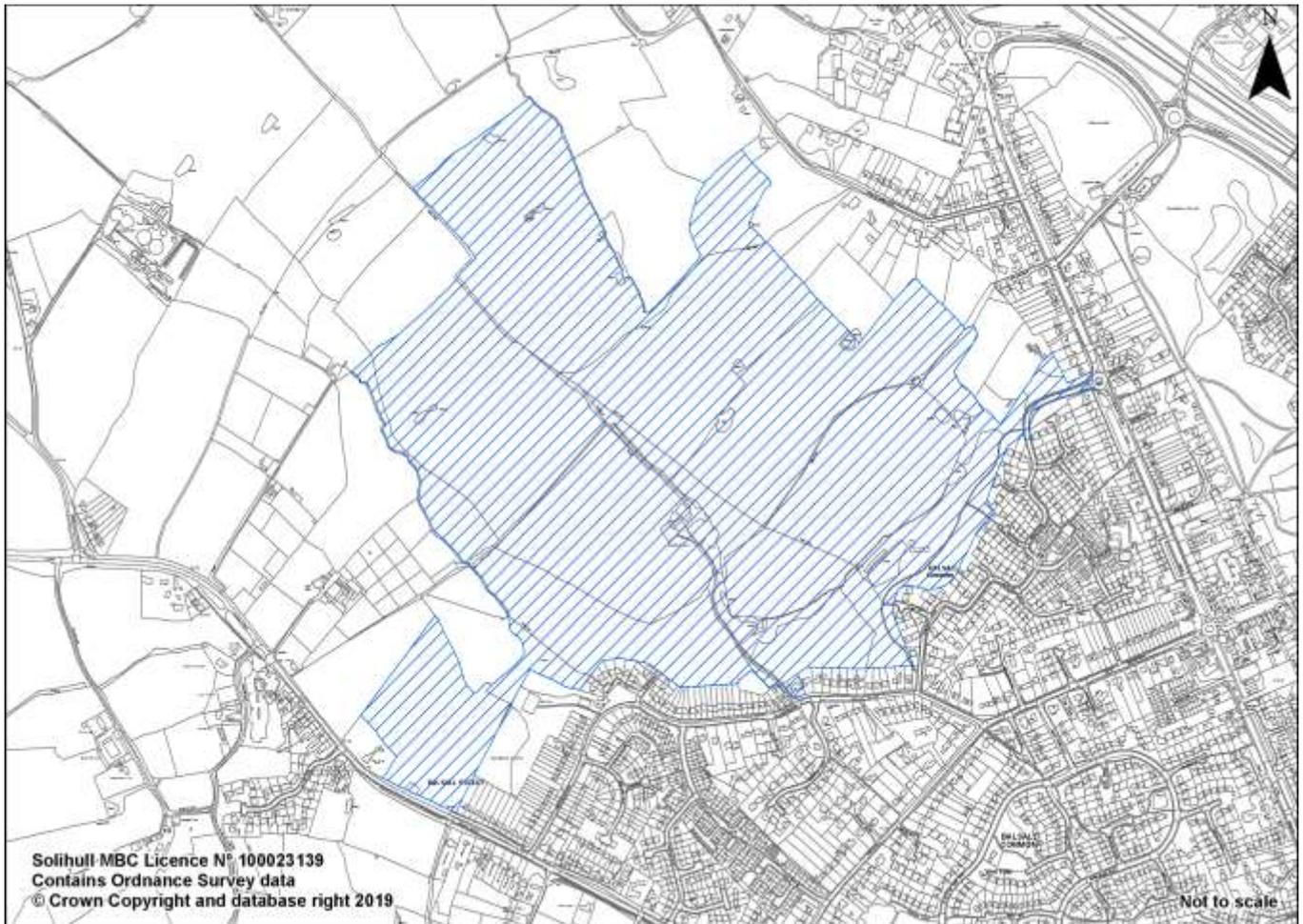
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: High GP Surgery: Low Public Transport: Low (Rail) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP60) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 72 17 effects: 5 positive; 6 neutral; 6 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and would result in indefensible boundaries to the south and west. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. The SA identifies 5 positive and 6 negative effects, of which only the distance to key economic assets is significant. Whilst the settlement is identified for significant growth, the site would have no defensible green belt boundary
Site Selection Step 2	R

Site Reference	233	Site Name	Land north-west of Balsall Common
Gross Area (Ha)	65.67	Ward	Meriden
Capacity (SHELAA)	Estimated 1,537	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	PROWs M149, M150 and M150A Local Wildlife Site on southern part of site Overhead cables Proximity to locally listed building

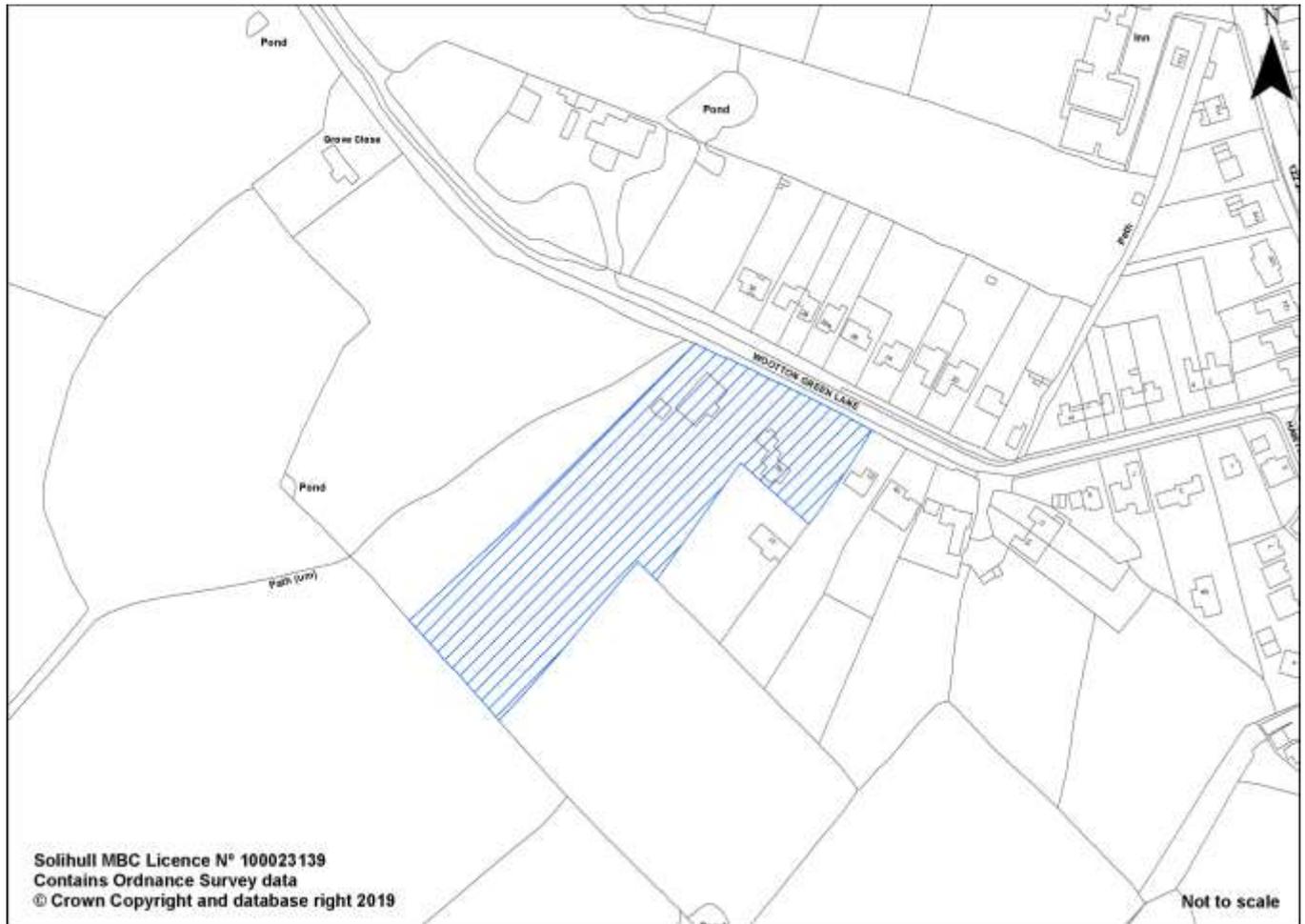
Evidence

SHELAA	Assessed as part of SHELAA Site 1015 - Category 1
Accessibility Study	Primary School: Low Food Store: Very High GP Surgery: Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 76 17 effects: 6 positive (2 significant) 4 neutral 7 negative (2 significant)

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	6
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary to north and west. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. The SA identifies 6 positive and 7 negative effects, with the distance to key economic assets and loss of agricultural land a significant negative. Settlement identified as suitable for significant expansion, although site would have no defensible green belt boundary
Site Selection Step 2	R

Site Reference	238	Site Name	33 Wootton Green lane
Gross Area (Ha)	1.00	Ward	Meriden
Capacity (SHELAA)	16	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing properties on-site Access

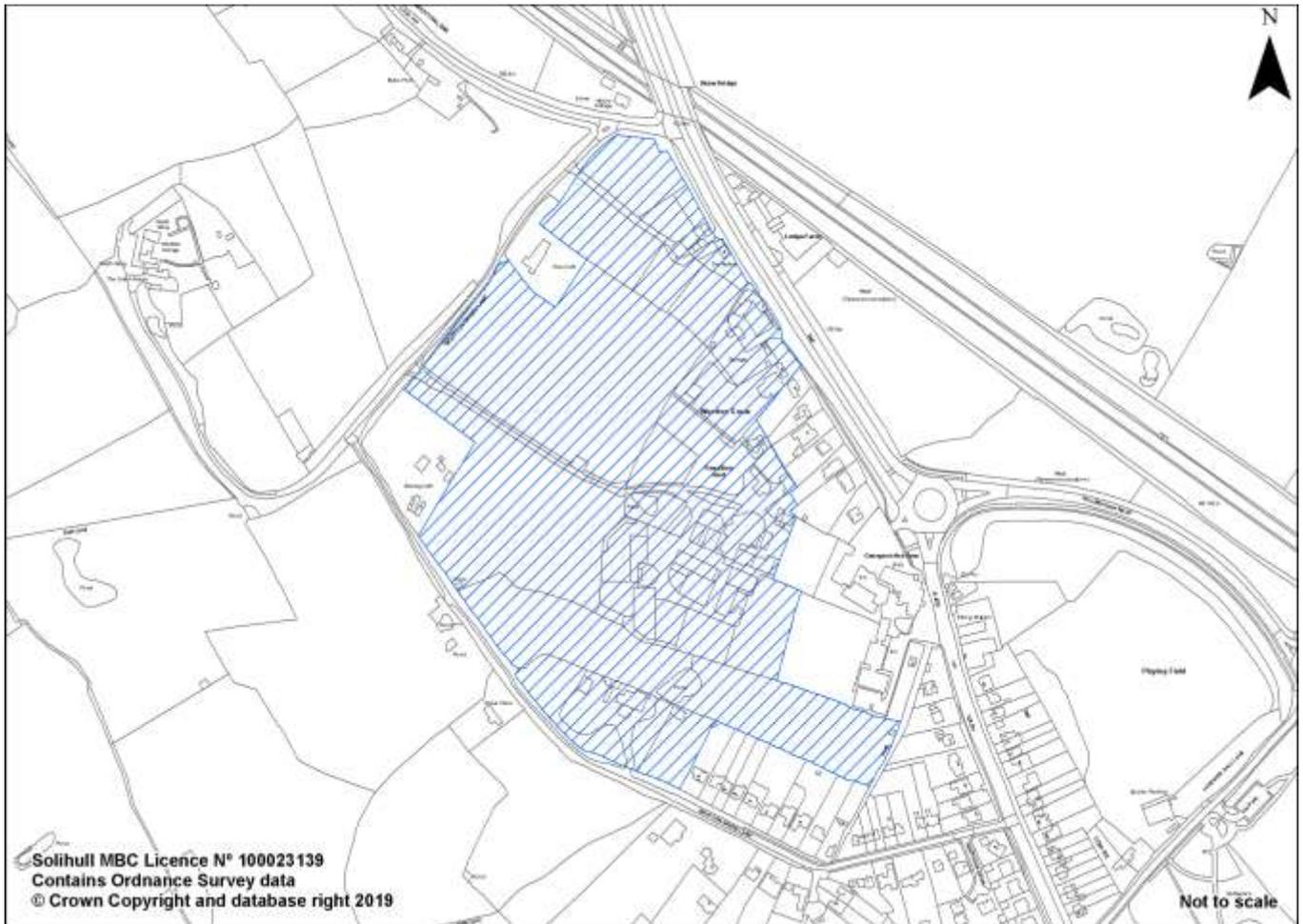
Evidence

SHELAA	Category 2 (Some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	6
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, is small and would result in an indefensible boundary. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change. The SA identifies 5 positive and 6 negative effects. Settlement is identified for significant growth, although site would have no defensible green belt boundary
Site Selection Step 2	R

Site Reference	240	Site Name	Land at Wootton Green Lane and Kenilworth Road
Gross Area (Ha)	11.31	Ward	Meriden
Capacity (SHELAA)	Estimated 265	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	TPO on part of site Overhead cables Contaminated Land (small area) Existing uses on site Hedgerows

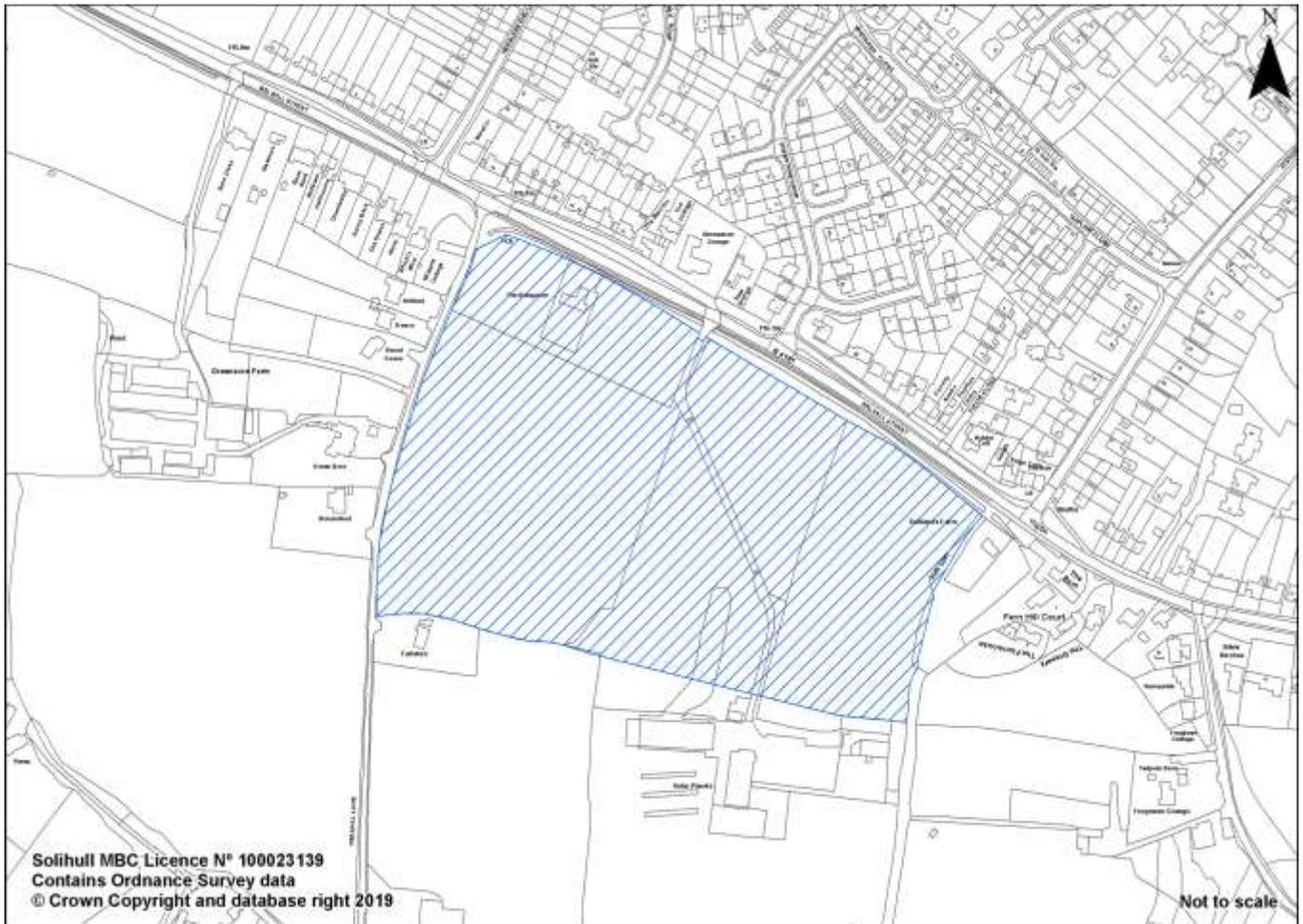
Evidence

SHELAA	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	3
Commentary	Part brownfield site within moderately performing parcel in the Green Belt Assessment, and would result in a well defined boundary. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change. The SA identifies 5 positive and 6 negative effects. Settlement is identified for significant growth and site could make a contribution
Site Selection Step 2	G

Site Reference	304	Site Name	Land at Oakes Farm
Gross Area (Ha)	7.50	Ward	Meriden
Capacity (SHELAA)	176	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Adjacent to Listed buildings
Soft constraints	Telegraph poles Hedgerows PROW M160 through part of site

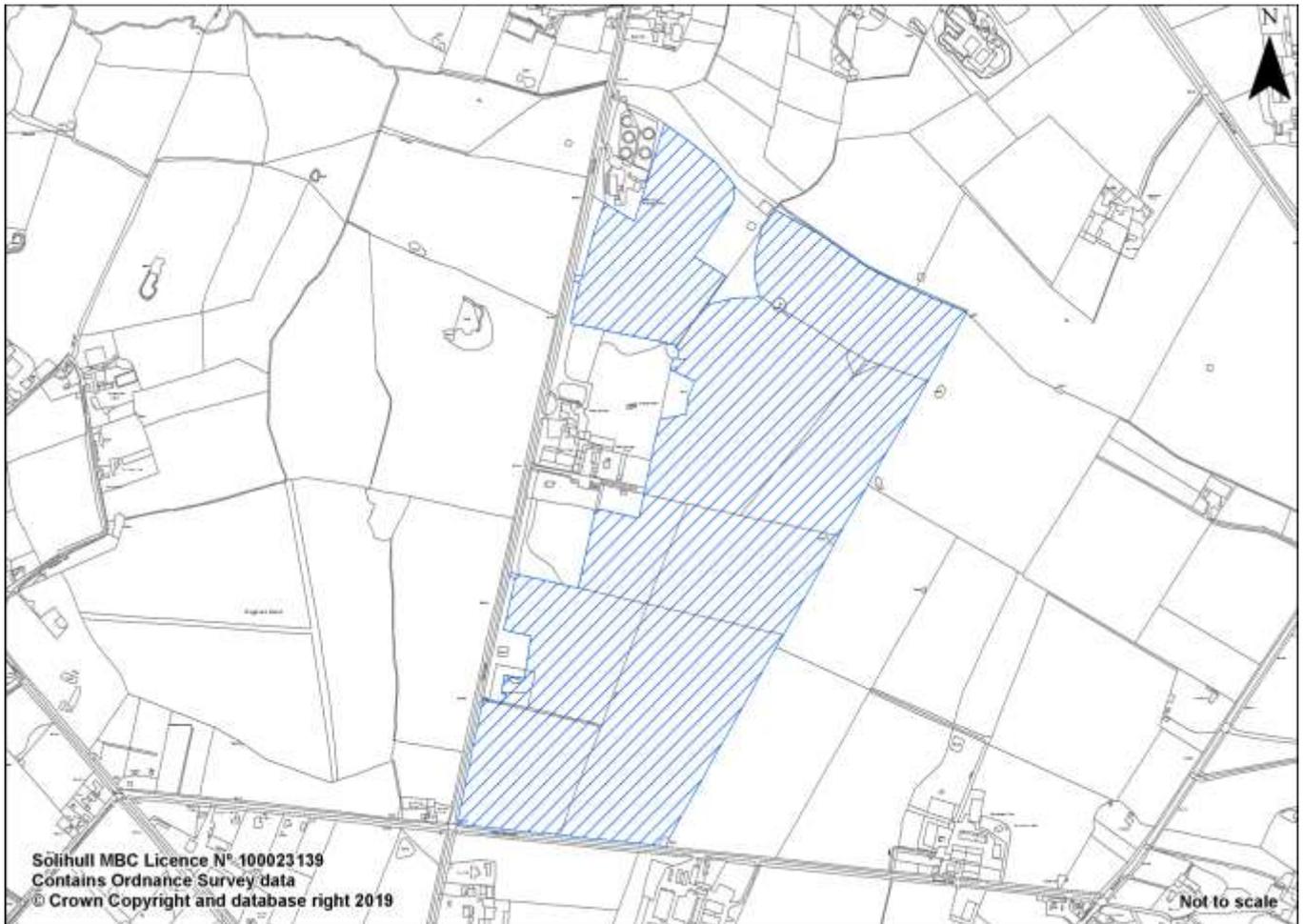
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: High GP Surgery: Very Low Public Transport: Low (Both) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP60) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site partly included within AECOM 72 17 effects: 5 positive; 6 neutral; 6 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and would result in indefensible boundaries to the south and west. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. The SA identifies 5 positive and 6 negative effects, of which only the distance to key economic assets is significant. Settlement identified as suitable for significant expansion, although site would have no defensible green belt boundary
Site Selection Step 2	R

Site Reference	315	Site Name	New Holly Lane Farm
Gross Area (Ha)	42.03	Ward	Meriden
Capacity (SHELAA)	856	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Minerals Safeguarding Area for Coal on eastern edge of site
Hard Constraints	TPOs on boundary of site
Soft constraints	Pylons and overhead buffer of 275kV cables Small area of Flood Zone 3 to the north Access Hedgerows

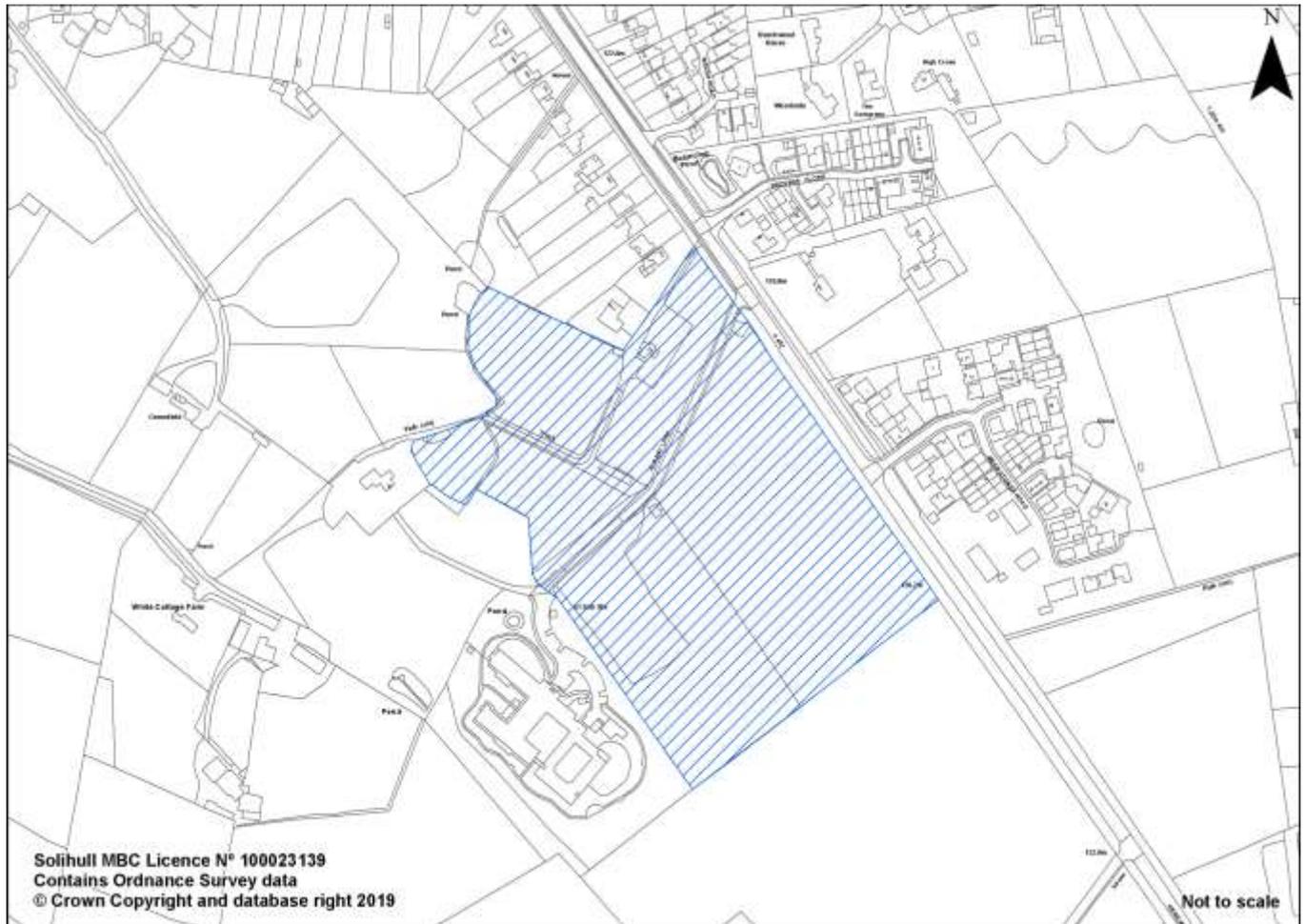
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Medium Food Store: Low GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
Landscape Character Assessment	Within LCA4A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Isolated site that is not within, adjacent, or adjoining any settlement.
Site Selection Step 1	10
Commentary	Site is within highly performing parcel in the Green Belt Assessment, but is isolated and remote from the settlement to the north, and would result in indefensible boundaries to the east and north. Site has a low to medium level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable, subject to some constraints. Whilst Balsall Common is identified as suitable for significant expansion, this site is remote from the southern extent of the settlement and poorly related to it
Site Selection Step 2	R

Site Reference	338	Site Name	Land at Kenilworth Road, Balsall Common
Gross Area (Ha)	5.85	Ward	Meriden
Capacity (SHELAA)	137	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Minerals Safeguarding Area for Coal
Hard Constraints	None
Soft constraints	PROW M162 through the site Pylons Habitats of wildlife interest

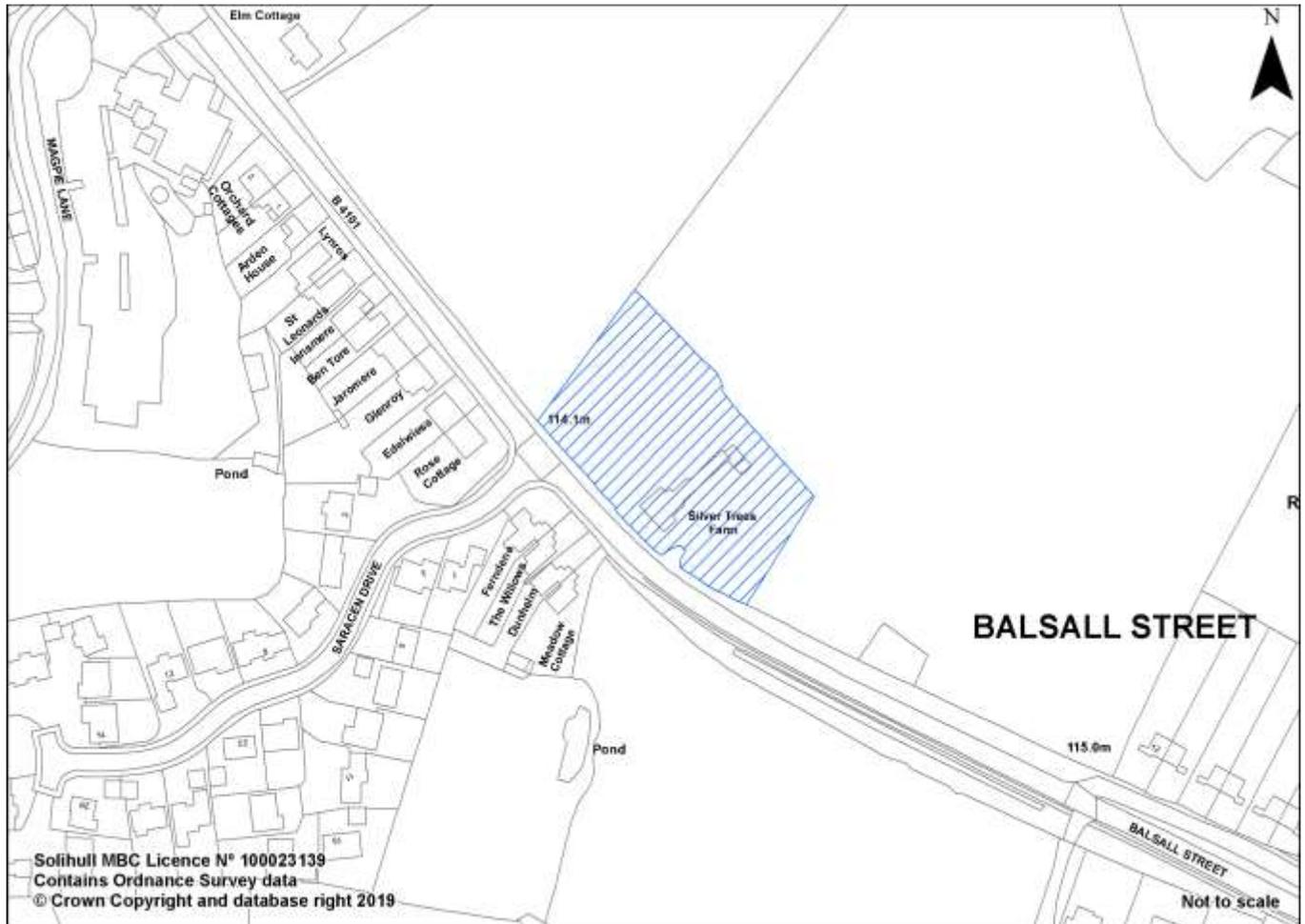
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: Low GP Surgery: Very Low Public Transport: Medium (Bus) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Higher performing parcel (RP58) overall with a combined score of 8. *Highly performing in terms of purposes 1 and 3.
Landscape Character Assessment	Within LCA4A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 137 18 effects: 6 positive (1 significant); 6 neutral; 6 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	7
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and would result in indefensible boundaries to the south and west. Site has a medium level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 6 positive and 6 negative effects, of which only the distance to jobs is significant. The settlement is identified as suitable for significant growth and land to the east has been included as a draft allocation, although this site lacks defensible green belt boundaries
Site Selection Step 2	R

Site Reference	421	Site Name	Silver Tree Farm, Balsall St
Gross Area (Ha)	0.44	Ward	Meriden
Capacity (SHELAA)	16	Parish	Balsall
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Very small area of contaminated land Existing property on site

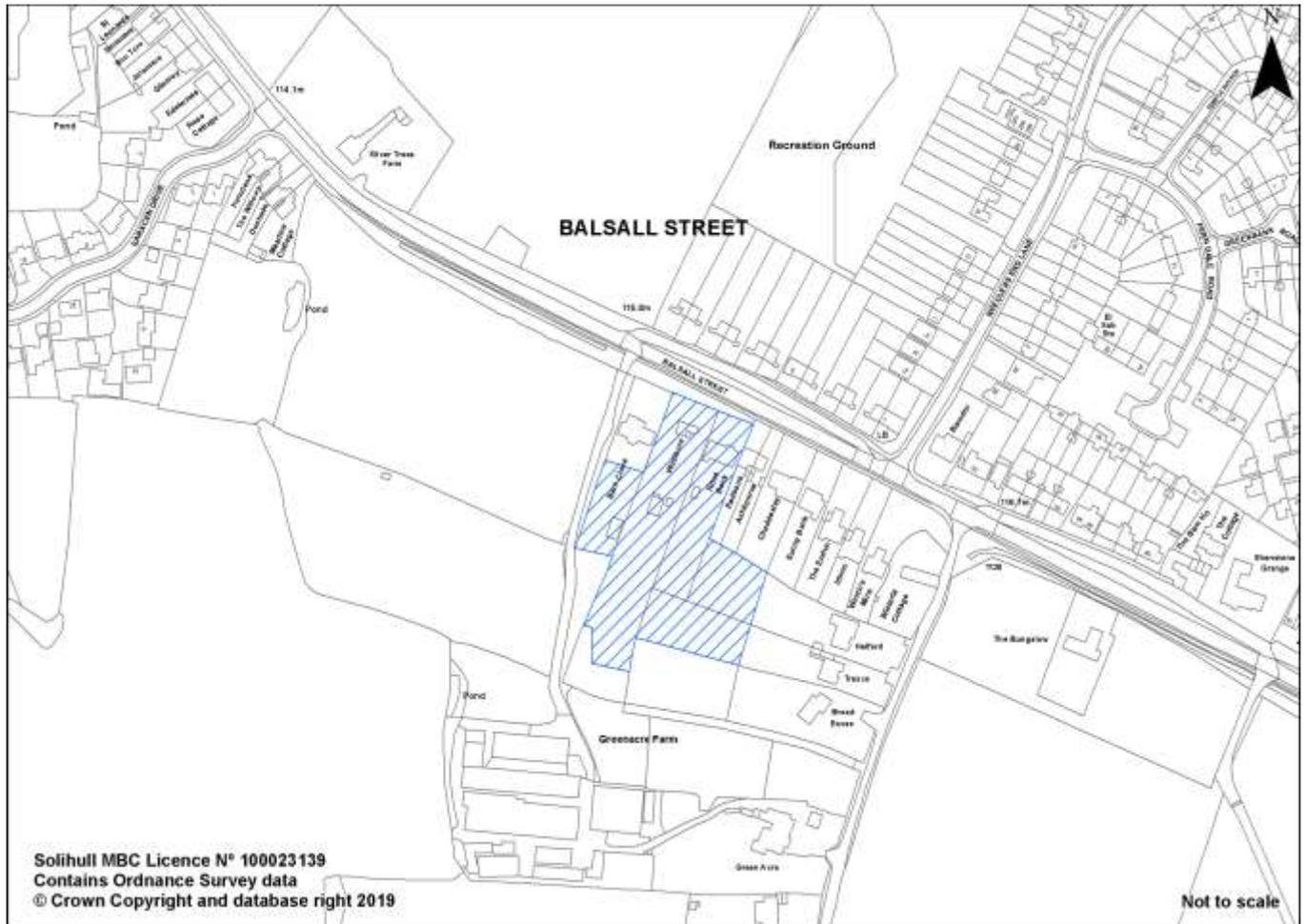
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Very High GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Whilst Balsall Common is identified as an area suitable for growth, the site is detached from the main settlement.
Site Selection Step 1	6
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, is small and isolated, and would result in an indefensible boundary to the east, north and west. Site has a low to medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. Whilst Balsall Common is identified as suitable for significant expansion, the site is too small, detached from the settlement and would have no defensible green belt boundary
Site Selection Step 2	R

Site Reference	422	Site Name	Rose Bank, Balsall St
Gross Area (Ha)	0.77	Ward	Meriden
Capacity (SHELAA)	25	Parish	Balsall
Green Belt	75	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt (for most part)
Hard Constraints	None
Soft constraints	Existing properties on site

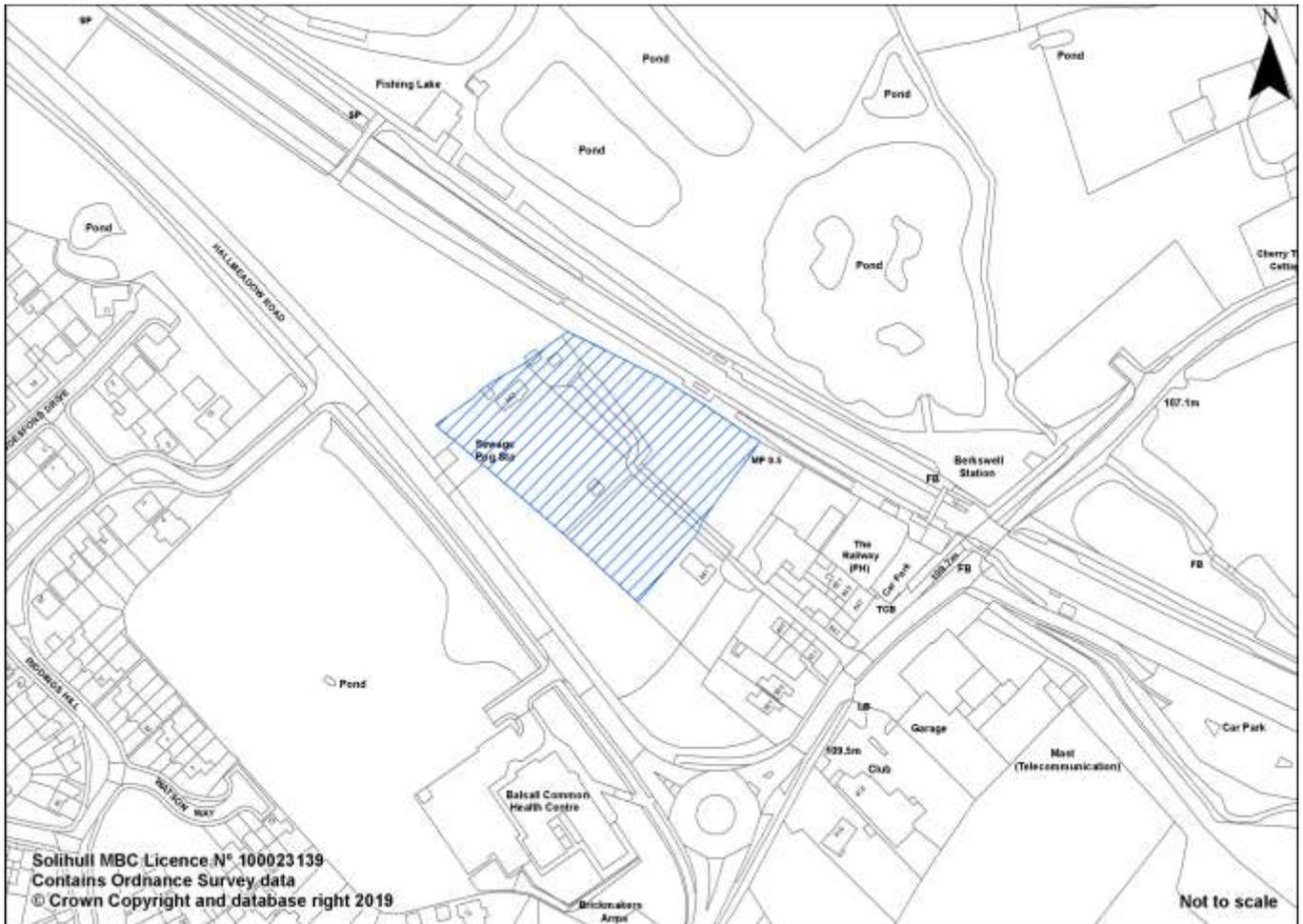
Evidence

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: Low/Medium Food Store: Very High GP Surgery: Very Low Public Transport: Medium (Bus) Overall: Medium Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP61) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Whilst Balsall Common is identified as an area suitable for growth, the site is detached from the main settlement.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, although it is small and would result in indefensible boundaries to the south and west. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. Whilst Balsall Common is identified as suitable for significant expansion, the site is too small and would have no defensible green belt boundary, although it may be suitable for consideration as a windfall site
Site Selection Step 2	R

Site Reference	1	Site Name	Springhill, 443 Station Road, Balsall Common
Gross Area (Ha)	0.72	Ward	Meriden
Capacity (SHELAA)	21	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt Mineral Safeguarding Area for Coal
Hard Constraints	None
Soft constraints	Within HS2 safeguarding zone PROW M196 runs through the site Access Proximity to railway line

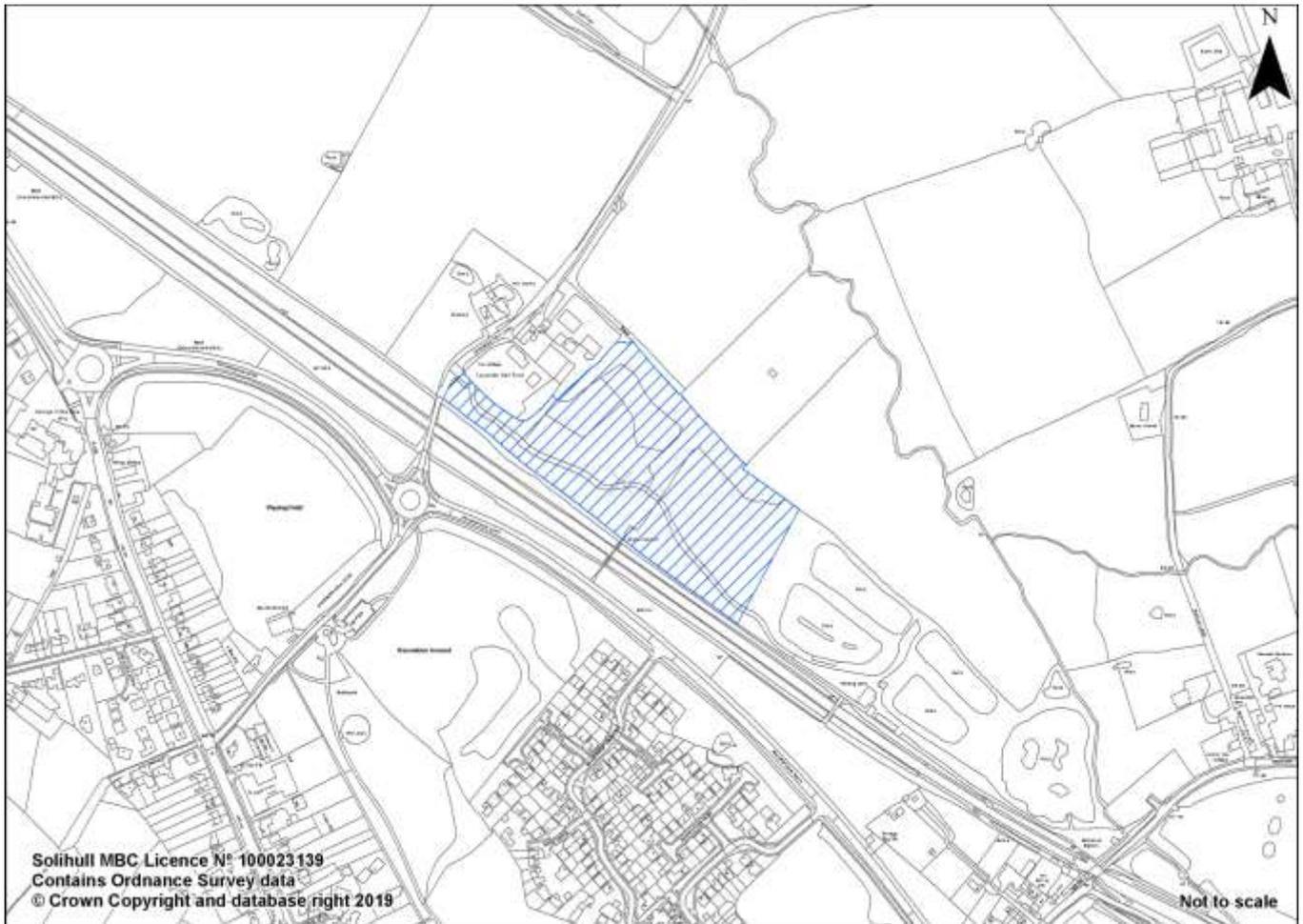
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very Low Food Store: High GP Surgery: Very High Public Transport: Very High (Rail) Overall: Medium/High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP53) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries. Site is situated in close proximity to Berkswell station.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. Site has high level of accessibility, is in an area of medium visual sensitivity with very low capacity for change and is deliverable. Given its limited size and existing constraints, may more suitably come forward if wider alterations to the Green Belt boundary are pursued.
Site Selection Step 2	G

Site Reference	9	Site Name	Land RO Lavender Hall Farm
Gross Area (Ha)	3.83	Ward	Meriden
Capacity (SHELAA)	63	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Predominantly Brownfield



Constraints

Policy Constraints	Green Belt Part of site in Mineral Safeguarding Area for Coal
Hard Constraints	Proximity to Listed Buildings
Soft constraints	HS2 Safeguarding Zone PROW M196 runs along the northern boundary Most of site classed as contaminated land Proximity to railway lines

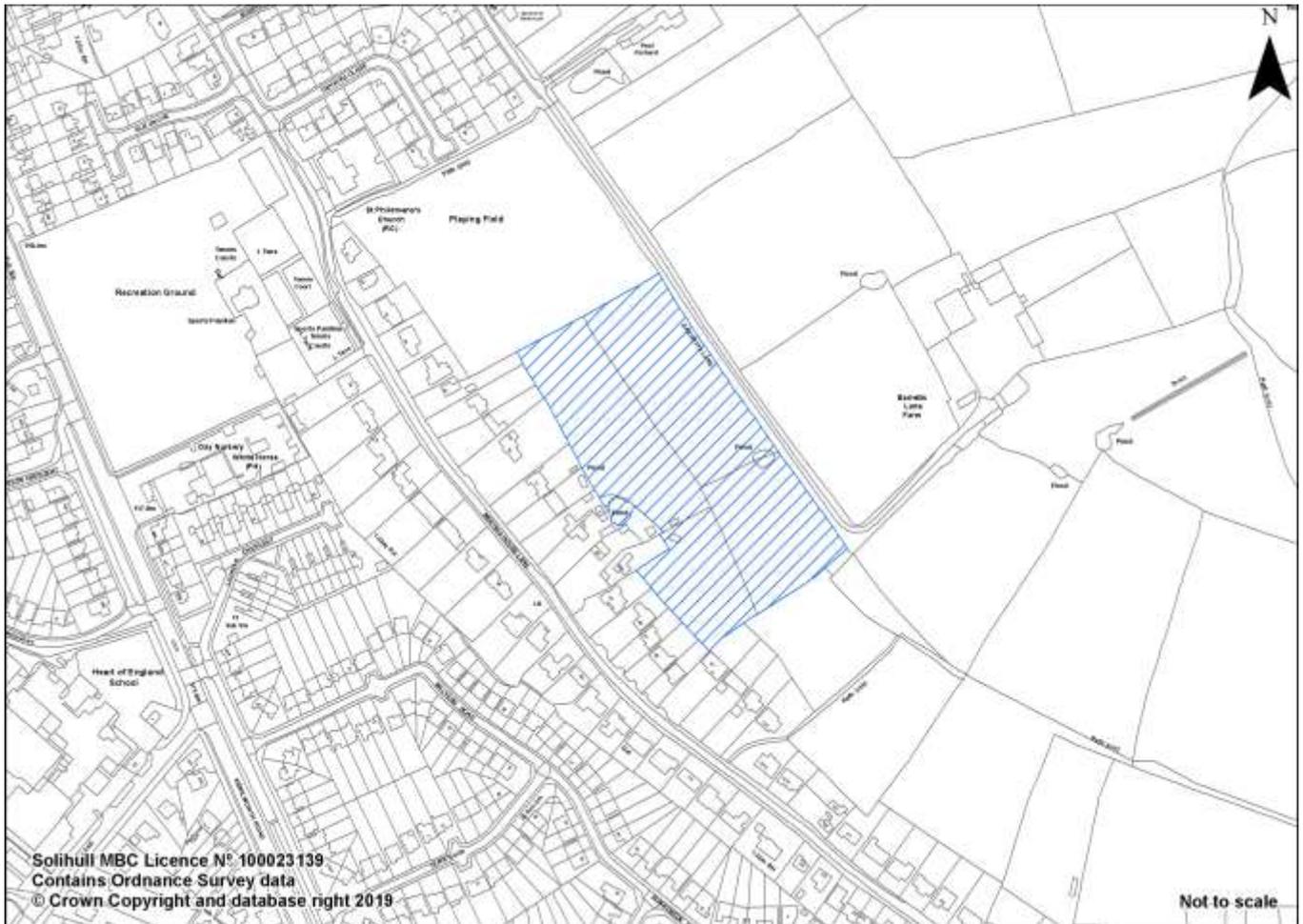
Evidence

SHELAA	Category 3 (significant suitability and some achievability constraints)
Accessibility Study	Primary School: Low/Medium Food Store: Very High GP Surgery: High Public Transport: Medium (Rail) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 81 17 effects: 5 positive (1 significant) 6 neutral; 6 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries. Site is predominantly brownfield but access is constrained.
Site Selection Step 1	3
Commentary	Site is brownfield within a highly performing parcel in the Green Belt Assessment, although it would result in an indefensible boundary. Site has high level of accessibility, is in an area of medium visual sensitivity with very low capacity for change and is deliverable, subject to some constraints. The SA identifies 5 positive and 6 negative effects, of which only the distance to key economic assets is significant, although it is accessible from Berkswell rail station. The settlement is identified as suitable for significant growth and this brownfield site could contribute to this
Site Selection Step 2	G

Site Reference	30	Site Name	Land rear of 67-95 Meeting House Lane
Gross Area (Ha)	2.41	Ward	Meriden
Capacity (SHELAA)	Estimated 56	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Consideration of impact on adjacent heritage assets
Hard Constraints	TPO on boundary Adjacent to three Listed buildings
Soft constraints	Hedgerows PROW along eastern boundary of site Access (Barretts Lane is a single track road)

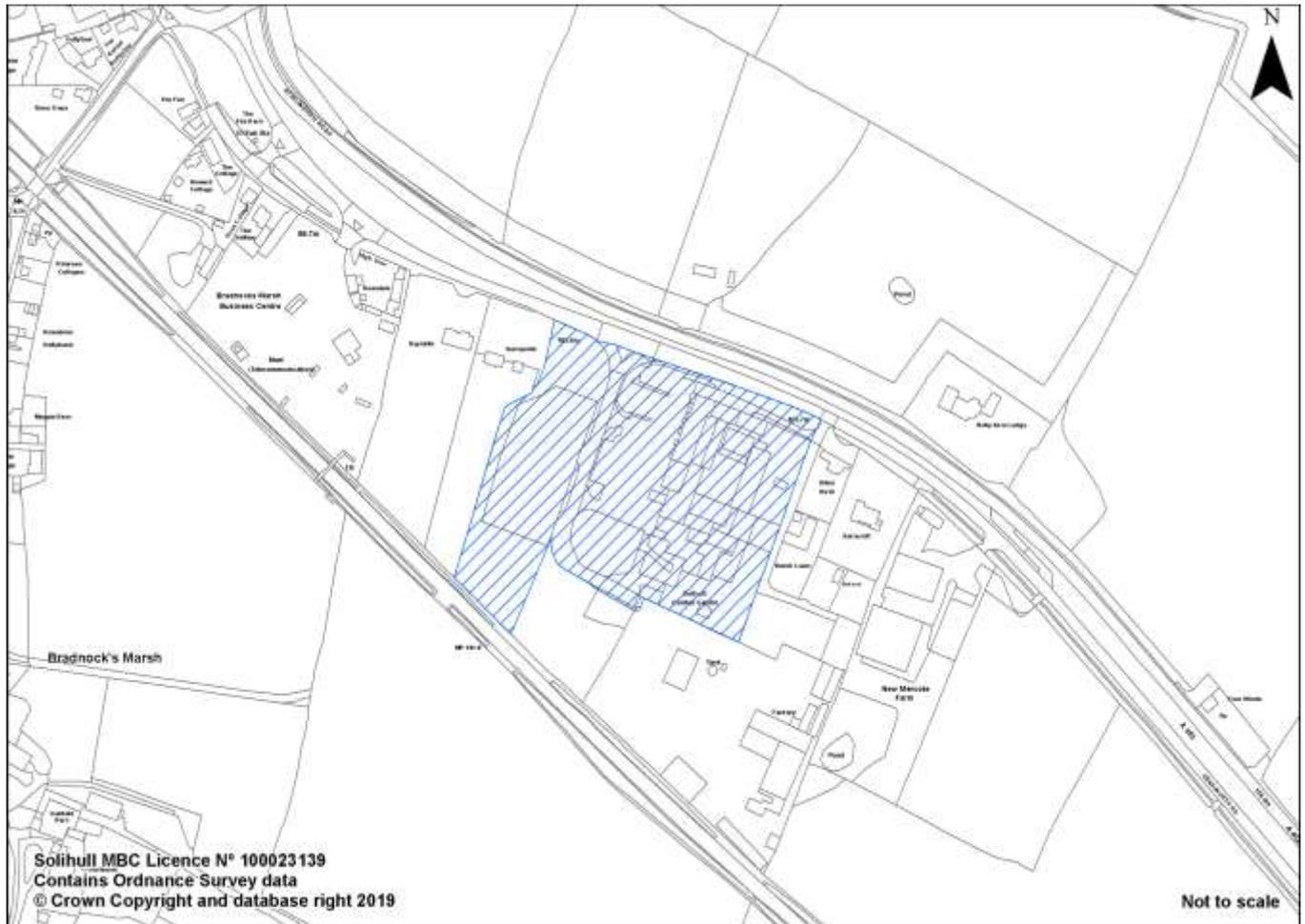
Evidence

SHELAA	Assessed as part of SHELAA Site 1016 - Category 1
Accessibility Study	Primary School: Very Low Food Store: High GP Surgery: High Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP54) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 97 17 effects: 6 positive (2 significant); 5 neutral; 6 negative (3 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. Site has medium level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 6 positive and 6 negative effects, of which only the proximity to a heritage asset and the distance to key economic assets are significant. Could be considered as part of a larger site, subject to constraints.
Site Selection Step 2	G

Site Reference	31	Site Name	Solihull Blooms Garden Centre, Kenilworth Road
Gross Area (Ha)	3.00	Ward	Meriden
Capacity (SHELAA)	Assessed For Employment only	Parish	Berkswell
Green Belt	100	Greenfield/Brownfield	Predominantly brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Existing uses on site

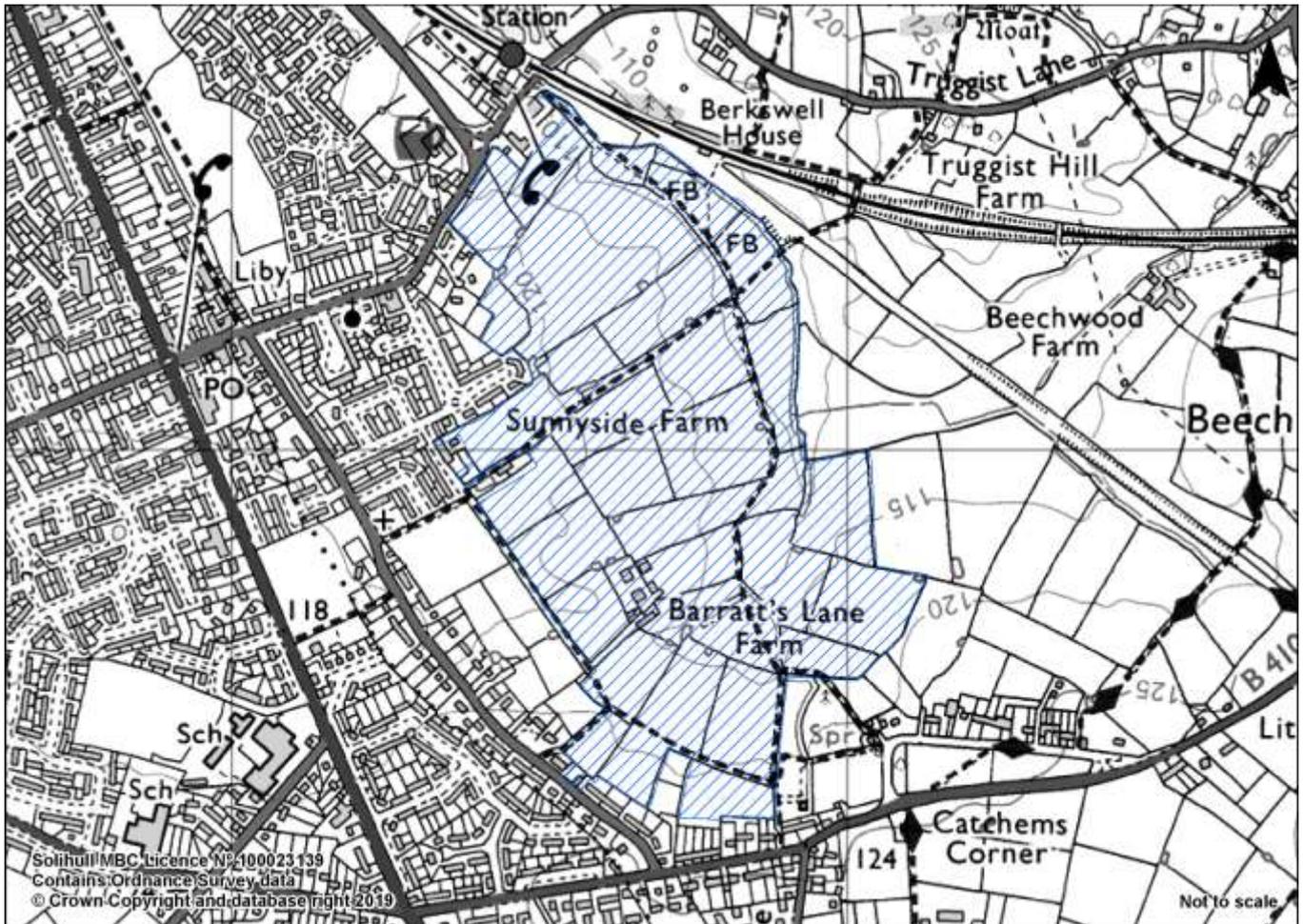
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Higher performing broad area (BA03) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Site proposed for employment uses and is not included in residential assessment. Predominantly brownfield site is in existing use.
Site Selection Step 1	8
Commentary	Site is within highly performing parcel in the Green Belt Assessment, and is well-contained by the road and rail corridor, but is isolated from the settlement to the south. Site has a low level of accessibility, is in an area of high visual sensitivity with very low capacity for change. Whilst Balsall Common is identified as suitable for significant expansion, this site is beyond the northern extent of the settlement and poorly related to it
Site Selection Step 2	R

Site Reference	33	Site Name	Barrett's Lane Farm
Gross Area (Ha)	50.65	Ward	Meriden
Capacity (SHELAA)	Estimated 1,185	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt Mineral Safeguarding Area
Hard Constraints	Listed buildings on site TPOs on part of boundary
Soft constraints	Access North part of site is in HS2 Safeguarding Zone North part of site Flood Zone 3 PROWs across site: M196, M191, M193 Habitats of wildlife interest Adjacent to Kenilworth Greenway Local Wildlife Site

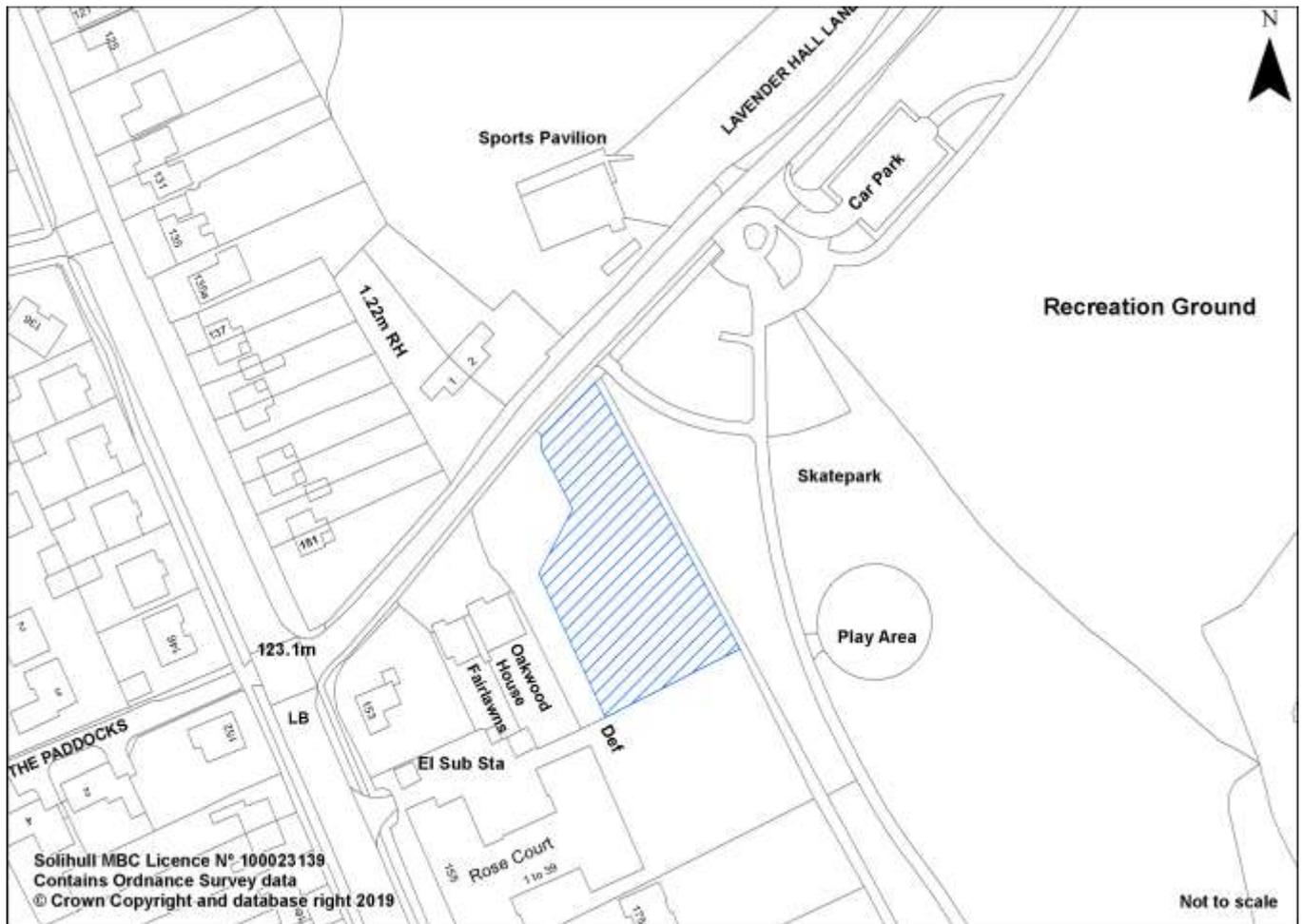
Evidence

SHELAA	Assessed as part of SHELAA Site 1016 - Category 1
Accessibility Study	Primary School: Medium Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP54) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 97 17 effects: 6 positive (2 significant); 5 neutral; 6 negative (3 significant).

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries. North of site is situated very close to Berkswell station.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary to the east, although a potential extension of the by-pass on the eastern side or the line of the high speed 2 rail link could provide a clear and firm green belt boundary. As a large site, it varies in accessibility from high to low, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 6 positive and 6 negative effects, of which only the proximity to a heritage asset and the distance to key economic assets are significant constraints. The settlement is identified for significant growth and this site would be well related to the rail station
Site Selection Step 2	G

Site Reference	36	Site Name	Land adj. to Oakwood House
Gross Area (Ha)	0.20	Ward	Meriden
Capacity (SHELAA)	7	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs abut the south western boundary.
Soft constraints	Adjacent to Lavender Hall Local Nature Reserve

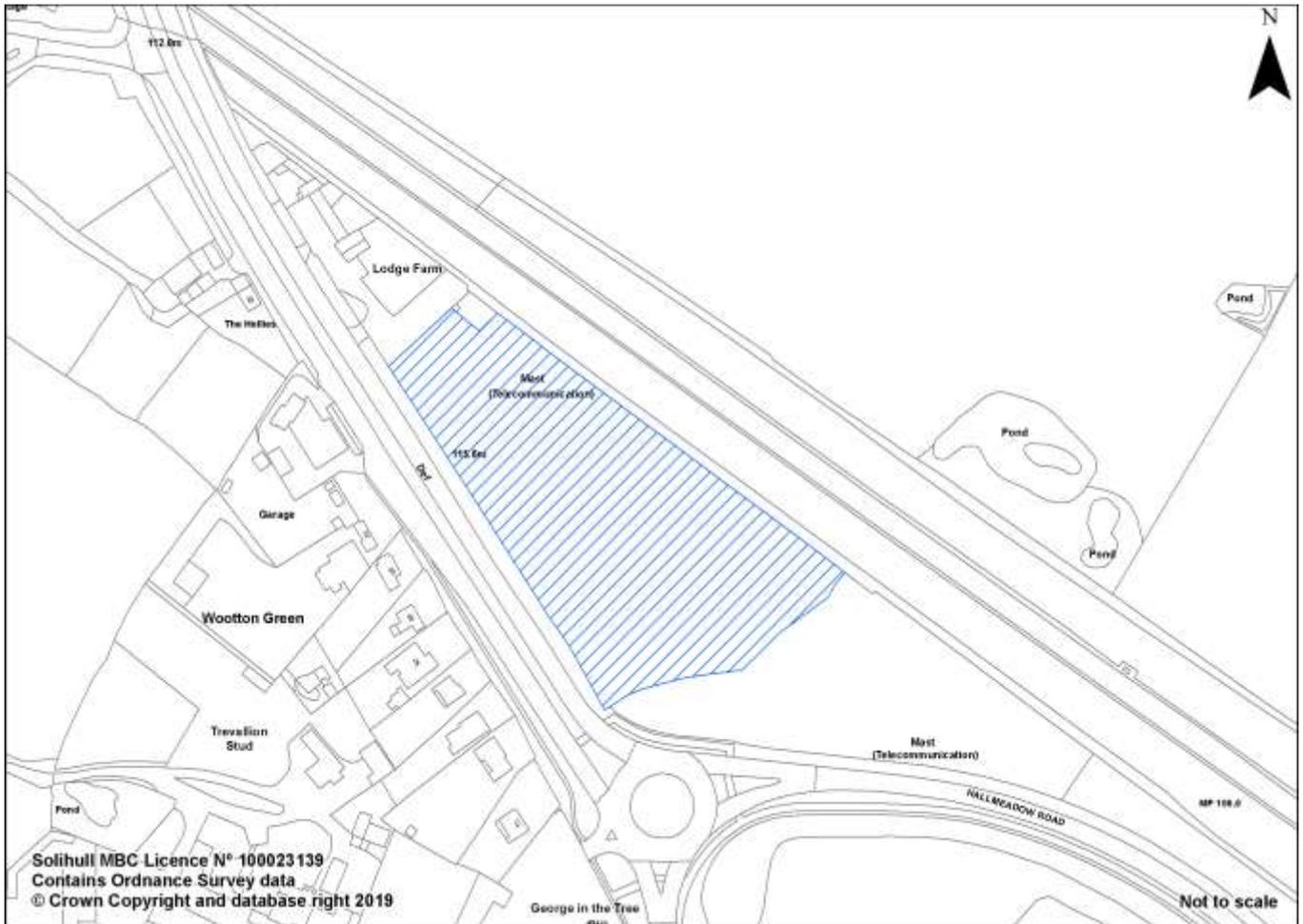
Evidence

SHELAA	Category 2 (Some achievability constraints)
Accessibility Study	Primary School: Low Food Store: Very High GP Surgery: High Public Transport: Medium (Rail) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP52) overall with a combined score of 6. Moderately performing in terms of purposes 1, 2 and 3.
Landscape Character Assessment	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	6
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, although it is too small in isolation. Site has high level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable, subject to some constraints. Given its limited size and existing constraints, may more suitably come forward as a windfall site.
Site Selection Step 2	G

Site Reference	43	Site Name	Land adjacent to Old Lodge Farm
Gross Area (Ha)	1.36	Ward	Meriden
Capacity (SHELAA)	40	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Proximity to railway line Habitats of wildlife interest

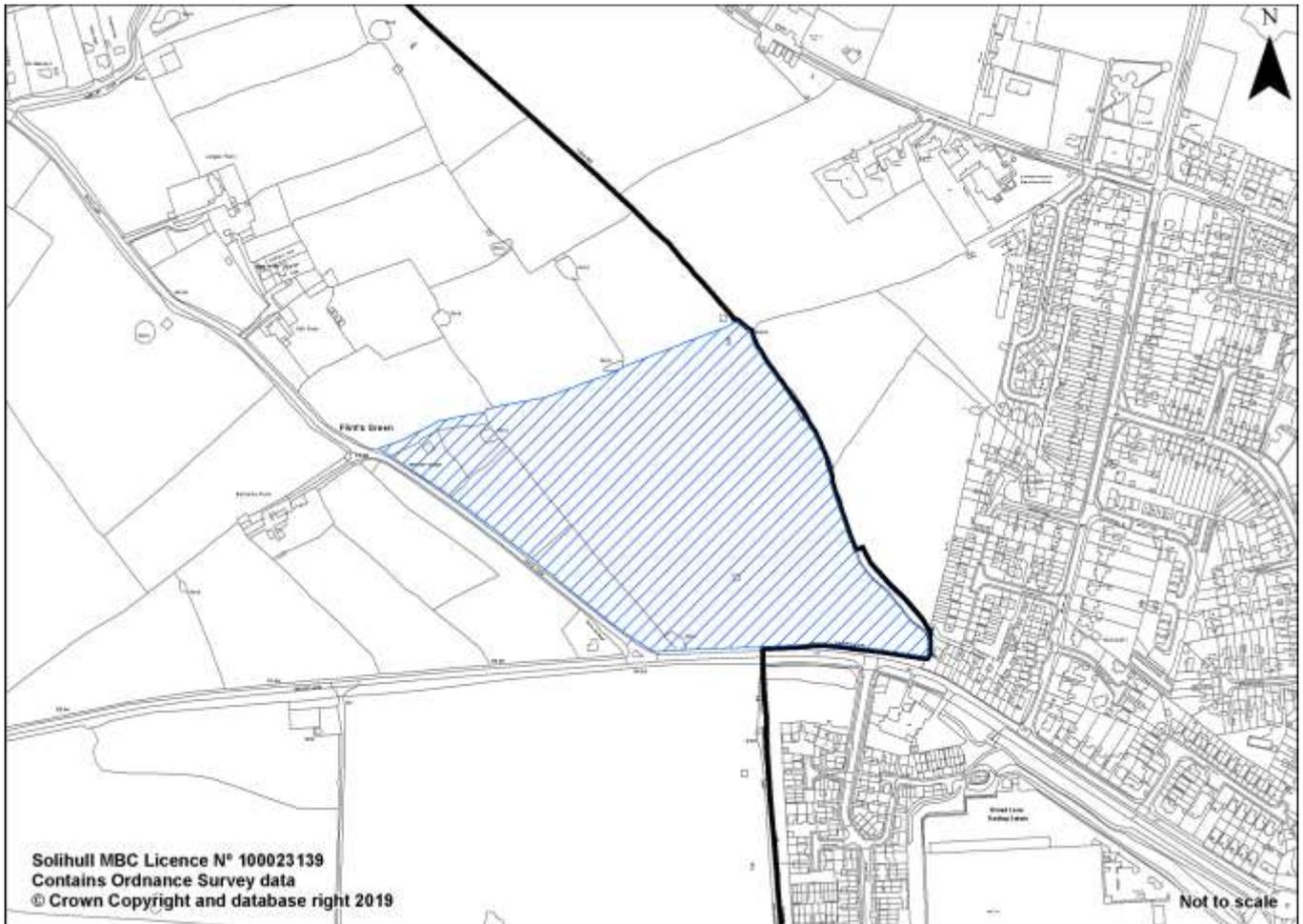
Evidence

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Moderately performing parcel (RP52) overall with a combined score of 6. Moderately performing in terms of purposes 1, 2 and 3.
Landscape Character Assessment	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	6
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and is well-contained by the rail corridor. Site has a medium level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable, subject to some constraint. The SA identifies 5 positive and 6 negative effects. Given its limited size and existing constraints, may more suitably come forward as a windfall site.
Site Selection Step 2	G

Site Reference	66	Site Name	Land NE side of Back Lane
Gross Area (Ha)	9.13	Ward	Meriden
Capacity (SHELAA)	200	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Minerals Safeguarding Area for Coal
Hard Constraints	None
Soft constraints	Habitats of wildlife interest PROW M225 along eastern boundary of site

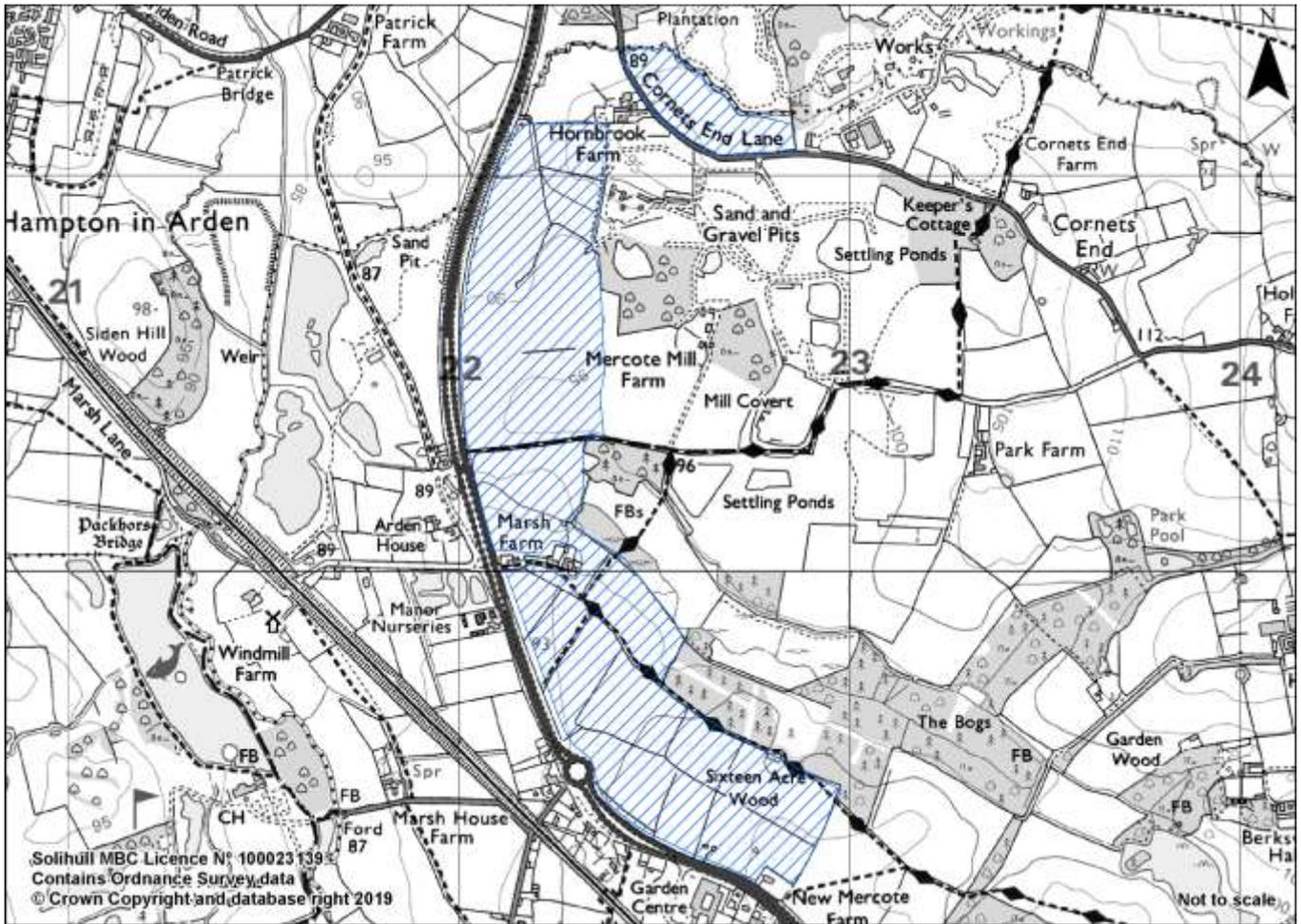
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Very Low Public Transport: Very High (Bus) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP81) overall with a combined score of 4. Moderately performing in terms of purpose 3.
Landscape Character Assessment	Within LCA6 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 49 17 effects: 1 positive (1 significant) 7 neutral; 9 negative (2 significant).

Site Selection

Spatial Strategy	Could be considered as Growth Option G – Urban Extension, however, the site would be an urban extension to Coventry and is not related to Solihull settlements.
Site Selection Topic Paper	Site does not fit into the spatial strategy.
Site Selection Step 1	9
Commentary	Site is within lower performing parcel in the Green Belt Assessment, although it is isolated from development in the Borough and would result in indefensible boundaries. Site has medium level of accessibility, but related wholly towards Coventry, is in an area of medium visual sensitivity with very low capacity for change and is deliverable, although it would be more likely to meet housing need in Coventry. The SA identifies mainly neutral or negative effects, of which accessibility to key economic assets and leisure facilities are significant. Not identified as an area for growth in the spatial strategy
Site Selection Step 2	R

Site Reference	76	Site Name	Berkswell Quarry - potential extension land
Gross Area (Ha)	70.26	Ward	Meriden
Capacity (SHELAA)	Assessed For Employment only	Parish	Berkswell
Green Belt	100	Greenfield/Brownfield	Quarry site and greenfield



Constraints

Policy Constraints	Green Belt Mineral Safeguarding Area
Hard Constraints	HS2 crosses through site High pressure gas pipeline
Soft constraints	HS2 safeguarding area Existing minerals operations High pressure gas pipeline Proximity to Berkswell Meadows SSSI Adjacent to Local Wildlife Site PROW M217 crosses through the site

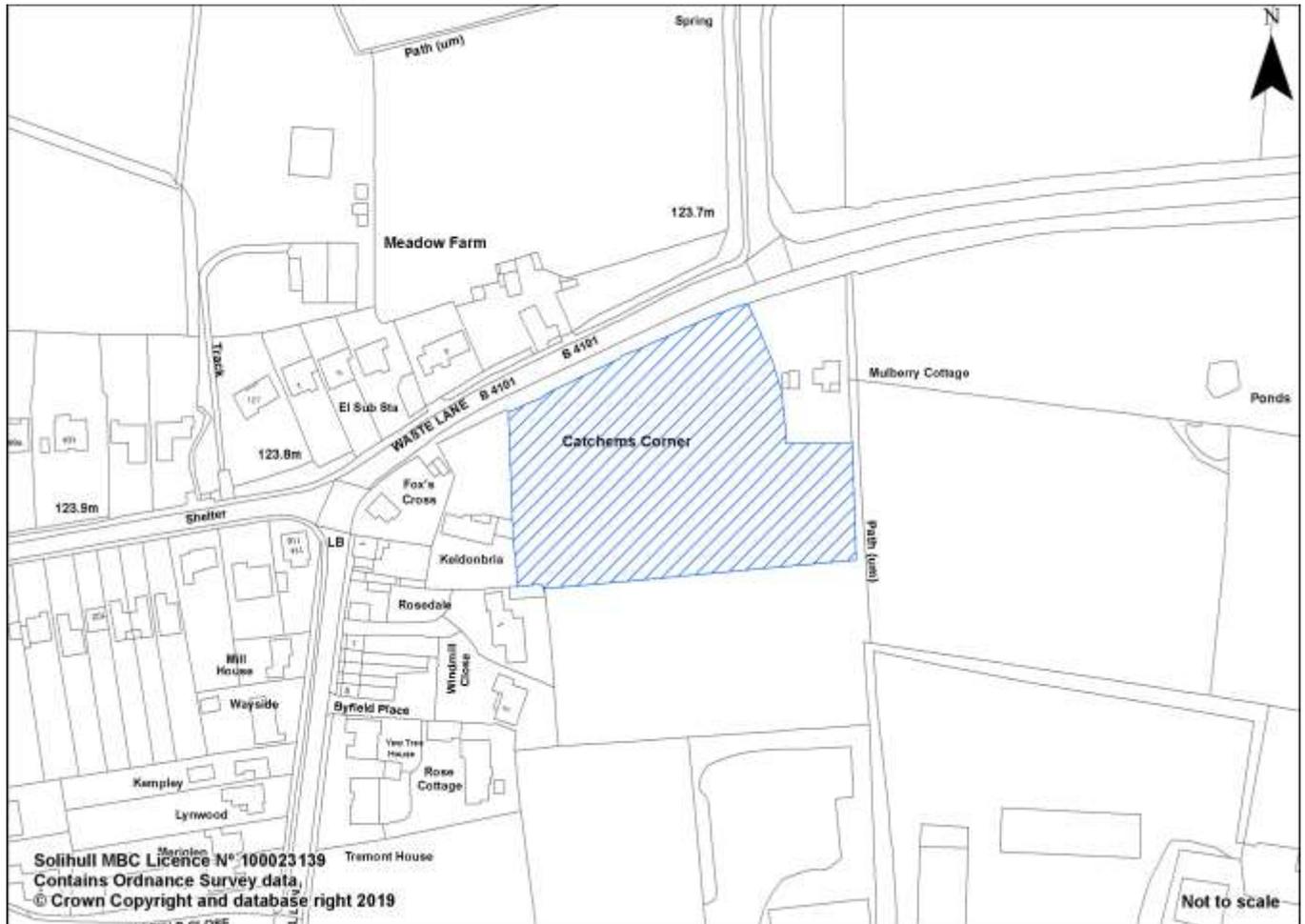
Evidence

SHELAA	Not assessed for residential use.
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Partly within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low Partly within LCA8 Landscape character sensitivity - Medium Visual sensitivity - M
Sustainability Appraisal	AECOM 82 17 effects: 2 positive; 5 neutral; 10 negative (4 significant).

Site Selection

Spatial Strategy	Site was put forward for Minerals-related uses and not a growth option. CHECK WITH MB
Site Selection Topic Paper	Site has been assessed for Minerals-related uses and employment land. CHECK WITH MB
Site Selection Step 1	10
Commentary	Site is within higher performing parcel in the Green Belt Assessment, and would result in an indefensible boundary. Site has a very low level of accessibility, is in an area of high visual sensitivity with very low capacity for change. The SA identifies 2 positive and 10 negative effects, including 4 significant negative. The site was suggested as a new settlement as part of representations in the Draft Local Plan Review. The site is highly constrained, in an area of high performing Green Belt and performs poorly in the Sustainability Appraisal for residential use.
Site Selection Step 2	R

Site Reference	79	Site Name	Land fronting Waste Lane, Balsall Common
Gross Area (Ha)	0.73	Ward	Meriden
Capacity (SHELAA)	24	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Mineral safeguarding area for coal
Hard Constraints	None
Soft constraints	Proximity to locally listed building PROW M190 to east of site

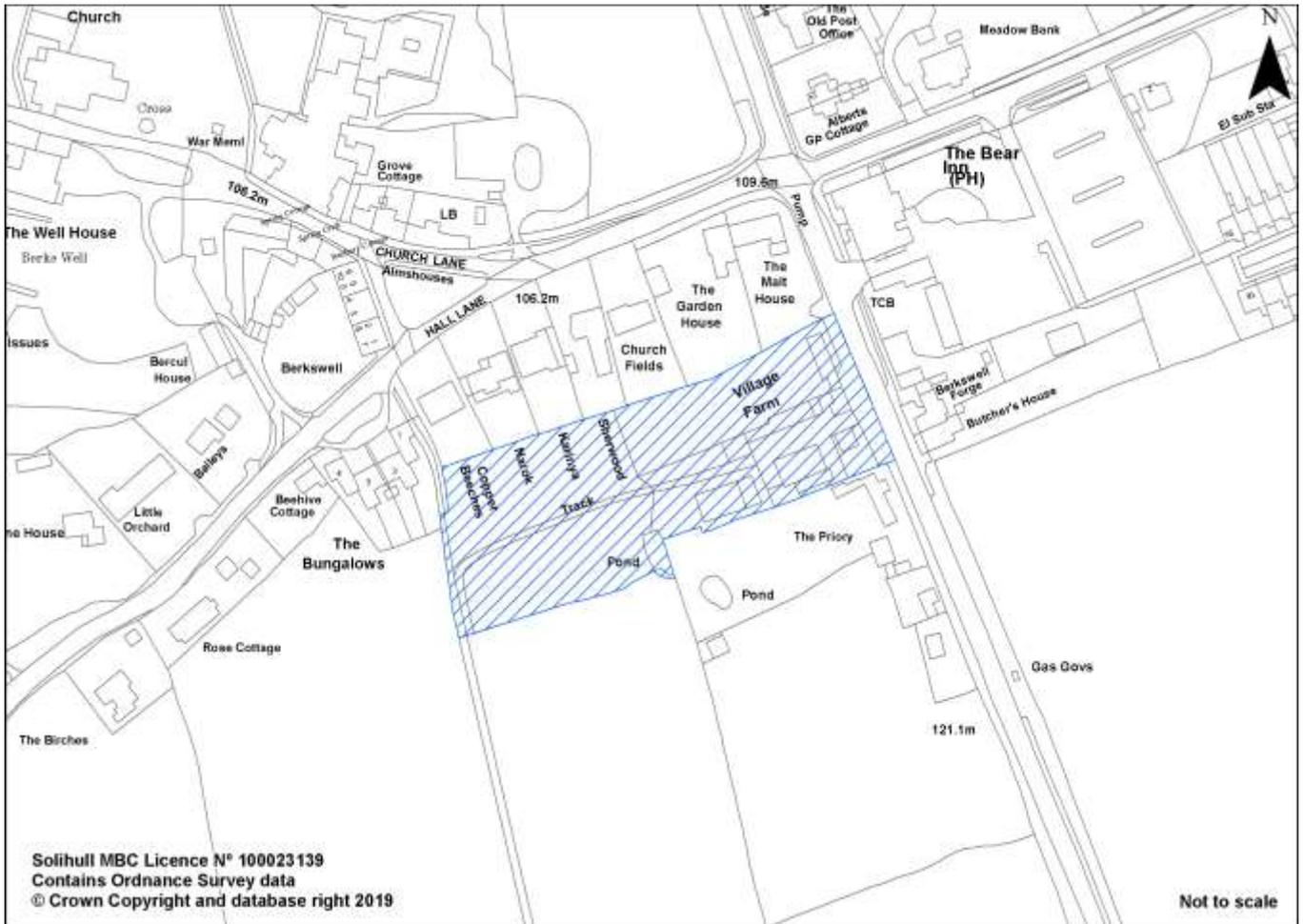
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP56) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 55 17 effects: 3 positive (1 significant); 8 neutral; 6 negative (2 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	5
Commentary	Site is within lower performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. Site has a low level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 5 positive and 6 negative effects. Given that the settlement is identified for significant growth, site could be considered as part of a larger site.
Site Selection Step 2	G

Site Reference	89	Site Name	Land at Coventry Road, Berkswell
Gross Area (Ha)	0.74	Ward	Meriden
Capacity (SHELAA)	15	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt Mineral safeguarding area for coal
Hard Constraints	Listed building on-site
Soft constraints	All of site within Berkswell Conservation Area PROW M192 along western edge of site

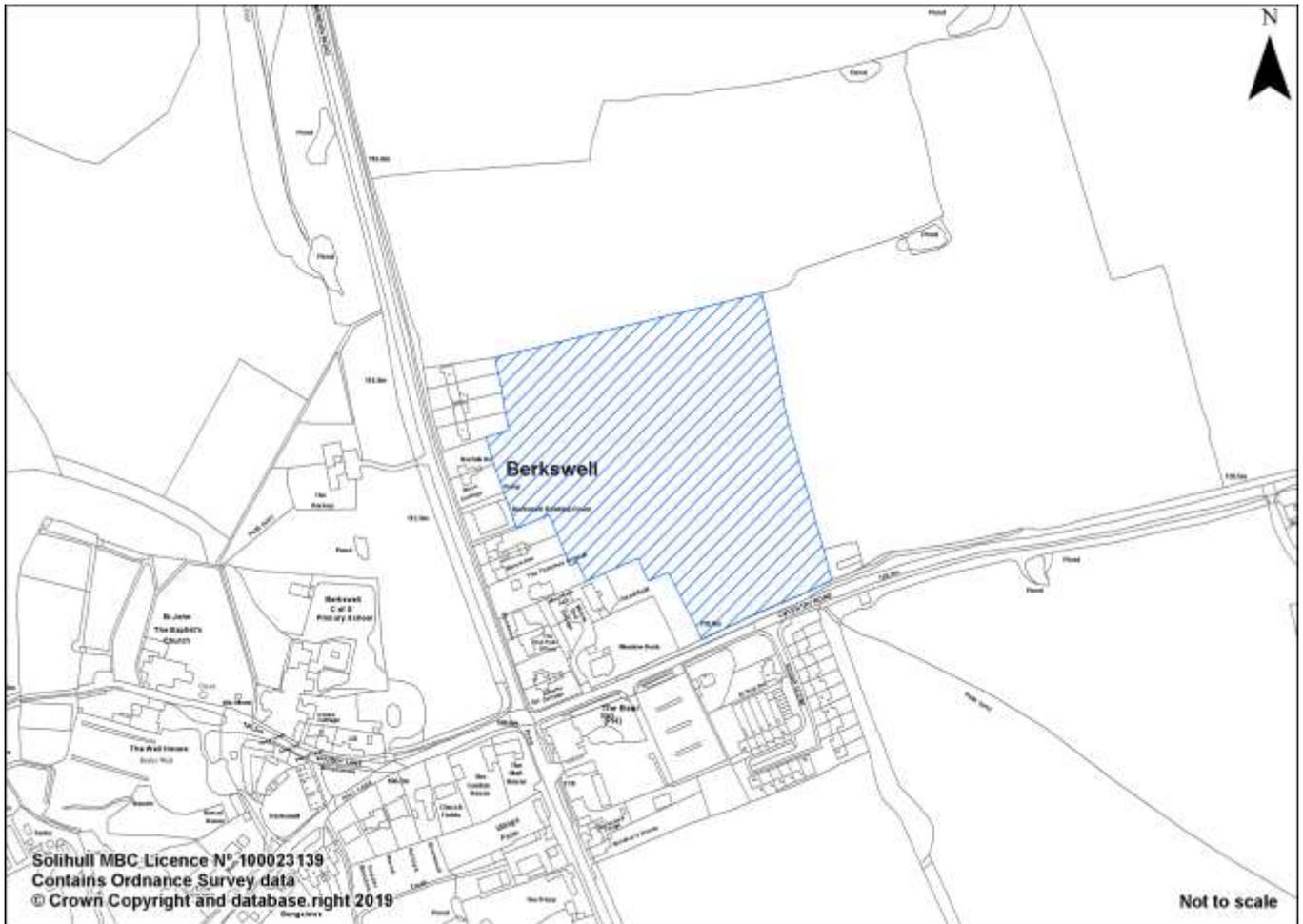
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very Low Public Transport: Low/Medium (Rail) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 83 17 effects: 3 positive (2 significant); 7 neutral; 7 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Berkswell village as identified as inappropriate for infilling and unsuitable for expansion.
Site Selection Step 1	10
Commentary	Site is part brownfield within higher performing parcel in the Green Belt Assessment, being a small site within a conservation village that is washed over green belt. Site has a medium to high level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. The SA identifies 3 positive and 7 negative effects, although only accessibility to leisure facilities is a significant negative. Whilst the village is identified as not suitable for even limited infilling, development could be considered through development management process
Site Selection Step 2	R

Site Reference	90	Site Name	Land at Coventry Road, Berkswell
Gross Area (Ha)	3.18	Ward	Meriden
Capacity (SHELAA)	20	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt Mineral safeguarding area for coal
Hard Constraints	None
Soft constraints	Part of site within Berkswell Conservation Area

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very Low Public Transport: Low (Rail) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 83 17 effects: 3 positive (2 significant); 7 neutral; 7 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Berkswell village as identified as inappropriate for infilling and unsuitable for expansion.
Site Selection Step 1	10
Commentary	Site is within higher performing parcel in the Green Belt Assessment, on the edge of a conservation village that is washed over green belt. Site has a medium to high level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. The SA identifies 3 positive and 7 negative effects, although only accessibility to leisure facilities is a significant negative. The village is identified as not suitable for even limited infilling
Site Selection Step 2	R

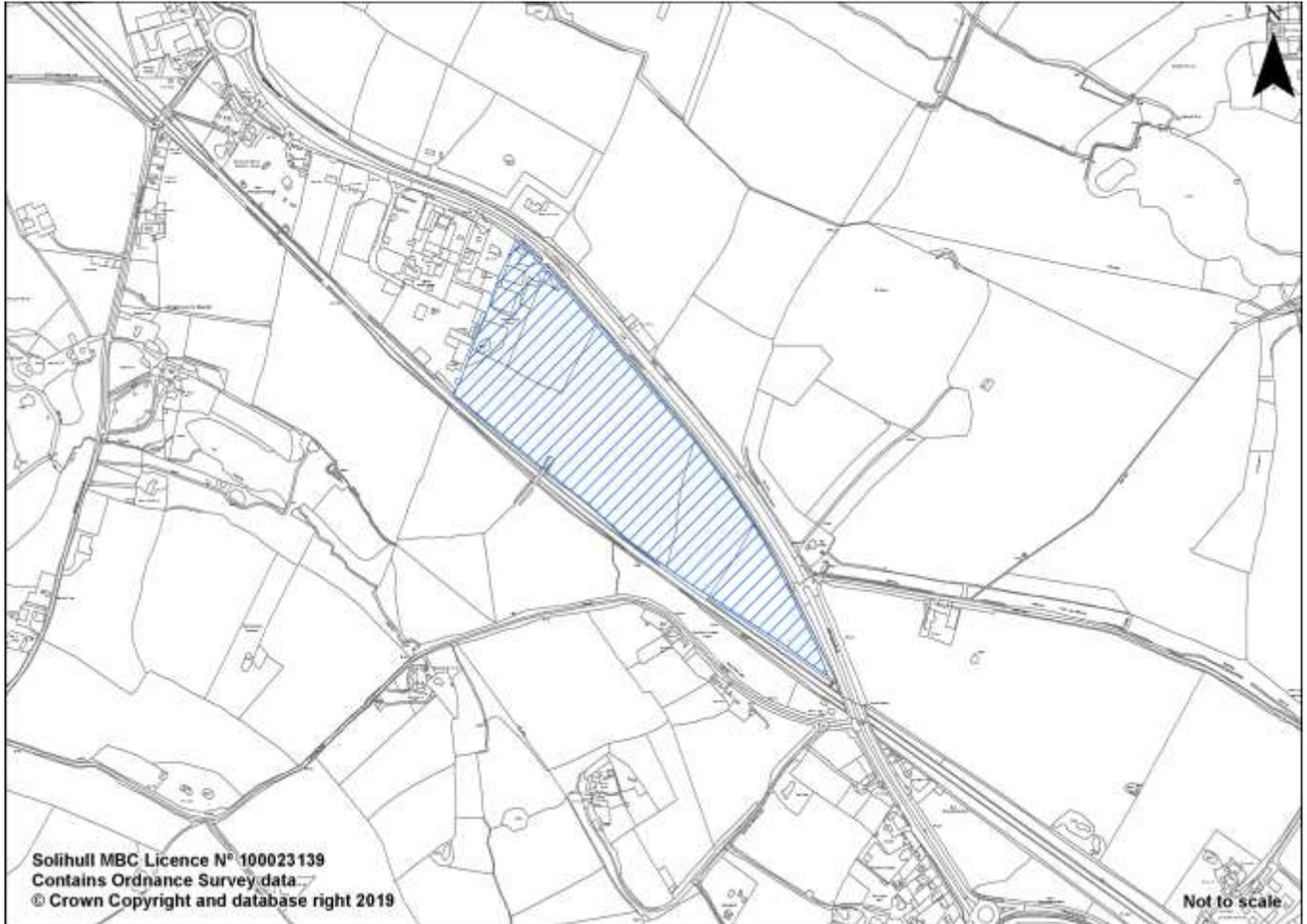
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Site has been assessed for employment uses and not included in the residential assessment.
Site Selection Step 1	10
Commentary	Site is within highly performing parcel in the Green Belt Assessment, would result in indefensible boundaries, and is isolated from the any settlement. Site likely to have a low level of accessibility due to its isolation, and is in an area of high visual sensitivity with very low capacity for change. Whilst Balsall Common is identified as suitable for significant expansion, this site is remote from the northern extent of the settlement and poorly related to any other settlement
Site Selection Step 2	R

Site Reference	92	Site Name	New Mercote Farm
Gross Area (Ha)	13.01	Ward	Meriden
Capacity (SHELAA)	Assessed For Employment only	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Mineral safeguarding area / Area of search
Hard Constraints	High pressure gas pipeline inner zone
Soft constraints	HS2 Safeguarding Zone PROW M144a through the site Proximity to railway line Proximity to railway line Overhead cables

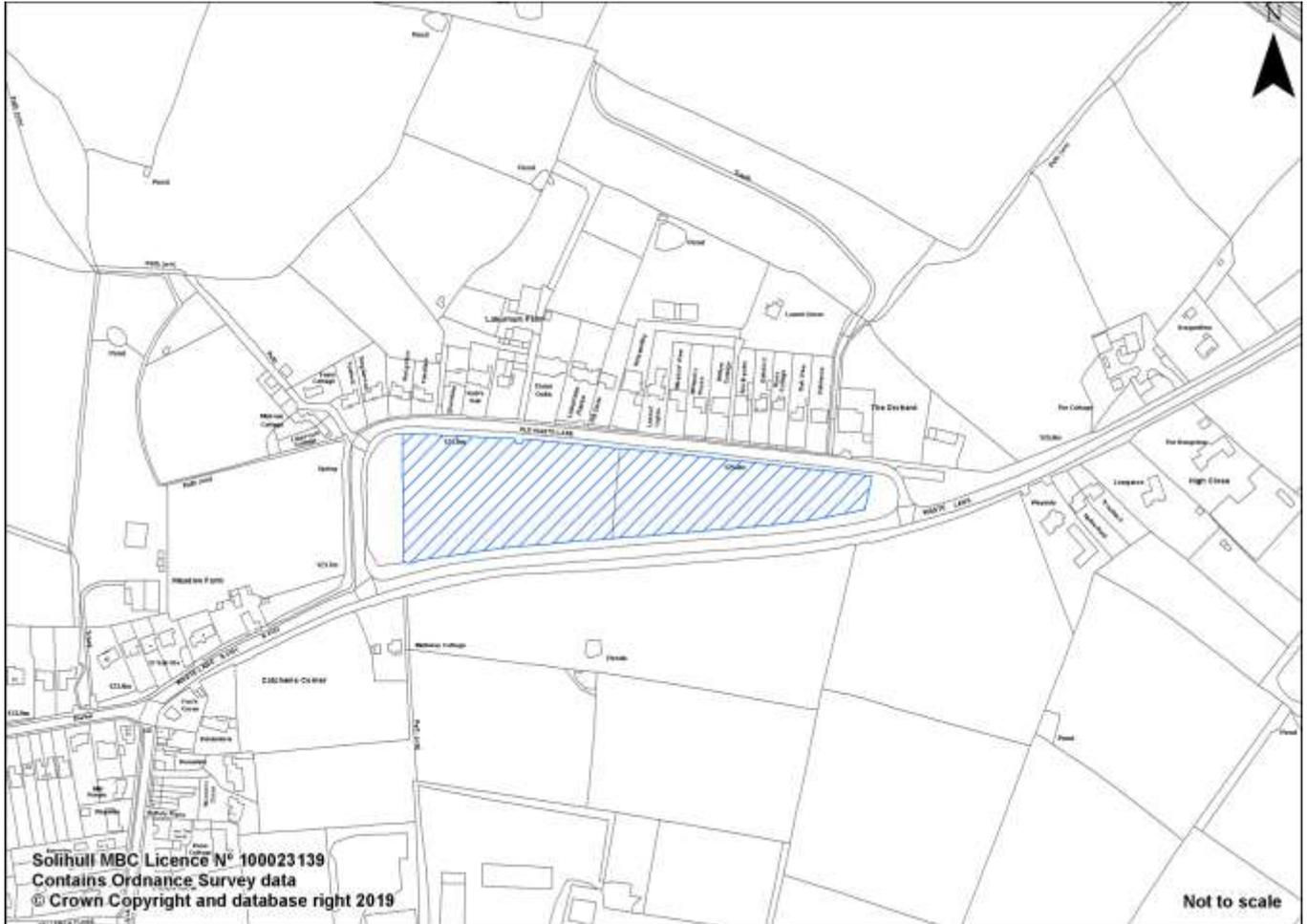
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Primary School: Very Low Food Store: Medium GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA03) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Site assessed for employment and not residential use. Although Balsall Common is identified as an area suitable for significant growth, site is detached from settlement with low accessibility.
Site Selection Step 1	10
Commentary	Site is within highly performing parcel in the Green Belt Assessment, and is well-contained by the road and rail corridor, but is isolated from the settlement to the south. Site has a low level of accessibility, is in an area of high visual sensitivity with very low capacity for change. Whilst Balsall Common is identified as suitable for significant expansion, this site is beyond the northern extent of the settlement and poorly related to it
Site Selection Step 2	R

Site Reference	101	Site Name	Land at Old Waste Lane/Waste Lane
Gross Area (Ha)	1.64	Ward	Meriden
Capacity (SHELAA)	40	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Mineral safeguarding area for Coal
Hard Constraints	None
Soft constraints	PROW M190 through site Proximity to locally listed building Habitats of wildlife interest

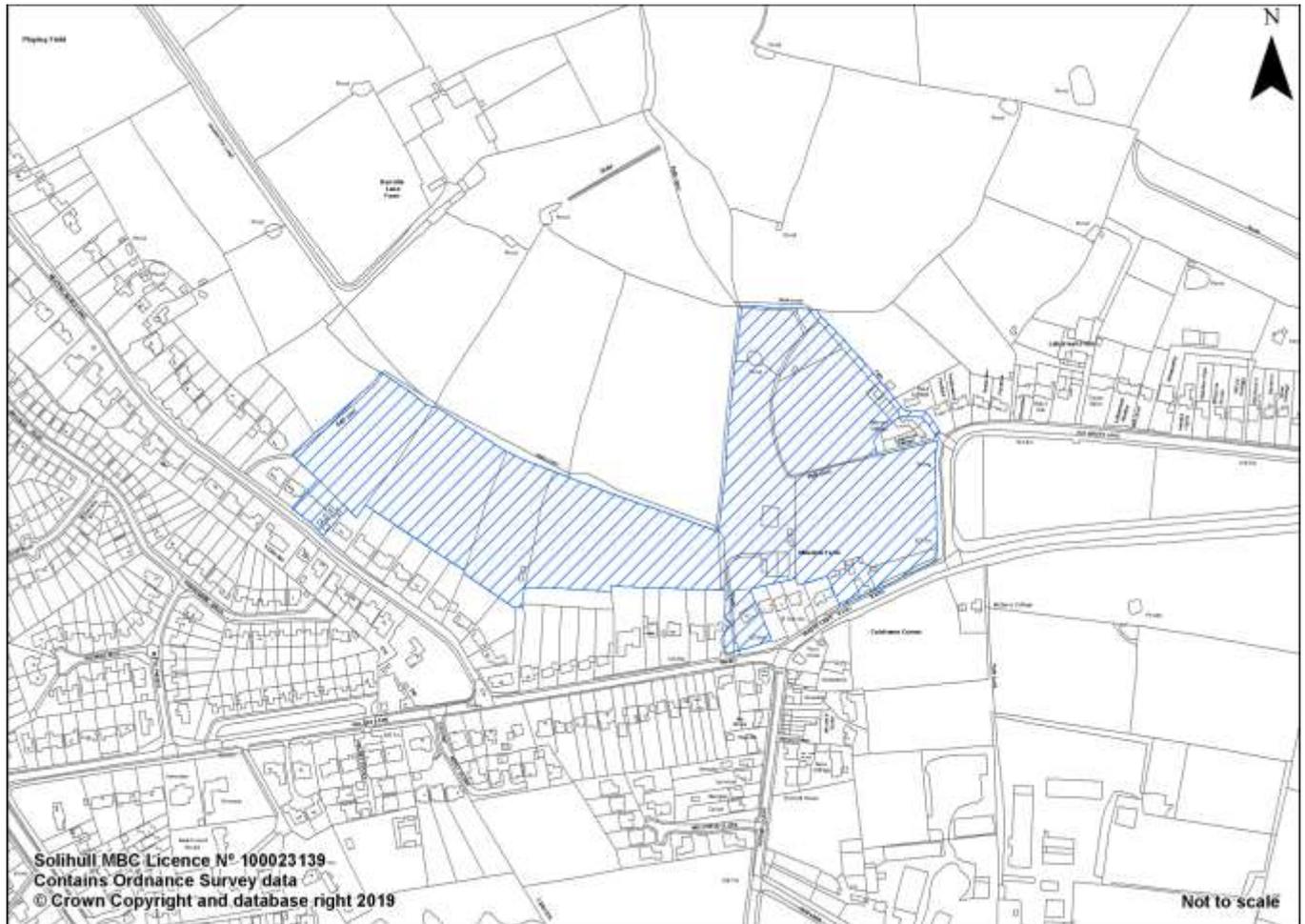
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP56) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 55 17 effects: 3 positive (1 significant); 8 neutral; 6 negative (2 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	7
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, although it is too small and poorly related in isolation. Site has a low level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 5 positive and 6 negative effects. Given that the settlement is identified for significant growth, site may more suitably come forward if wider alterations to the Green Belt boundary are pursued.
Site Selection Step 2	G

Site Reference	102	Site Name	Land at Meeting House Lane and Waste Lane
Gross Area (Ha)	6.37	Ward	Meriden
Capacity (SHELAA)	Estimated 149	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt Mineral safeguarding area for Coal
Hard Constraints	TPO on site
Soft constraints	PROW M193 through site and PROWs M191 and M195 along the boundary Habitats of wildlife interest Proximity to locally listed building

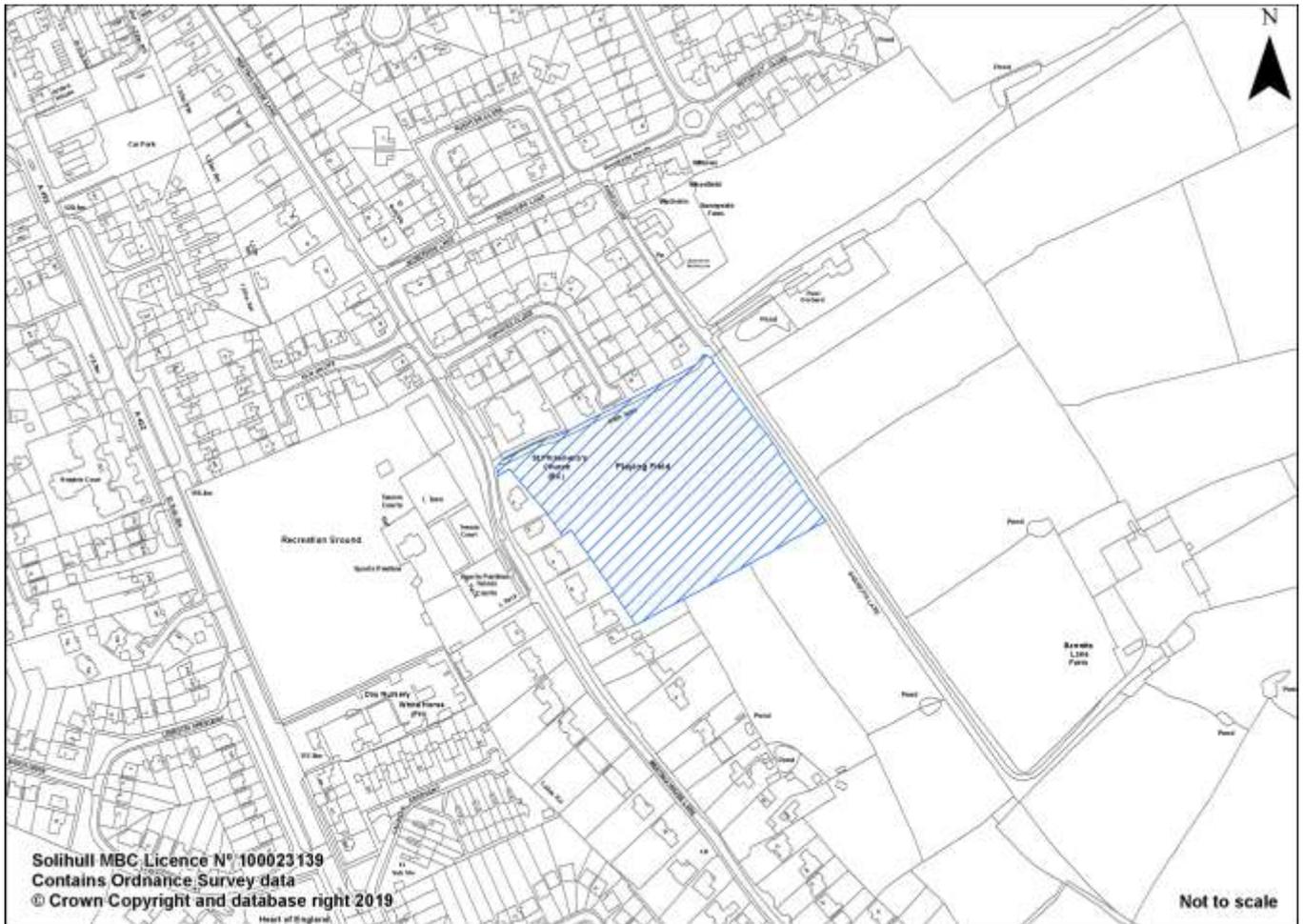
Evidence

SHELAA	Assessed as part of SHELAA Site 1002 - Category 2 (some suitability constraints)
Accessibility Study	Primary School: Medium Food Store: High GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP54) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 97 17 effects: 6 positive (2 significant); 5 neutral; 6 negative (3 significant).

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	6
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. Site has a low level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 6 positive and 6 negative effects, of which only the proximity to a heritage asset and the distance to key economic assets are significant. Could be considered as part of a larger site, subject to constraints.
Site Selection Step 2	G

Site Reference	169	Site Name	Blessed Robert Griswold
Gross Area (Ha)	1.87	Ward	Meriden
Capacity (SHELAA)	Estimated 47	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on boundary of site
Soft constraints	Recreation ground PROW M193 runs along eastern boundary

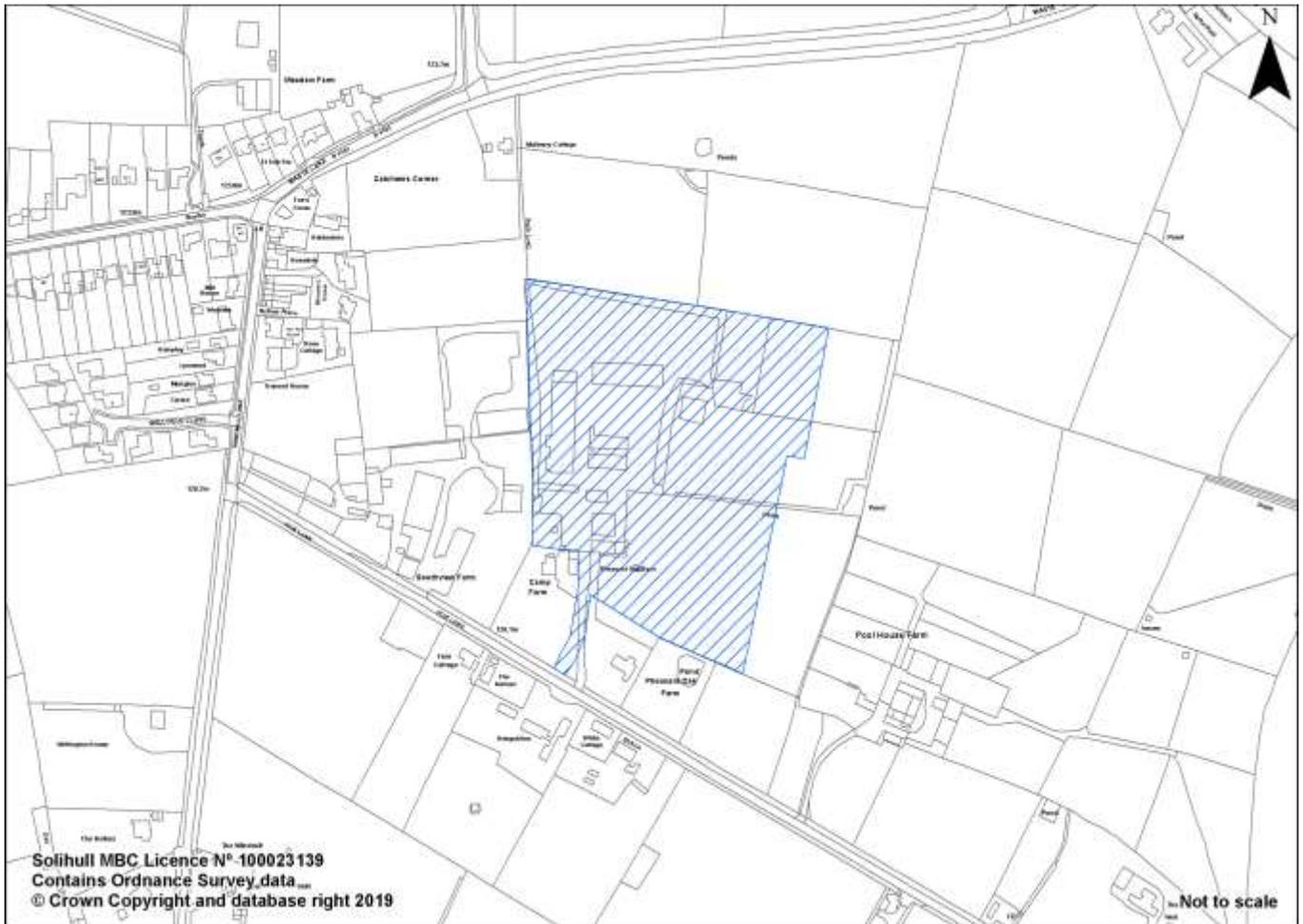
Evidence

SHELAA	Assessed as part of SHELAA Site 1016 - Category 1
Accessibility Study	Primary School: Low Food Store: Very High GP Surgery: Very High Public Transport: Medium (Rail) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP54) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 97 17 effects: 6 positive (2 significant); 5 neutral; 6 negative (3 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. Site has a high level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 6 positive and 6 negative effects, of which only the proximity to a heritage asset and the distance to key economic assets are significant. Could be considered as part of a larger site, subject to constraints.
Site Selection Step 2	G

Site Reference	170	Site Name	Pheasant Oak Farm
Gross Area (Ha)	3.51	Ward	Meriden
Capacity (SHELAA)	80	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt Mineral safeguarding area for coal
Hard Constraints	None
Soft constraints	Existing uses on site Small area of contaminated land PROW M190 runs through the site.

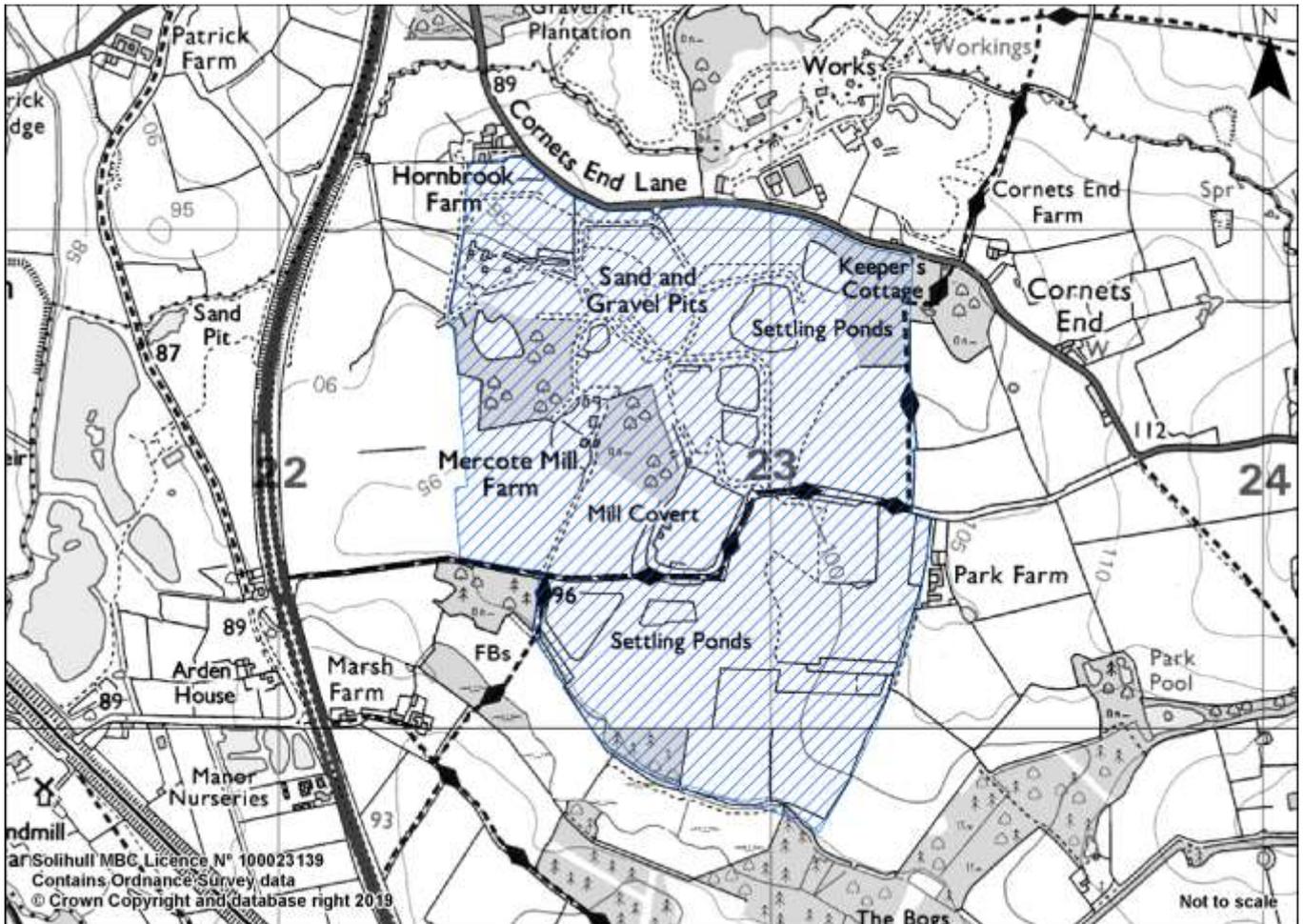
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 55 17 effects: 3 positive (1 significant); 8 neutral; 6 negative (2 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	3
Commentary	Part brownfield site within high performing parcel in the Green Belt Assessment, and would result in an indefensible boundary. Site has a low level of accessibility, is in an area of medium visual sensitivity with low capacity for change. The SA identifies 3 positive and 6 negative effects, of which only the distance to key economic assets and convenience store or supermarket are significant. Settlement is identified for significant growth and given its detached location and the lack of clear, firm green belt boundaries could only be considered as part of a larger site
Site Selection Step 2	G

Site Reference	212	Site Name	Land at Berkswell Quarry
Gross Area (Ha)	96.67	Ward	Meriden
Capacity (SHELAA)	Assessed For Employment only	Parish	Berkswell
Green Belt	100	Greenfield/Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt Mineral Safeguarding area Strategic Waste Management Facility Area of search for waste management facilities
Hard Constraints	Adjacent to SSSI High pressure gas pipeline inner and middle zone
Soft constraints	Local Wildlife Site on site Small part of site within HS2 Safeguarding zone PROW M217 runs through the site Contaminated land on part of site

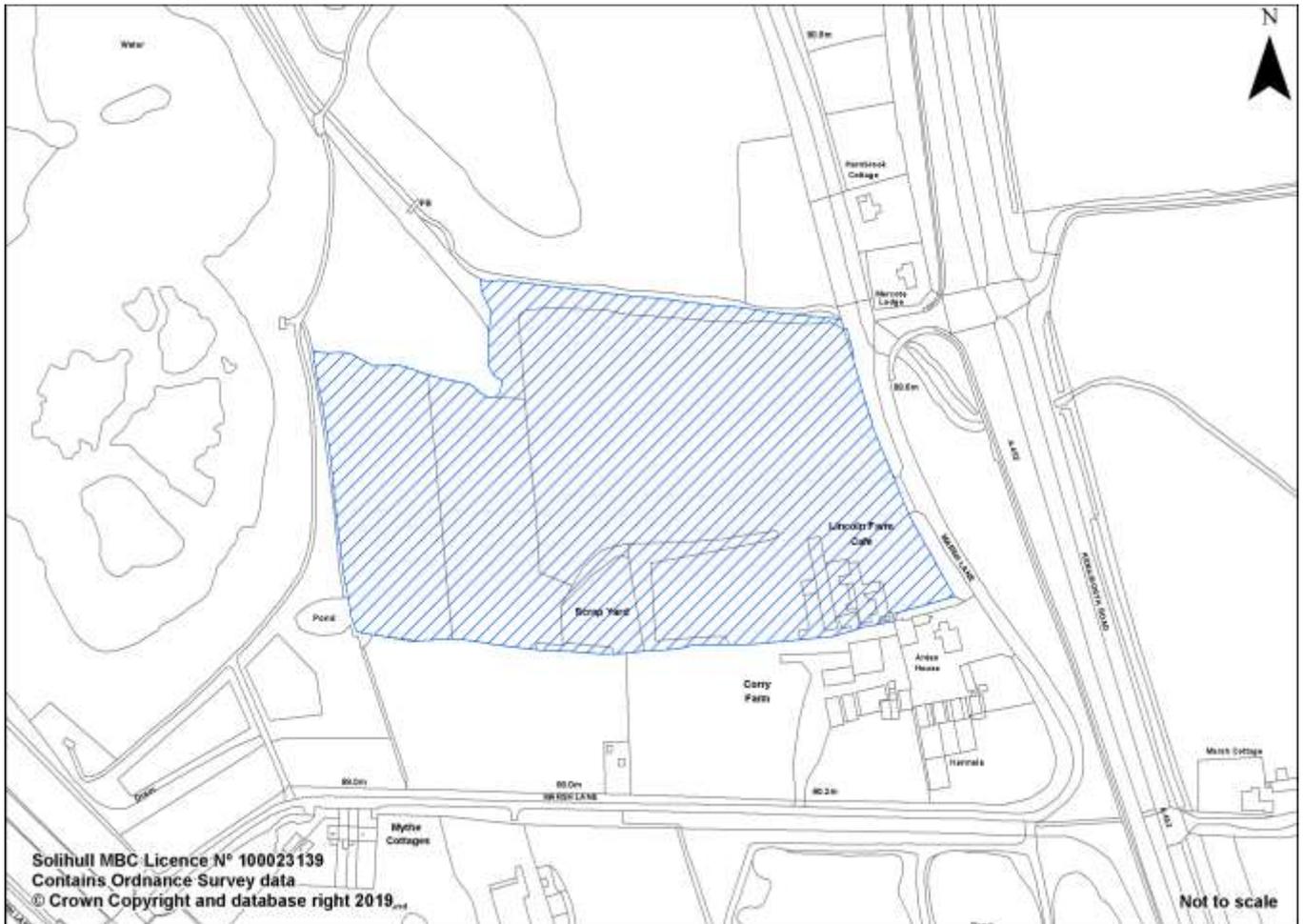
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA8 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Varies from Low to High Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 82 17 effects: 2 positive; 5 neutral; 10 negative (4 significant).

Site Selection

Spatial Strategy	Land has been put forward for Minerals and not housing. Land is located within the Minerals Safeguarding Area.
Site Selection Topic Paper	Site has been put forward for Minerals and not included in the residential assessment.
Site Selection Step 1	10
Commentary	Site not assessed for residential use.
Site Selection Step 2	R

Site Reference	216	Site Name	Land at Lincoln Farm Truckstop
Gross Area (Ha)	4.20	Ward	Meriden
Capacity (SHELAA)	98	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Green Belt Mineral Safeguarding Area/Area of Search
Hard Constraints	None
Soft constraints	Majority of site in Flood Zone 2 and high proportion in Flood Zone 3 Contaminated land on part of site Existing use on site

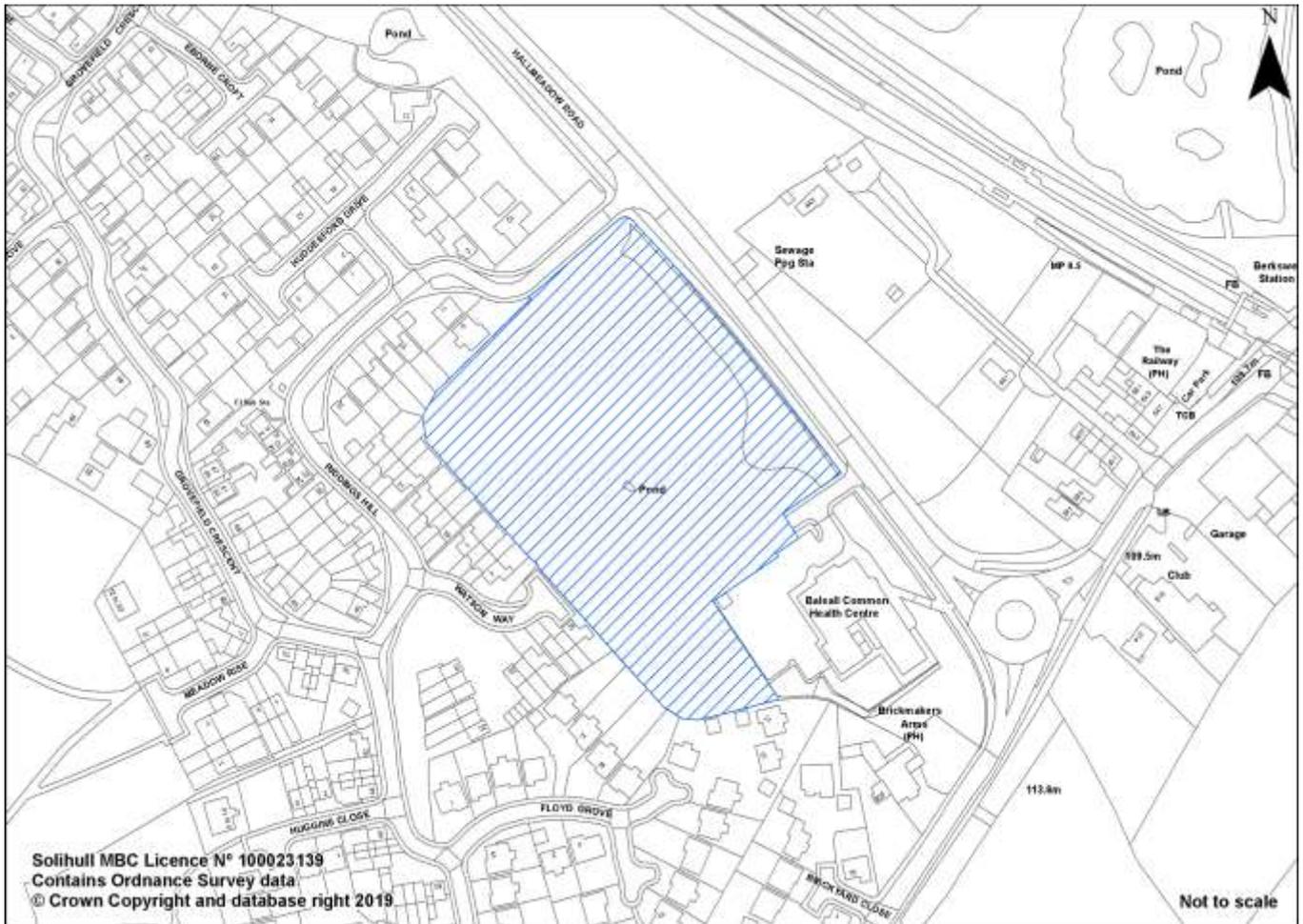
Evidence

SHELAA	Category 3 (significant suitability and significant achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Very Low Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA03) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA8 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Varies from Low to High Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 84 17 effects: 1 positive; 6 neutral; 10 negative (4 significant).

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
Site Selection Topic Paper	Although site is brownfield land, it is in an isolated location and would not fit into the spatial strategy.
Site Selection Step 1	8
Commentary	Site is within higher performing parcel in the Green Belt Assessment, is remote and would result in an indefensible boundary. Site has a very low level of accessibility, is in an area of high visual sensitivity with very low capacity for change. The SA identifies 1 positive and 10 negative effects, including 4 significant negative. Whilst Balsall Common is identified as suitable for significant expansion, this site is remote, well beyond the northern extent of the settlement and poorly related to any settlement
Site Selection Step 2	R

Site Reference	227	Site Name	Land at Hallmeadow Road
Gross Area (Ha)	1.81	Ward	Meriden
Capacity (SHELAA)	65	Parish	Berkswell
Green Belt	12	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt (part of site) Includes land allocated as part of SLP Site 19
Hard Constraints	None
Soft constraints	Access

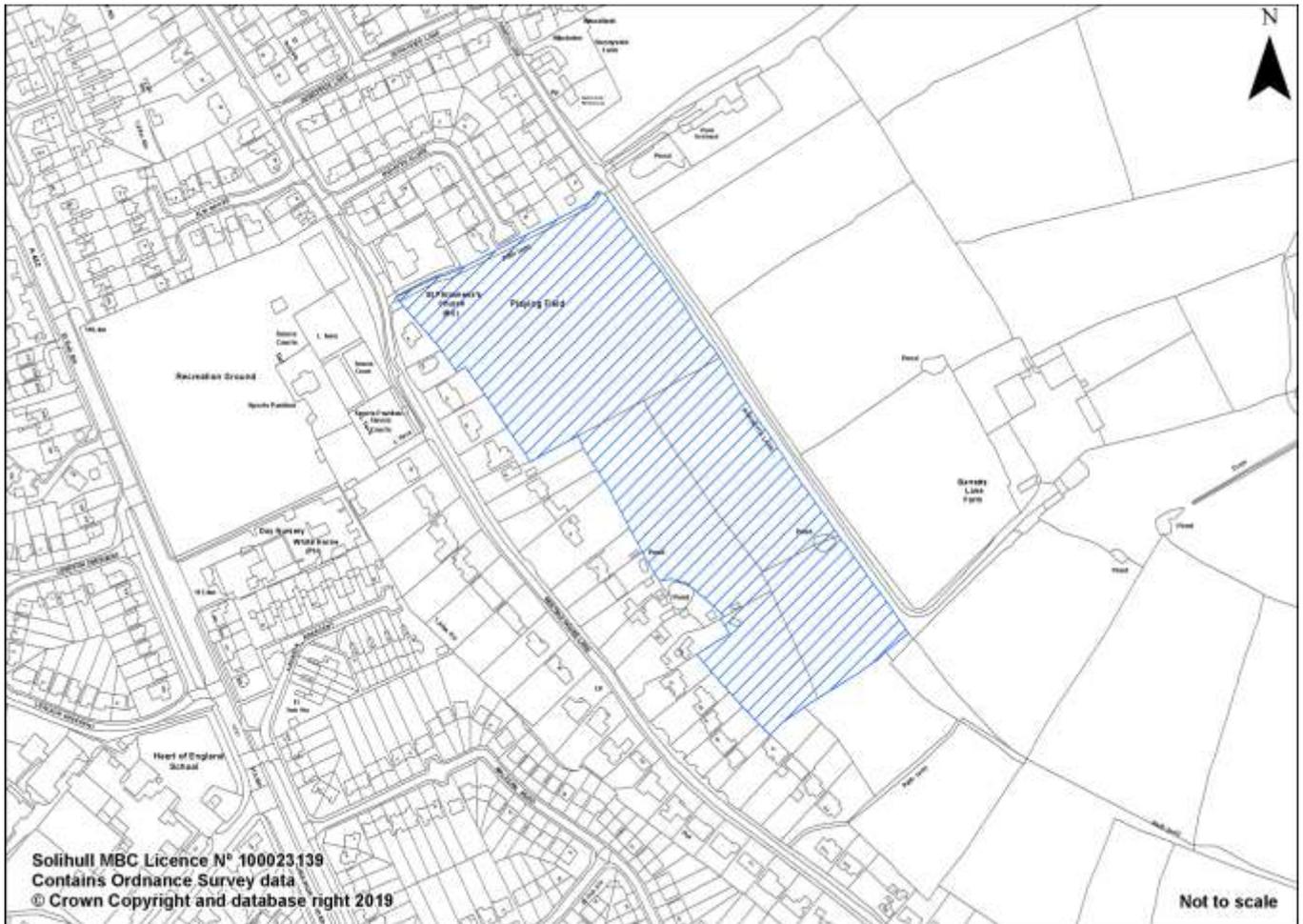
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very Low Food Store: Very High GP Surgery: Very High Public Transport: Very High (Rail) Overall: High Access: Existing footway
Green Belt Assessment	Site not included in study area of Green Belt Assessment.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Site assessed as part of AECOM 29 for 2013 Local Plan as SLP Site 19.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Considered suitable for development in the 2013 Local Plan, and released from the Green Belt.
Site Selection Step 1	2
Commentary	Site 19 allocated in the SLP2013 and is within the inset area of Balsall Common. Site has high level of accessibility, is in an area of medium visual sensitivity with very low capacity for change and is deliverable.
Site Selection Step 2	G

Site Reference	236	Site Name	Land off Oxhayes Close
Gross Area (Ha)	4.25	Ward	Meriden
Capacity (SHELAA)	Estimated 99	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Mineral safeguarding area for coal
Hard Constraints	TPOs on site Proximity to Listed buildings
Soft constraints	PROW M193 along boundary of site Habitats of wildlife interest

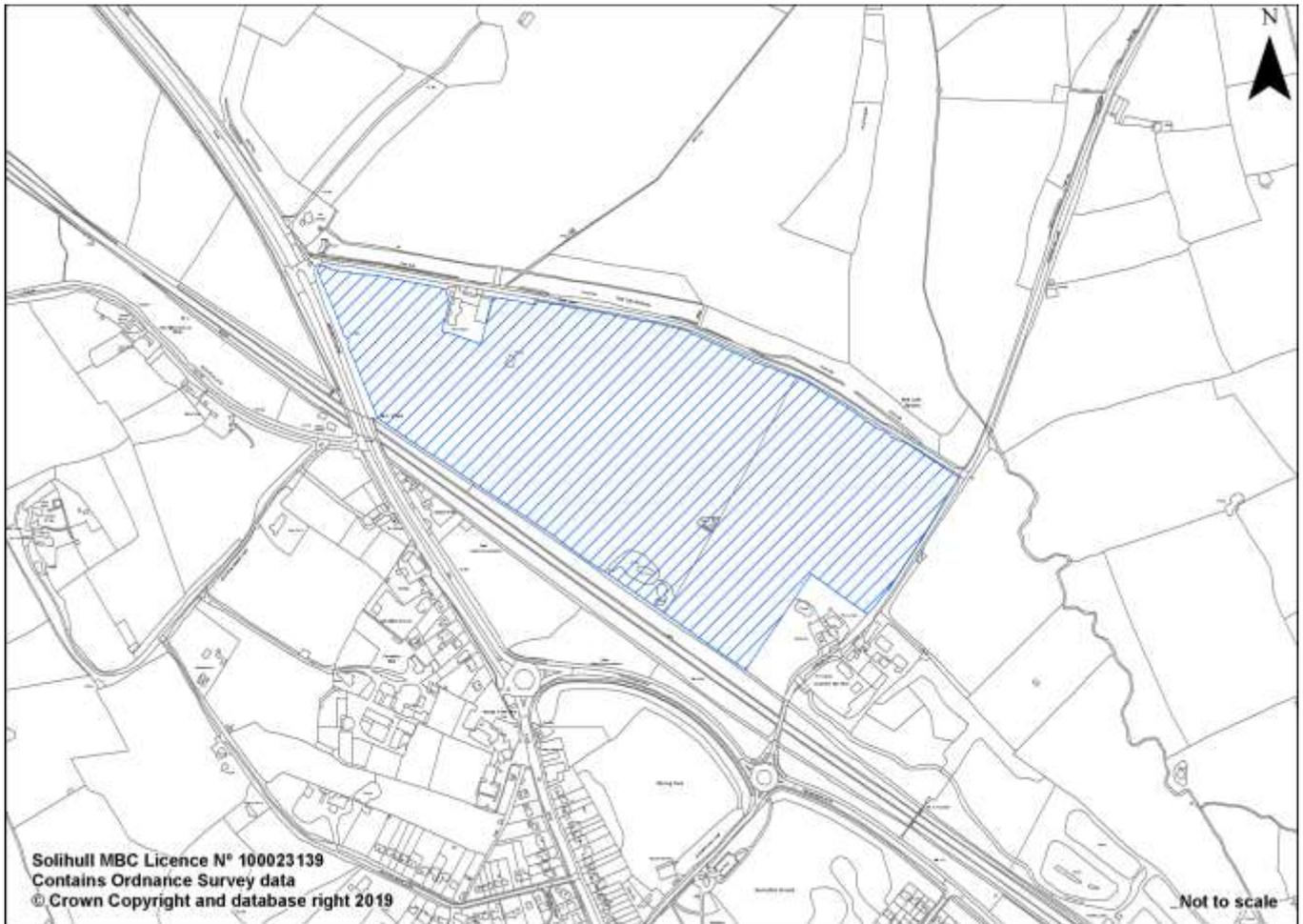
Evidence

SHELAA	Assessed as part of SHELAA Site 1016 - Category 1
Accessibility Study	Primary School: Low Food Store: Very High GP Surgery: High Public Transport: Medium (Rail) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP54) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 97 17 effects: 6 positive (2 significant); 5 neutral; 6 negative (3 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. Site has a high level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 5 positive and 6 negative effects, of which only the proximity to a heritage asset and the distance to key economic assets are significant. Could be considered as part of a larger site, subject to constraints.
Site Selection Step 2	G

Site Reference	305	Site Name	North of Balsall Common
Gross Area (Ha)	20.83	Ward	Meriden
Capacity (SHELAA)	366	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Proximity to Listed buildings
Soft constraints	Access HS2 line to cross site Most of site within HS2 Safeguarding Zone Overhead cables

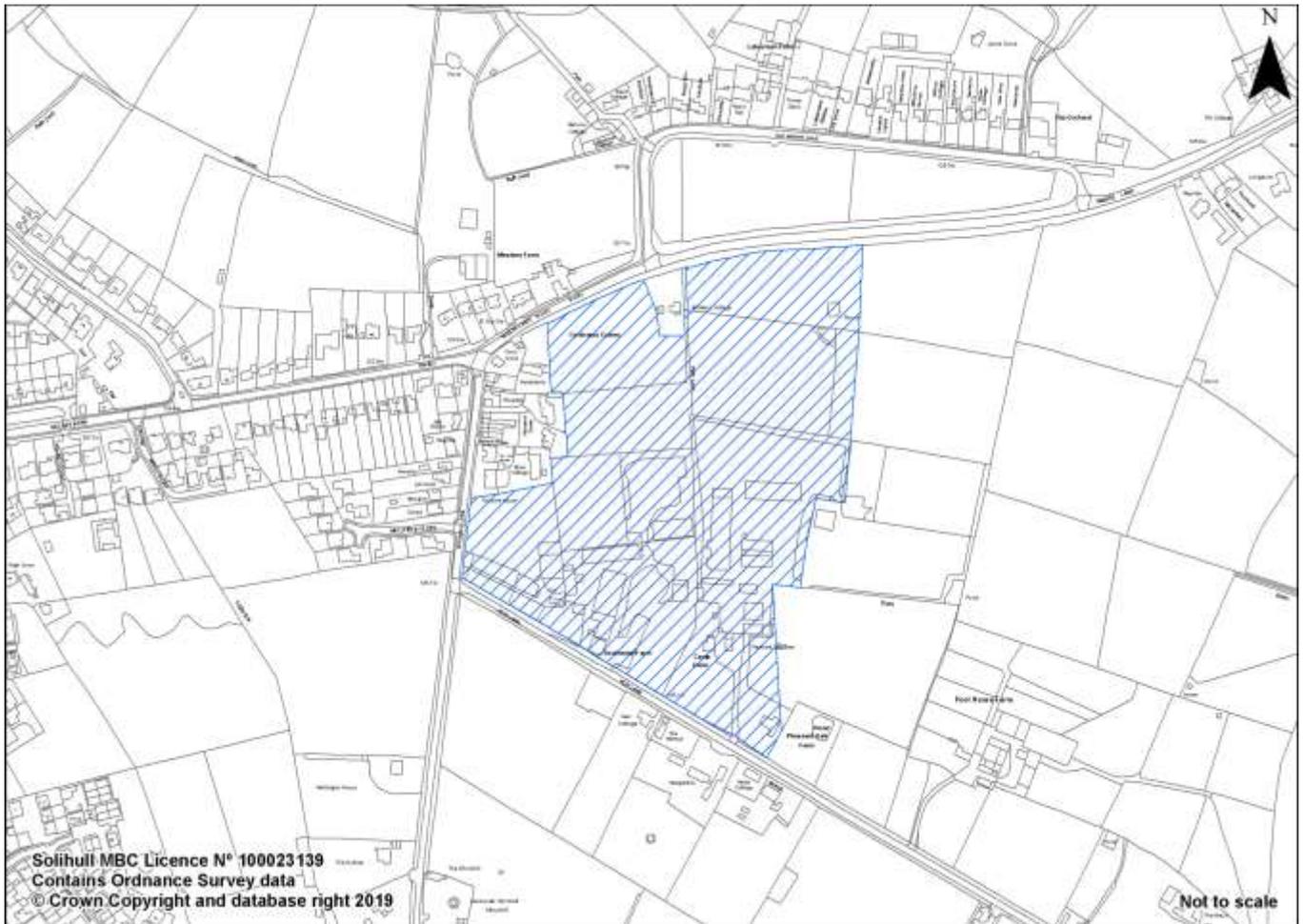
Evidence

SHELAA	Category 2 (some suitability and some achievability constraints)
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: Medium Public Transport: Low/Medium (Both) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	10
Commentary	Site is within highly performing parcel in the Green Belt Assessment, and is well-contained by the road and rail corridor, but is isolated from the settlement to the south. Site has a medium to high level of accessibility, is in an area of high visual sensitivity with very low capacity for change. Whilst Balsall Common is identified as suitable for significant expansion, this site is beyond the northern extent of the settlement and poorly related to it
Site Selection Step 2	R

Site Reference	320	Site Name	Land at Balsall Common, Pheasant Oak Farm, South
Gross Area (Ha)	8.04	Ward	Meriden
Capacity (SHELAA)	188	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt Minerals Safeguarding Area for Coal
Hard Constraints	None
Soft constraints	PROW M190 runs through site Adjacent to locally listed buildings Existing uses on site

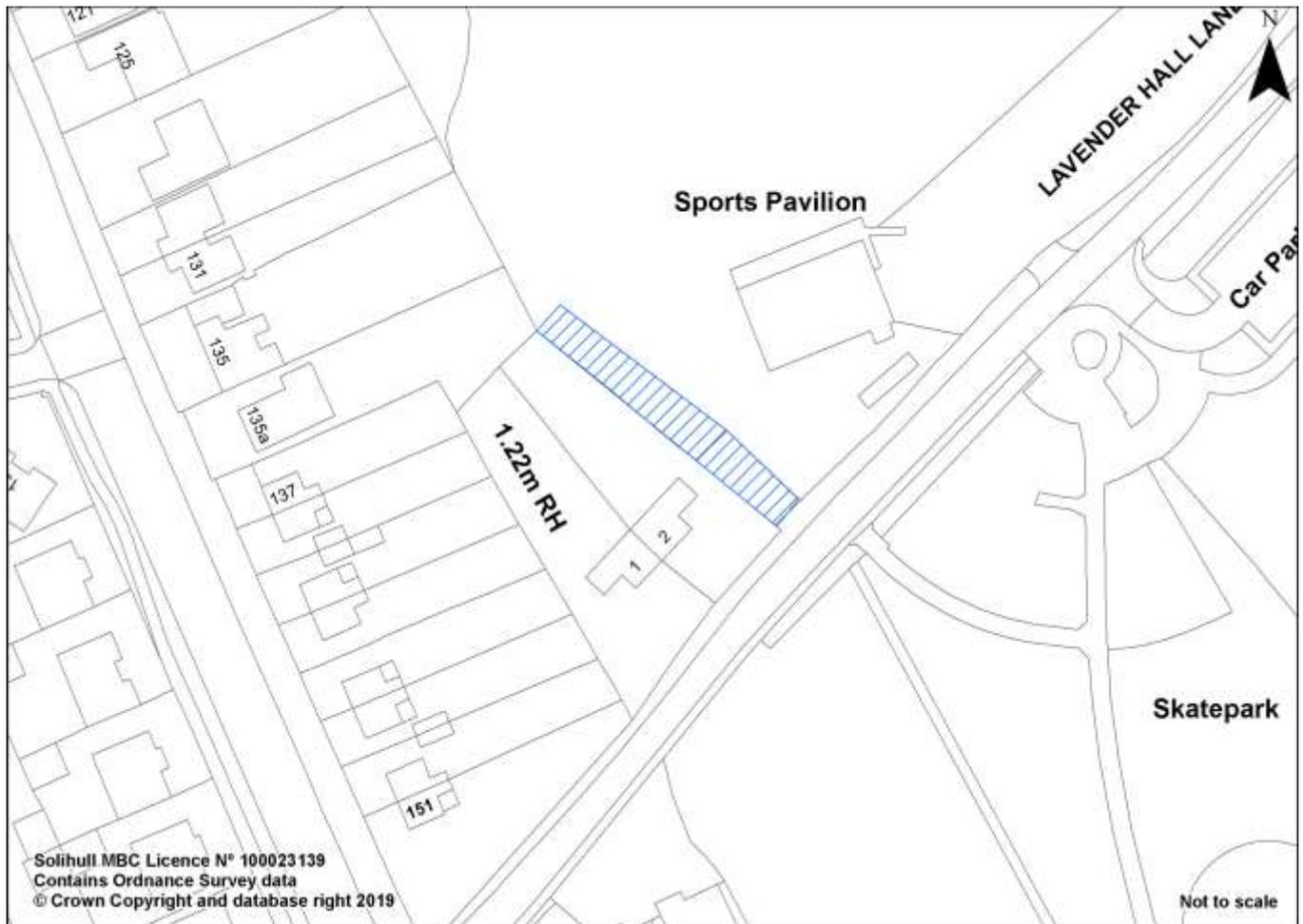
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: No existing footway provision
Green Belt Assessment	Western part within: Lower performing parcel (RP56) overall with a combined score of 4. Moderately performing in terms of purpose 2. Eastern part within: Higher performing broad area (BA04) overall with a combined score of 12. *Highly
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site can be considered with AECOM 55 17 effects: 3 positive (1 significant); 8 neutral; 6 negative (2 significant).

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	3
Commentary	Part brownfield site partly within lower performing and part high performing parcel in the Green Belt Assessment, and would result in an indefensible boundary to the east. Site has a low level of accessibility, is in an area of medium visual sensitivity with low capacity for change. The SA identifies 3 positive and 6 negative effects, of which only the distance to key economic assets and convenience store or supermarket are significant. Settlement is identified for significant growth and could be considered subject to provision of clear, firm green belt boundaries
Site Selection Step 2	G

Site Reference	<input type="text" value="333"/>	Site Name	<input type="text" value="2 Lavender Hall Lane"/>
Gross Area (Ha)	<input type="text" value="0.03"/>	Ward	<input type="text" value="Meriden"/>
Capacity (SHELAA)	<input type="text" value="1"/>	Parish	<input type="text" value="Berkswell"/>
Green Belt	<input type="text" value="100"/>	Greenfield/ Brownfield	<input type="text" value="Greenfield"/>



Constraints

Policy Constraints	<input type="text" value="Green Belt"/>
Hard Constraints	<input type="text" value="None"/>
Soft constraints	<input type="text" value="Access"/>

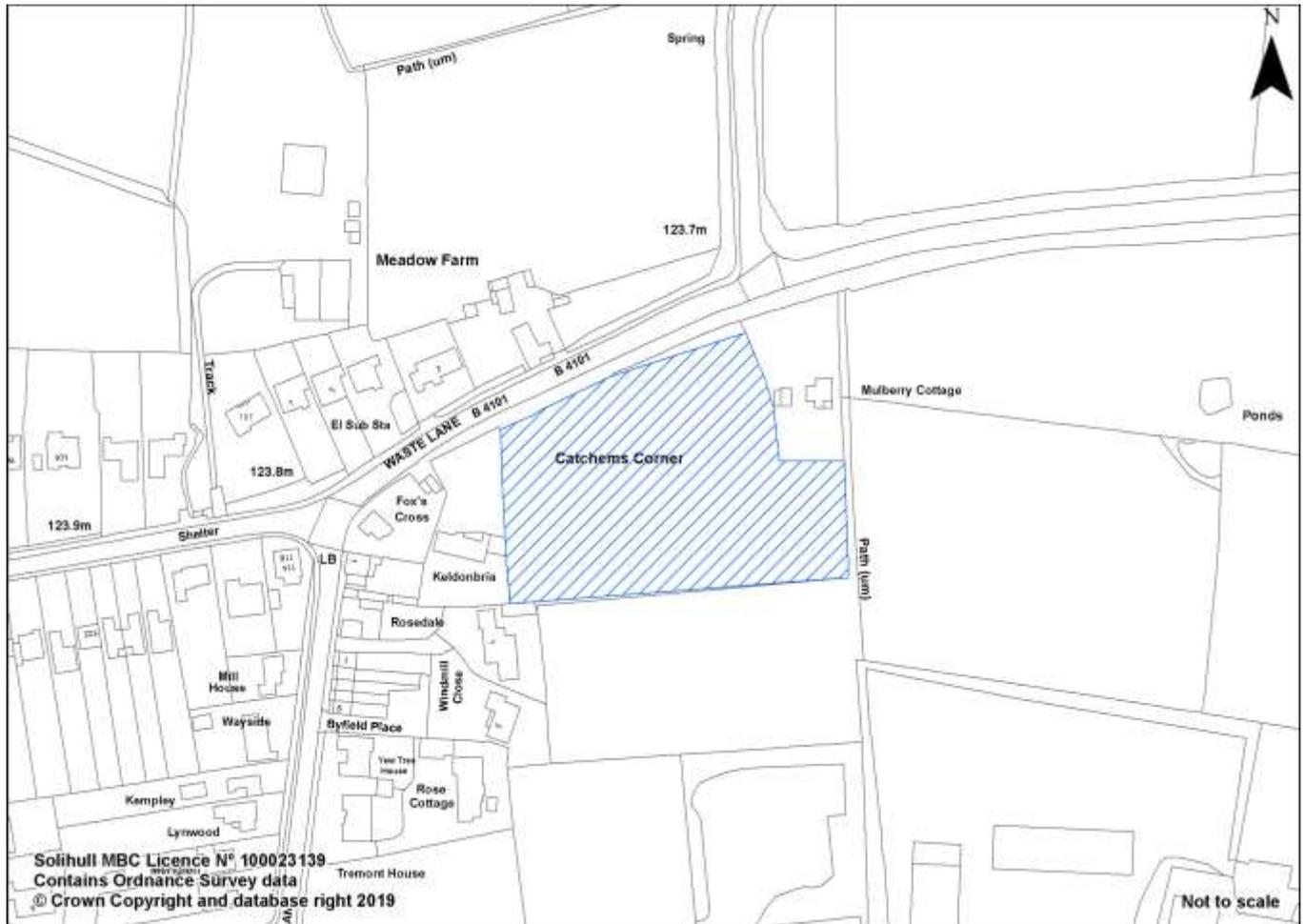
Evidence

SHELAA	Site excluded from assessment as below site threshold.
Accessibility Study	Primary School: Low Food Store: Very High GP Surgery: High Public Transport: Medium (Rail) Overall: Medium/High Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP52) overall with a combined score of 6. Moderately performing in terms of purposes 1, 2 and 3.
Landscape Character Assessment	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	6
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, although it is too small in isolation. Site has high level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable, subject to some constraints, including active use for recreation land. Given its limited size and existing constraints, may more suitably come forward if wider alterations to the Green Belt boundary are pursued.
Site Selection Step 2	G

Site Reference	408	Site Name	Land at Waste Lane
Gross Area (Ha)	0.72	Ward	Meriden
Capacity (SHELAA)	23	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	PROW M190 along eastern boundary Adjacent to locally listed building

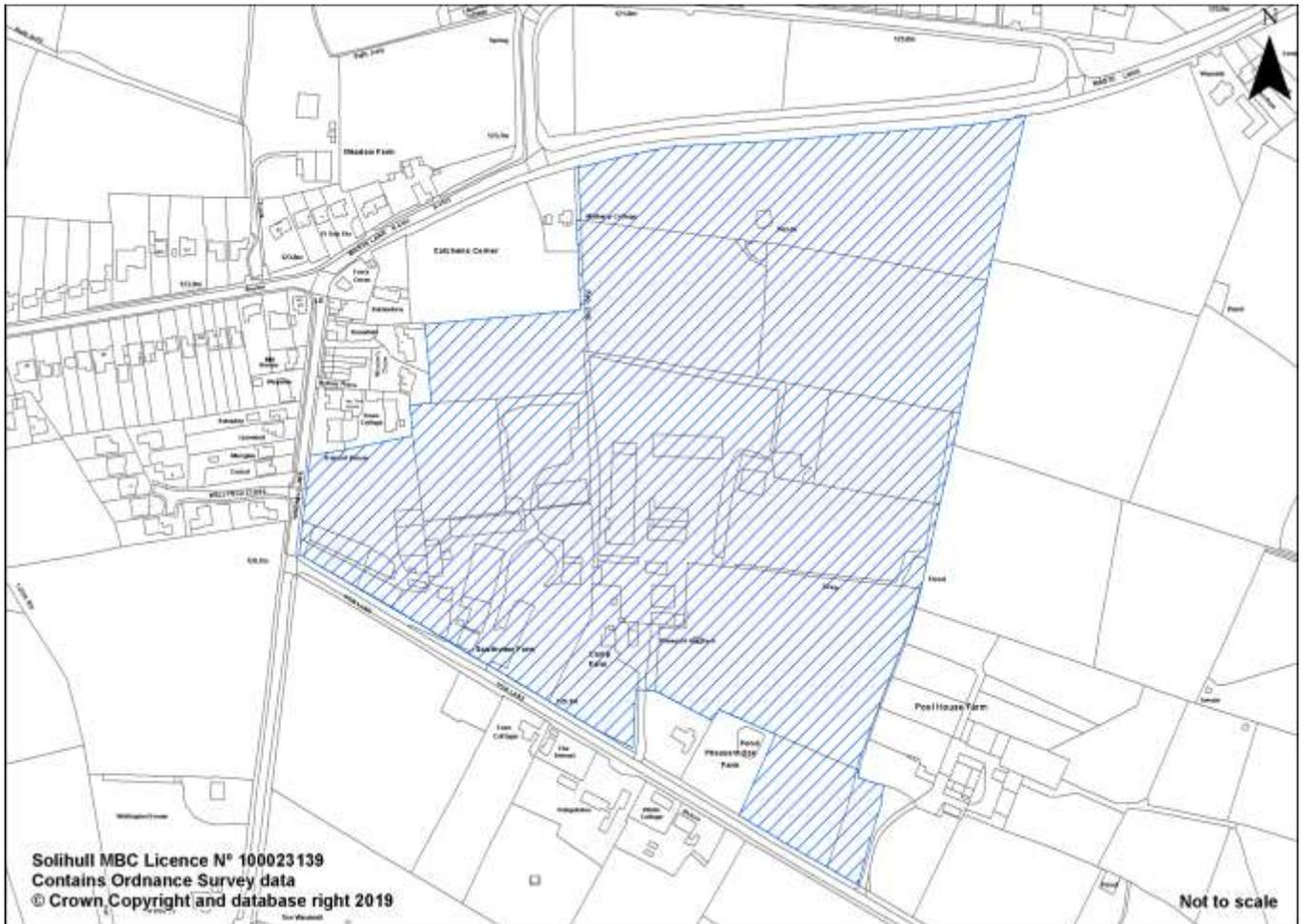
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP56) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site can be considered with AECOM 55 17 effects: 3 positive (1 significant); 8 neutral; 6 negative (2 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary. Site has a low level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 5 positive and 6 negative effects. Given that the settlement is identified for significant growth, site could be considered as part of a larger site.
Site Selection Step 2	G

Site Reference	414	Site Name	Land at Hob Lane
Gross Area (Ha)	12.73	Ward	Meriden
Capacity (SHELAA)	298	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt Mineral safeguarding area for Coal
Hard Constraints	None
Soft constraints	PROW M190 runs through site Hedgerows Adjacent to locally listed building Existing uses on site

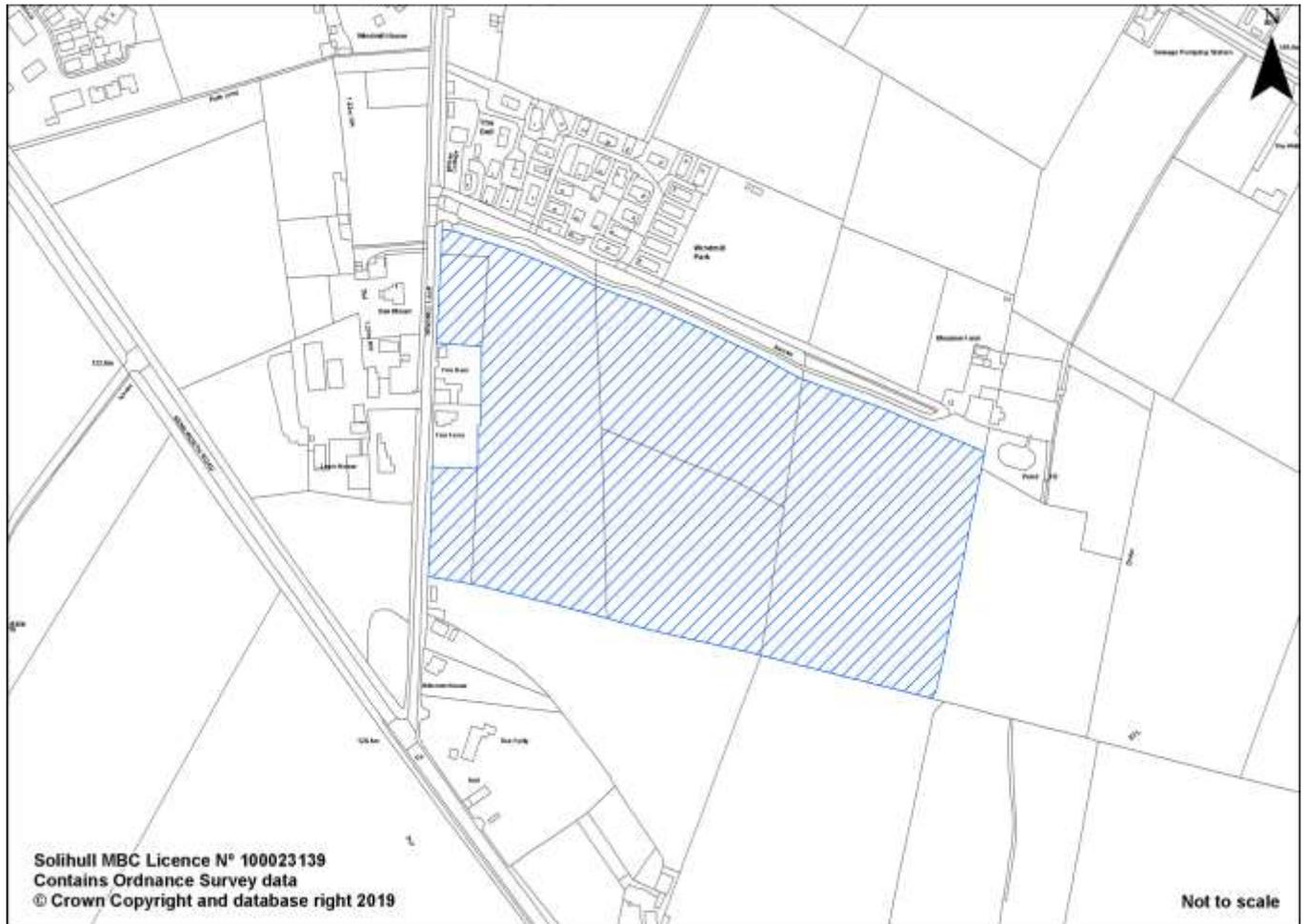
Evidence

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Very Low Public Transport: Very High (Bus) Overall: Low/Medium Access: No existing footway provision
Green Belt Assessment	Western part within: Lower performing parcel (RP56) overall with a combined score of 4. Moderately performing in terms of purpose 2. Eastern part within: Higher performing broad area (BA04) overall with a combined score of 12. *Highly
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site can be considered with AECOM 55 17 effects: 3 positive (1 significant); 8 neutral; 6 negative (2 significant).

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	3
Commentary	Part brownfield site within high performing parcel in the Green Belt Assessment, and would result in an indefensible boundary. Site has a low to medium level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable, subject to some constraints. The SA identifies 3 positive and 6 negative effects, of which only the distance to key economic assets and convenience store or supermarket are significant. Settlement is identified for significant growth and its mainly brownfield nature means the site could make a contribution, subject to suitable green belt boundaries
Site Selection Step 2	G

Site Reference	425	Site Name	Land at Windmill Lane, Balsall Common
Gross Area (Ha)	6.56	Ward	Meriden
Capacity (SHELAA)	154	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Hedgerows

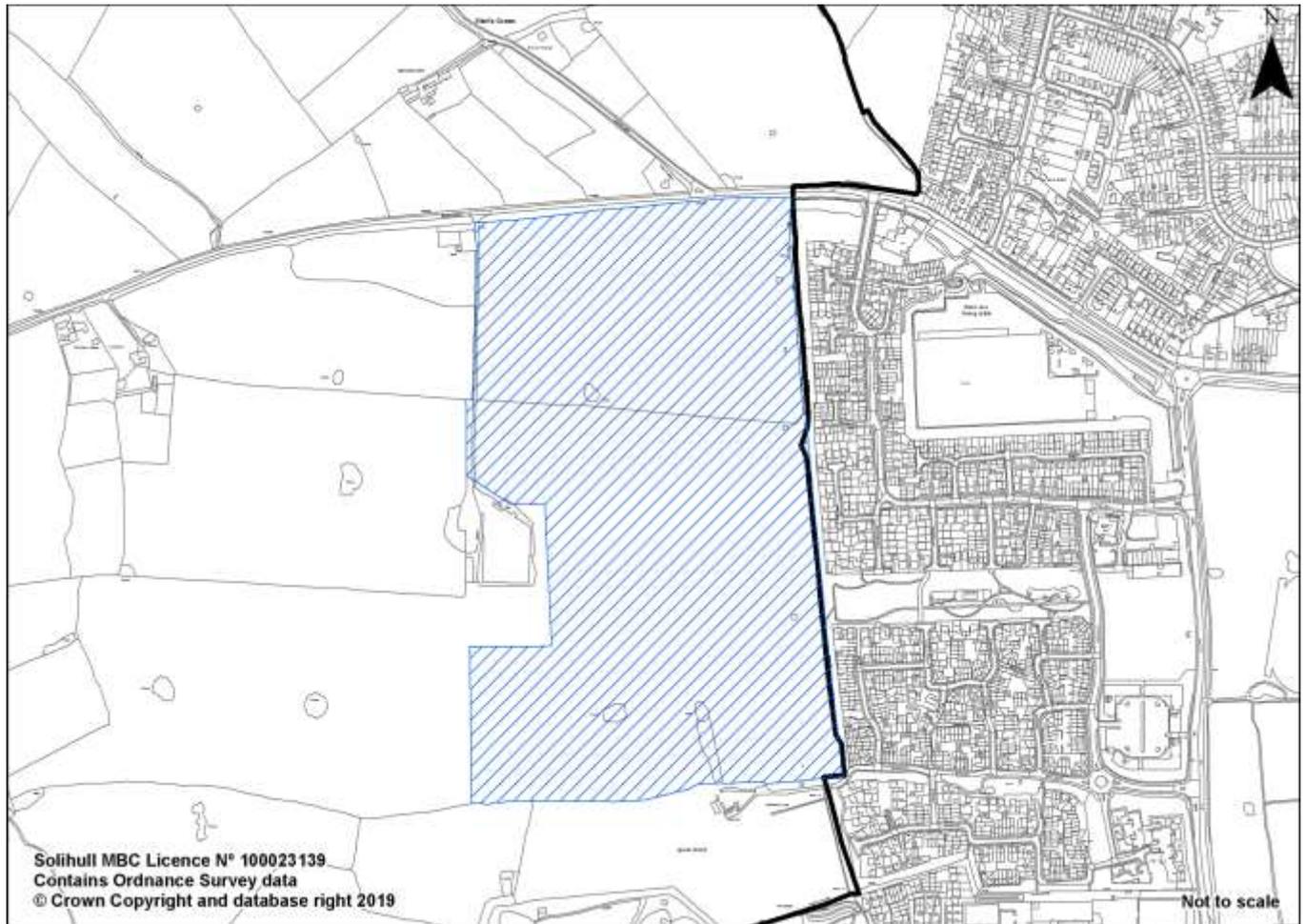
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 149 18 effects: 3 positive (2 significant); 8 neutral; 7 negative (2 significant)

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	7
Commentary	Site is within higher performing parcel in the Green Belt Assessment, and would result in indefensible boundaries to the east, north and south. Site has a low level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 3 positive and 7 negative effects, of which the distance to jobs and food shopping are significant. Whilst the settlement is identified for significant growth, this site is detached from the settlement and would have no defensible green belt boundary, although it would be within the settlement side of the proposed by-pass
Site Selection Step 2	R

Site Reference	426	Site Name	Land south of Broad Lane
Gross Area (Ha)	31.43	Ward	Meriden
Capacity (SHELAA)	735	Parish	Berkswell
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Entire site is classed as contaminated land PROW M212 crosses site and M209 runs along southern boundary Small watercourse runs through north of site

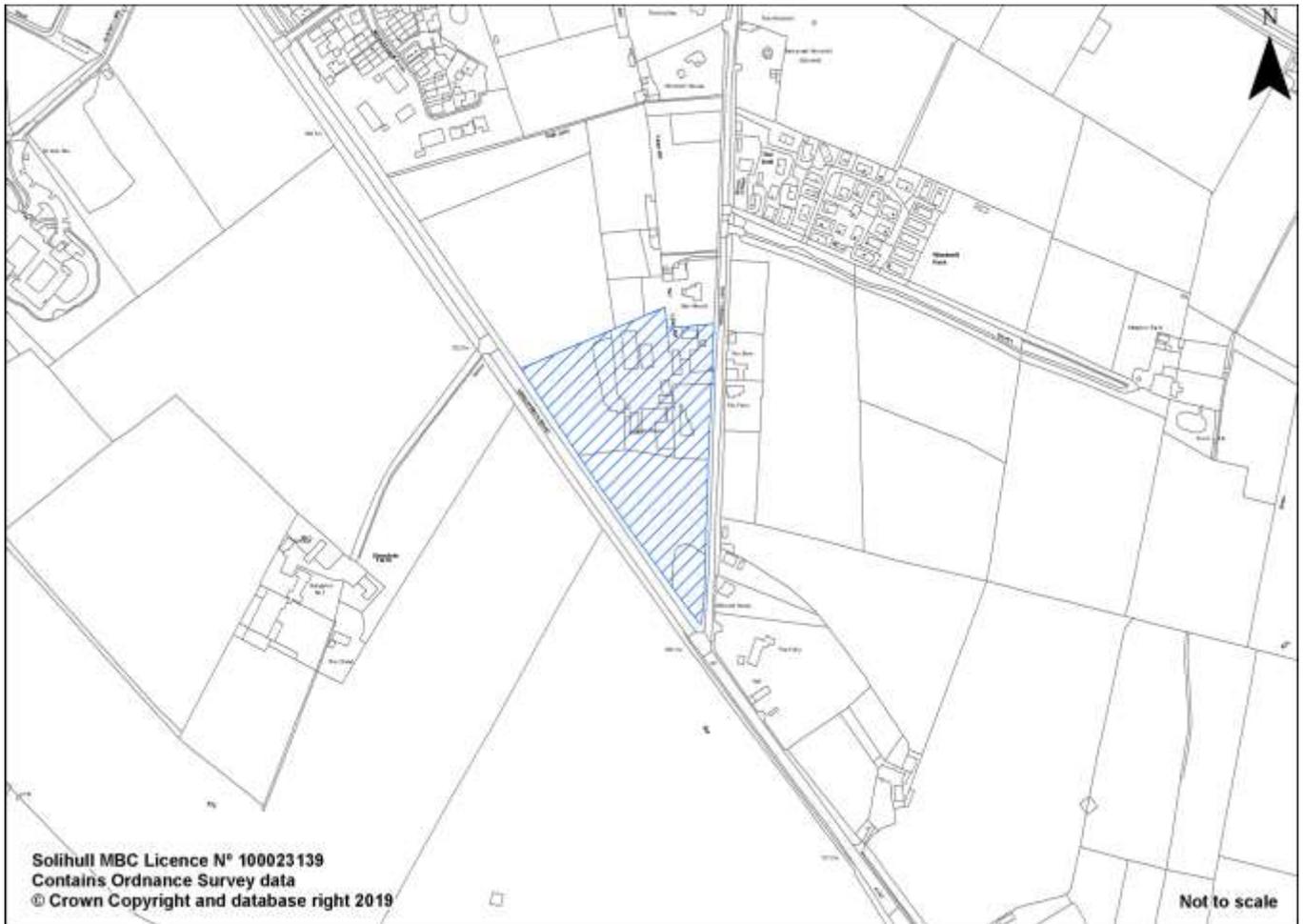
Evidence

SHELAA	Category 2 (some suitability and some achievability constraints)
Accessibility Study	Primary School: Very Low Food Store: Medium GP Surgery: Very Low Public Transport: Medium (Bus) Overall: Low Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP83) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA6 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 150 18 effects: 3 positive (2 significant); 7 neutral; 8 negative (2 significant)

Site Selection

Spatial Strategy	Could be considered as Growth Option G – Urban Extension, however, the site would be an urban extension to Coventry and is not related to Solihull settlements.
Site Selection Topic Paper	Site does not fit into the spatial strategy.
Site Selection Step 1	5
Commentary	Site is within a moderately performing parcel in the Green Belt Assessment, although it is isolated from development in the Borough and would result in indefensible boundaries to the south and west. Site has a low level of accessibility, and is related wholly towards Coventry, is in an area of high visual sensitivity with very low capacity for change and is deliverable, subject to some constraints, although it would be more likely to meet housing need in Coventry. The SA identifies 3 positive and 8 negative effects, of which accessibility to jobs and loss of agricultural land are significant. Not identified as an area for growth in the spatial strategy
Site Selection Step 2	R

Site Reference	314	Site Name	Leam Corner House
Gross Area (Ha)	2.07	Ward	Meriden
Capacity (SHELAA)	49	Parish	Berkswell & Balsall
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt Minerals Safeguarding Area for Coal
Hard Constraints	None
Soft constraints	Existing properties on site Potential habitats of wildlife interest

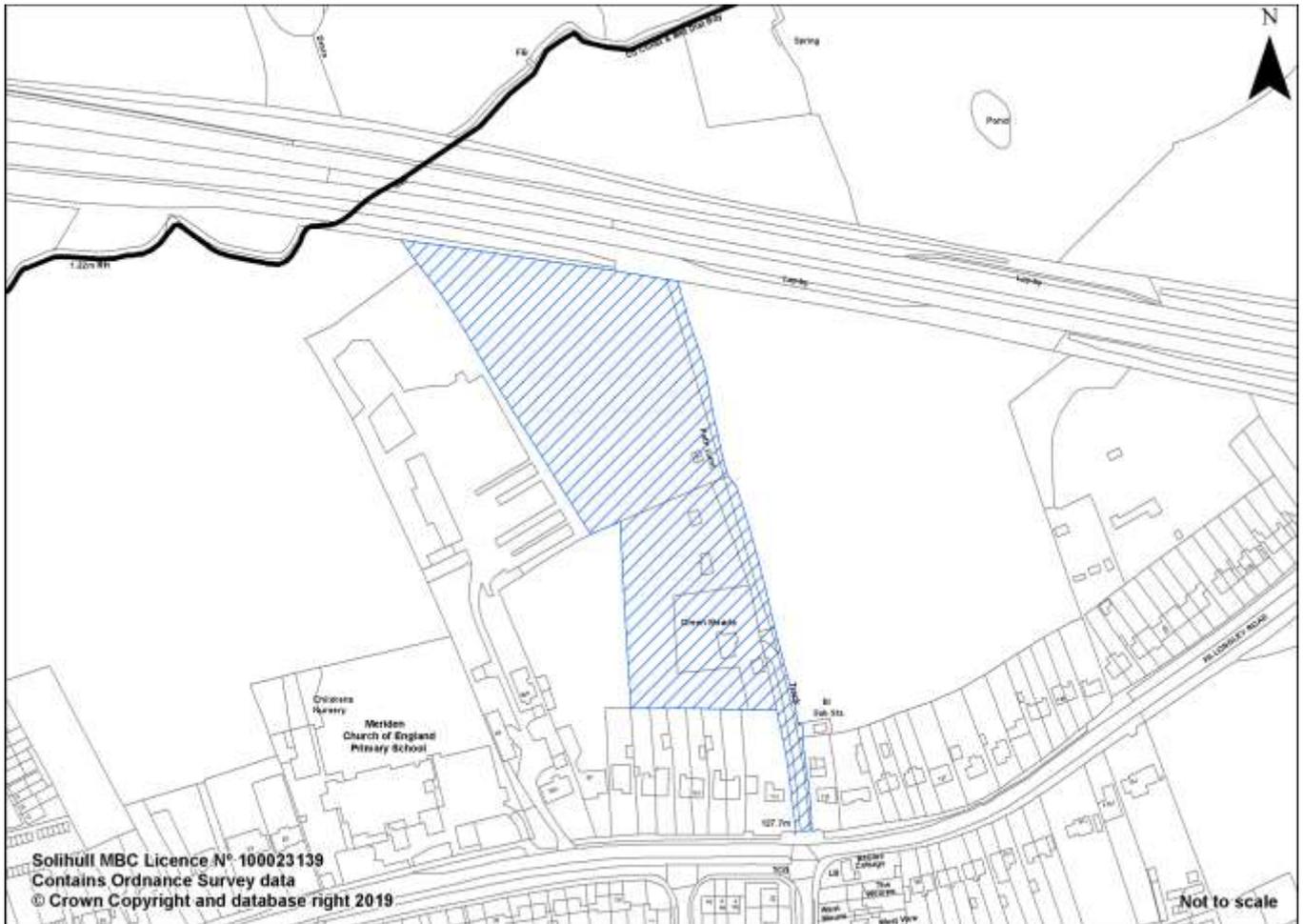
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Low/Medium Food Store: Low GP Surgery: Very Low Public Transport: Low (Bus) Overall: Low Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP57) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 131 19 effects: 3 positive (1 significant); 8 neutral; 8 negative (2 significant)

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Balsall Common is identified as an area suitable for significant growth. Development should preferably be on land that is more highly accessible, and/or performs least well in Green Belt terms and/or provides strong defensible boundaries.
Site Selection Step 1	5
Commentary	Site is within lower performing parcel in the Green Belt Assessment, where some development was allocated in the SLP2013. Site has a low level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 3 positive and 8 negative effects, of which the distance to key economic assets and food shopping are significant. The settlement is identified for significant growth and this site is adjacent to land that has previously been allocated for development
Site Selection Step 2	G

Site Reference	35	Site Name	Green Meads
Gross Area (Ha)	1.97	Ward	Meriden
Capacity (SHELAA)	60	Parish	Meriden
Green Belt	97	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt Mineral Safeguarding Area
Hard Constraints	None
Soft constraints	PROW along eastern boundary

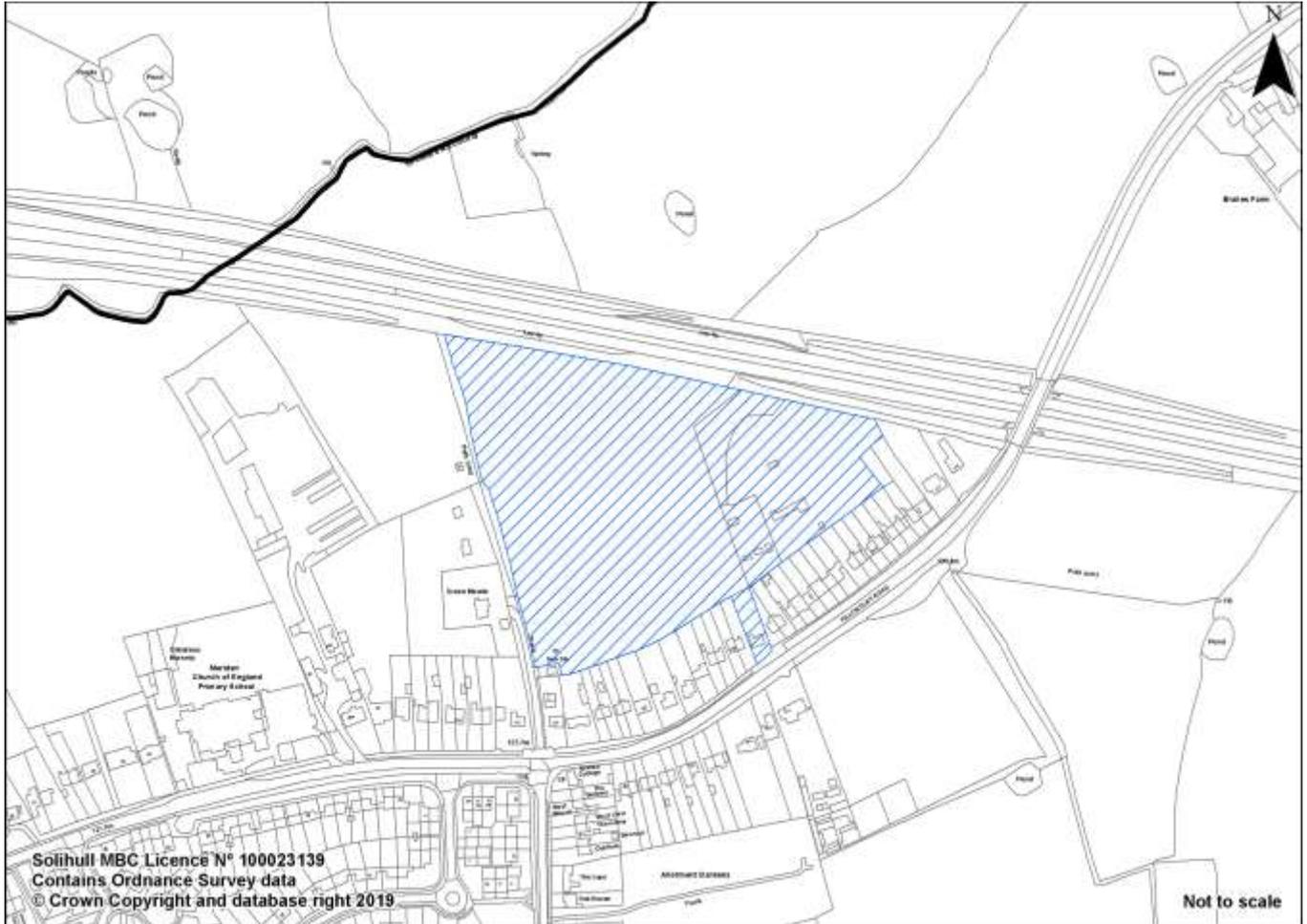
Evidence

SHELAA	Category 2 (Some achievability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: High Public Transport: Medium (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 47 17 effects: 7 positive (4 significant); 5 neutral; 5 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited expansion.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary to east and west. Site has high level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable, subject to some constraints. The SA identifies 7 positive and 5 negative effects. Settlement identified as suitable for limited expansion, but defensible boundaries would incorporate significant land
Site Selection Step 2	R

Site Reference	81	Site Name	Land at Fillongley Road, Meriden
Gross Area (Ha)	3.73	Ward	Meriden
Capacity (SHELAA)	100	Parish	Meriden
Green Belt	99	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt Mineral safeguarding area for coal
Hard Constraints	None
Soft constraints	Access PROW M268a on western boundary Habitats of wildlife interest

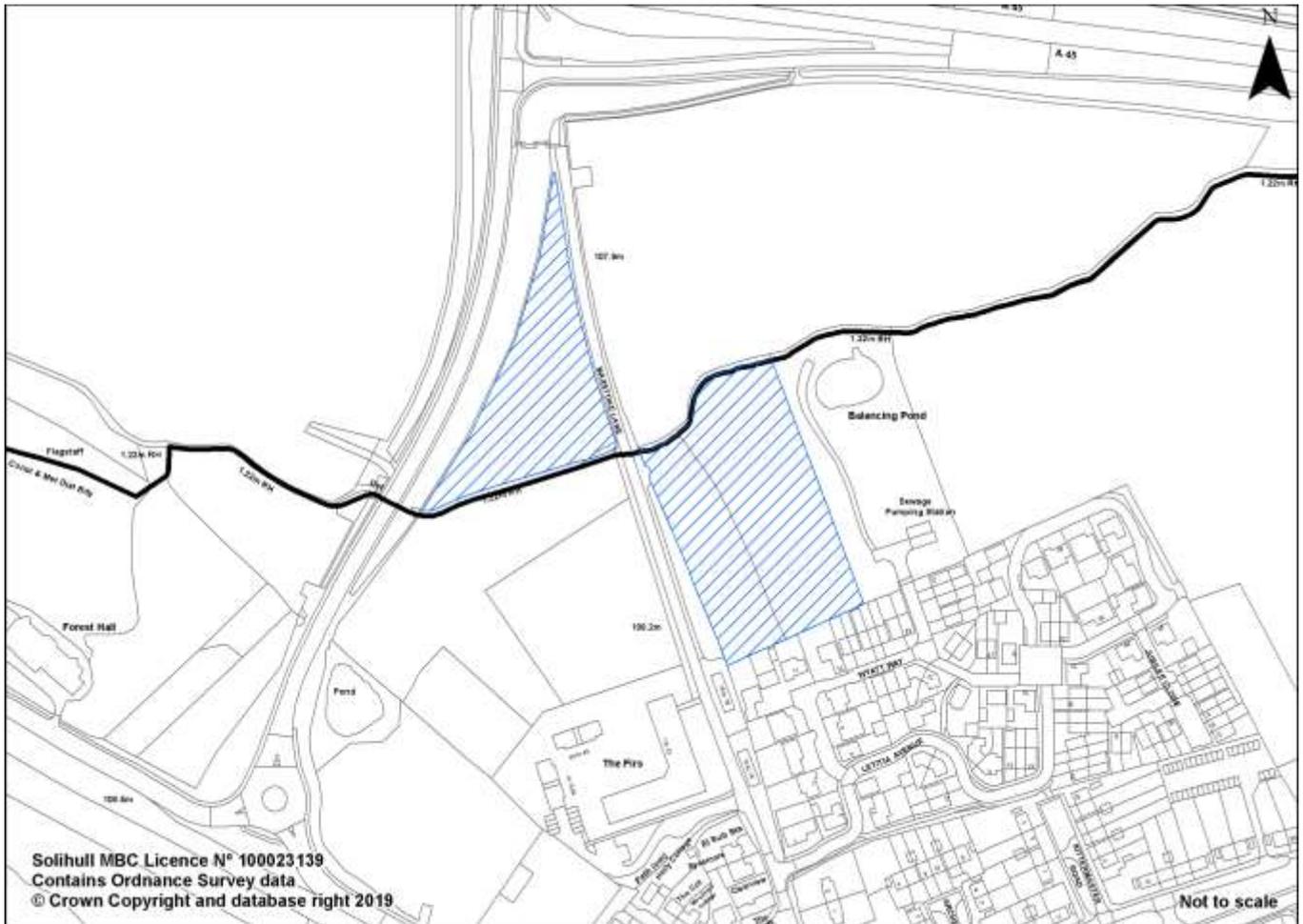
Evidence

SHELAA	Category 2 (Some suitability and some achievability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Medium Public Transport: Low/Medium (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 47 17 effects: 7 positive (4 significant); 5 neutral; 5 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited expansion.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary to west. Site has high level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable, subject to some constraints. The SA identifies 7 positive and 5 negative effects. Settlement identified as suitable for limited expansion, but defensible boundaries would incorporate significant land
Site Selection Step 2	R

Site Reference	105	Site Name	Land on Maxstoke Lane, Meriden
Gross Area (Ha)	1.43	Ward	Meriden
Capacity (SHELAA)	43	Parish	Meriden
Green Belt	63	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	N.B. part of submitted site not within Solihull boundary Access

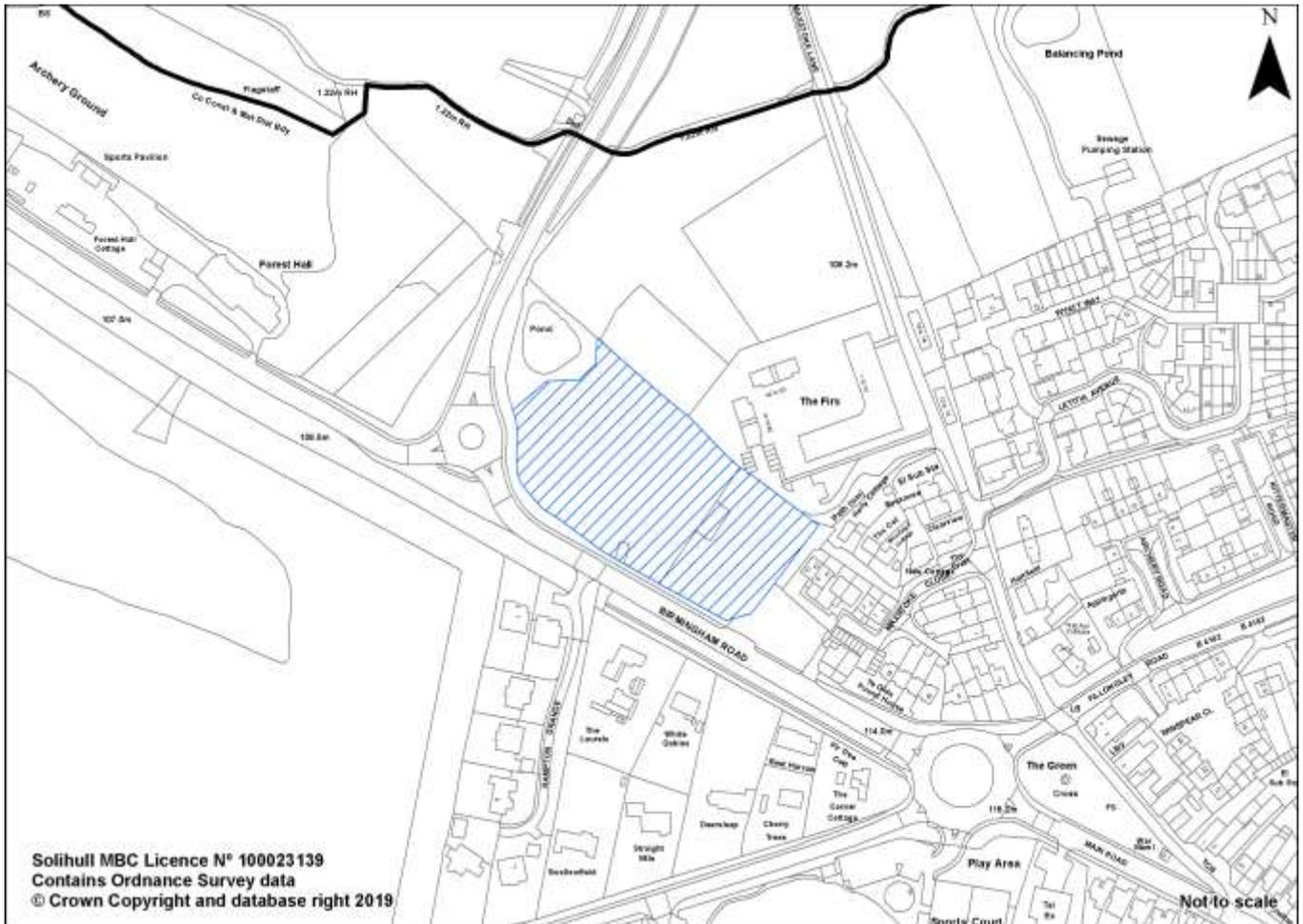
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Low/Medium Public Transport: High (Bus) Overall: High Access: No existing footway
Green Belt Assessment	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 47 17 effects: 7 positive (4 significant); 5 neutral; 5 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited expansion.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary to east. Site has high level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable, although part of the site is beyond the Borough boundary and the scope of the Local Plan Review. The SA identifies 7 positive and 5 negative effects. Settlement identified as suitable for limited expansion, but defensible boundaries would incorporate significant land
Site Selection Step 2	R

Site Reference	119	Site Name	Land at Birmingham Road, Meriden
Gross Area (Ha)	1.02	Ward	Meriden
Capacity (SHELAA)	30	Parish	Meriden
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt Mineral safeguarding area/ Area of search
Hard Constraints	TPOs on boundary of site Adjacent to Listed building
Soft constraints	Contaminated land on greater part of site Existing uses on site

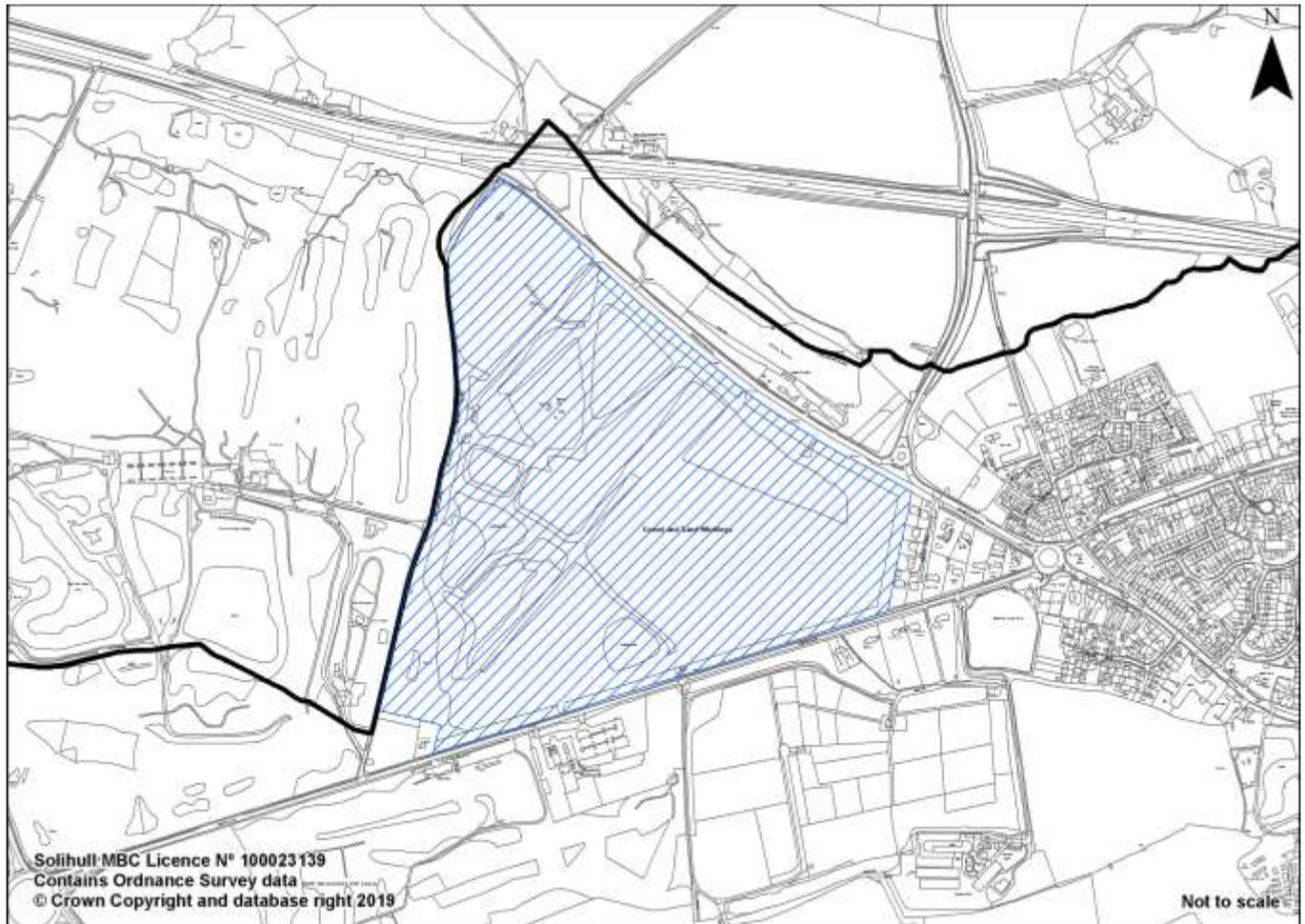
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Low/Medium Public Transport: Very High (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Partly within: Parcel (RP24) scores 0 and does not perform against the Green Belt purposes 1, 2, 3 or 4. Partly within: Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 100 17 effects: 6 positive (3 significant); 5 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited expansion.
Site Selection Step 1	5
Commentary	Site is partly within a moderately performing parcel and a parcel that makes no contribution in the Green Belt Assessment and would result in an indefensible boundary to the north-east. Site has a high level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. The SA identifies 6 positive and 6 negative effects. Settlement is identified for limited expansion and site is well related to the centre of the village
Site Selection Step 2	G

Site Reference	128	Site Name	Area G, Meriden
Gross Area (Ha)	43.32	Ward	Meriden
Capacity (SHELAA)	959	Parish	Meriden
Green Belt	100	Greenfield/ Brownfield	Former quarry being restored



Constraints

Policy Constraints	Green Belt Minerals Safeguarding Area & Area of Search for Waste Management facilities
Hard Constraints	Proximity to Listed buildings
Soft constraints	Contaminated land

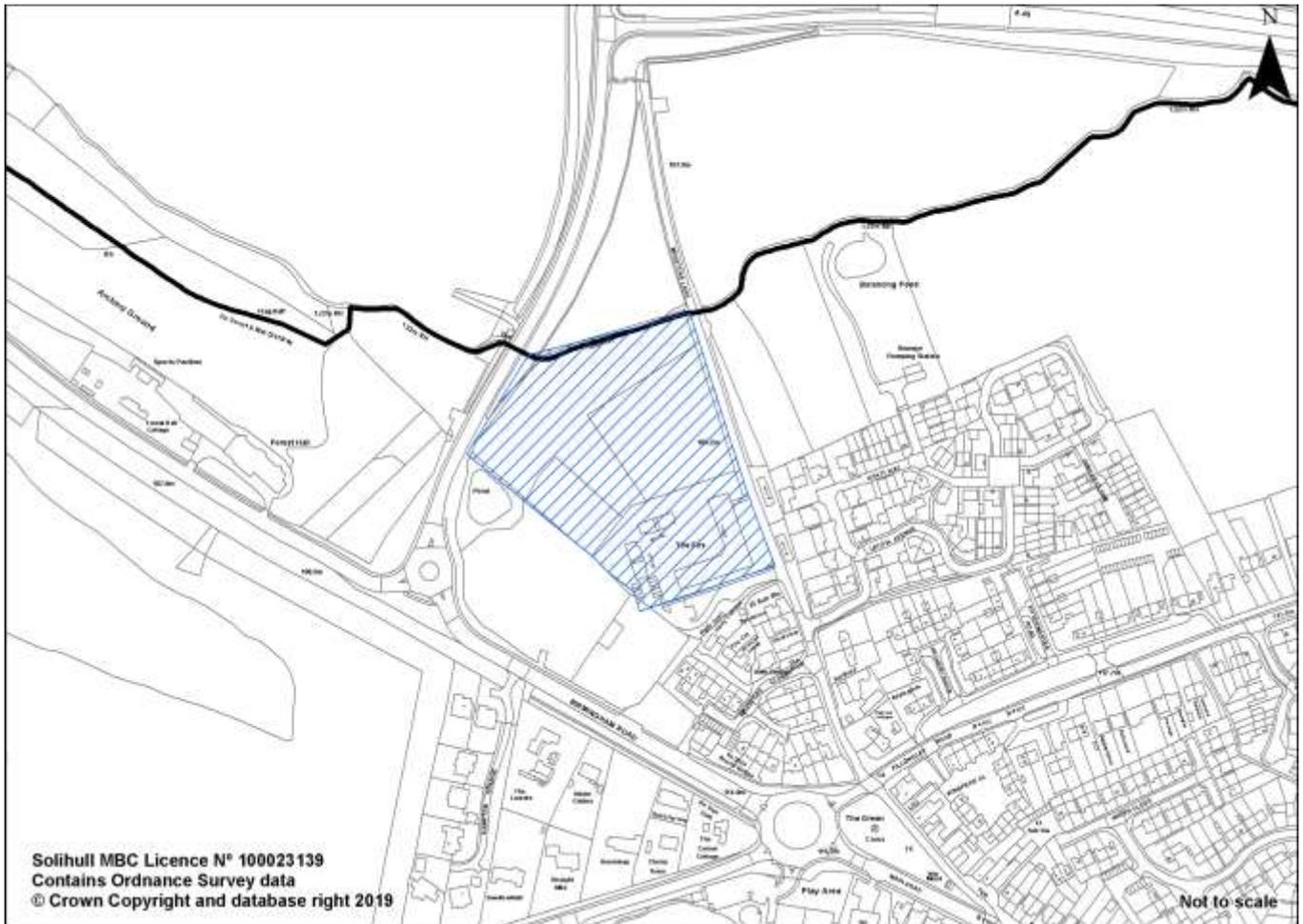
Evidence

SHELAA	Category 3 (significant suitability constraints)
Accessibility Study	Primary School: Medium Food Store: Very High GP Surgery: Low Public Transport: Low/Medium (Bus) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA8 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Varies from Low to High Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site not considered in SA.

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited, but not significant expansion.
Site Selection Step 1	7
Commentary	Site is within higher performing parcel in the Green Belt Assessment. Site has a medium level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable subject to some constraints, including its current use as a mineral extraction and recycling site. Settlement identified as suitable for limited expansion, but the site would provide a significantly greater expansion, and there are significant doubts about its availability within the Plan period
Site Selection Step 2	R

Site Reference	137	Site Name	The Firs, Meriden
Gross Area (Ha)	2.24	Ward	Meriden
Capacity (SHELAA)	38	Parish	Meriden
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site
Soft constraints	Existing properties and uses on site Trees on site

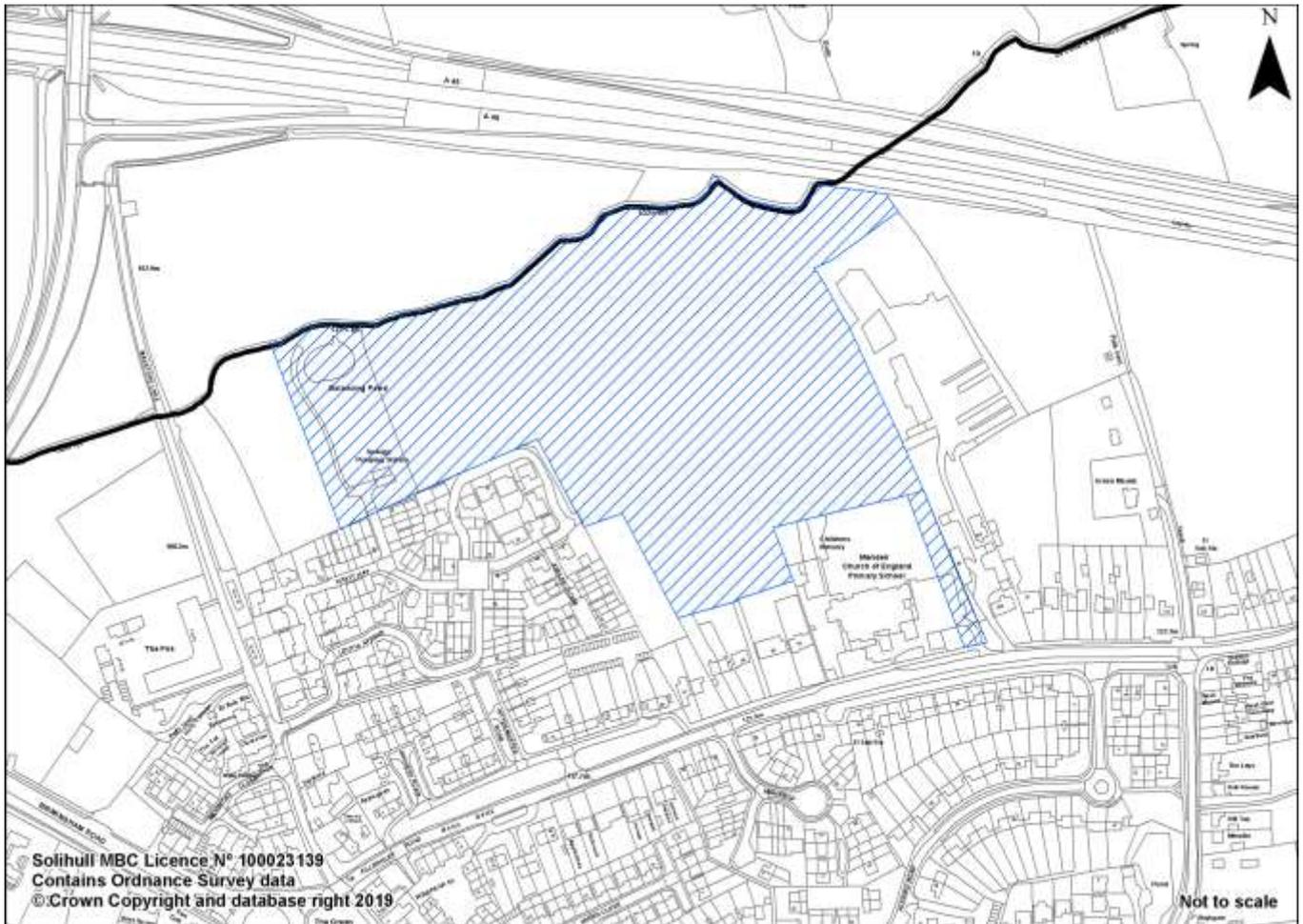
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Low/Medium Public Transport: Very High (Bus) Overall: High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 100 17 effects: 6 positive (3 significant); 5 neutral; 6 negative.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited expansion. Site is part greenfield/part brownfield, adjacent to the existing settlement and in an accessible location.
Site Selection Step 1	5
Commentary	Site is within a moderately performing parcel in the Green Belt Assessment and would result in an indefensible boundary to the south-west. Site has a high level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. The SA identifies 6 positive and 6 negative effects. Settlement is identified for limited expansion and site is well related to the centre of the village
Site Selection Step 2	G

Site Reference	144	Site Name	Land at Fillongley Road, Meriden
Gross Area (Ha)	6.66	Ward	Meriden
Capacity (SHELAA)	118	Parish	Meriden
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Part of site in Mineral Safeguarding Area for Coal
Hard Constraints	None
Soft constraints	Access Sewage pumping station and balancing pond on the west of site

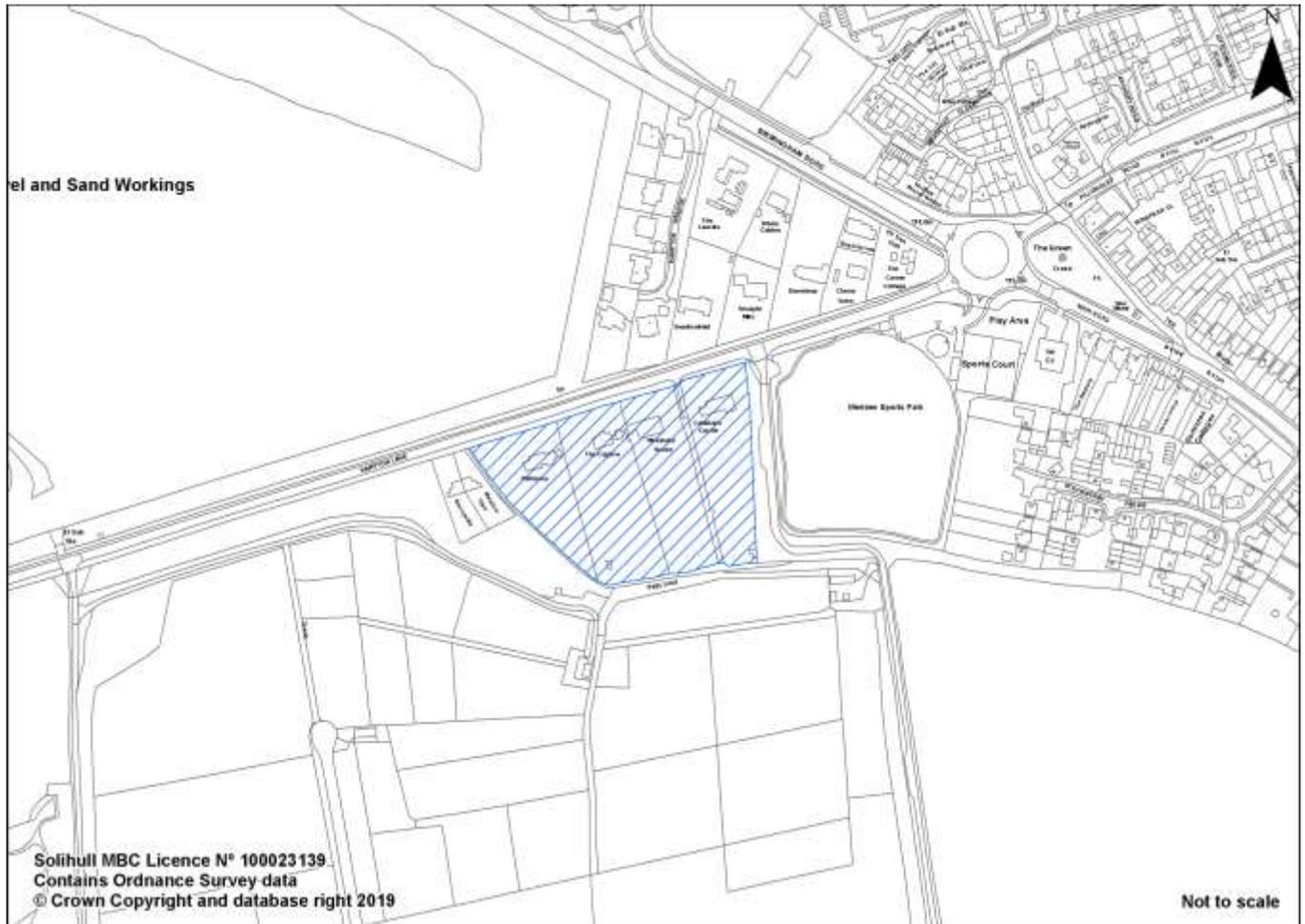
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Medium Public Transport: Medium (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 47 17 effects: 7 positive (4 significant); 5 neutral; 5 negative.

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited but not significant expansion.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, and would result in an indefensible boundary to east and west. Site has high level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 7 positive and 5 negative effects. Settlement identified as suitable for limited expansion, but defensible boundaries would incorporate significant land
Site Selection Step 2	R

Site Reference	179	Site Name	Hampton Lane, Meriden
Gross Area (Ha)	1.78	Ward	Meriden
Capacity (SHELAA)	43	Parish	Meriden
Green Belt	100	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site
Soft constraints	PROW M234x runs through the site Existing properties on site

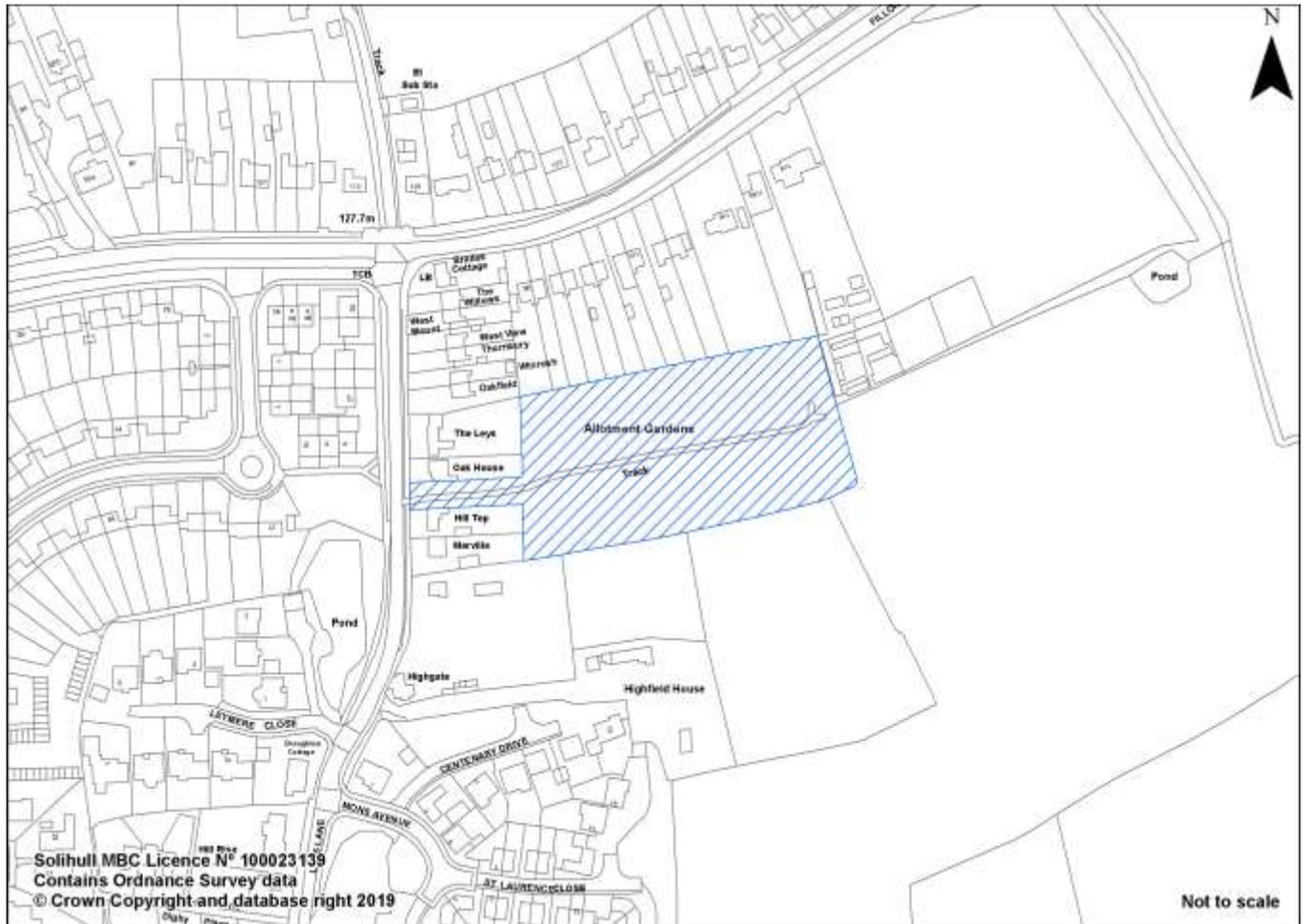
Evidence

SHELAA	Category 3 (significant achievability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Low/Medium Public Transport: Very High (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Higher performing broad area (BA05) overall with a combined score of 11. *Highly performing in terms of purposes 1, 2 and 3.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Site not assessed but located between AECOM 100 and AECOM 74.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited expansion. Backland development may not be considered appropriate.
Site Selection Step 1	7
Commentary	Site is within higher performing parcel in the Green Belt Assessment, is too small, isolated from the adjacent settlement and would result in indefensible boundaries to the east, south and west. Site has a medium level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is subject to significant constraints, as it contains existing development. Settlement identified as suitable for limited expansion, but site is isolated and lacks defensible green belt boundaries
Site Selection Step 2	R

Site Reference	186	Site Name	Land to east of Leys Lane
Gross Area (Ha)	0.91	Ward	Meriden
Capacity (SHELAA)	Estimated 21	Parish	Meriden
Green Belt	88	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Mineral safeguarding area for Coal
Hard Constraints	None
Soft constraints	Access Existing allotments on site

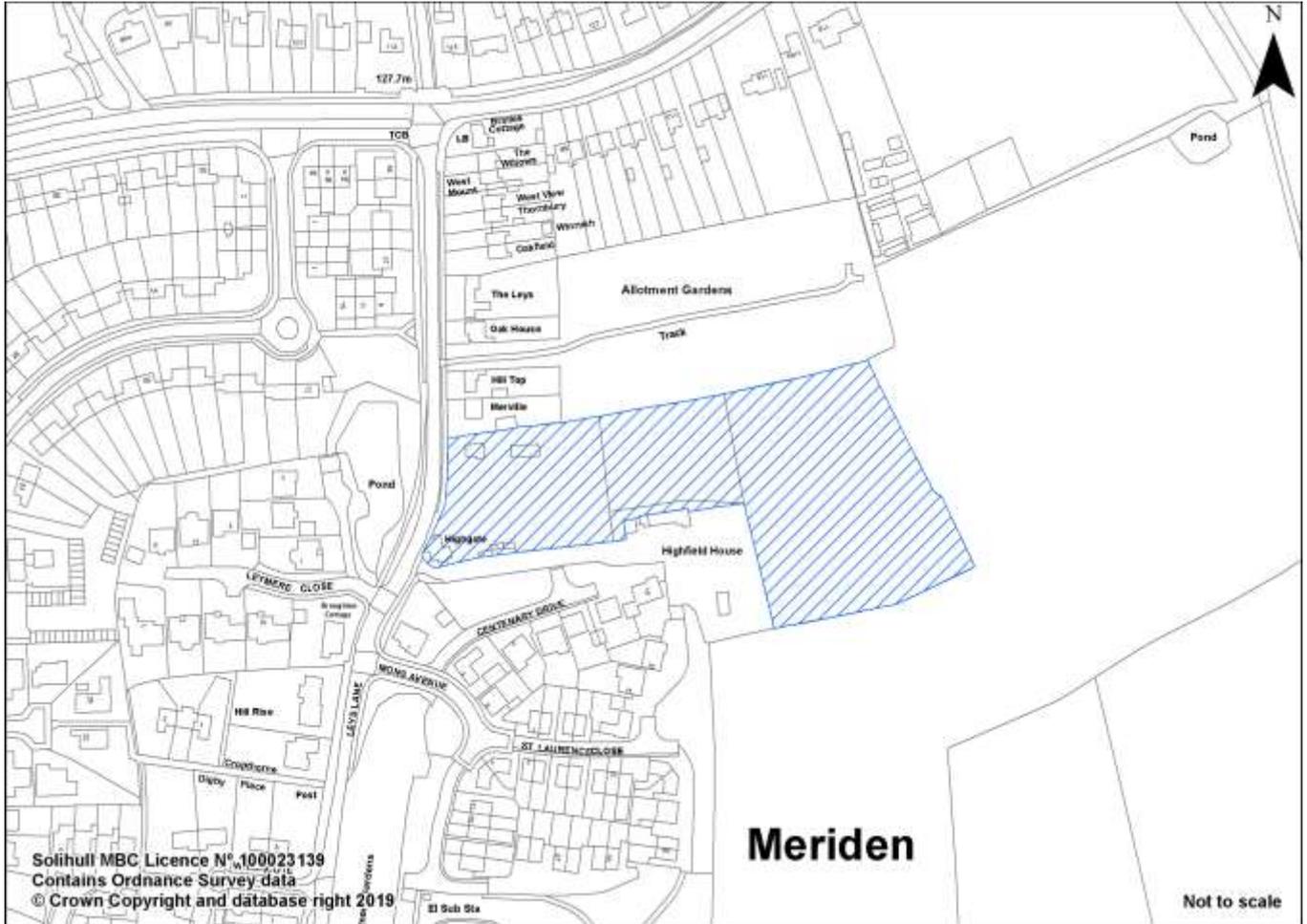
Evidence

SHELAA	Assessed as part of SHELAA Site 1014 - Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: High Public Transport: Very High Overall: Very High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 61 17 effects: 6 positive (4 significant); 2 neutral; 9 adverse (1 significant)

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited expansion.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary to east and south. Site has a very high level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable, although in active use for allotments. The SA identifies 7 positive and 5 negative effects. Settlement identified as suitable for limited expansion, but site lacks defensible boundaries and would require replacement of open space
Site Selection Step 2	R

Site Reference	187	Site Name	Land to the east of Leys Lane
Gross Area (Ha)	1.27	Ward	Meriden
Capacity (SHELAA)	Estimated 37	Parish	Meriden
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt Mineral safeguarding area for Coal
Hard Constraints	None
Soft constraints	Existing properties on site

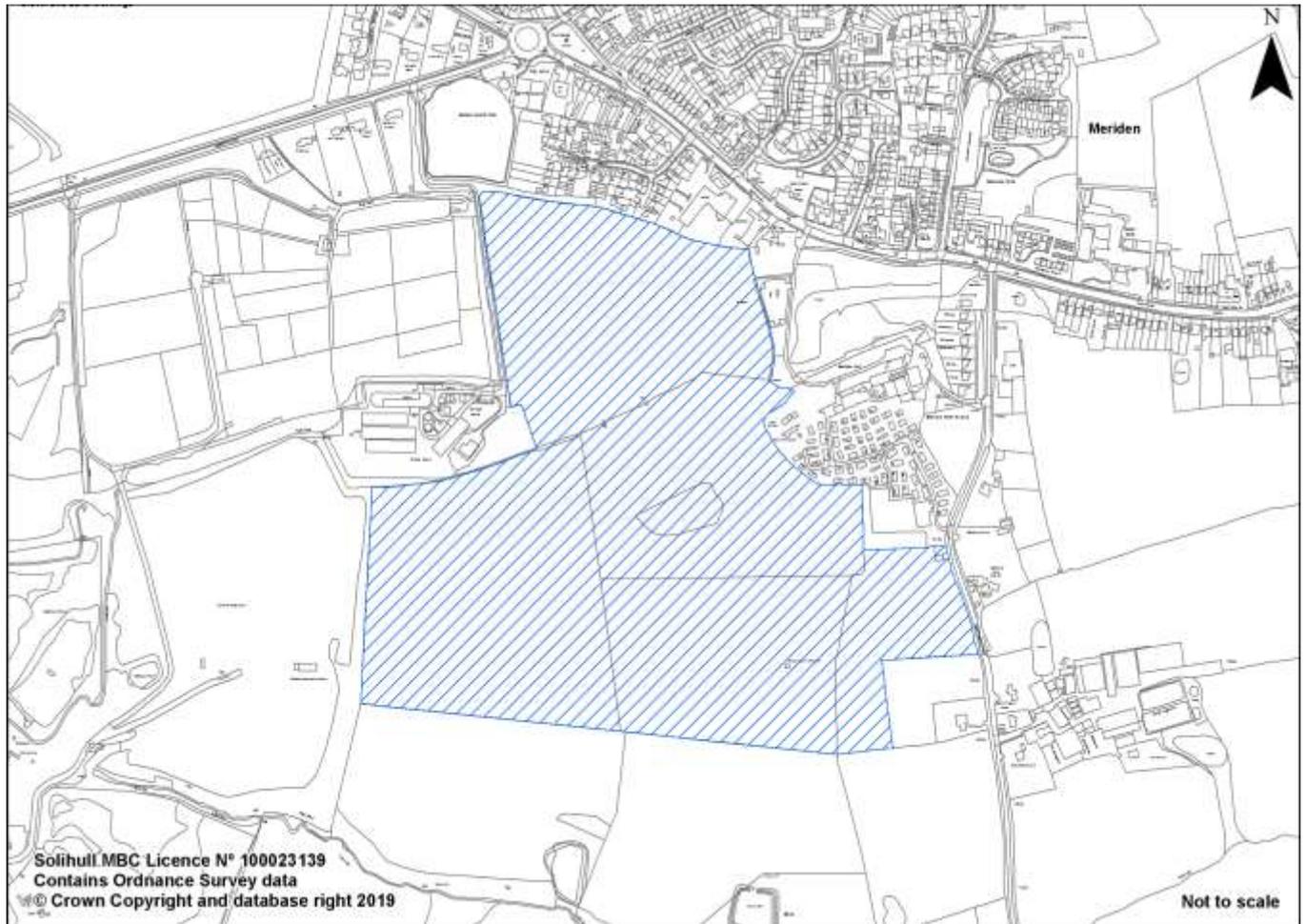
Evidence

SHELAA	Assessed as part of SHELAA Site 1014 - Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 61 17 effects: 6 positive (4 significant); 2 neutral; 9 adverse (1 significant)

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited expansion.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, although it is too small in isolation and would result in an indefensible boundary to east and south. Site has a very high level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 7 positive and 5 negative effects. Settlement identified as suitable for limited expansion, but site lacks defensible boundaries
Site Selection Step 2	R

Site Reference	197	Site Name	Land south of Meriden
Gross Area (Ha)	34.56	Ward	Meriden
Capacity (SHELAA)	200	Parish	Meriden
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Mineral Safeguarding Area/Area of Search Part of site in Mineral Safeguarding Area for Coal to the east
Hard Constraints	Listed building o site and proximity to Listed building to the east
Soft constraints	PROWs M233 and M235 run through the site Small part of site is in Flood Zone 2/3 to the west X

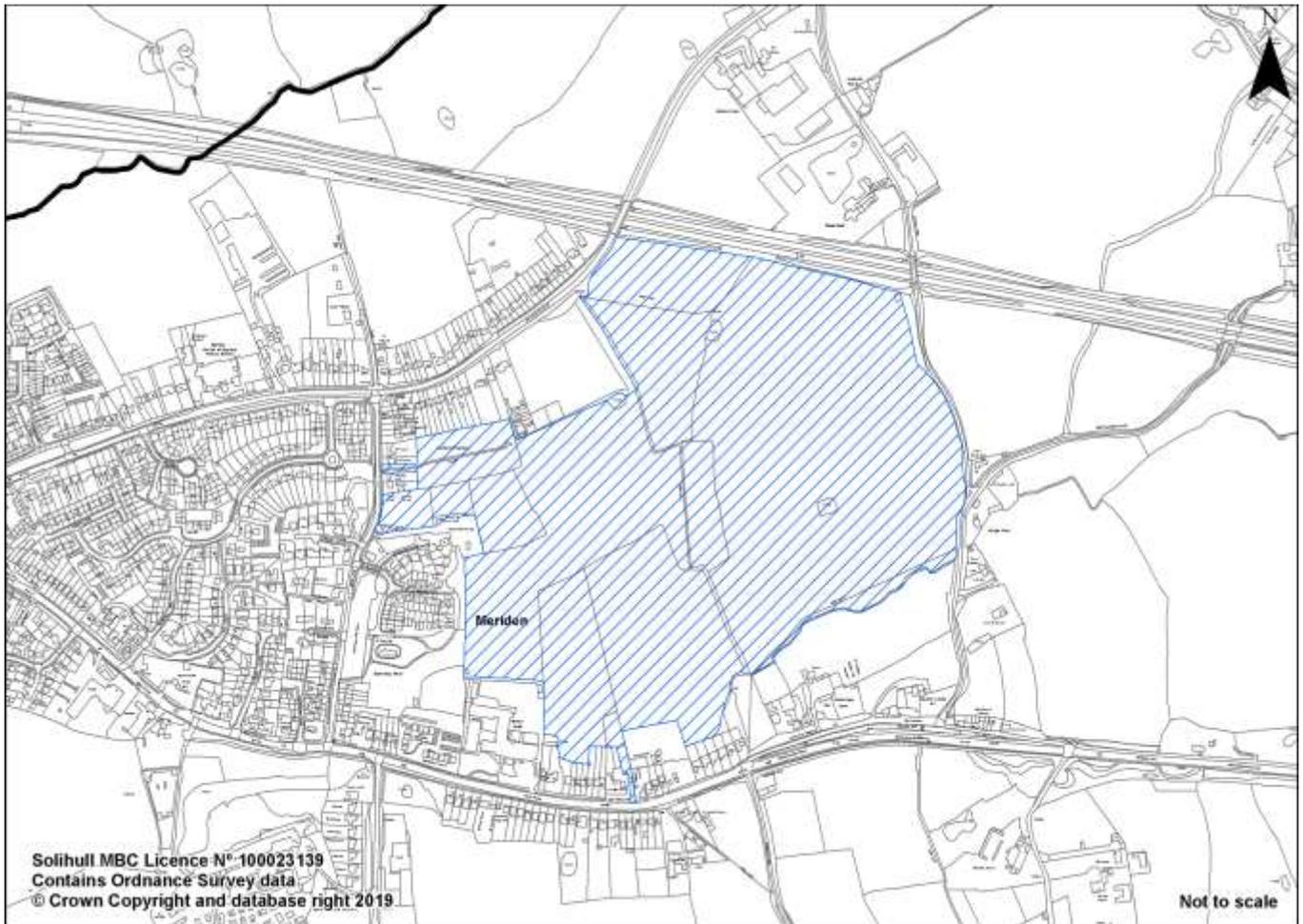
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: Very High Public Transport: Medium (Bus) Overall: High Access: No existing footway provision
Green Belt Assessment	Higher performing broad area (BA05) overall with a combined score of 11. *Highly performing in terms of purposes 1, 2 and 3.
Landscape Character Assessment	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 74 17 effects: 7 positive (3 significant); 2 neutral; 8 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited expansion, but not significant growth.
Site Selection Step 1	7
Commentary	Site is within higher performing parcel in the Green Belt Assessment, and would result in indefensible boundaries to east, south and west. Site has a high level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable, subject to some constraints. SA identifies 7 positive and 8 negative effects, including the loss of agricultural land. Settlement identified as suitable for limited expansion, but the site would provide a significantly greater expansion
Site Selection Step 2	R

Site Reference	211	Site Name	Land between Main Road and Fillongley Road,
Gross Area (Ha)	29.95	Ward	Meriden
Capacity (SHELAA)	Estimated 700	Parish	Meriden
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Mineral Safeguarding Area for Coal
Hard Constraints	Proximity to Listed building TPOs on boundary of site to the west
Soft constraints	PROWs M265, M267 and M267a cross the site Proximity to locally listed buildings Habitats of wildlife interest on site

Evidence

SHELAA	Assessed as part of SHELAA Site 1014 - Category 1
Accessibility Study	Primary School: Very High Food Store: High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	AECOM 61 17 effects: 6 positive (4 significant); 2 neutral; 9 adverse (1 significant)

Site Selection

Spatial Strategy	Growth Option G: Significant expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited expansion, but not significant growth.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment. Site has a very high level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 7 positive and 5 negative effects. Settlement identified as suitable for limited expansion, but the site would provide a significantly greater expansion
Site Selection Step 2	R

Site Reference	311	Site Name	Meriden Hall Mobile Home Park Site 1
Gross Area (Ha)	0.27	Ward	Meriden
Capacity (SHELAA)	10	Parish	Meriden
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Minerals Safeguarding Area for Coal
Hard Constraints	TPOs on site
Soft constraints	None - but see trees on site covered by TPO

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Medium Food Store: Very High GP Surgery: Very High Public Transport: Low (Bus) Overall: Medium/High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP26) overall with a combined score of 3. Lower performing in terms of purposes 1, 2 and 3.
Landscape Character Assessment	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site included within: AECOM 74 17 effects: 7 positive (3 significant); 2 neutral; 8 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited expansion.
Site Selection Step 1	5
Commentary	Site is within lower performing parcel in the Green Belt Assessment, is small and would result in indefensible boundaries. Site has a medium to high level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. Settlement identified as suitable for limited expansion, but the site, which is open space on the edge of a mobile home park is unsuitable for housing
Site Selection Step 2	R

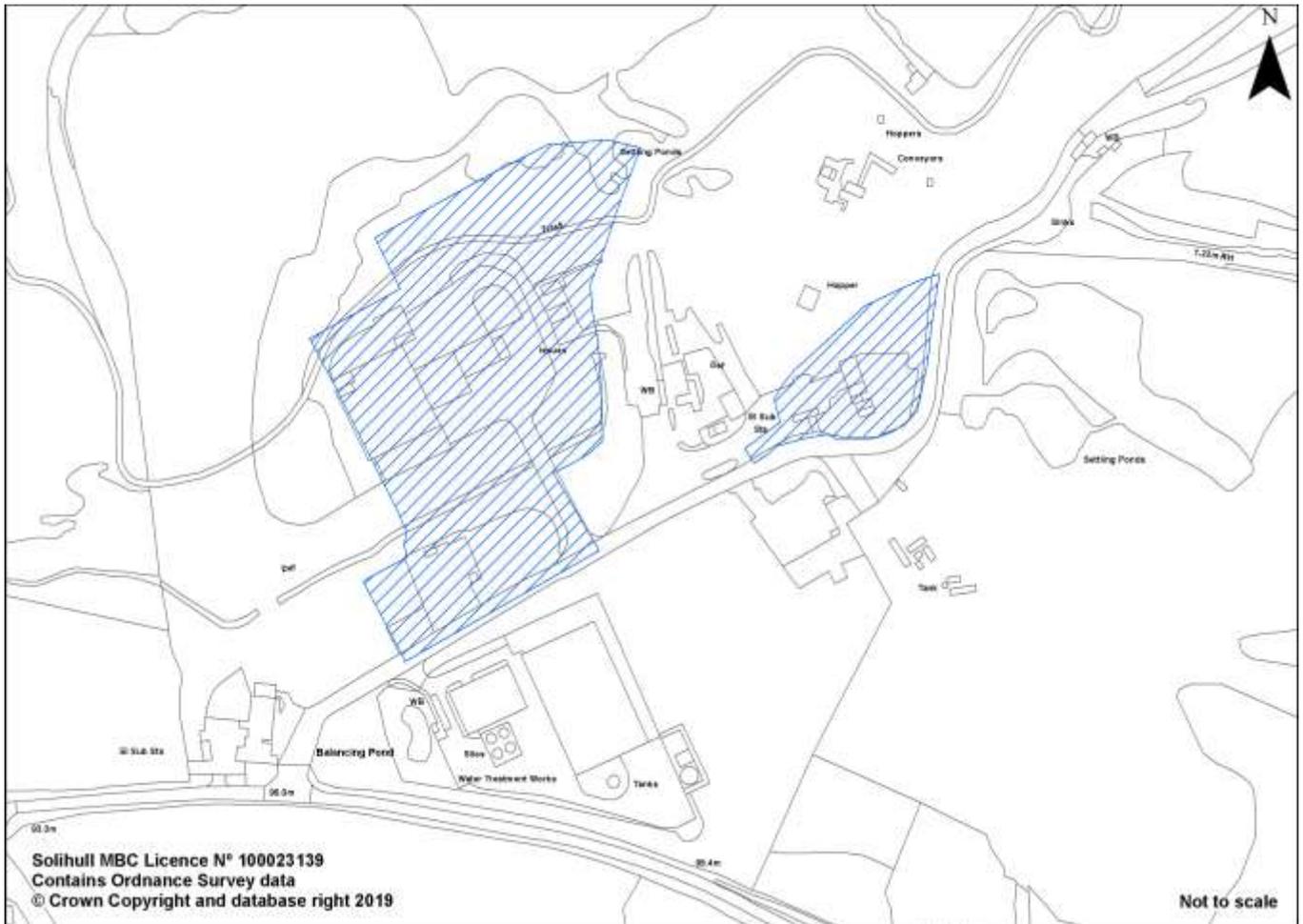
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: High Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Bus) Overall: High Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP26) overall with a combined score of 3. Lower performing in terms of purposes 1, 2 and 3.
Landscape Character Assessment	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Site is directly adjacent to AECOM 74.

Site Selection

Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited expansion.
Site Selection Step 1	5
Commentary	Site is within lower performing parcel in the Green Belt Assessment, is small and would result in indefensible boundaries. Site has a medium to high level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. Settlement identified as suitable for limited expansion, but the site, which is woodland on the edge of a mobile home park is unsuitable for housing
Site Selection Step 2	R

Site Reference	409	Site Name	Land at Meriden Quarry
Gross Area (Ha)	2.72	Ward	Meriden
Capacity (SHELAA)	Not assessed for residential use	Parish	Meriden
Green Belt	100	Greenfield/ Brownfield	Quarry site



Constraints

Policy Constraints	Green Belt Mineral Safeguarding Area/ Area of Search Area of Search for Waste Management facilities
Hard Constraints	None
Soft constraints	Contaminated land/historic landfill site

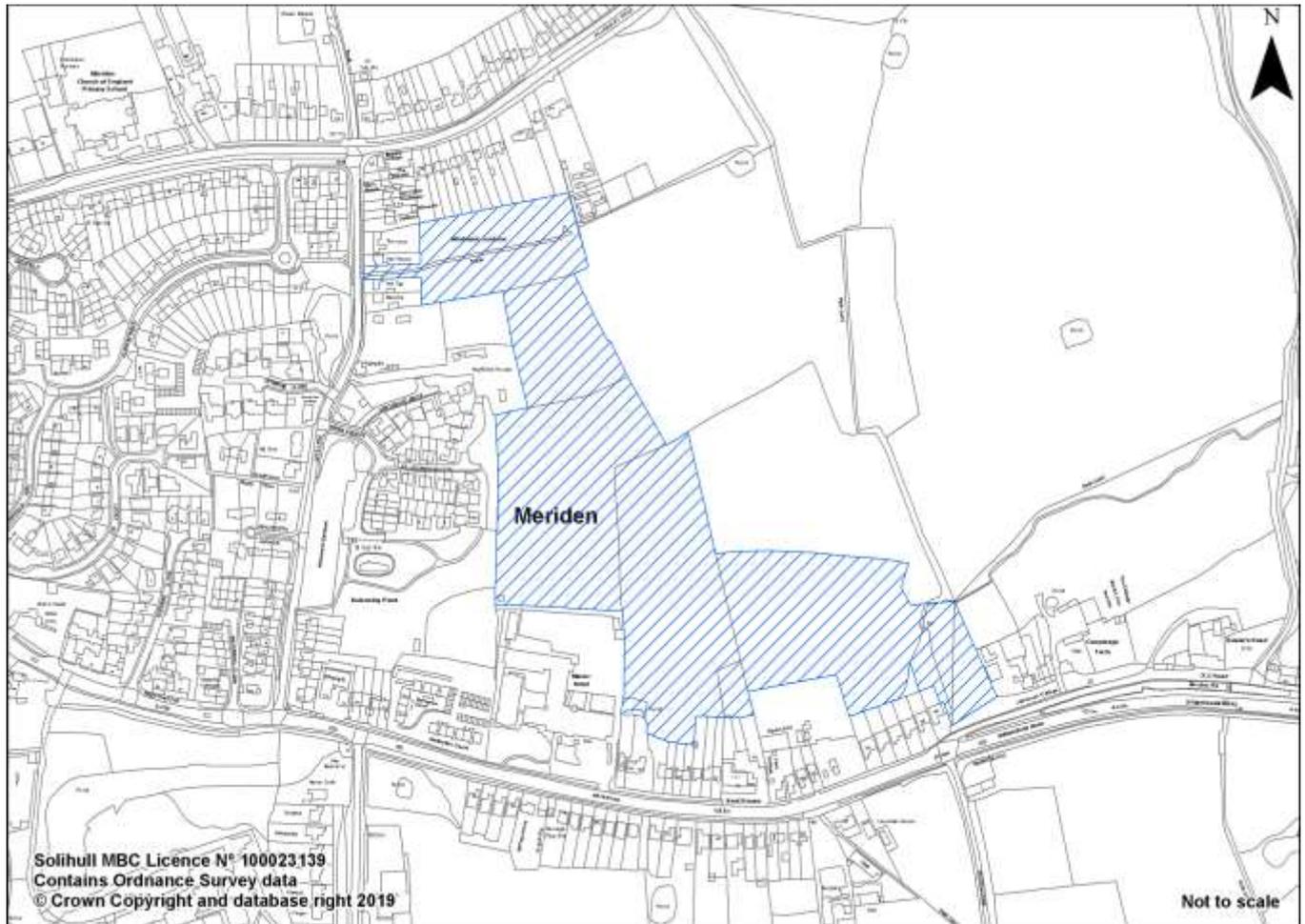
Evidence

SHELAA	Not assessed for residential or employment land use.
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Within LCA8 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Varies from Low to High Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 144 19 effects: 1 positive; 7 neutral; 11 negative (2 significant)

Site Selection

Spatial Strategy	Land has been put forward for Minerals and not housing. Land is located within the Minerals Safeguarding Area.
Site Selection Topic Paper	Site has been put forward for Minerals and not included in the residential assessment.
Site Selection Step 1	10
Commentary	Site is within highly performing parcel in the Green Belt Assessment, would result in indefensible boundaries, and is isolated from the any settlement. Site likely to have a low level of accessibility due to its isolation, and is in an area of medium visual sensitivity with low capacity for change. SA identifies 1 positive and 11 negative effects, including 2 significant. Submission relates to mineral processing
Site Selection Step 2	R

Site Reference	420	Site Name	Land at Meriden - IM Land
Gross Area (Ha)	7.27	Ward	Meriden
Capacity (SHELAA)	170	Parish	Meriden
Green Belt	99	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Mineral Safeguarding Area for Coal
Hard Constraints	TPO on boundary of site
Soft constraints	Allotments Proximity to locally listed buildings PROWs M265 and M267

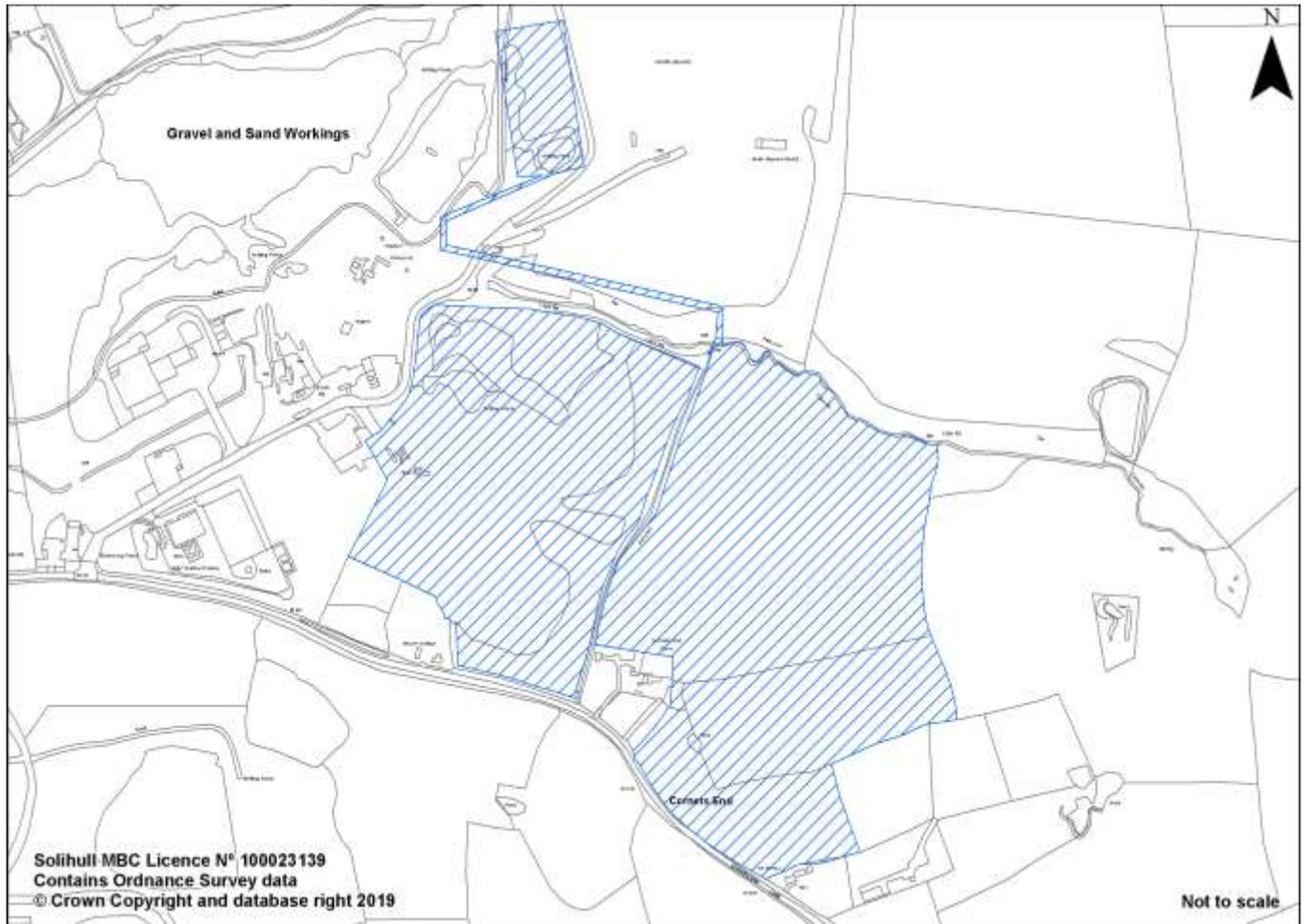
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
Landscape Character Assessment	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
Sustainability Appraisal	Jan 2019 Draft AECOM 153 18 effects: 7 positive (5 significant); 7 neutral; 4 negative

Site Selection

Spatial Strategy	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
Site Selection Topic Paper	Meriden village is identified as suitable for limited expansion.
Site Selection Step 1	5
Commentary	Site is within moderately performing parcel in the Green Belt Assessment, although it would result in indefensible boundaries to the east and north. Site has a very high level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 7 positive and 5 negative effects. Settlement identified as suitable for limited expansion, but the site lacks defensible green belt boundaries
Site Selection Step 2	R

Site Reference	402	Site Name	Land south-east of Meriden Quarry
Gross Area (Ha)	20.52	Ward	Meriden
Capacity (SHELAA)	Assessed For Employment only	Parish	Meriden & Berkswell
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt Mineral Safeguarding Area/ Area of Search Area of Search for Waste Management facilities
Hard Constraints	None
Soft constraints	PROWs M229, M232 and M233 run through site Adjacent locally listed building Contaminated Land/historic landfill site on western part of site Trees on site

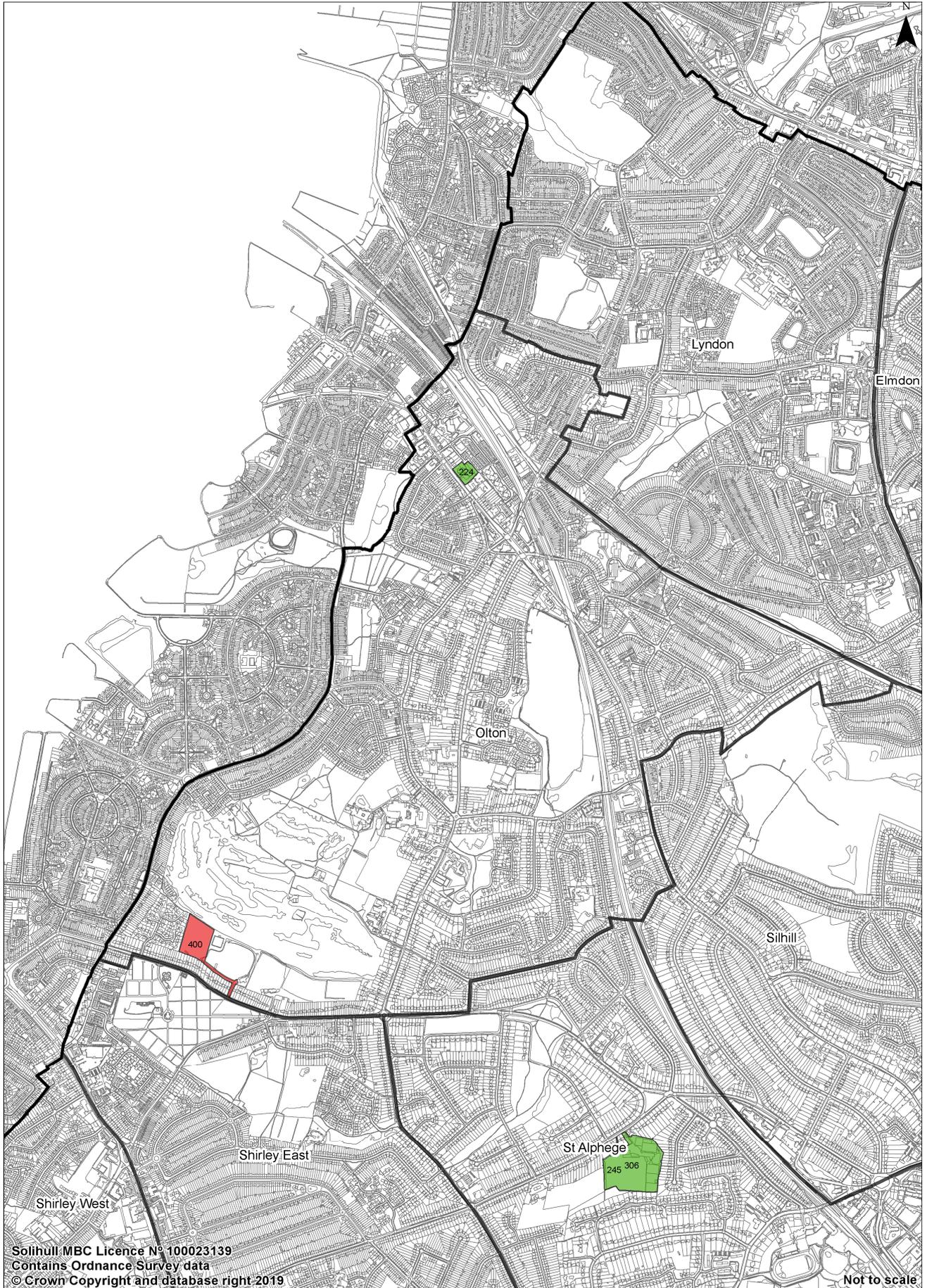
Evidence

SHELAA	Assessed as employment site
Accessibility Study	Not included in Accessibility Study.
Green Belt Assessment	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
Landscape Character Assessment	Partly within LCA8 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Varies from Low to High Landscape capacity to accommodate change - Low and partly within LCA4D Landscape character sensitivity - High Visua
Sustainability Appraisal	Jan 2019 Draft AECOM 142 19 effects: 0 positive; 9 neutral; 10 negative (2 significant)

Site Selection

Spatial Strategy	Site does not fit into any identified Growth Options in the spatial strategy.
Site Selection Topic Paper	Site not included in residential assessment.
Site Selection Step 1	
Commentary	Site is within highly performing parcel in the Green Belt Assessment, would result in indefensible boundaries, and is isolated from the any settlement. Site likely to have a low level of accessibility due to its isolation, and is in an area of high visual sensitivity with very low capacity for change. SA identifies 0 positive and 10 negative effects, including 2 significant. Submission relates to mineral extraction
Site Selection Step 2	NA

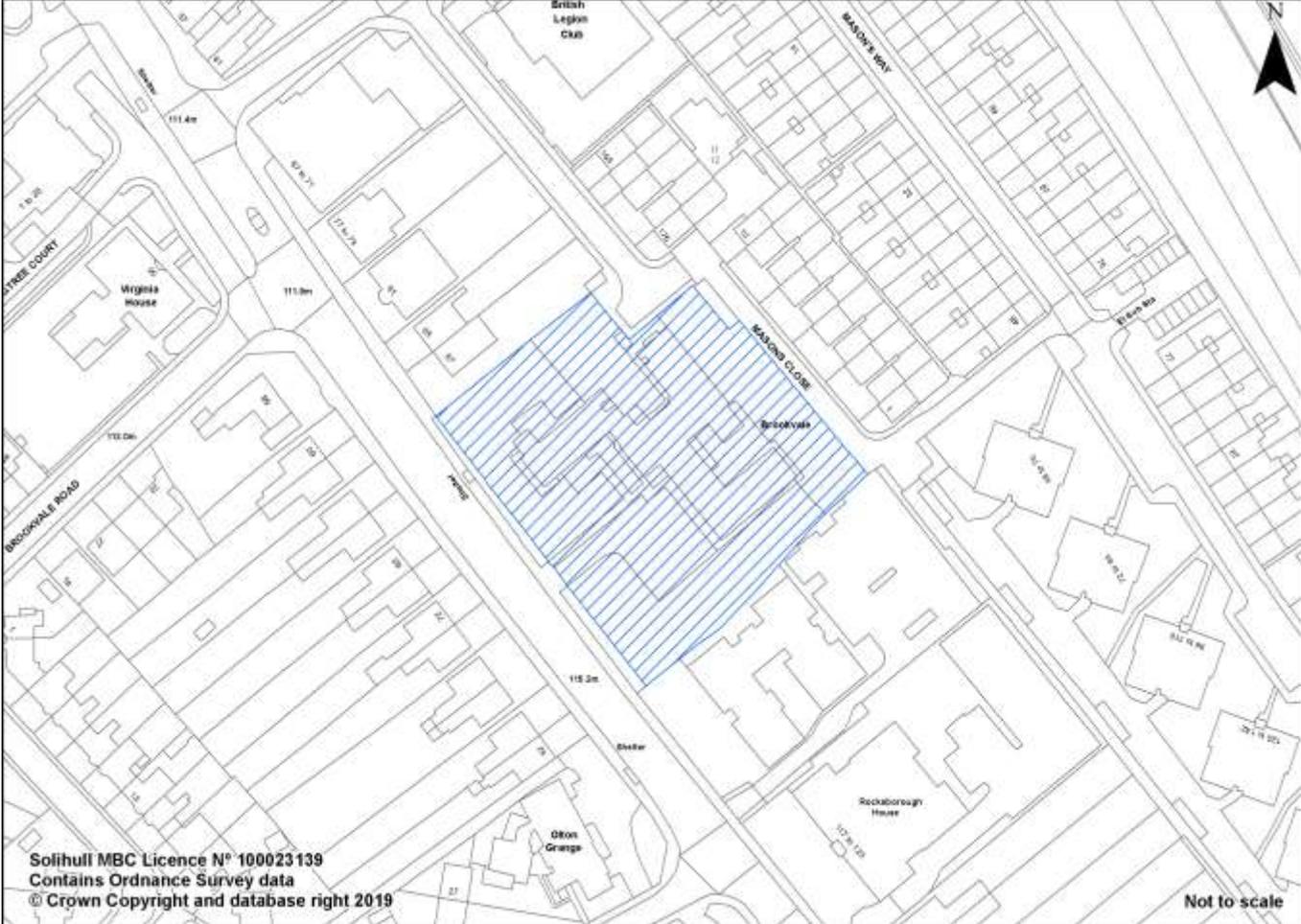
9. Olton



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Not to scale

Site Reference	224	Site Name	Brookvale
Gross Area (Ha)	0.54	Ward	Olton
Capacity (SHELAA)	17	Parish	
Green Belt	0	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Adjacent to Olton Conservation Area Redevelopment costs

Evidence

SHELAA

Category 1

Accessibility Study

Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway

Green Belt Assessment

Site not included in study area of Green Belt Assessment.

Landscape Character Assessment

Site not included in study area of Landscape Character Assessment.

Sustainability Appraisal

Site not considered in SA.

Site Selection

Spatial Strategy

Not a Growth Option but main urban area.

Site Selection Topic Paper

Site is brownfield within the urban area and an accessible location.

Site Selection Step 1

1

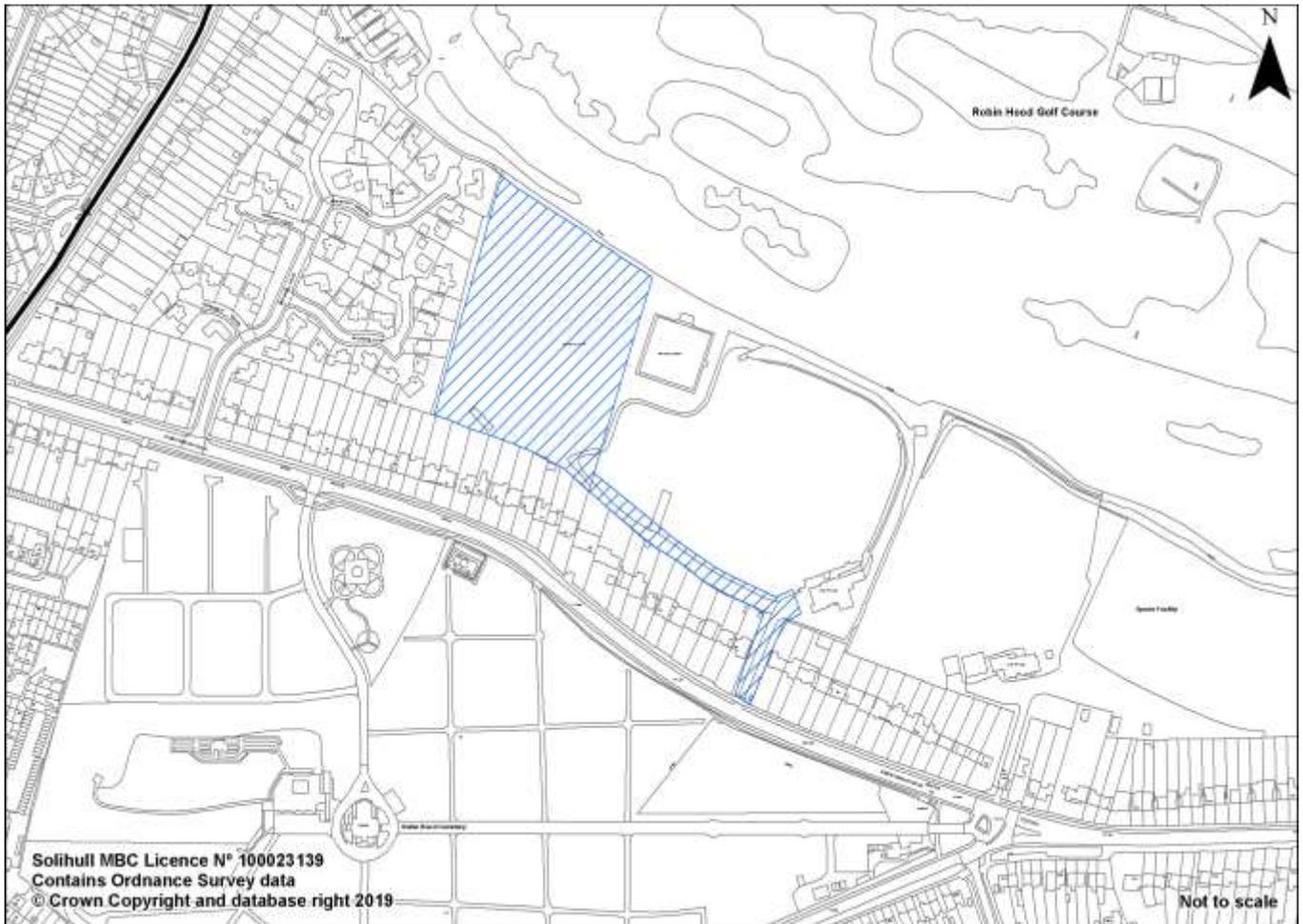
Commentary

Brownfield site in the main urban area. Site currently being built out.

Site Selection Step 2

G

Site Reference	400	Site Name	Western parcel of land at Moseley Cricket club,
Gross Area (Ha)	1.89	Ward	Olton
Capacity (SHELAA)	48	Parish	
Green Belt	0	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	None
Hard Constraints	TPOs on western boundary
Soft constraints	Existing sports pitch Access

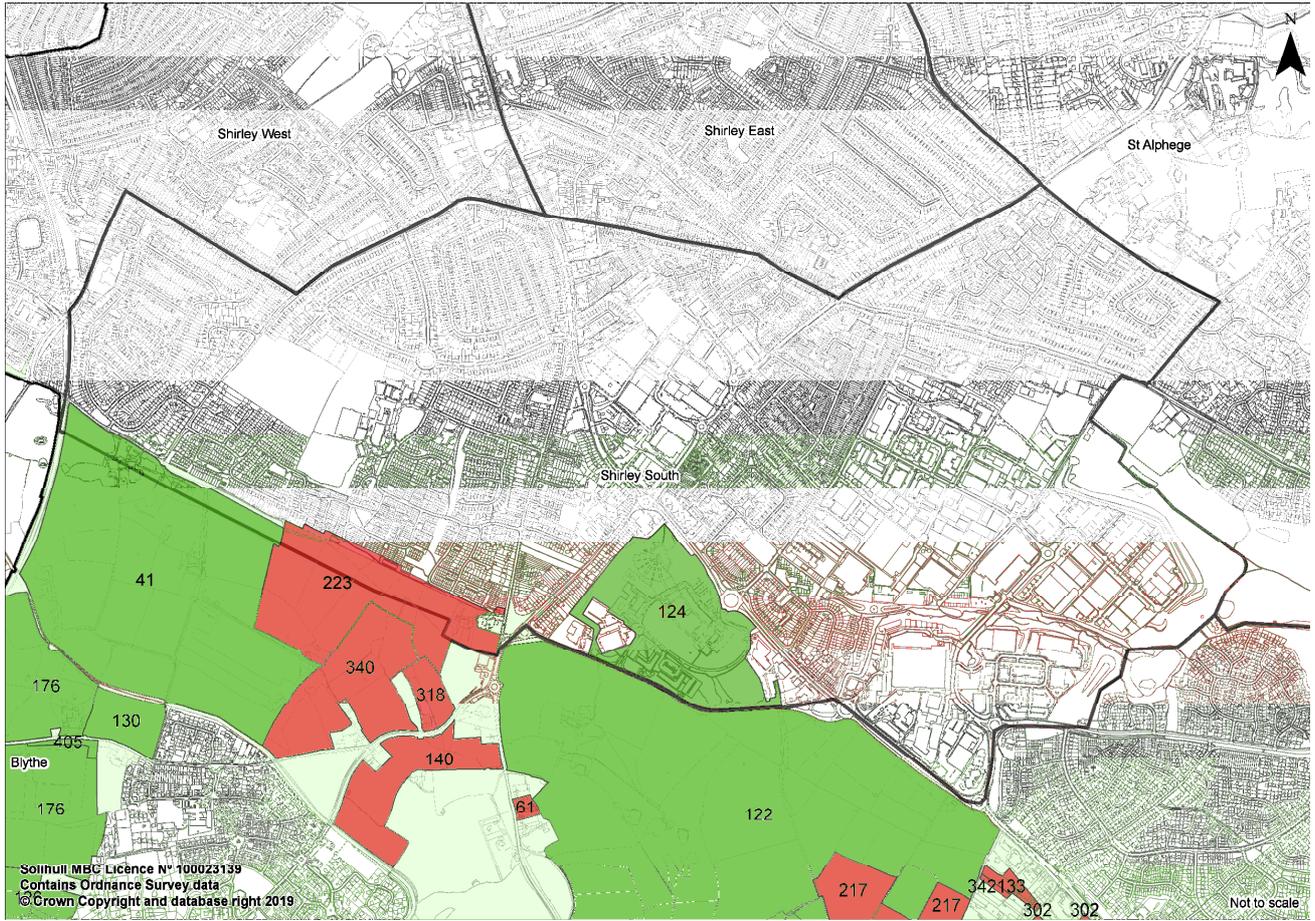
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Medium Food Store: Very High GP Surgery: Very High Public Transport: Low (Rail) Overall: Medium/High Access: Existing footway
Green Belt Assessment	Site not included in study area of Green Belt Assessment.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Jan 2019 Draft AECOM 141 19 Effects: 5 positive (2 significant); 12 neutral; 2 negative

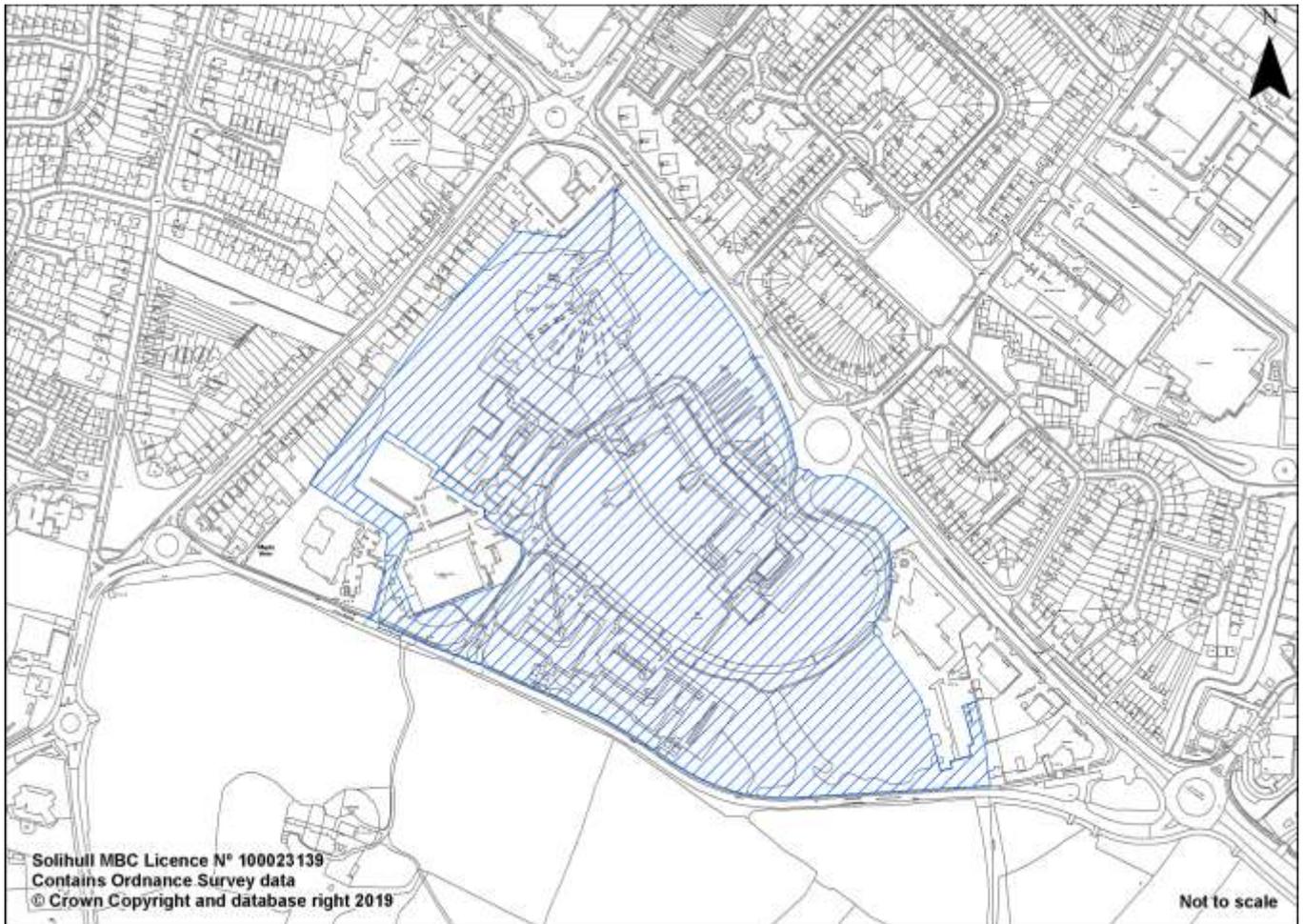
Site Selection

Spatial Strategy	Not a Growth Option but main urban area.
Site Selection Topic Paper	Site is within the urban area and an accessible location, however, site is greenfield in active beneficial use.
Site Selection Step 1	
Commentary	This greenfield site is located in the main urban area. However, it includes a sports facility in beneficial use with no or only limited potential to mitigate loss of the beneficial use. Likely that the provision of pitches would be necessary. SA identifies 2 negative and 5 positive effects, of which distance to healthcare and distance to leisure and play facilities are significant.
Site Selection Step 2	R

9. Shirley South



Site Reference	124	Site Name	Former TRW site, The Green
Gross Area (Ha)	19.32	Ward	Shirley South
Capacity (SHELAA)	226	Parish	
Green Belt	0	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Allocated employment land in 2013 Local Plan
Hard Constraints	TPOs on site Proximity to Listed building
Soft constraints	Existing commercial uses on site Contaminated land on part of site

Evidence

SHELAA

Category 2 (Some achievability constraints)

Accessibility Study

Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway

Green Belt Assessment

Site not included in study area of Green Belt Assessment.

Landscape Character Assessment

Site not included in study area of Landscape Character Assessment.

Sustainability Appraisal

Site assessed for housing in AECOM103 16 effects: 7 positive (5 significant); 7 neutral; 2 negative Site assessed as AECOM 19 for employment for 2013 Local

Site Selection

Spatial Strategy

Growth Option D: Shirley Town Centre & the A34 Corridor

Site Selection Topic Paper

Site is in a highly accessible location within the existing urban area.

Site Selection Step 1

1

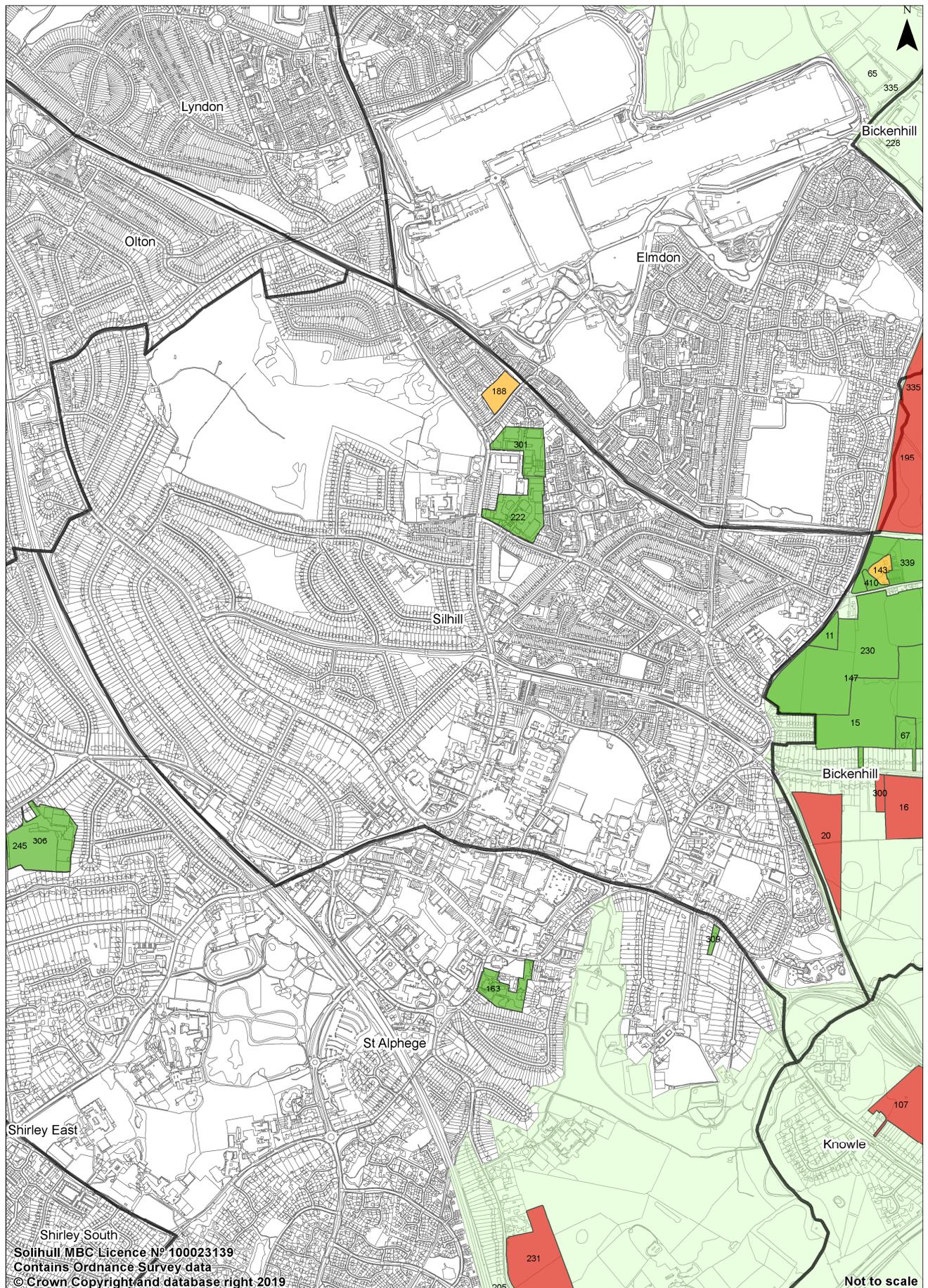
Commentary

The site is an existing employment site within the 2013 Local Plan within the main urban area of Shirley. The site has very high accessibility in all areas and is mostly brownfield. The site is currently being considered as a hybrid planning application including up to 570 dwellings.

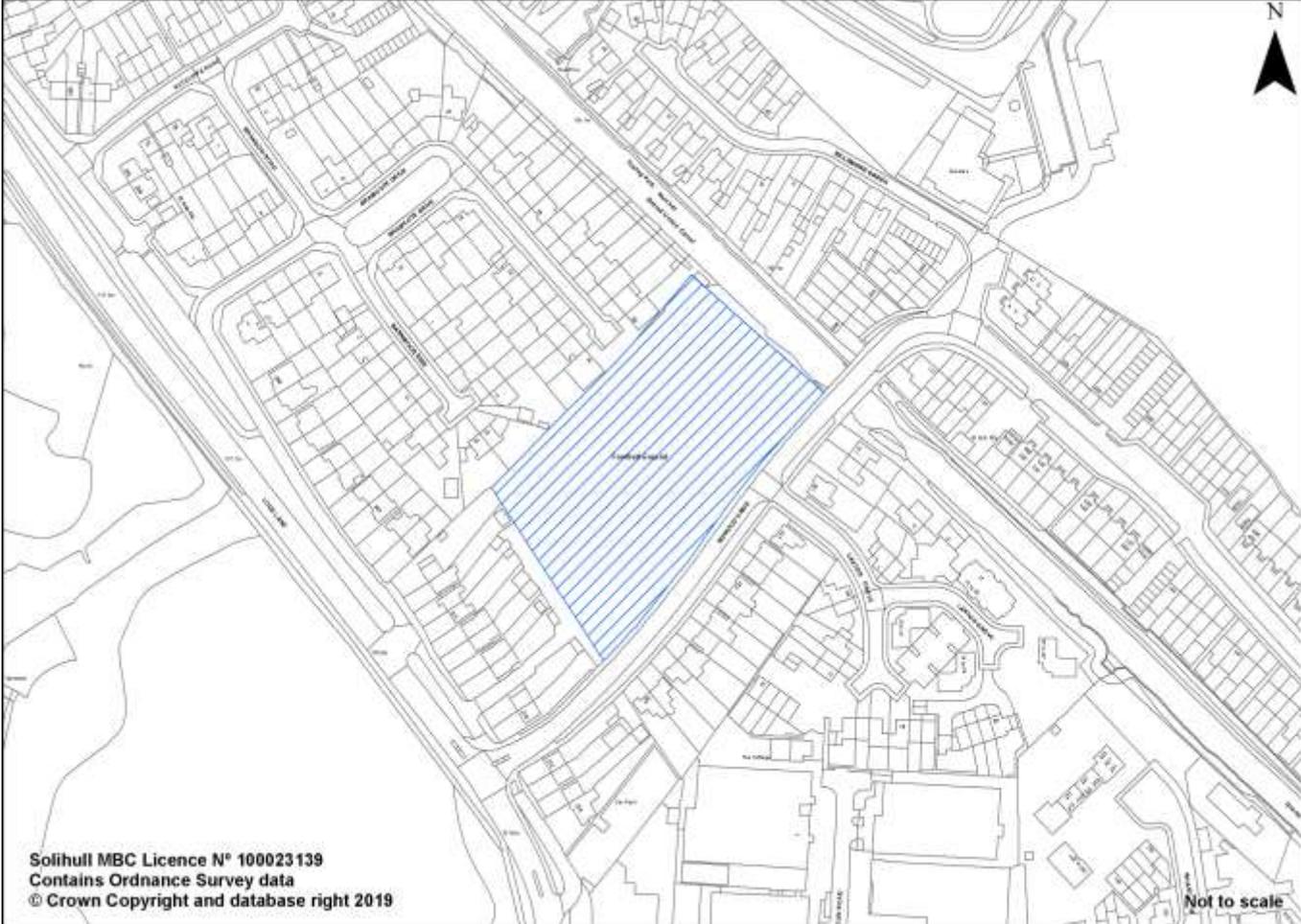
Site Selection Step 2

G

13. Silhill



Site Reference	188	Site Name	Land at Rowood Drive and associated with Lode
Gross Area (Ha)	0.95	Ward	Silhill
Capacity (SHELAA)	31	Parish	
Green Belt	0	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Playing pitch on site

Evidence

SHELAA

Category 1

Accessibility Study

Primary School: High Food Store: High GP Surgery: Low/Medium Public Transport: Very High (Bus) Overall: High Access: Existing footway

Green Belt Assessment

Site not included in study area of Green Belt Assessment.

Landscape Character Assessment

Site not included in study area of Landscape Character Assessment.

Sustainability Appraisal

Jan 2019 Draft AECOM 122 18 effects: 7 positive (3 significant); 10 neutral; 1 negative

Site Selection

Spatial Strategy

Growth Option A: High Frequency Public Transport Corridors & Hubs

Site Selection Topic Paper

Site is located within the main urban area in an accessible location.

Site Selection Step 1

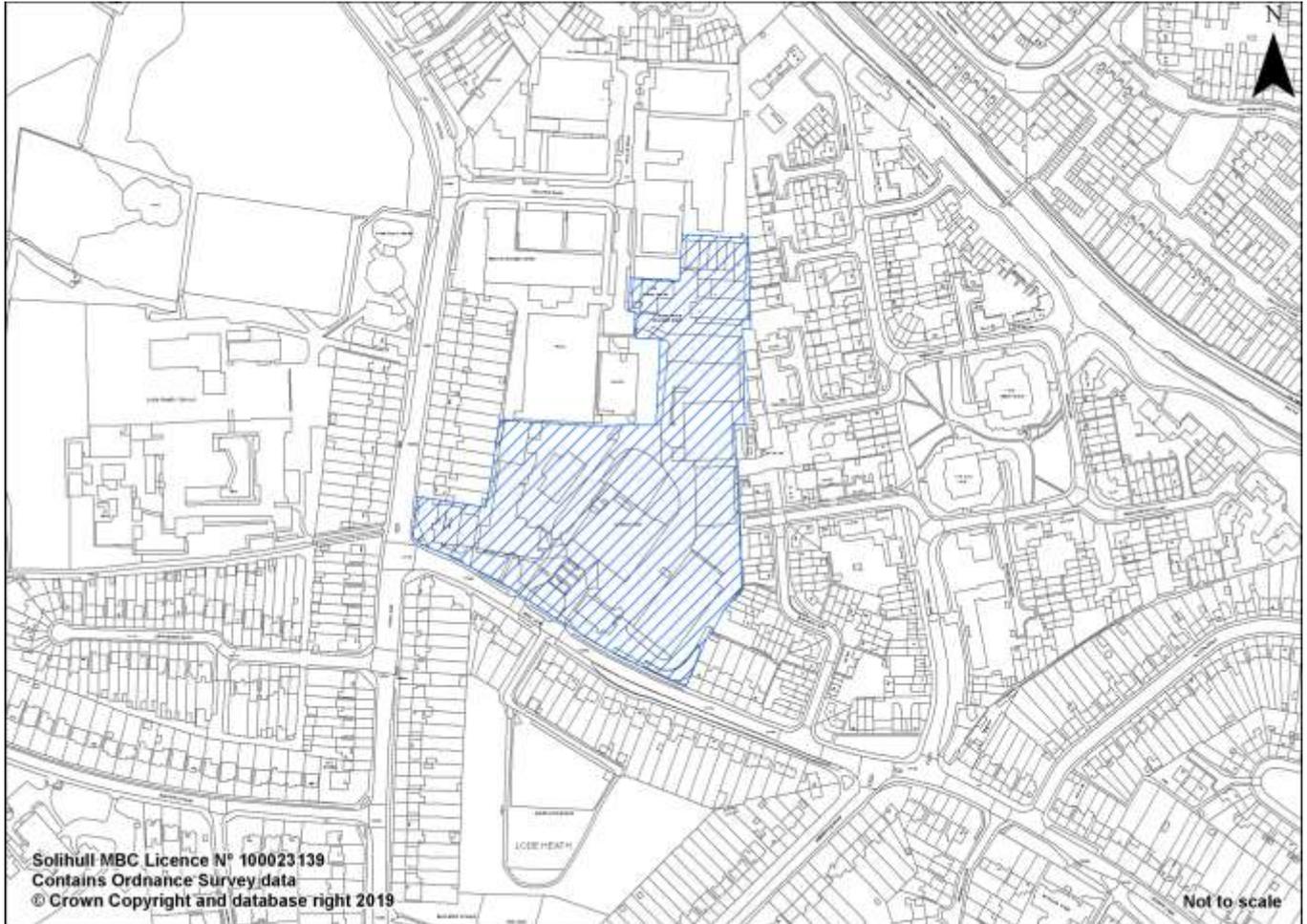
Commentary

Site is a greenfield site in the main urban area. It has a high level of accessibility. However, this open space/recreation ground would only be considered suitable if surplus to requirements or can be replaced. SA identifies 1 negative and 7 positive effects, of which public transport accessibility, access to leisure and distance to jobs are included as significant positives.

Site Selection Step 2

A

Site Reference	222	Site Name	Moat Lane Depot and Vulcan House Industrial
Gross Area (Ha)	3.05	Ward	Silhill
Capacity (SHELAA)	71	Parish	
Green Belt	0	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Strategic Waste Management Site
Hard Constraints	None
Soft constraints	Existing uses on site Contaminated land on part of site

Evidence

SHELAA

Category 3 (significant achievability and some suitability constraints)

Accessibility Study

Primary School: Very High Food Store: Very High GP Surgery: High Public Transport: Very High Overall: Very High Access: Existing footway

Green Belt Assessment

Site not included in study area of Green Belt Assessment.

Landscape Character Assessment

Site not included in study area of Landscape Character Assessment.

Sustainability Appraisal

AECOM 105 16 effects: 9 positive (3 significant) 5 neutral 2 negative

Site Selection

Spatial Strategy

Growth Option A: High Frequency Public Transport Corridors & Hubs

Site Selection Topic Paper

Site is located within the main urban area in an accessible location, however site is in existing use.

Site Selection Step 1

1

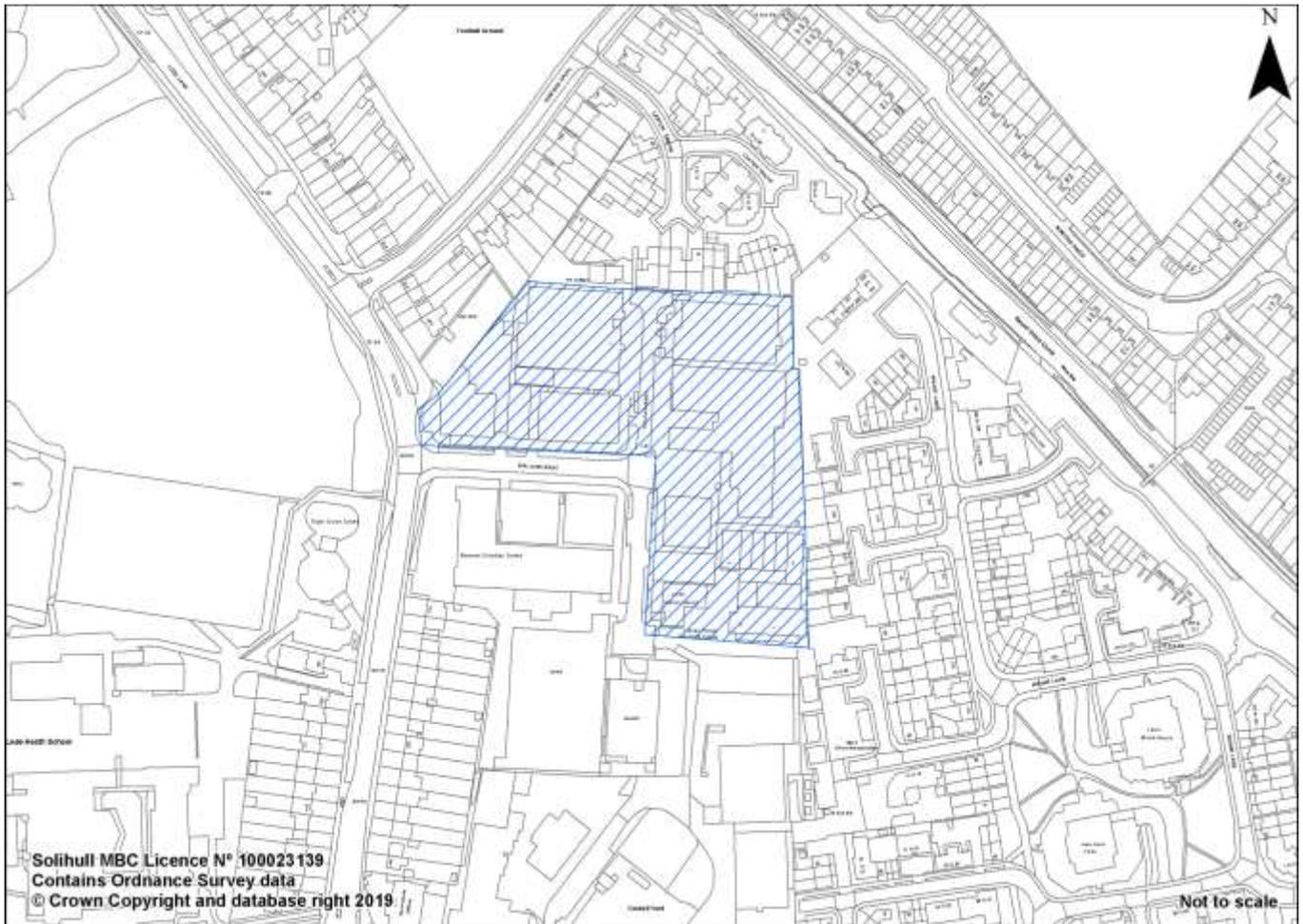
Commentary

This is a brownfield site within the urban area. It has very high accessibility. There may be some achievability and suitability constraints given that the site is in existing use. Ground treatment would also be required. SA identifies 10 positive effects of which 4 are significant positives and 2 negative effects.

Site Selection Step 2

G

Site Reference	301	Site Name	Vulcan Industrial Estate
Gross Area (Ha)	1.96	Ward	Silhill
Capacity (SHELAA)	55	Parish	N/A
Green Belt	0	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	Land in existing employment use
Hard Constraints	None
Soft constraints	Contaminated land Existing commercial uses on site Redevelopment costs

Evidence

SHELAA

Category 3 (significant achievability and some suitability constraints)

Accessibility Study

Primary School: High Food Store: High GP Surgery: Medium Public Transport: Low (Both) Overall: Medium/High Access: Existing footway

Green Belt Assessment

Site not included in study area of Green Belt Assessment.

Landscape Character Assessment

Site not included in study area of Landscape Character Assessment.

Sustainability Appraisal

AECOM 105 17 effects: 10 positive (4 significant) 5 neutral 2 negative

Site Selection

Spatial Strategy

Growth Option A: High Frequency Public Transport Corridors & Hubs

Site Selection Topic Paper

Site is located within the main urban area in an accessible location, however the site is in existing commercial use.

Site Selection Step 1

1

Commentary

This is a brownfield site within the urban area. It has medium/high accessibility. There may be some achievability and suitability constraints given that the site is in existing use. Ground treatment may also be required due to potential land contamination issues. SA identifies more positive than neutral or negative effects.

Site Selection Step 2

G

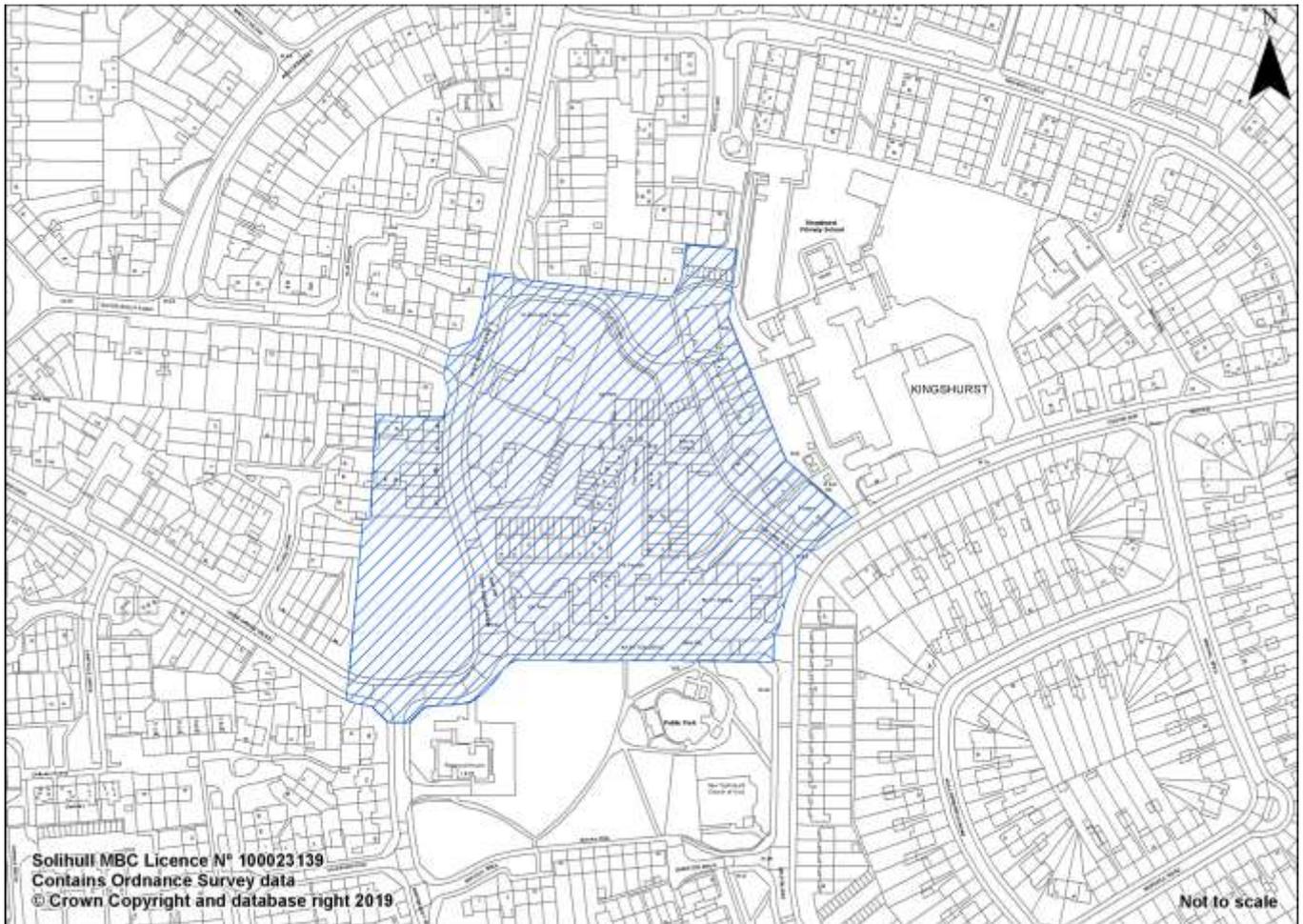
14. Smiths Wood



Solihull MBC Licence N° 100023139
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Not to scale

Site Reference	229	Site Name	Kingshurst Village Centre
Gross Area (Ha)	3.56	Ward	Smiths Wood
Capacity (SHELAA)	83	Parish	Kingshurst
Green Belt	0	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Existing commercial and community uses Redevelopment costs Small area of contaminated land in centre of site

Evidence

SHELAA

Category 3 (significant achievability and some suitability constraints)

Accessibility Study

Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway

Green Belt Assessment

Site not included in study area of Green Belt Assessment.

Landscape Character Assessment

Site not included in study area of Landscape Character Assessment.

Sustainability Appraisal

AECOM 102 16 effects: 9 positive (6 significant); 5 neutral; 2 negative.

Site Selection

Spatial Strategy

Growth Option C: North Solihull/ Chelmsley Wood

Site Selection Topic Paper

Site is located in North Solihull Regeneration Area, which has delivered high levels of growth under the regeneration programme, but there remain limited opportunities for growth and viability is constrained. Site is brownfield within the existing urban area and highly accessible location.

Site Selection Step 1

1

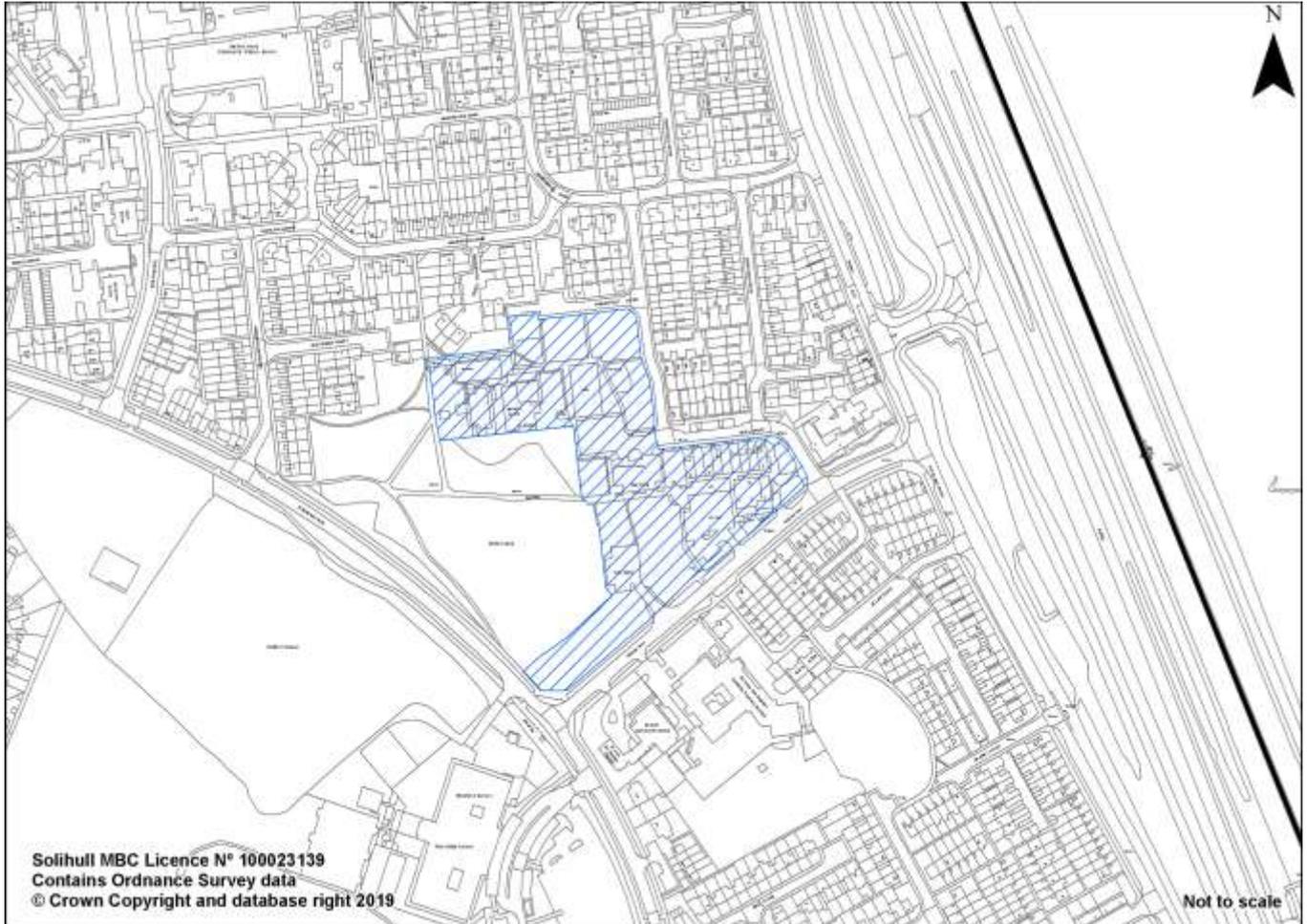
Commentary

DLP Site 7 Masterplan underway led by UKC Project Manager.

Site Selection Step 2

G

Site Reference	50	Site Name	Land at Arran Way
Gross Area (Ha)	2.24	Ward	Smiths Wood
Capacity (SHELAA)	52	Parish	Smiths Wood
Green Belt	0	Greenfield/ Brownfield	Brownfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Re-provision of community assets: Site comprises Smithswood Social and Community Centre, Arran Medical Centre and Action for Children nursery. Site adjacent to Local Wildlife Site

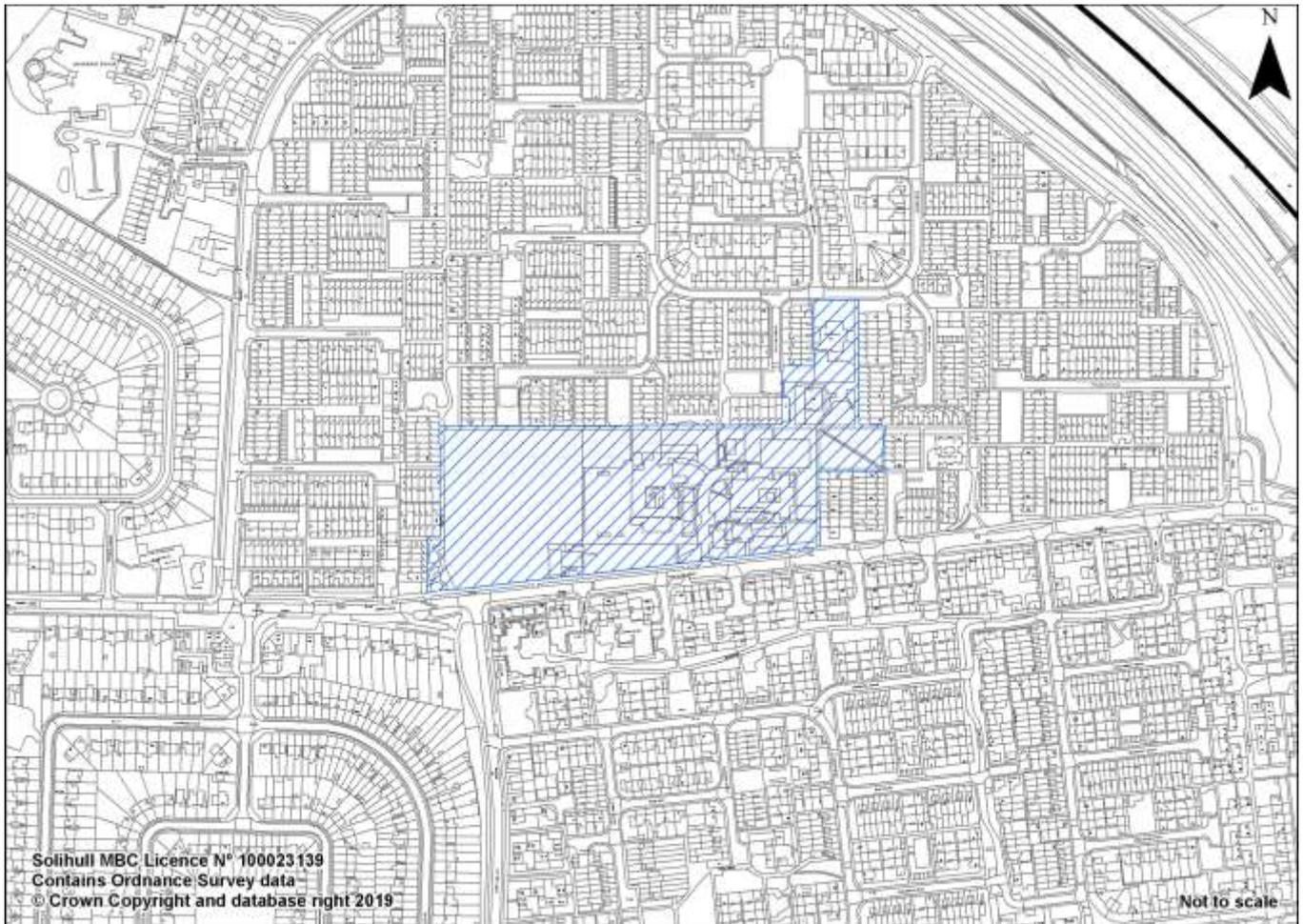
Evidence

SHELAA	Category 3 (significant achievability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
Green Belt Assessment	N/A
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	AECOM 106 16 effects: 9 positive (5 significant); 5 neutral; 2 negative.

Site Selection

Spatial Strategy	Growth Option C: North Solihull/ Chelmsley Wood
Site Selection Topic Paper	Site is located in North Solihull Regeneration Area, which has delivered high levels of growth under the regeneration programme, but there remain limited opportunities for growth and viability is constrained. Site is brownfield within the existing urban area and highly accessible location.
Site Selection Step 1	1
Commentary	Part of Site in DLP Site Allocation 14 Solihull MBC land
Site Selection Step 2	G

Site Reference	51	Site Name	Jenson House, Auckland Hall and Kingfisher PH
Gross Area (Ha)	4.27	Ward	Smiths Wood
Capacity (SHELAA)	100	Parish	Smiths Wood
Green Belt	0	Greenfield/ Brownfield	Part brownfield, part greenfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Re-provision of community assets: Comprises Bosworth Education Centre, Auckland Hall Community Centre, Kingfisher Public House and local convenience store. Recreation ground on-site Playing pitch on-site

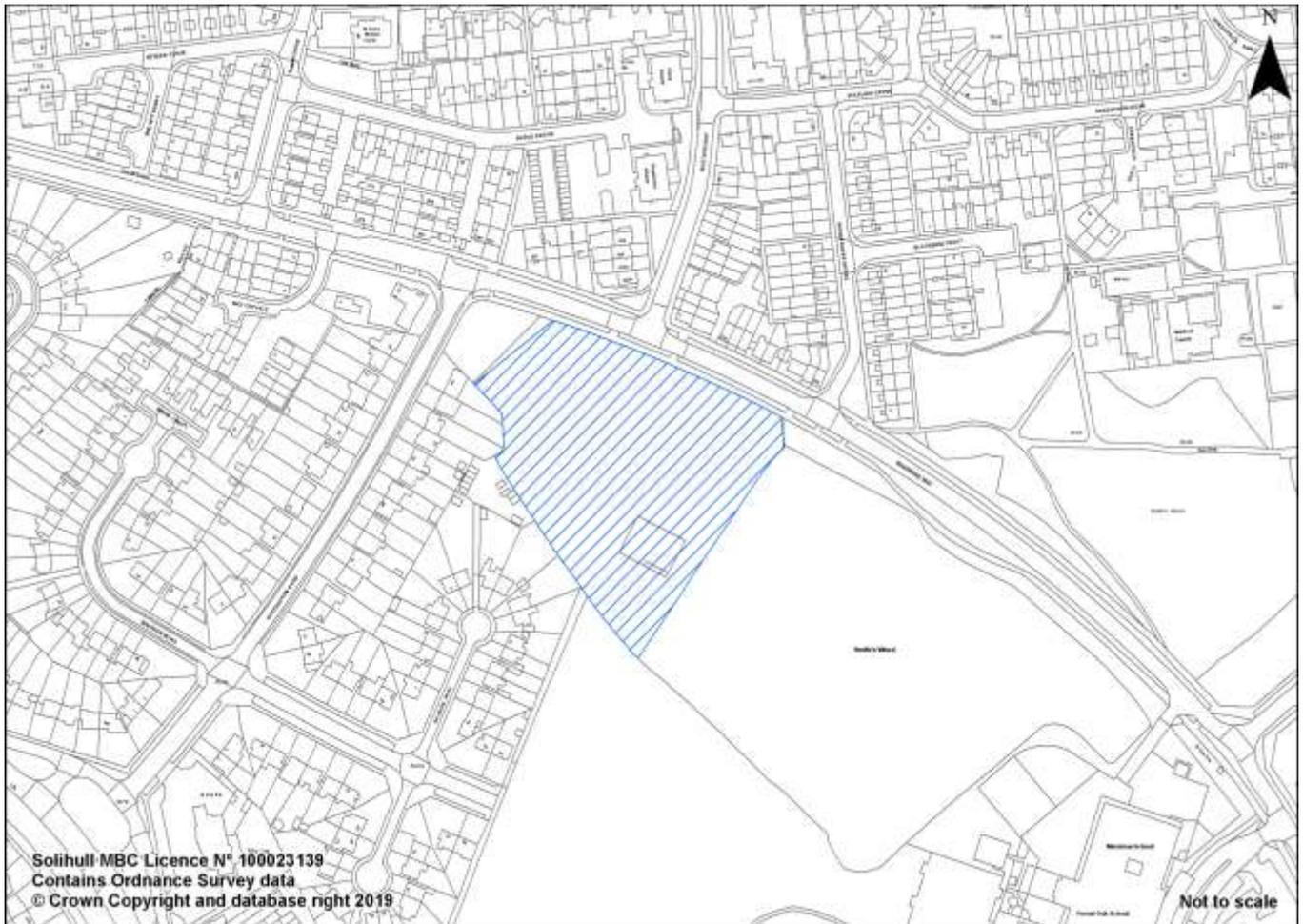
Evidence

SHELAA	Category 3 (significant achievability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
Green Belt Assessment	N/A
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	AECOM 107 16 effects: 9 positive (4 significant); 6 neutral; 1 negative.

Site Selection

Spatial Strategy	Growth Option C: North Solihull/ Chelmsley Wood
Site Selection Topic Paper	Site is located in North Solihull Regeneration Area, which has delivered high levels of growth under the regeneration programme, but there remain limited opportunities for growth and viability is constrained. Site is part brownfield and part greenfield within the existing urban area and highly accessible location.
Site Selection Step 1	1
Commentary	Part of Site in DLP Site Allocation 15 Solihull MBC land
Site Selection Step 2	G

Site Reference	219	Site Name	Land at Buckingham Road
Gross Area (Ha)	1.33	Ward	Smiths Wood
Capacity (SHELAA)	38	Parish	Smiths Wood
Green Belt	0	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Recreation ground Adjacent to LNR and Local Wildlife Site Smiths Wood

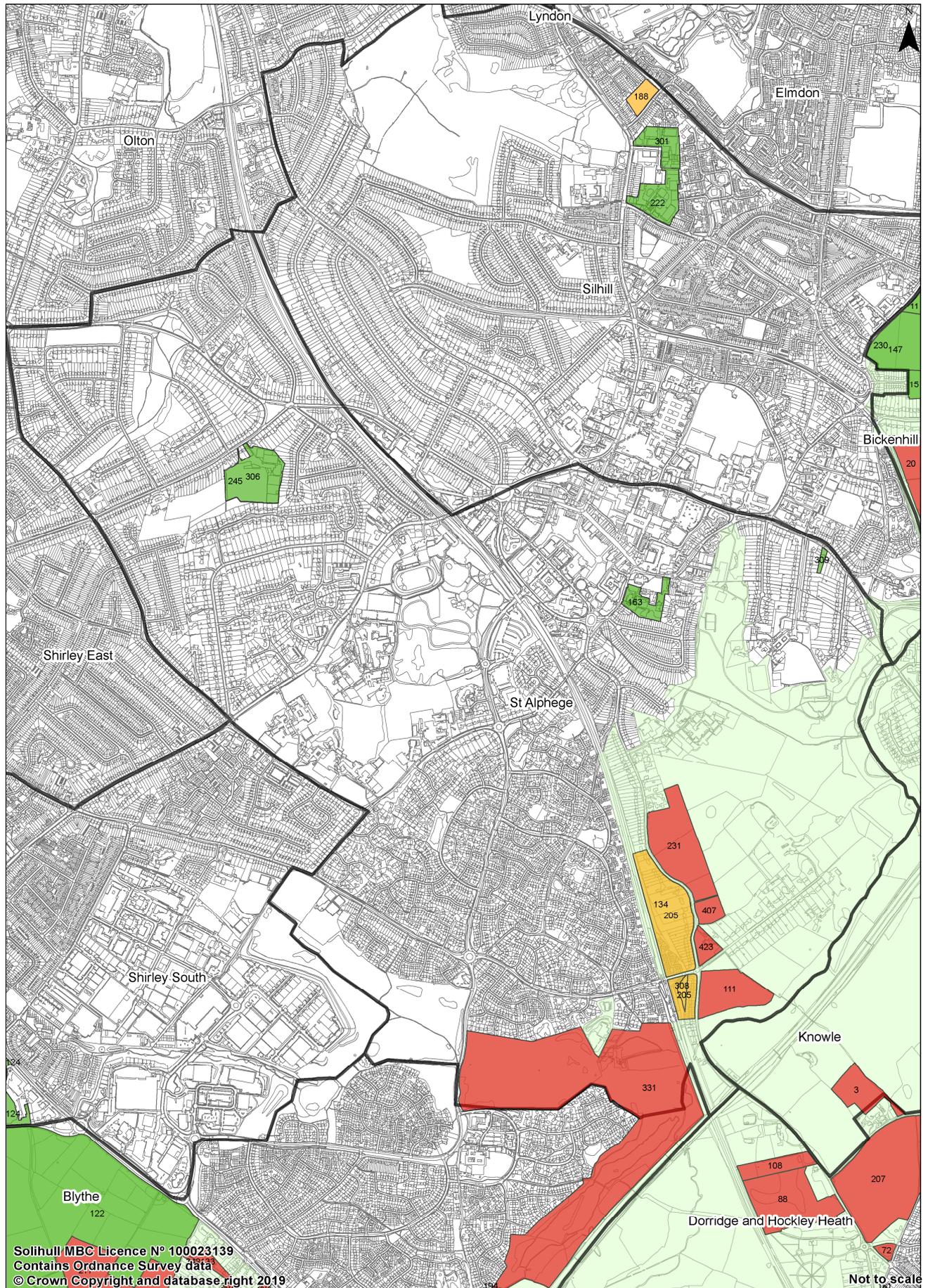
Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Bus)High Overall: High Access: Existing footway
Green Belt Assessment	Site not included in study area of Green Belt Assessment.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Jan 2019 Draft AECOM 123 18 effects: 8 positive (4 significant); 8 neutral; 2 negative

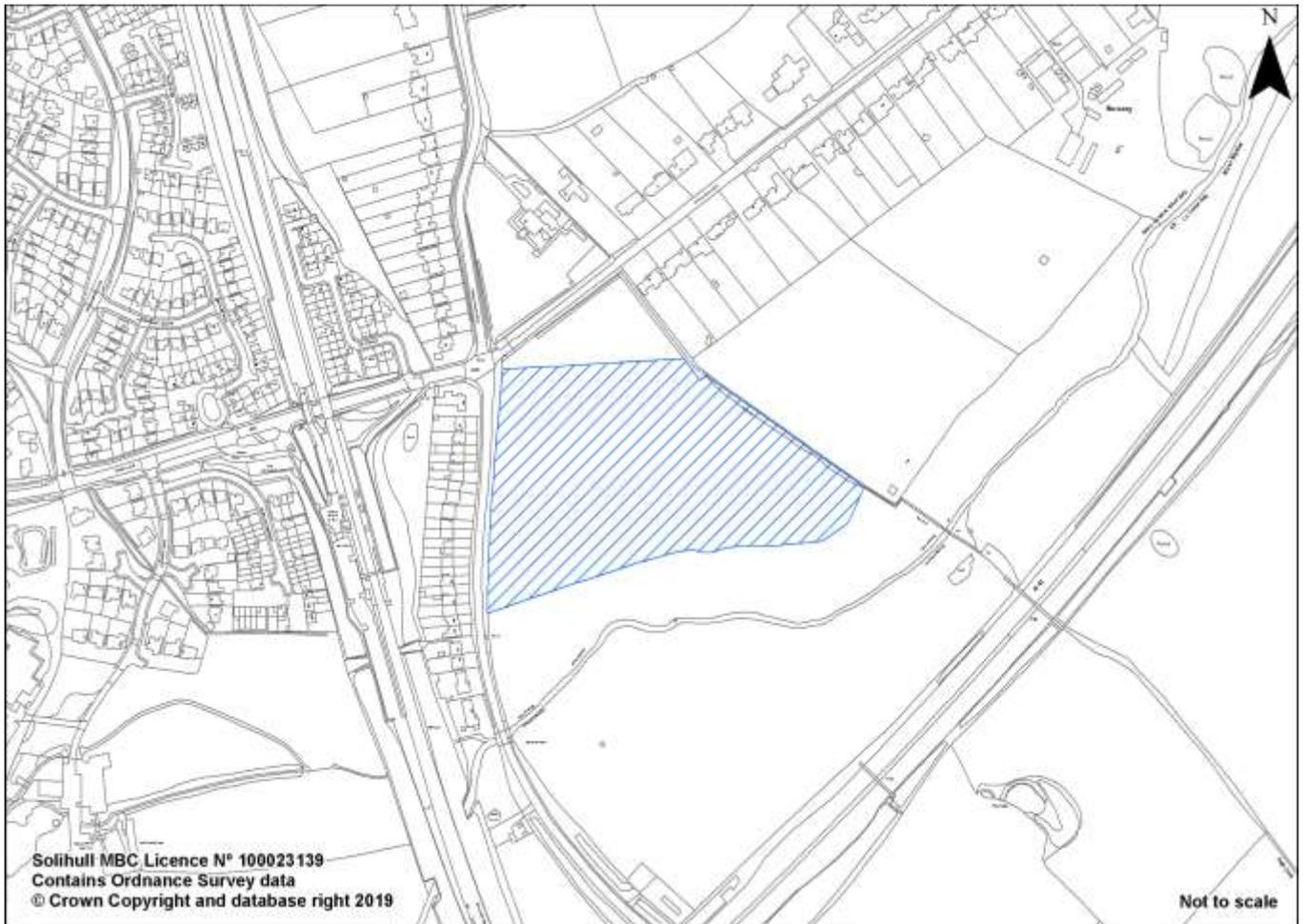
Site Selection

Spatial Strategy	Growth Option C: North Solihull/ Chelmsley Wood
Site Selection Topic Paper	Site is located in North Solihull Regeneration Area, which has delivered high levels of growth under the regeneration programme, but there remain limited opportunities for growth and viability is constrained. Site is greenfield, in existing beneficial use, within the existing urban area and accessible location.
Site Selection Step 1	
Commentary	Would require replacement of recreation facility. Suitable as a deliverable SHELAA site
Site Selection Step 2	R

15. St Alphege



Site Reference	111	Site Name	Land at Widney Manor Road
Gross Area (Ha)	4.04	Ward	St Alphege
Capacity (SHELAA)	120	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site High pressure gas pipeline inner zone through site
Soft constraints	Small area of site in southern part in Flood Zone 3 PROW SL62B adjacent to southern boundary of site Hedgerows

Evidence

SHELAA	Category 3 (significant suitability constraints)
Accessibility Study	Primary School: Medium Food Store: Low GP Surgery: Very Low Public Transport: Very High (Bus) Overall: Medium Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 57 17 effects: 3 positive (2 significant); 10 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
Site Selection Topic Paper	Growth Option G – Area D is not considered suitable for major growth due to heavy constraints, low/med accessibility and significance of gap between urban area and Knowle/Dorridge.
Site Selection Step 1	9
Commentary	Site is in a moderately performing parcel of Green Belt, detached from the main urban area and not well related to it. It would result in an indefensible Green Belt boundary and would erode the gap between Solihull and KDBH. Site has a medium level of accessibility overall given its close proximity to Widney Manor railway station, but poorer access to key local facilities. The site is within an area of medium landscape sensitivity, medium landscape value with low capacity for change. Site faces some significant suitability constraints. SA identifies 3 positive and 4 negative effects.
Site Selection Step 2	R

Site Reference	134	Site Name	114-118 Widney Manor Road
Gross Area (Ha)	1.19	Ward	St Alphege
Capacity (SHELAA)	22	Parish	
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on site
Soft constraints	Access Proximity to railway line Backland development

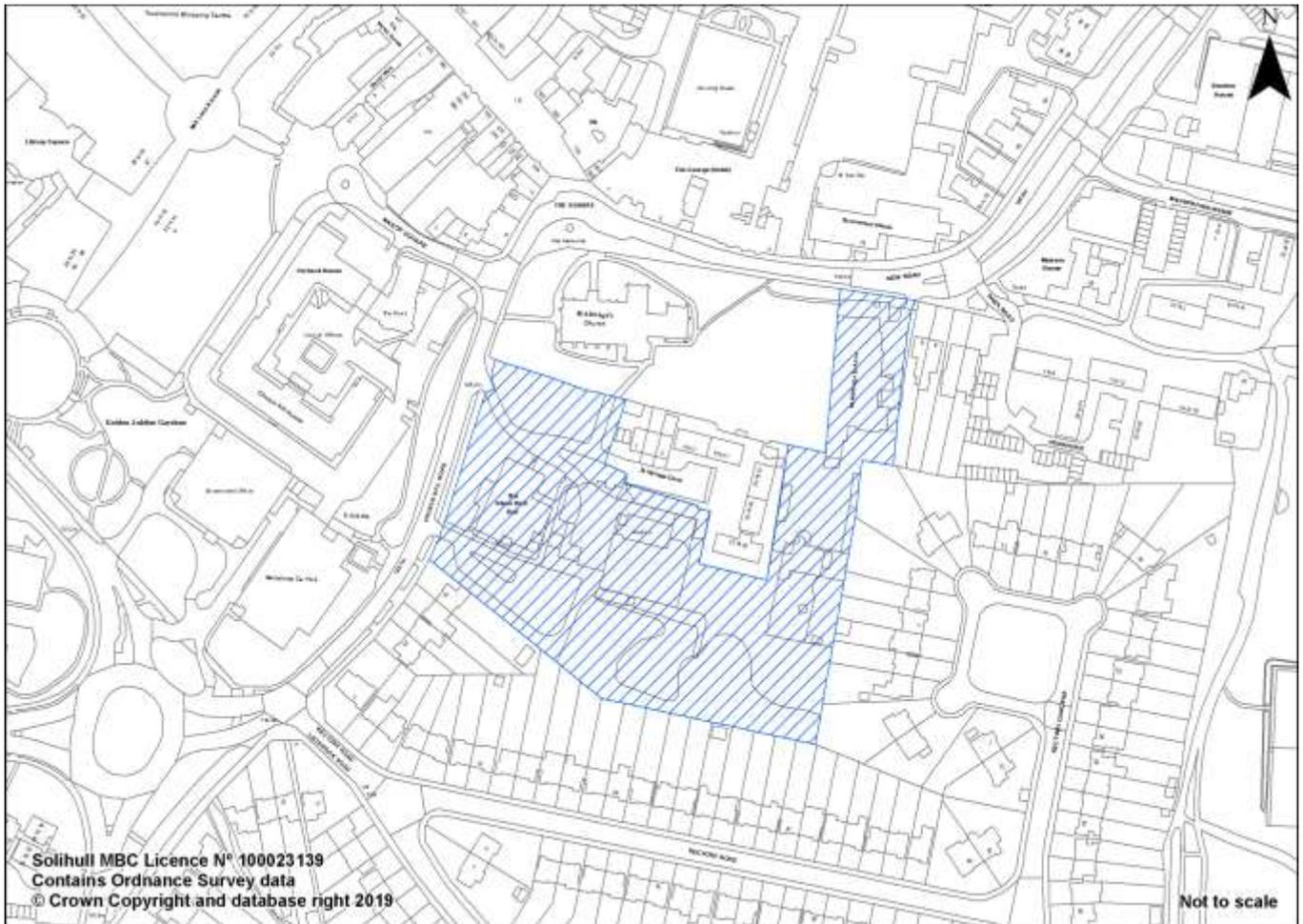
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very High Food Store: Low GP Surgery: Very Low Public Transport: Very High (Both) Overall: Medium/High Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	AECOM 57 17 effects: 3 positive (2 significant); 10 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
Site Selection Topic Paper	Growth Option G – Area D is not considered suitable for major growth due to heavy constraints, low/med accessibility and significance of gap between urban area and Knowle/Dorridge.
Site Selection Step 1	6
Commentary	Site is in a moderately performing parcel of Green Belt comprising a ribbon of residential development adjacent to the main urban area. Being located between the railway line, Widney Manor Road and Widney Lane a new strong and defensible boundary could be established. Site has medium/high accessibility overall with high accessibility to bus, rail and a primary school. Site currently includes existing residential properties. SA identifies 3 positive and 4 negative effects.
Site Selection Step 2	A

Site Reference	163	Site Name	The former Rectory and Glebe land
Gross Area (Ha)	1.67	Ward	St Alphege
Capacity (SHELAA)	17	Parish	
Green Belt	0	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	None
Hard Constraints	Listed building on site and adjacent to Grade I Listed building
Soft constraints	Within Conservation Area Existing uses on site

Evidence

SHELAA

Category 3 (significant achievability constraints)

Accessibility Study

Primary School: Very High Food Store: Very High GP Surgery: Medium Public Transport: Very High (Bus) Overall: Very High Access: Existing footway

Green Belt Assessment

Site not included in study area of Green Belt Assessment.

Landscape Character Assessment

Site not included in study area of Landscape Character Assessment.

Sustainability Appraisal

Site assessed as part of AECOM 45 for 2013 Local Plan as SLP Site 8.

Site Selection

Spatial Strategy

Growth Option B: Solihull Town Centre

Site Selection Topic Paper

The Town Centre is the most accessible location in the Borough, containing a wide range of facilities and services and the Borough's main transport hub.

Site Selection Step 1

2

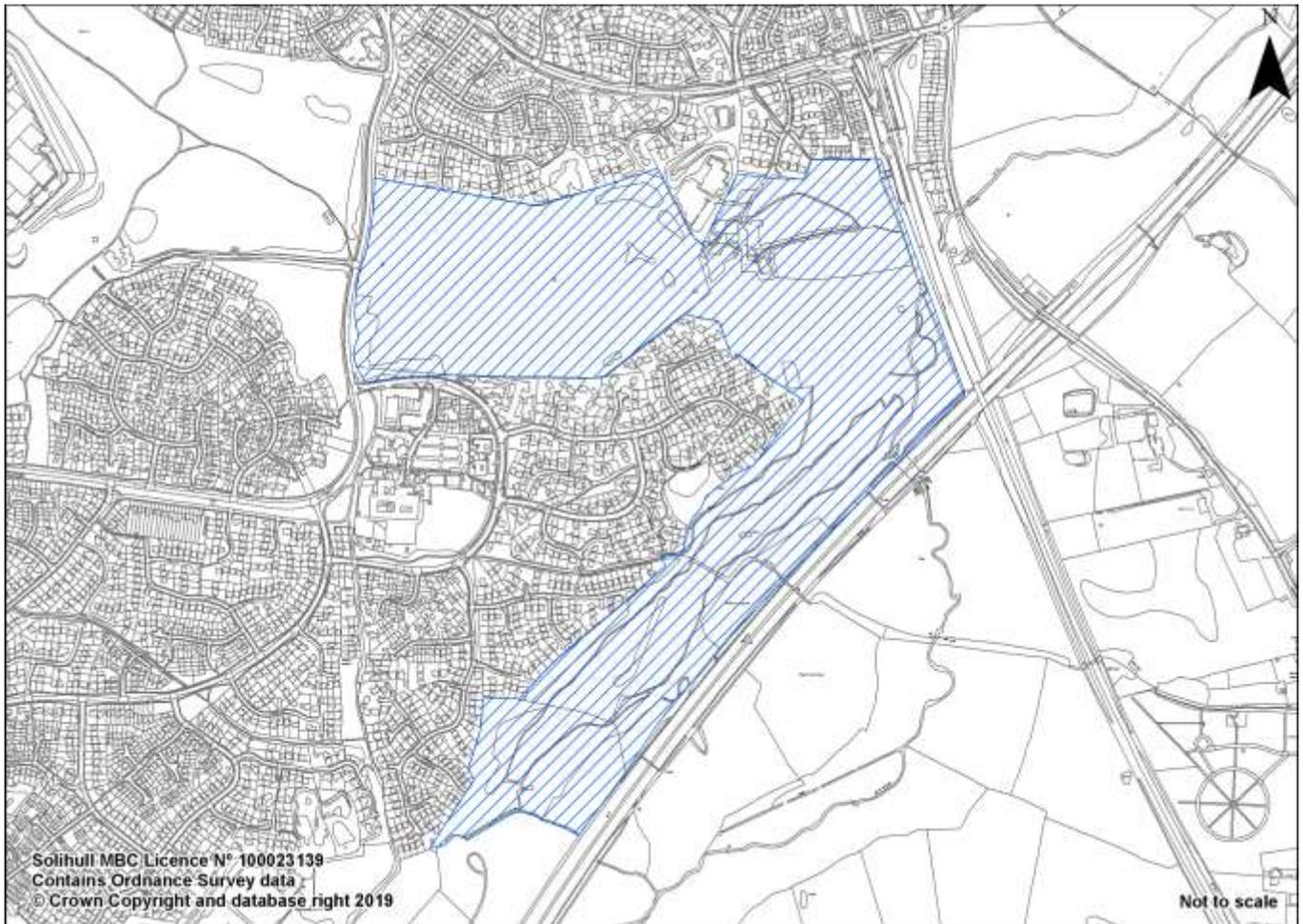
Commentary

Site is within the main urban area of Solihull Town Centre. It therefore has a very high level of accessibility. It is currently in active multiple uses which may impact on its availability and deliverability. Relationship to heritage assets needs careful attention and may impact on capacity

Site Selection Step 2

G

Site Reference	331	Site Name	Widney Manor golf club
Gross Area (Ha)	44.36	Ward	St Alphege and Blythe
Capacity (SHELAA)	1,038	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	High pressure gas pipeline inner zone through east of site Proximity to Listed building
Soft constraints	Existing use as golf course Former landfill on western part of site Flood Zone 2 and 3 on northern part of site Oil pipeline Adjacent to M42 PROW SL58 and SL62B crosses site Pylons Small part of site with Local Wildlife Site

Evidence

SHELAA	Category 3 (significant suitability and some achievability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
Green Belt Assessment	Lower performing parcel (RP43) overall with a combined score of 4. Moderately performing in terms of purposes 1 and 2.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 134 19 effects: 8 positive (2 significant); 6 neutral; 5 negative (2 significant)

Site Selection

Spatial Strategy	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
Site Selection Topic Paper	Growth Option G – Area D is not considered suitable for major growth due to heavy constraints, low/med accessibility and significance of gap between urban area and Knowle/Dorridge.
Site Selection Step 1	5
Commentary	Site is in a lower performing parcel of Green Belt adjacent to the main urban area. The site is well contained and a defensible Green Belt boundary could be established. The site has a very high level of accessibility to all key local facilities as well as bus and rail. However, the site faces significant constraints including a former landfill use, flood risk issues and its location alongside the M42. SA identifies 8 positive effects and 5 negatives, of which flood risk is included as a significant negative. The site is currently in use as a golf club.
Site Selection Step 2	R

Site Reference	407	Site Name	Land at Widney Manor Road
Gross Area (Ha)	1.03	Ward	St Alphege
Capacity (SHELAA)	30	Parish	
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Part of site in Local Wildlife Site, and adjacent to LWS Access Adjacent to Malvern & Brueton Park Local Nature Reserve

Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: High Food Store: Low GP Surgery: Very Low Public Transport: Very High (Rail) Overall: Medium Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Site in close proximity to AECOM 57.

Site Selection

Spatial Strategy	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
Site Selection Topic Paper	Growth Option G – Area D is not considered suitable for major growth due to heavy constraints, low/med accessibility and significance of gap between urban area and Knowle/Dorridge.
Site Selection Step 1	6
Commentary	Site is located close to the urban area in a moderately performing parcel of Green Belt. However, as the site is on the eastern side of Widney Manor Road, no defensible Green Belt boundary would be established and the gap between Solihull and KDBH would be eroded. Site has a medium level of accessibility overall with high accessibility to rail. Site is within an area with medium landscape character sensitivity, medium landscape value and a low capacity to accommodate new development.
Site Selection Step 2	R

Site Reference	423	Site Name	Lovlace Hill, 123 Widney Manor Road
Gross Area (Ha)	0.99	Ward	St Alphege
Capacity (SHELAA)	32	Parish	
Green Belt	100	Greenfield/ Brownfield	Part greenfield, part brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	TPOs on boundary of site
Soft constraints	Existing property on site

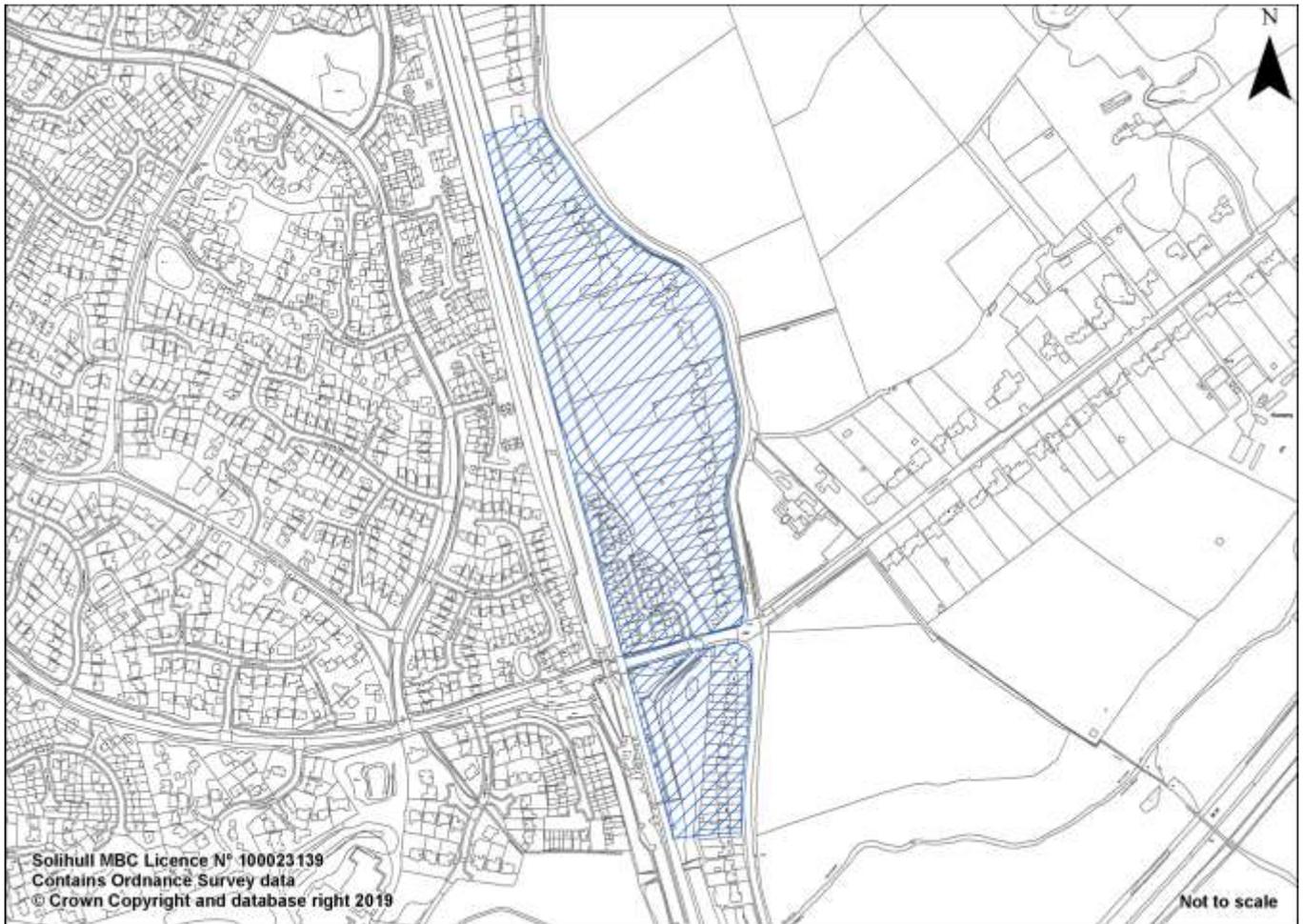
Evidence

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: High Food Store: Low GP Surgery: Very Low Public Transport: Very High (Rail) Overall: Medium Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	Jan 2019 Draft AECOM 148 19 Effects: 4 positive (2 significant); 13 neutral; 2 negative (1 significant)

Site Selection

Spatial Strategy	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
Site Selection Topic Paper	Growth Option G – Area D is not considered suitable for major growth due to heavy constraints, low/med accessibility and significance of gap between urban area and Knowle/Dorridge.
Site Selection Step 1	6
Commentary	Site is in a moderately performing parcel of Green Belt, detached from the main urban area and not well related to it. It would result in an indefensible Green Belt boundary to the north and east and would erode the gap between Solihull and KDBH. Site has a medium level of accessibility overall given its close proximity to Widney Manor railway station, but poorer access to some key local facilities. The site is within an area of medium landscape sensitivity, medium landscape value with low capacity for change. Site faces some achievability constraints. SA identifies mainly neutral effects with 4 positive and 2 negative effects.
Site Selection Step 2	R

Site Reference	205	Site Name	Land adj. to Widney Manor Road
Gross Area (Ha)	8.53	Ward	St Alphege
Capacity (SHELAA)	Site Excluded From Study The	Parish	N/A
Green Belt	100	Greenfield/ Brownfield	Predominantly brownfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	Small part of site to the south is within high pressure gas pipeline middle and outer zone TPOs on part of northern polygon
Soft constraints	Habitats of wildlife interest on southern polygon Proximity to railway line

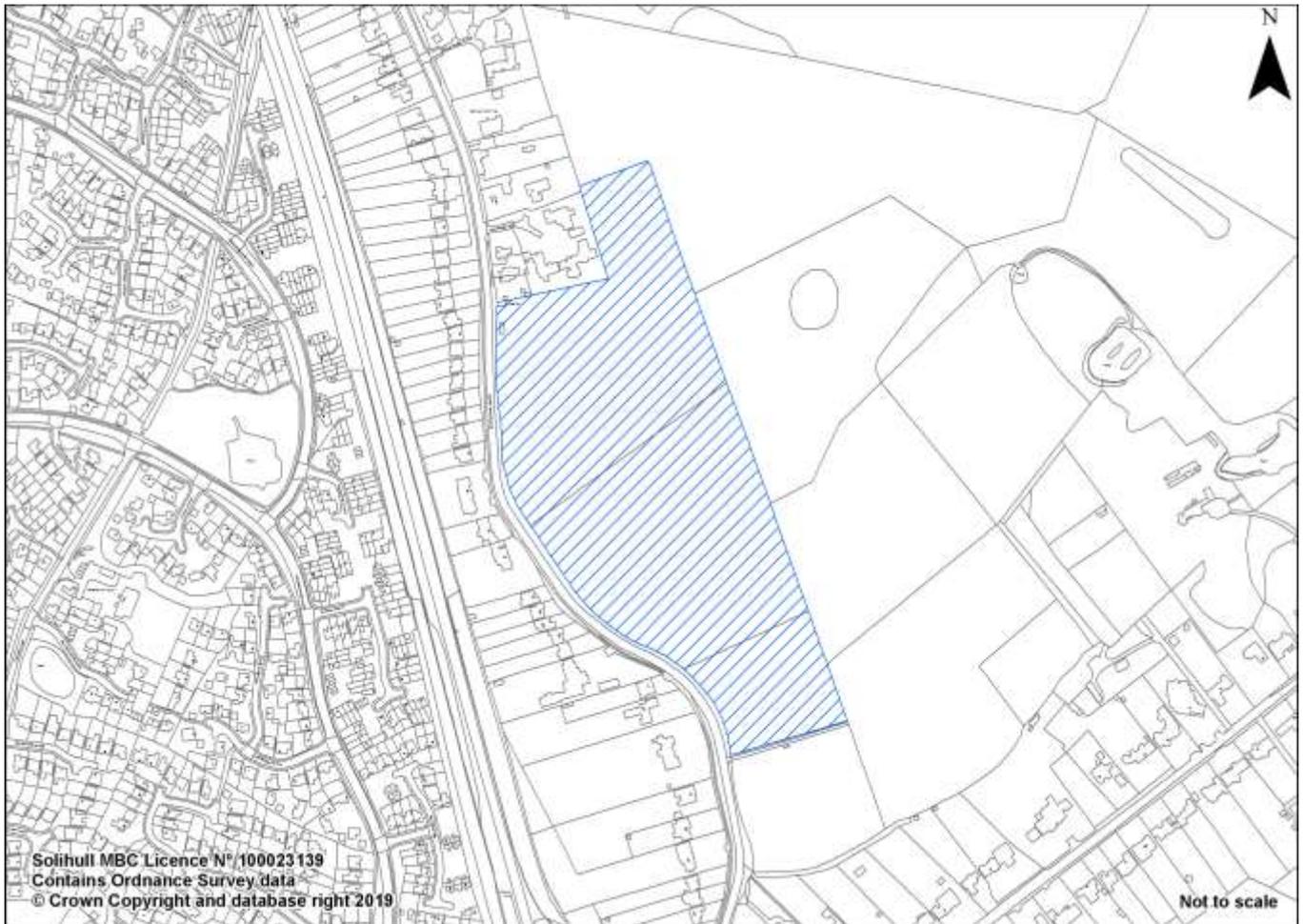
Evidence

SHELAA	Site excluded from study
Accessibility Study	Primary School: High Food Store: Low GP Surgery: Low Public Transport: Very High (Both) Overall: Medium Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	AECOM 57 17 effects: 3 positive (2 significant); 10 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
Site Selection Topic Paper	Growth Option G – Area D is not considered suitable for major growth due to heavy constraints, low/med accessibility and significance of gap between urban area and Knowle/Dorridge.
Site Selection Step 1	6
Commentary	Site is in a moderately performing parcel of Green Belt comprising a ribbon of residential development adjacent to the main urban area. The majority of the site is contained by the railway line, Widney Manor Road and Widney Lane and a new strong and defensible boundary could be established in this location. However, this would not be the case on land extending beyond Widney Lane to the south. Site has medium accessibility overall with high accessibility to bus and rail. Site currently includes existing residential properties. SA identifies 3 positive and 4 negative effects.
Site Selection Step 2	A

Site Reference	231	Site Name	Land at Widney Manor Road
Gross Area (Ha)	6.76	Ward	St Alphege
Capacity (SHELAA)	158	Parish	N/A
Green Belt	100	Greenfield/ Brownfield	Greenfield



Constraints

Policy Constraints	Green Belt
Hard Constraints	None
Soft constraints	Adjacent to Conservation Area Adjacent to Malvern and Brueton Park LNR Adjacent to Local Wildlife Site Hedgerow

Evidence

SHELAA	Category 1
Accessibility Study	Primary School: Very High Food Store: Low GP Surgery: Very Low Public Transport: Very High (Both) Overall: Medium Access: No existing footway provision
Green Belt Assessment	Lower performing parcel (RP42) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
Landscape Character Assessment	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
Sustainability Appraisal	AECOM 57 17 effects: 3 positive (2 significant); 10 neutral; 4 negative (1 significant).

Site Selection

Spatial Strategy	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
Site Selection Topic Paper	Growth Option G – Area D is not considered suitable for major growth due to heavy constraints, low/med accessibility and significance of gap between urban area and Knowle/Dorridge.
Site Selection Step 1	6
Commentary	Site is located close to the urban area in a moderately performing parcel of Green Belt. However, as the site is on the eastern side of Widney Manor Road, no defensible Green Belt boundary would be established and the gap between Solihull and KDBH would be eroded. Site has a medium level of accessibility overall with high accessibility to public transport. Site is within an area with medium landscape character sensitivity, medium landscape value and a low capacity to accommodate new development. SA identifies 3 positive and 4 negative effects.
Site Selection Step 2	R

Site Reference	245	Site Name	Former Rugby Club, Sharmans Cross Road
Gross Area (Ha)	2.67	Ward	St Alphege
Capacity (SHELAA)	62	Parish	N/A
Green Belt	0	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	None
Hard Constraints	TPOs on edge of site
Soft constraints	Existing playing pitch Access Small overlap with LWS on western part of site Adjacent to LWS to south

Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very Low Public Transport: Very High (Bus) Overall: High Access: Existing footway
Green Belt Assessment	Site not included in study area of Green Belt Assessment.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	AECOM 104 16 effects: 5 positive (2 significant) 8 neutral 3 negative

Site Selection

Spatial Strategy	Growth Option A: High Frequency Public Transport Corridors & Hubs
Site Selection Topic Paper	Site is located within the main urban area in an accessible location, however the site comprises recreational land that would need to be replaced.
Site Selection Step 1	
Commentary	Greenfield site in the main urban area with high accessibility. Site overlaps with site 306 which includes the existing playing pitch which is not currently in beneficial use. However, it will need to be replaced as the evidence base identifies that pitches are not in surplus. SA identifies 3 negative effects and 5 positive, of which proximity to public transport services and access to leisure facilities are significant positives.
Site Selection Step 2	G

Site Reference	306	Site Name	Land at Sharmans Cross Road and Arden Tennis
Gross Area (Ha)	4.33	Ward	St Alphege
Capacity (SHELAA)	113	Parish	N/A
Green Belt	0	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	None
Hard Constraints	TPOs on site and on boundary
Soft constraints	Playing pitches on site Active tennis club on site Access Small section of site overlaps with Local Wildlife Site Adjacent to LWS to south

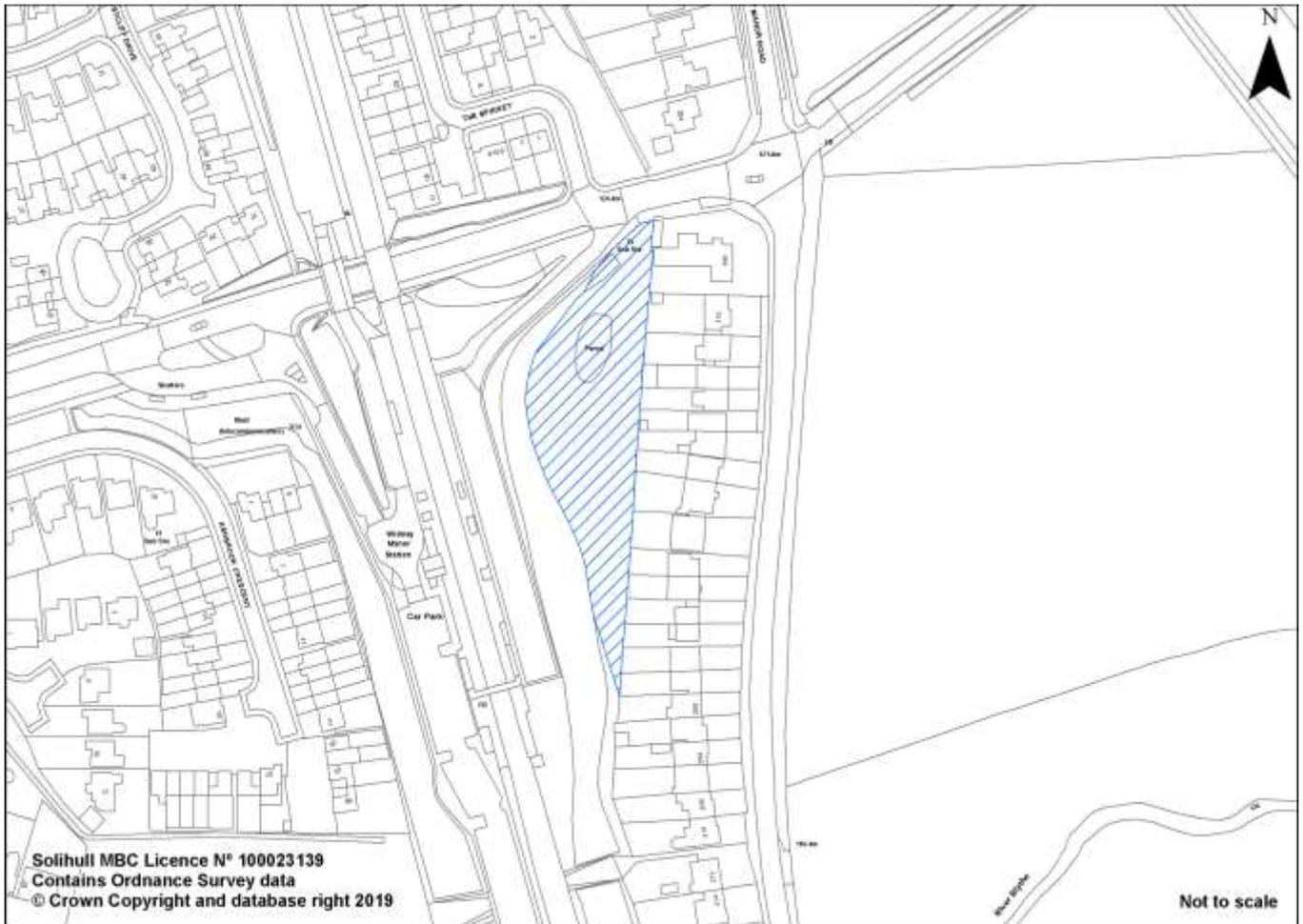
Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Very High Food Store: Very High GP Surgery: Very Low Public Transport: Medium (Rail) Overall: Medium/High Access: Existing footway
Green Belt Assessment	Site not included in study area of Green Belt Assessment.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	AECOM 104 16 effects: 5 positive (2 significant) 8 neutral 3 negative

Site Selection

Spatial Strategy	Growth Option A: High Frequency Public Transport Corridors & Hubs
Site Selection Topic Paper	Site is located within the main urban area in an accessible location, however the site comprises recreational land that would need to be replaced.
Site Selection Step 1	
Commentary	Greenfield site in the main urban area with medium/high accessibility. The existing playing pitch is not currently in beneficial use, however it will need to be replaced as the evidence base identifies that they are not in surplus. Slight overlap with the adjacent Local Wildlife Site along extreme western boundary of the site will need to be avoided. SA identifies 3 negative effects and 5 positive, of which proximity to public transport services and access to leisure facilities are significant positives.
Site Selection Step 2	G

Site Reference	308	Site Name	Land between Widney Manor Station & Widney
Gross Area (Ha)	0.31	Ward	St Alphege
Capacity (SHELAA)	12	Parish	N/A
Green Belt	100	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Thin strip of land Trees on site Access

Evidence

SHELAA	Category 2 (some suitability constraints)
Accessibility Study	Primary School: Medium Food Store: Low GP Surgery: Low Public Transport: Very High (Both) Overall: Medium Access: Existing footway
Green Belt Assessment	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Site is included within AECOM 57 3 positive 2 significant positive 10 neutral 4 negative including 1 significant negative

Site Selection

Spatial Strategy	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
Site Selection Topic Paper	Growth Option G – Area D is not considered suitable for major growth due to heavy constraints, low/med accessibility and significance of gap between urban area and Knowle/Dorridge.
Site Selection Step 1	6
Commentary	Site is in a moderately performing parcel of Green Belt, adjacent to the main built up area. Site is contained by strong physical features on 3 sides but no defensible Green Belt boundary to the south. Site has medium accessibility overall, but is highly accessible in terms of bus and rail. SHELAA indicates that there are some suitability constraints and the SA identifies slightly more negative than positive effects.
Site Selection Step 2	A

Site Reference	309	Site Name	804 Warwick Road
Gross Area (Ha)	0.18	Ward	St Alphege
Capacity (SHELAA)	7	Parish	N/A
Green Belt	0	Greenfield/ Brownfield	Predominantly Greenfield



Constraints

Policy Constraints	None
Hard Constraints	None
Soft constraints	Existing property on site Conservation Area

Evidence

SHELAA

Site excluded from assessment as below site threshold.

Accessibility Study

Primary School: Very High Food Store: High GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Medium/High Access: Existing footway

Green Belt Assessment

Site not included in study area of Green Belt Assessment.

Landscape Character Assessment

Site not included in study area of Landscape Character Assessment.

Sustainability Appraisal

Site not considered in SA.

Site Selection

Spatial Strategy

Site does not fit neatly into any of the identified Growth Options within the spatial strategy.

Site Selection Topic Paper

Site is within the main urban area but comprises backland development that could come forward as a planning application. Backland development may not be considered appropriate.

Site Selection Step 1

2

Commentary

Site is in the main urban area and has a medium/high level of accessibility. However, this relatively small site is within a Conservation Area and backland development may not be considered appropriate in this location.

Site Selection Step 2

G

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