

# Reviewing the Plan for Solihull's Future

Solihull Local Plan Review

## Site Assessments

October 2020



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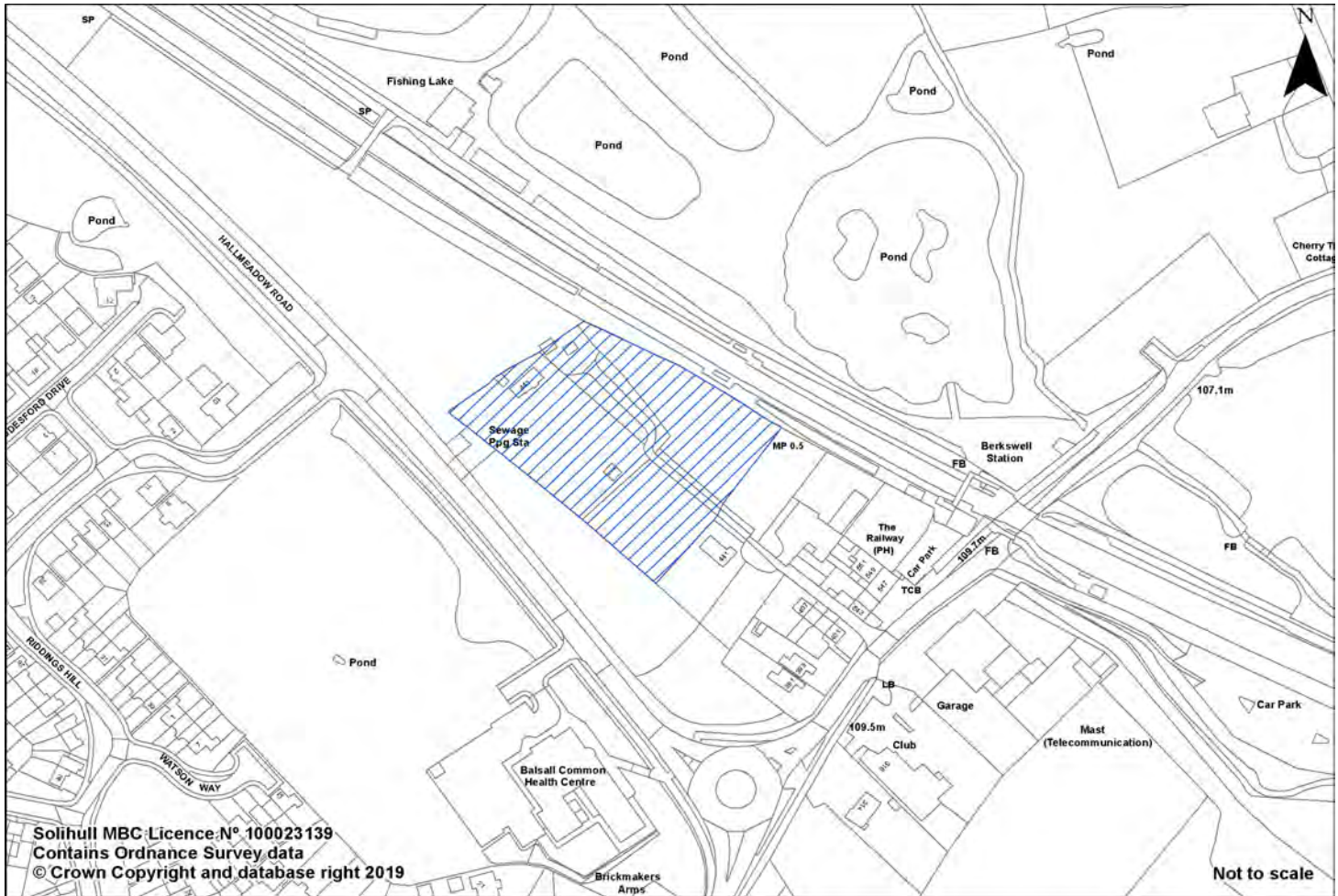
## 1. Introduction

1. This volumes contains the summary details of the site assessments for all of the sites put forward through the 'call-for-sites' exercise. The assessments draw together evidence from other studies, for instance the Green Belt Assessment, where they include site specific references. The sites are listed in numerical order for ease of reference and at the end of the document a series of area maps are provided.

### 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 247 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. Between the publication of the Draft Local Plan and the Draft Local Plan Supplementary Consultation a further wave of submissions was made amounting to a further 26 sites.
6. Following the publication of the Draft Local Plan Supplementary Consultation a further wave of submissions (amounting to 27 sites) have been submitted.
7. In readiness for the production of this Draft Submission Plan, the Council indicated that only sites received up to April 2020 would be considered, as sufficient time would be needed for them to be subject to the same evidence preparation as sites submitted earlier.
8. The numbering of the sites reflects which 'wave' they were submitted in, as follows:
  - 1 – 247            November 2015 to c November 2016
  - 300 - 345        November 2016 – July 2017
  - 400 - 426        July 2017 – c December 2018
  - 500 - 564        January 2019 – April 2020

<b>Site Reference</b>	1	<b>Site Name</b>	Springhill, 443 Station Road, Balsall Common
<b>Gross Area (Ha)</b>	0.72	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	21	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Mineral Safeguarding Area for Coal
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Within HS2 safeguarding zone PROW M196 runs through the site Access Proximity to railway line

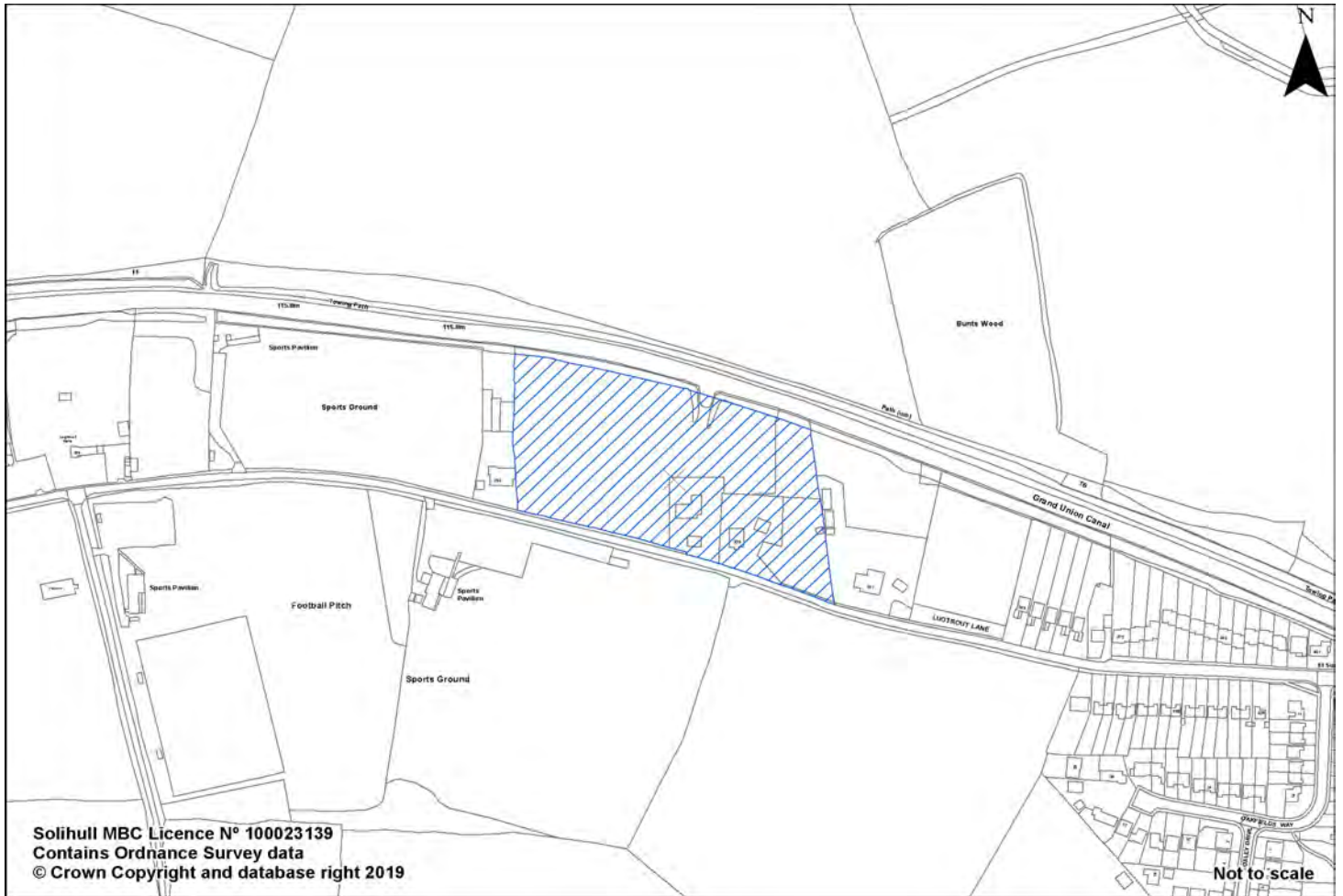
## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: High GP Surgery: Very High Public Transport: Very High (Rail) Overall: Medium/High Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP53) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	2	<b>Site Name</b>	Land adj. 339/337 Lugtrout Lane
<b>Gross Area (Ha)</b>	2.09	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	49	<b>Parish</b>	Hampton-in-Arden (April 2
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

Site Reference 3

Site Name The Chase Field, off Smiths Lane

Gross Area (Ha) 2.51

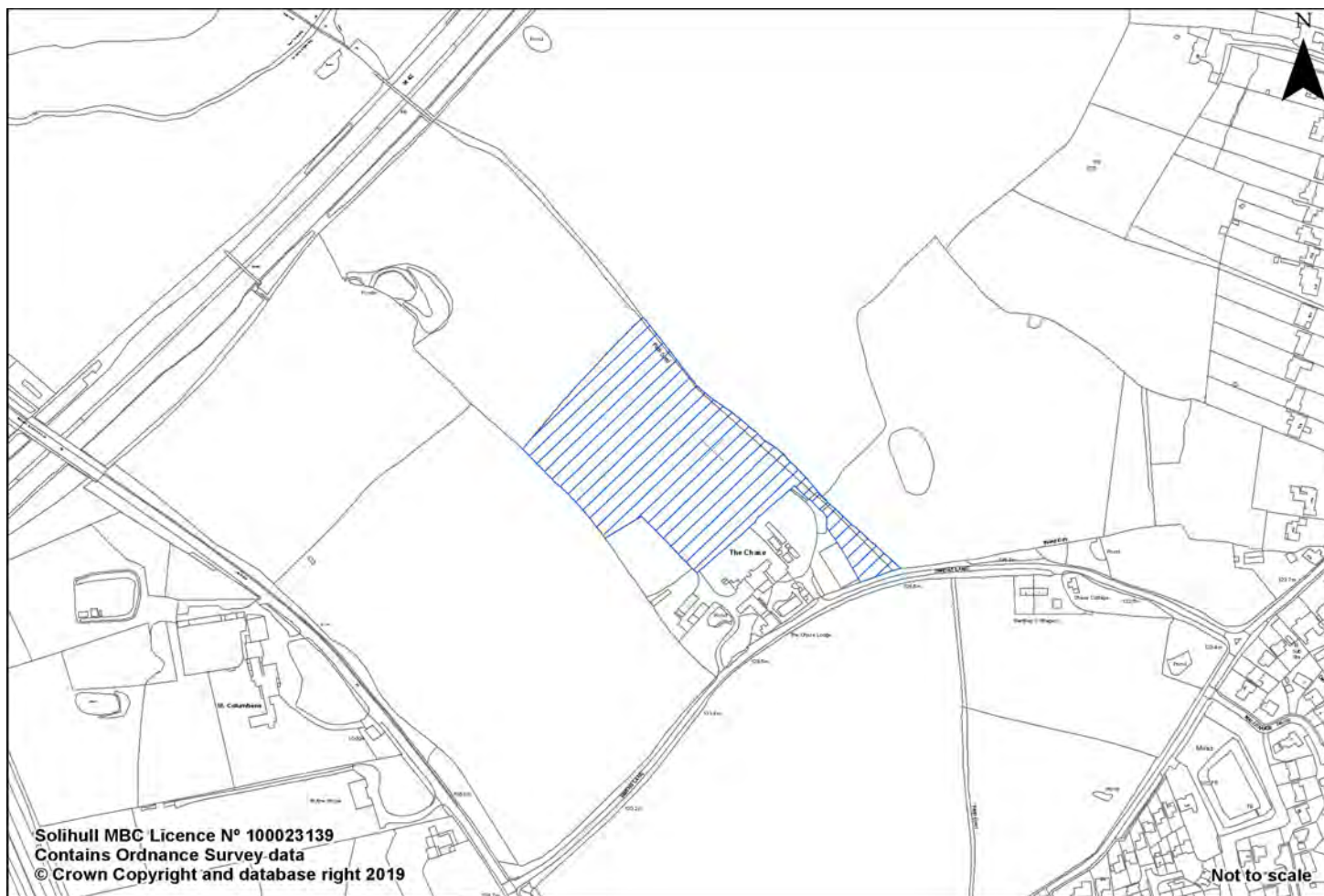
Ward Knowle and Dorridge & Hoc

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



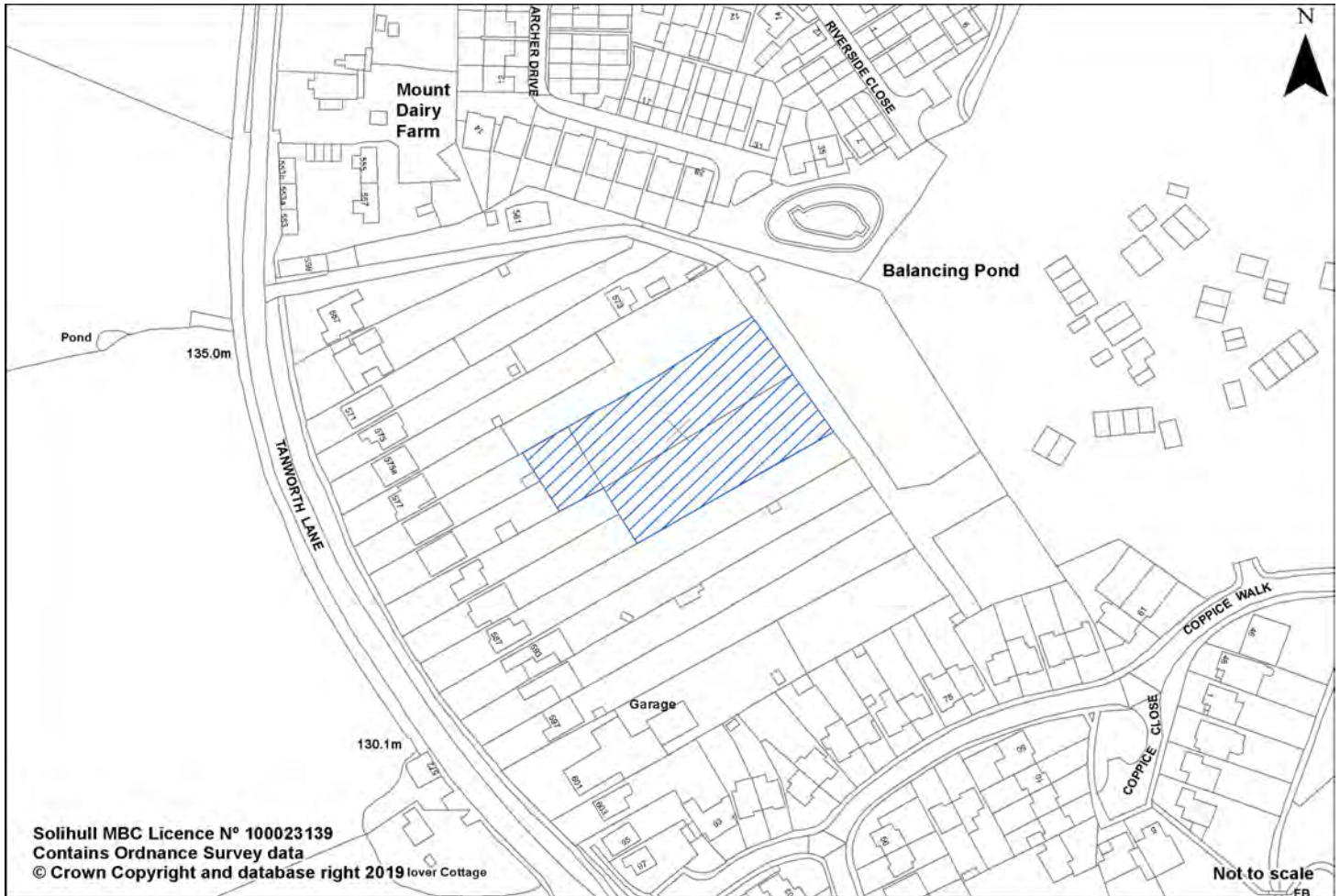
## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Medium Food Store: Low GP Surgery: Very Low Public Transport: Overall: Low/Medium Access: No existing footpath provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP33) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 54 17 effects: 6 positive (3 significant); 7 neutral; 4 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	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 not considered to fit within the spatial strategy.
<b>Site Selection Topic Paper</b>	Whilst Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, the site is detached from the main settlement.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Access Backland development

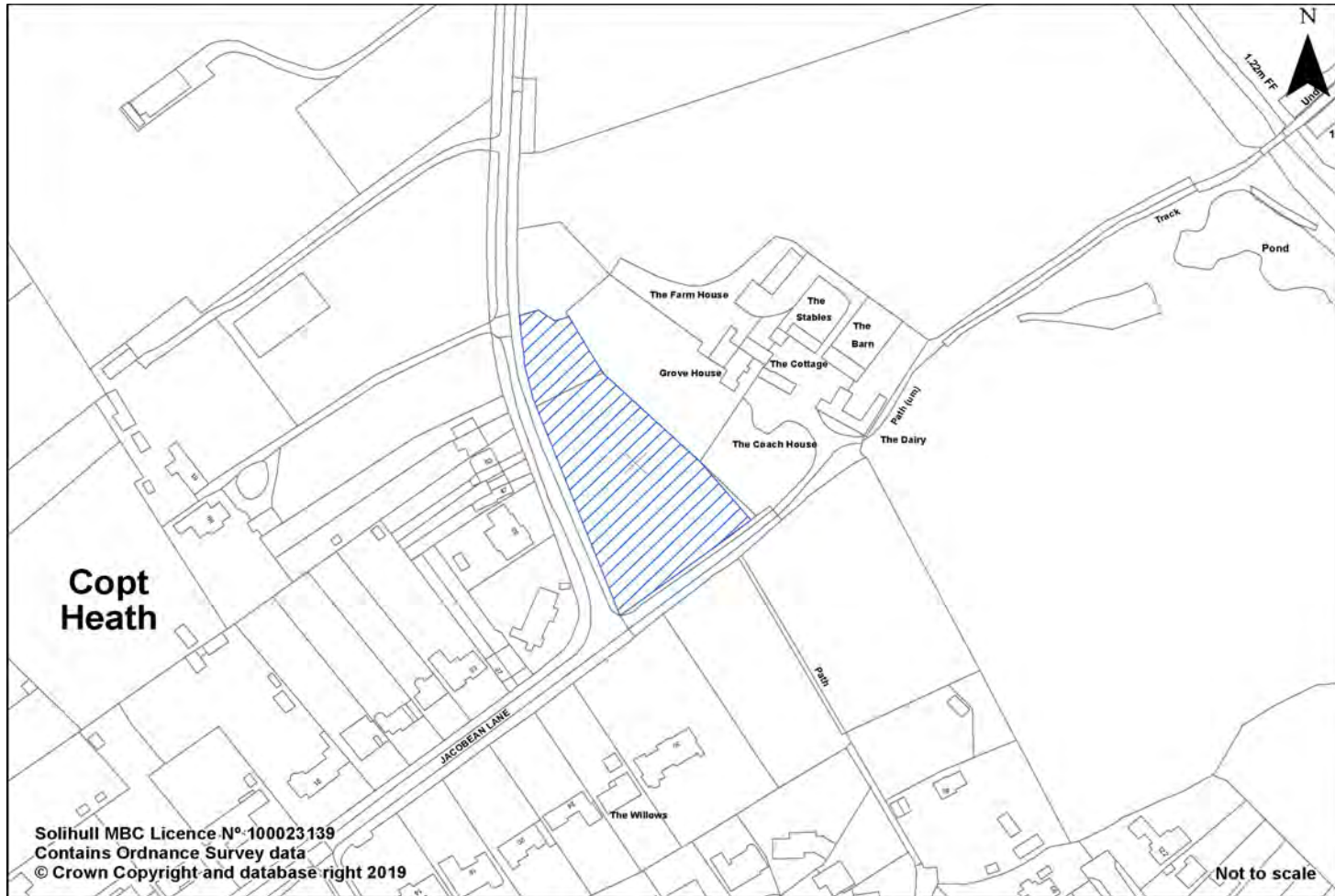
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Adjacent to Listed building
<b>Soft constraints</b>	Habitats of Wildlife interest

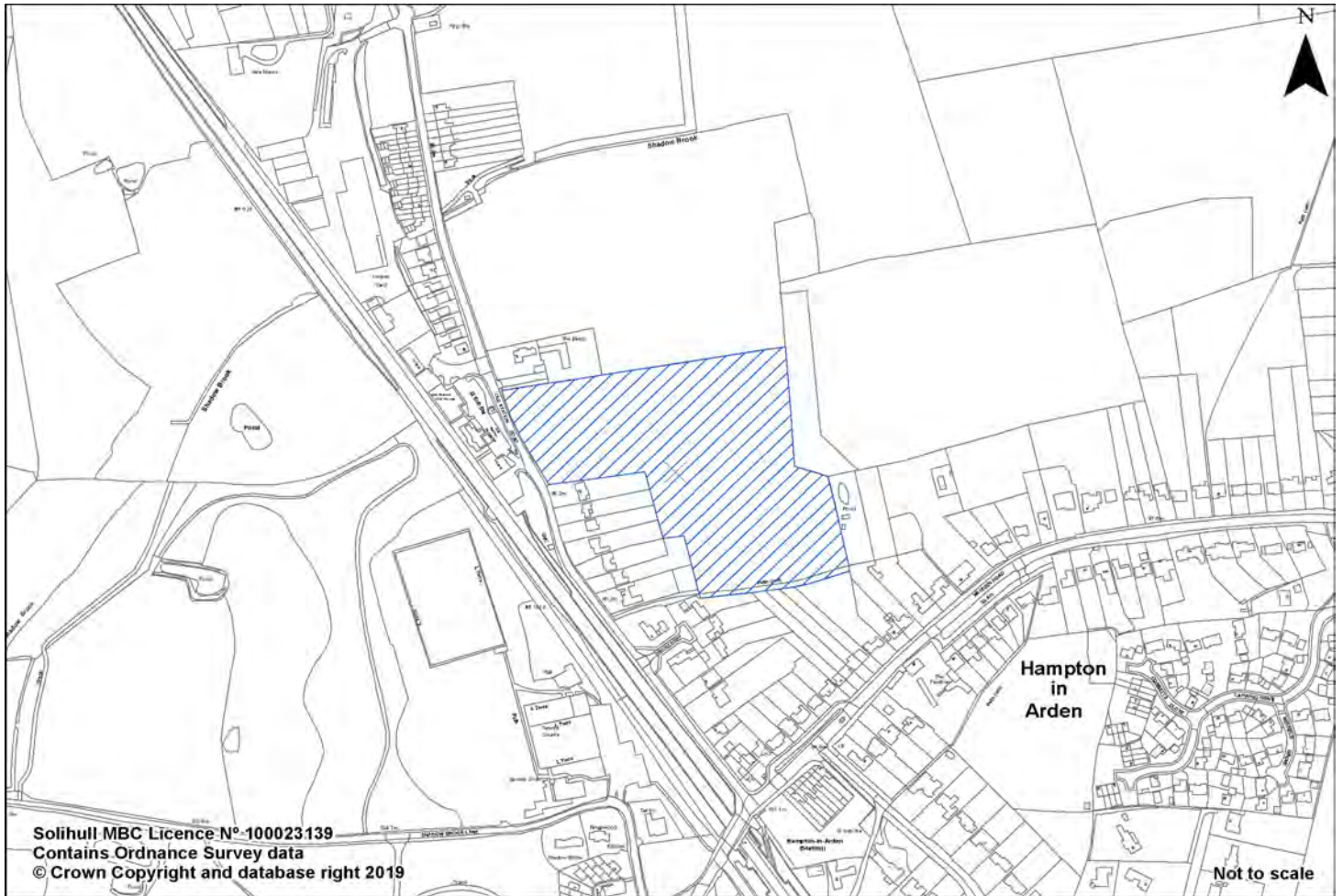
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Tree Preservation Order
<b>Soft constraints</b>	Habitats of Wildlife interest

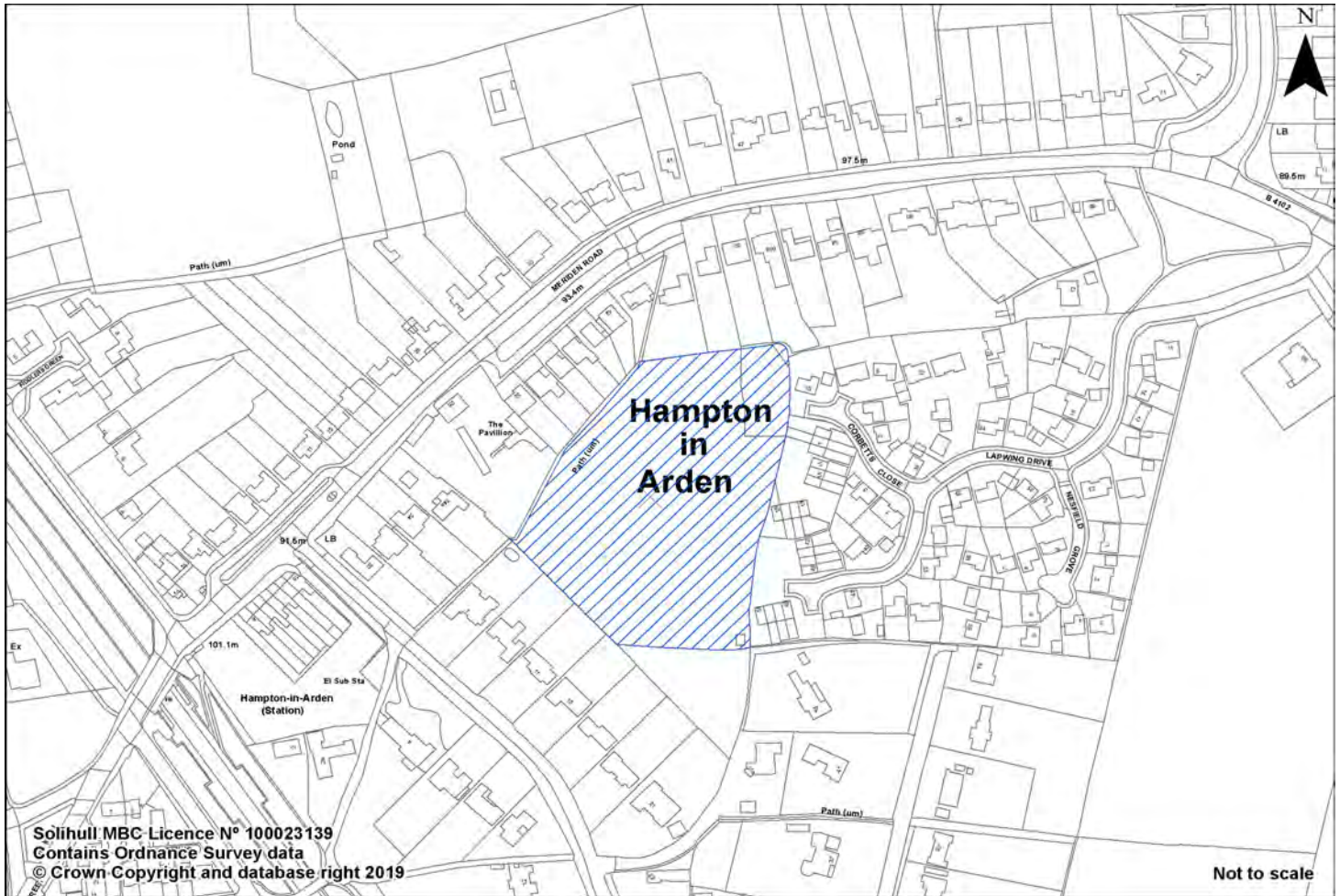
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	Hampton-in-Arden village is identified as suitable for limited growth.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	None
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Access



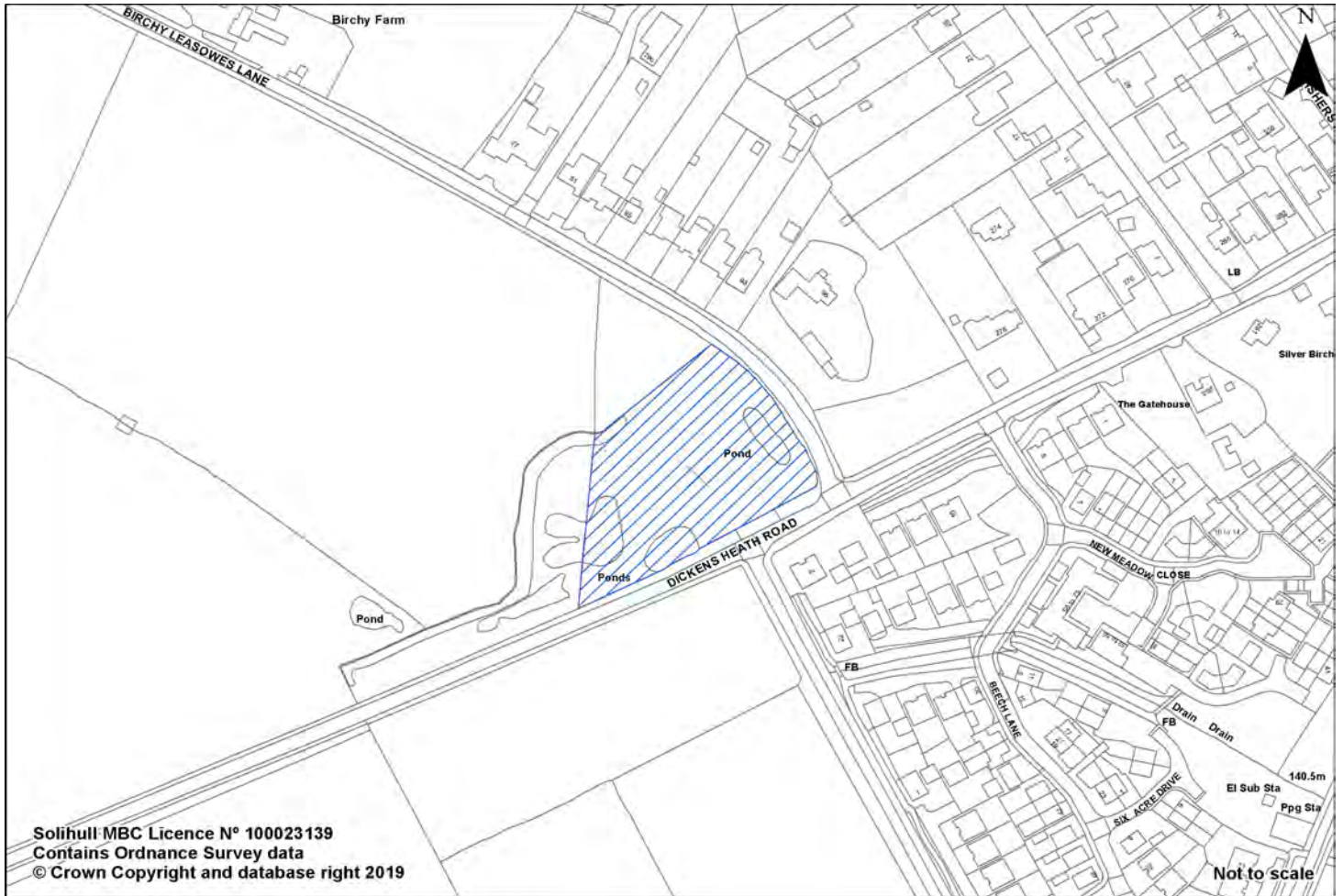
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	2
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

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



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** Ancient Woodland

**Soft constraints** Local Wildlife Site    Part of network of ancient woodland    Ponds

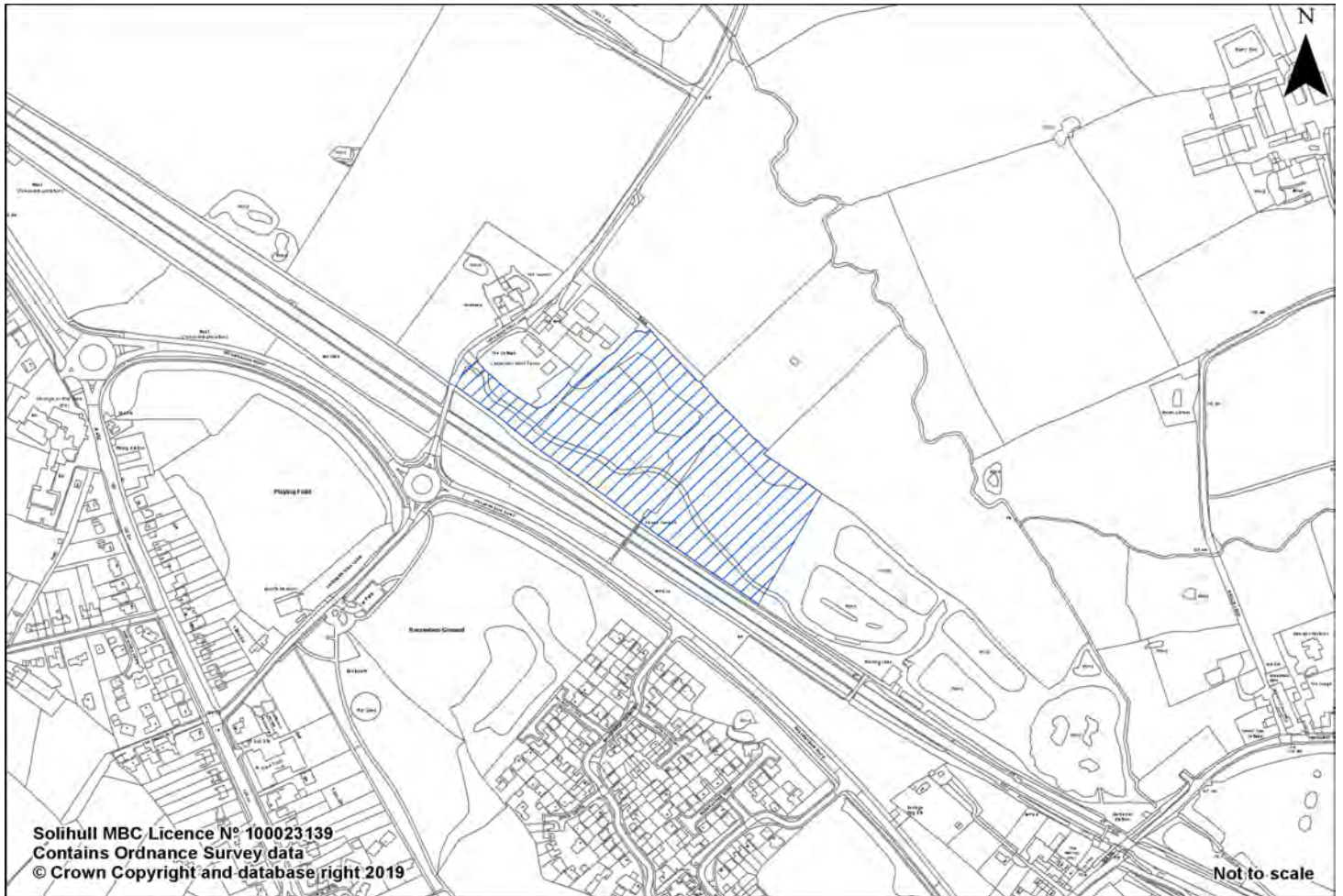
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Dickens Heath is identified as suitable for significant growth, although ensuring key gaps are protected and within walking distance to rail station.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	9	<b>Site Name</b>	Land RO Lavender Hall Farm
<b>Gross Area (Ha)</b>	3.83	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	63	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

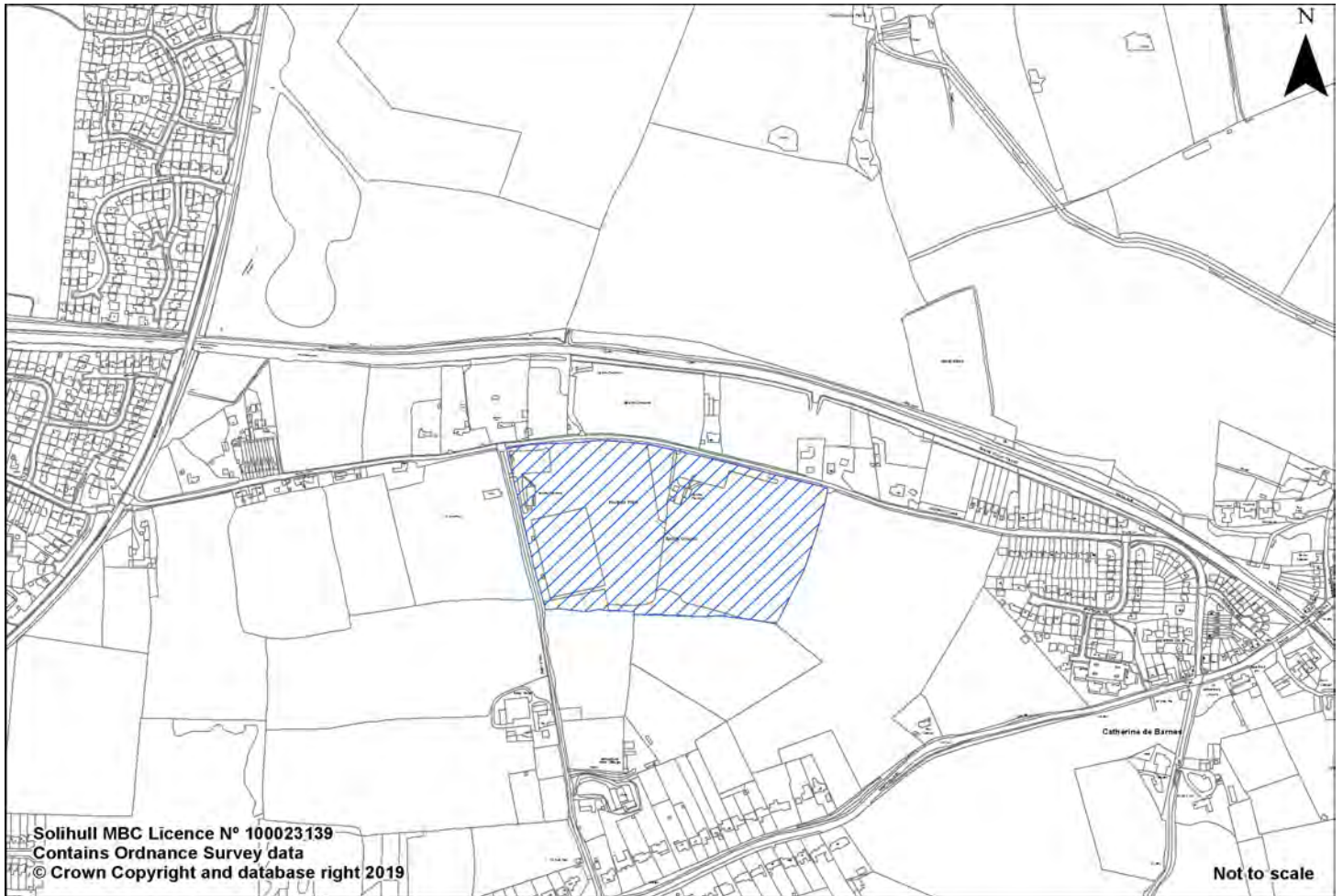
## Evidence

<b>SHELAA</b>	Category 3 (significant suitability and some achievability constraints)
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: Very High GP Surgery: High Public Transport: Medium (Rail) Overall: Medium/High Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
<b>Landscape Character Assessment</b>	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 81 17 effects: 5 positive (1 significant) 6 neutral; 6 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	10	<b>Site Name</b>	Playing fields at Lugtrout Lane
<b>Gross Area (Ha)</b>	7.59	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	178	<b>Parish</b>	Hampton-in-Arden (April 2
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

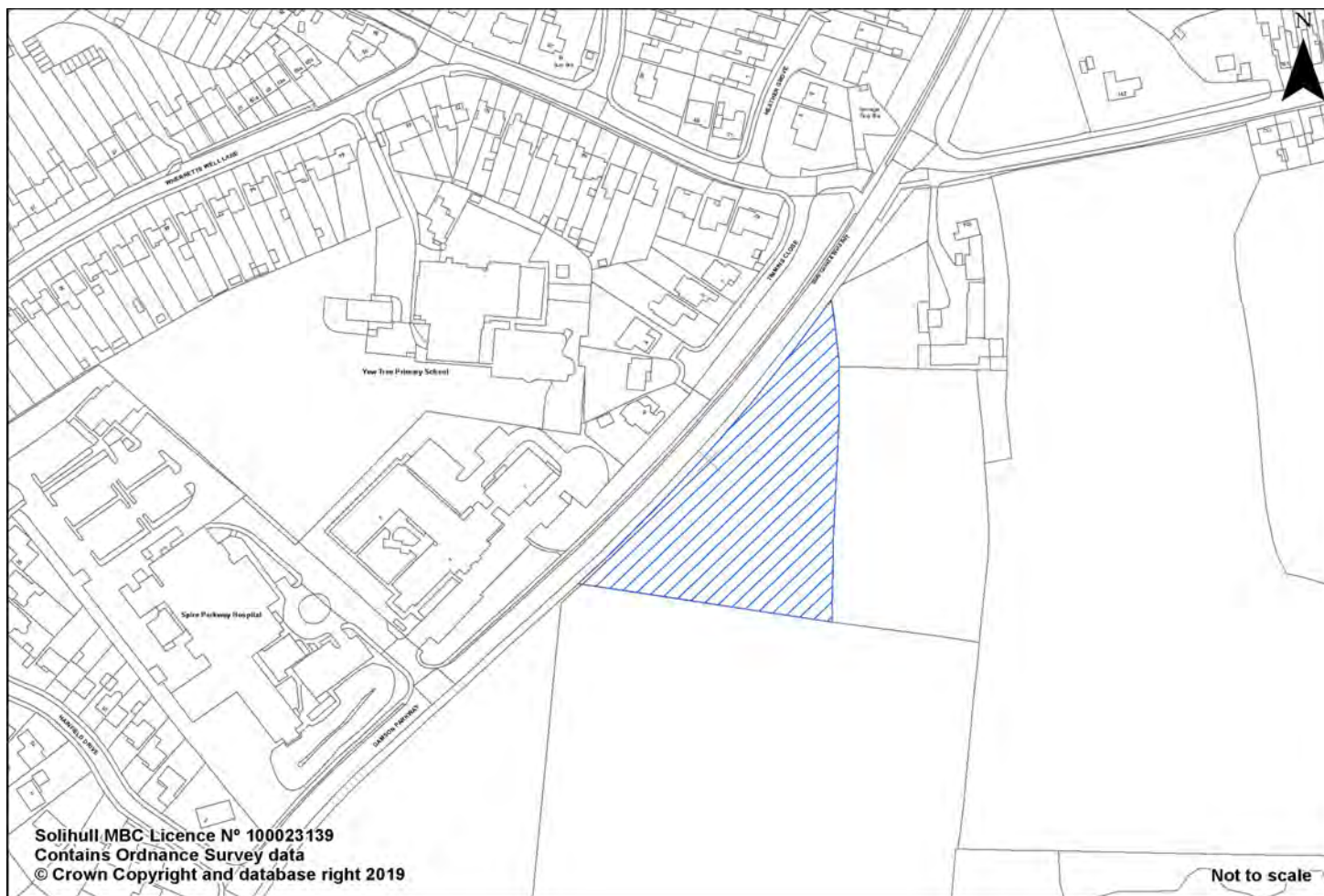
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	11	<b>Site Name</b>	Land adjoining SE side of Damson Parkway
<b>Gross Area (Ha)</b>	0.65	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	10	<b>Parish</b>	Hampton-in-Arden (April 2
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

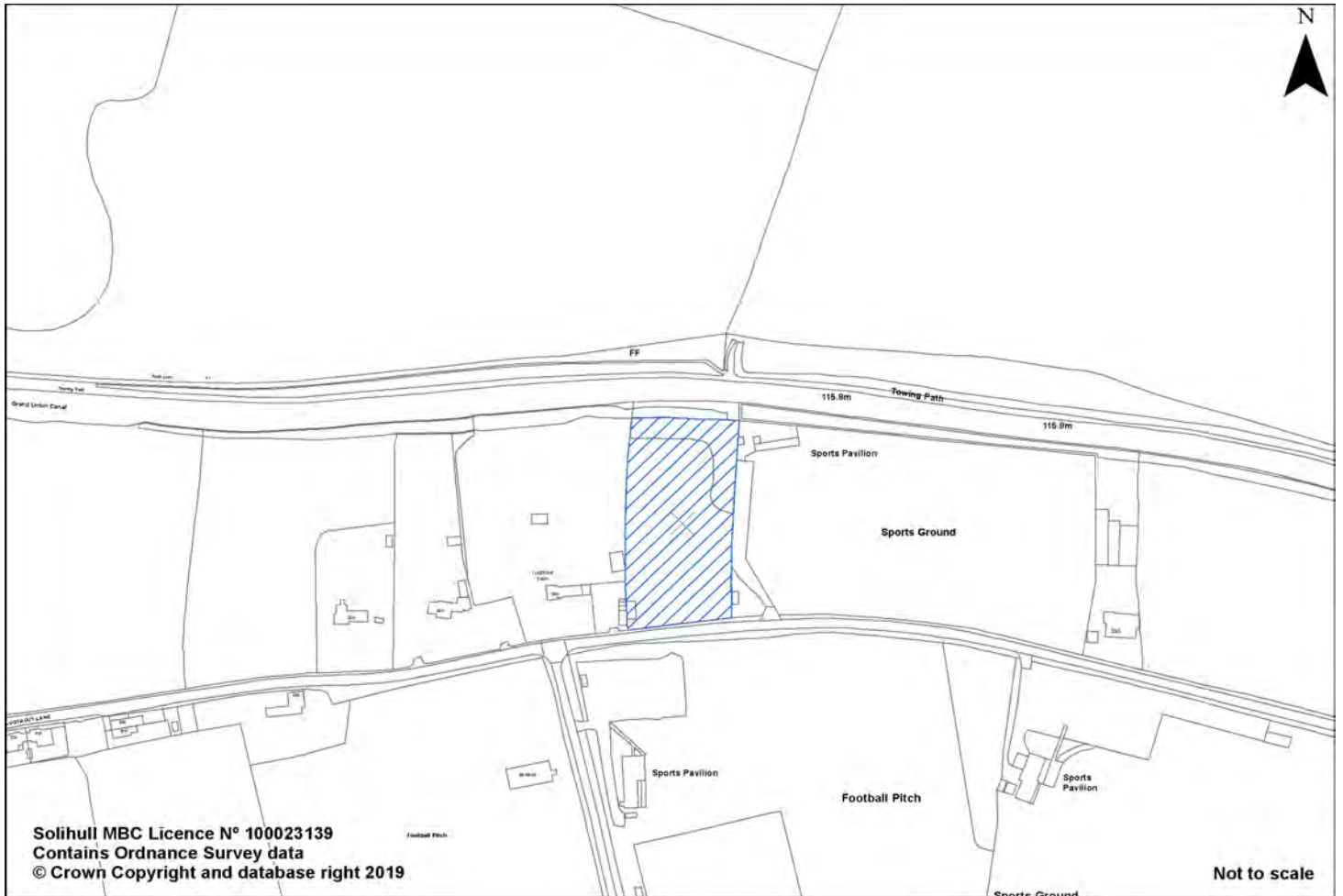
**Commentary**

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

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



### Constraints

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

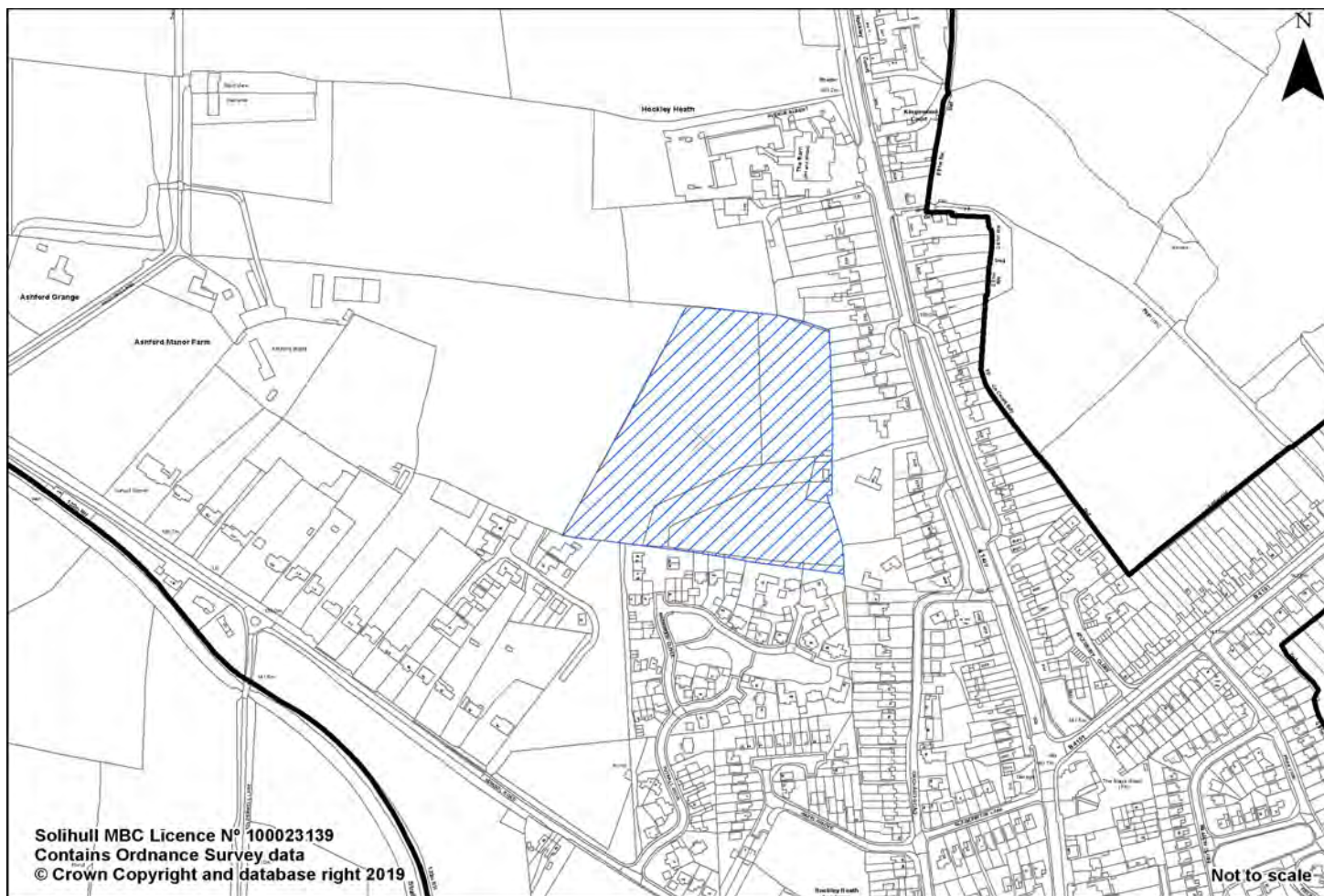
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** TPO on boundary

**Soft constraints** Habitats of wildlife interest Access

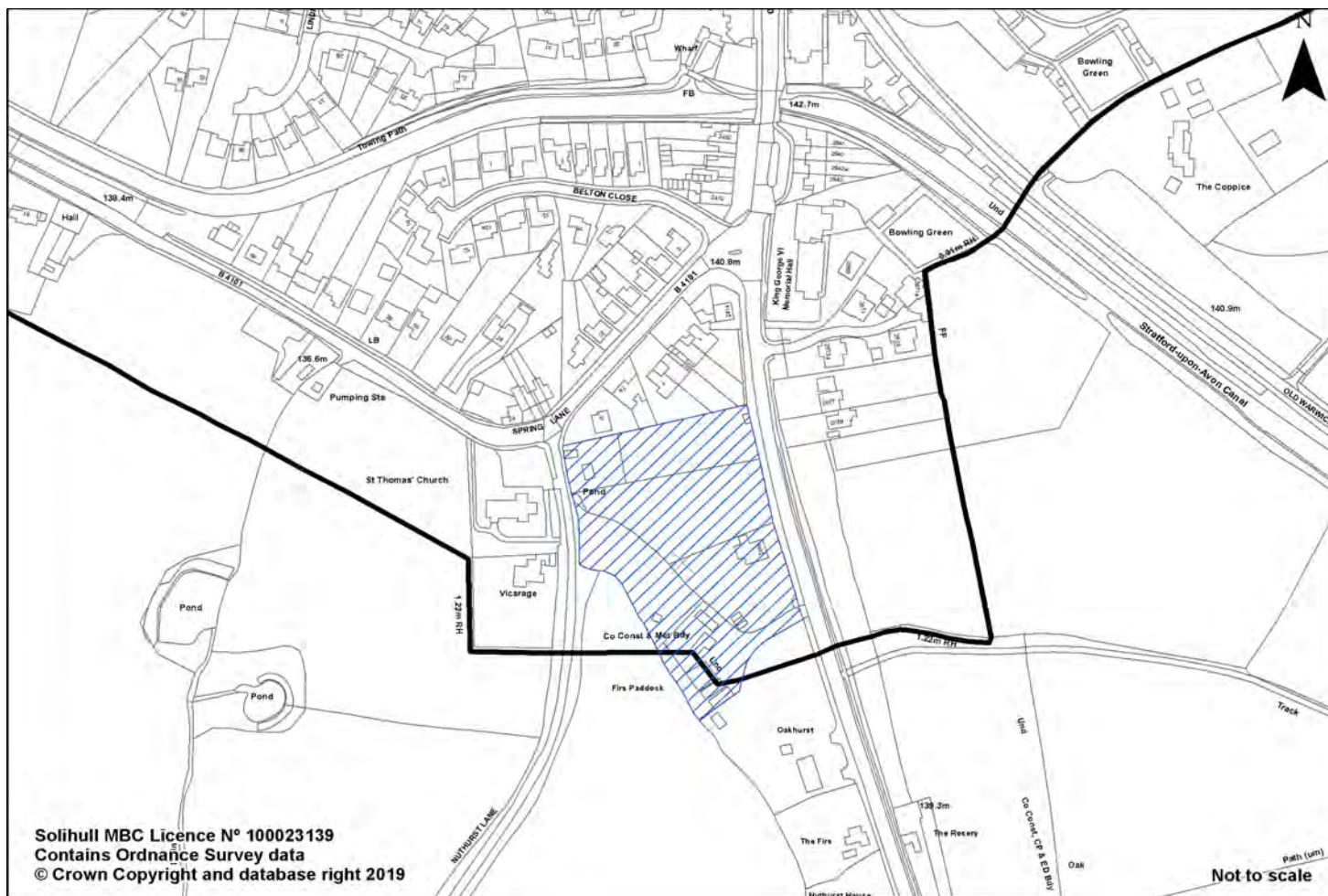
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	14	<b>Site Name</b>	Land at 2440 Stratford Rd
<b>Gross Area (Ha)</b>	1.06	<b>Ward</b>	Dorridge & Hockley Heath
<b>Capacity (SHELAA)</b>	17	<b>Parish</b>	Hockley Heath
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

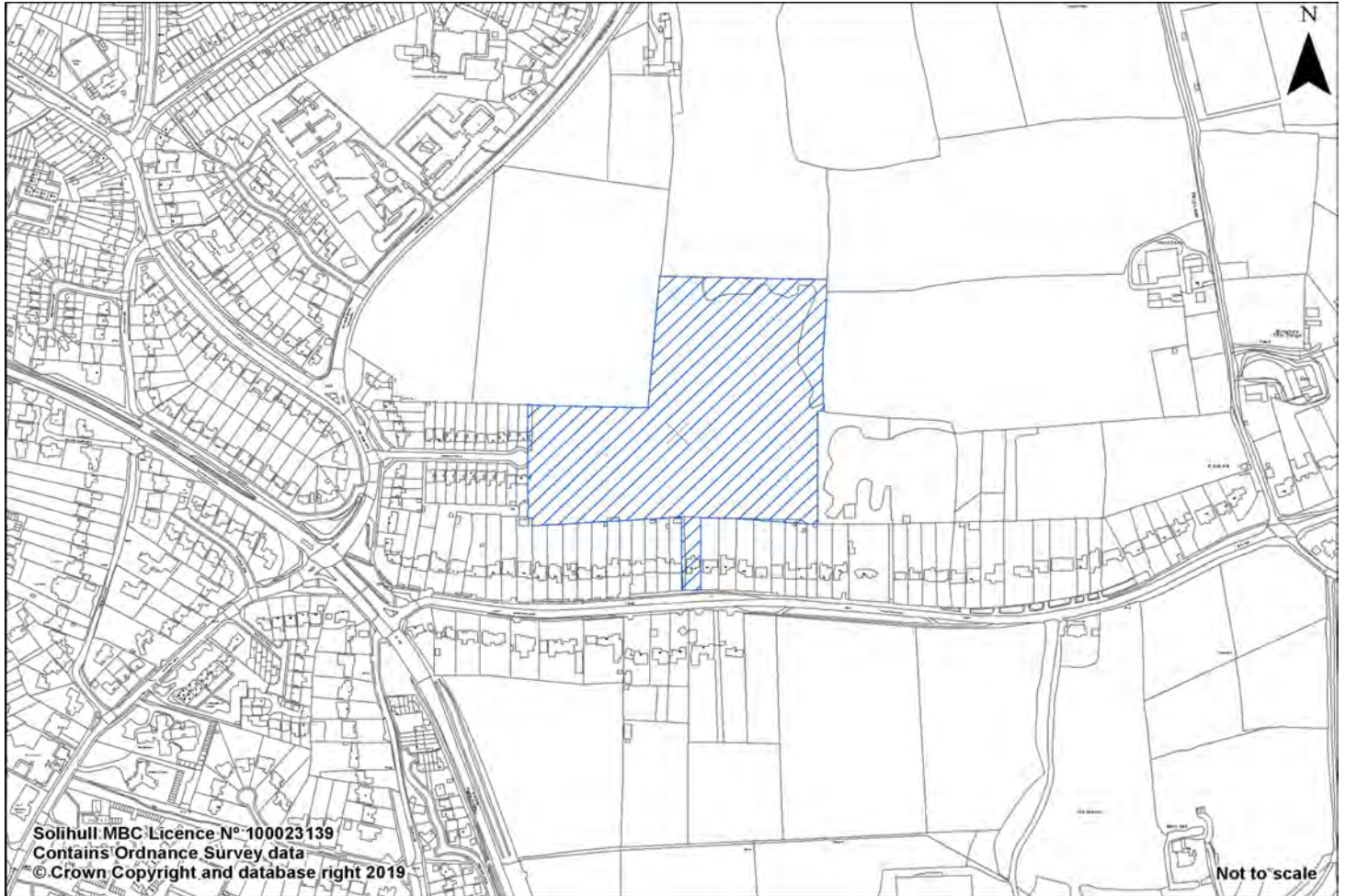
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	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
<b>Green Belt Assessment</b>	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	15	<b>Site Name</b>	Former Pinfold Nursery (inc. 67 Hampton Lane)
<b>Gross Area (Ha)</b>	5.29	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	Estimated 124	<b>Parish</b>	Hampton-in-Arden (April 2
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** Woodland (pockets)

**Soft constraints** Habitats of wildlife interest Hedgerows



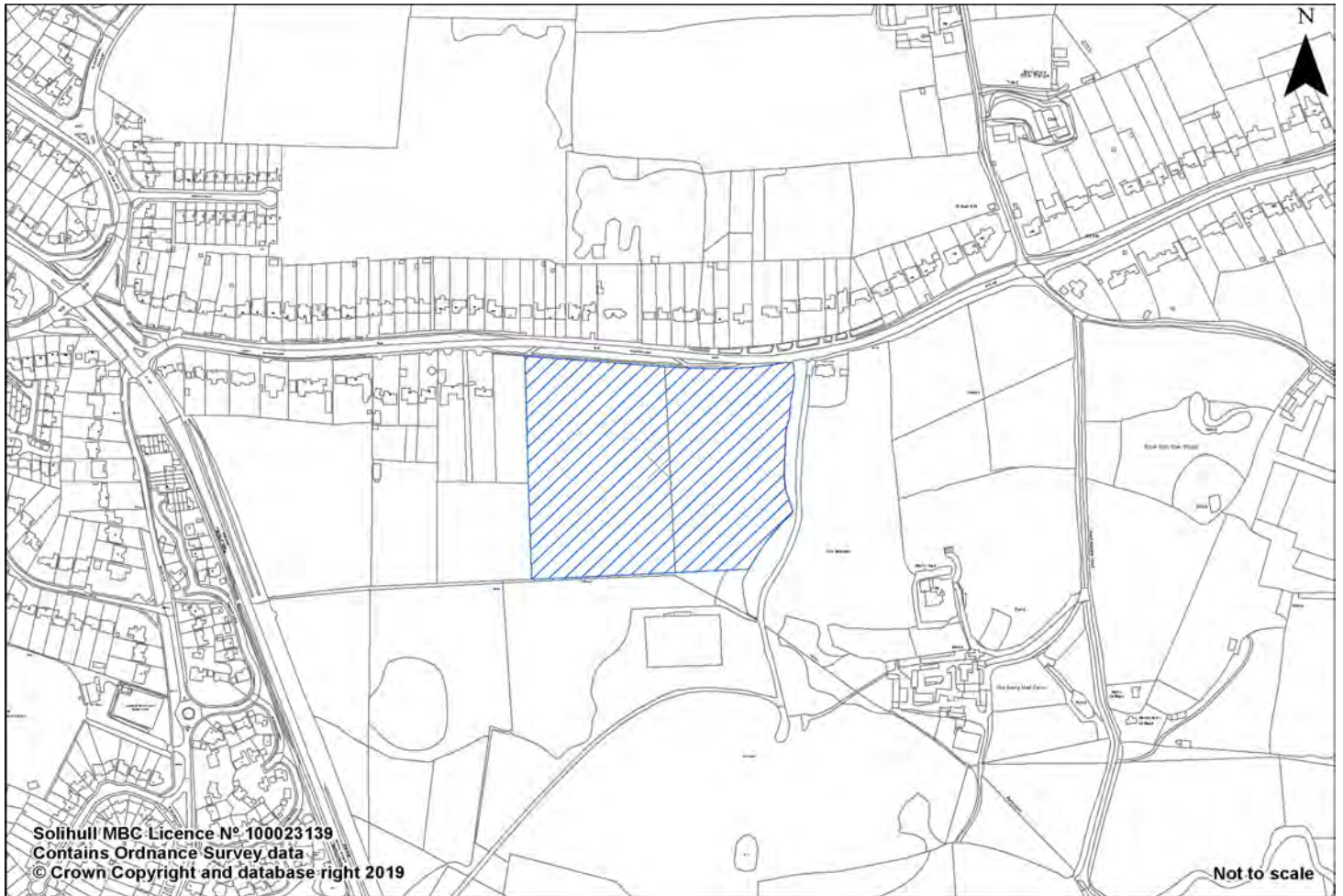
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	16	<b>Site Name</b>	Land south of Hampton Lane
<b>Gross Area (Ha)</b>	5.02	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	181	<b>Parish</b>	Hampton-in-Arden (April 2
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** TPO on boundary

**Soft constraints** Hedgerows

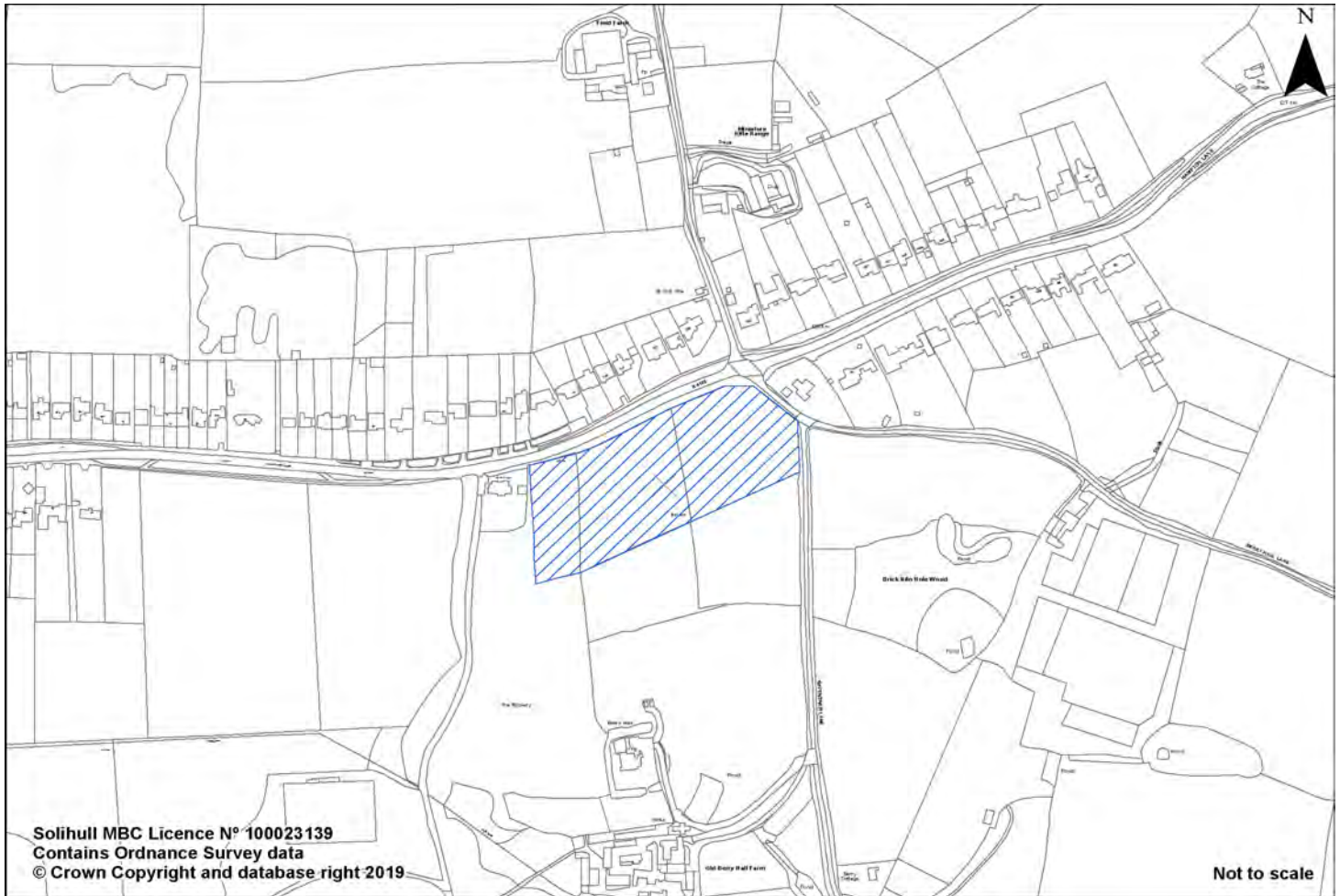
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	17	<b>Site Name</b>	Land west of Ravenshaw Lane/south of Hampton
<b>Gross Area (Ha)</b>	1.96	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	49	<b>Parish</b>	Hampton-in-Arden (April 2
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** TPO on site

**Soft constraints** Habitats of wildlife interest

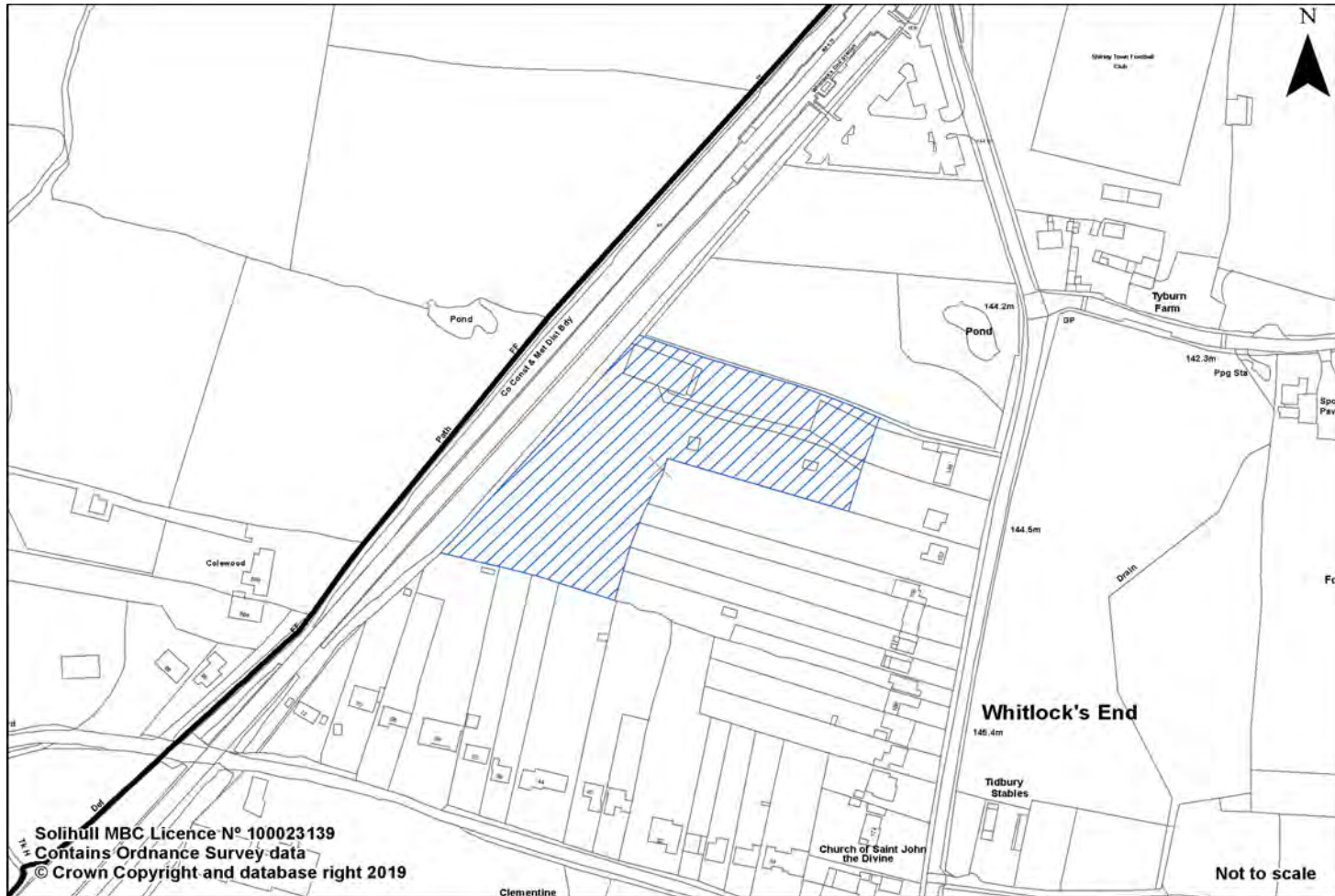
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPO on site
<b>Soft constraints</b>	Habitats of wildlife interest

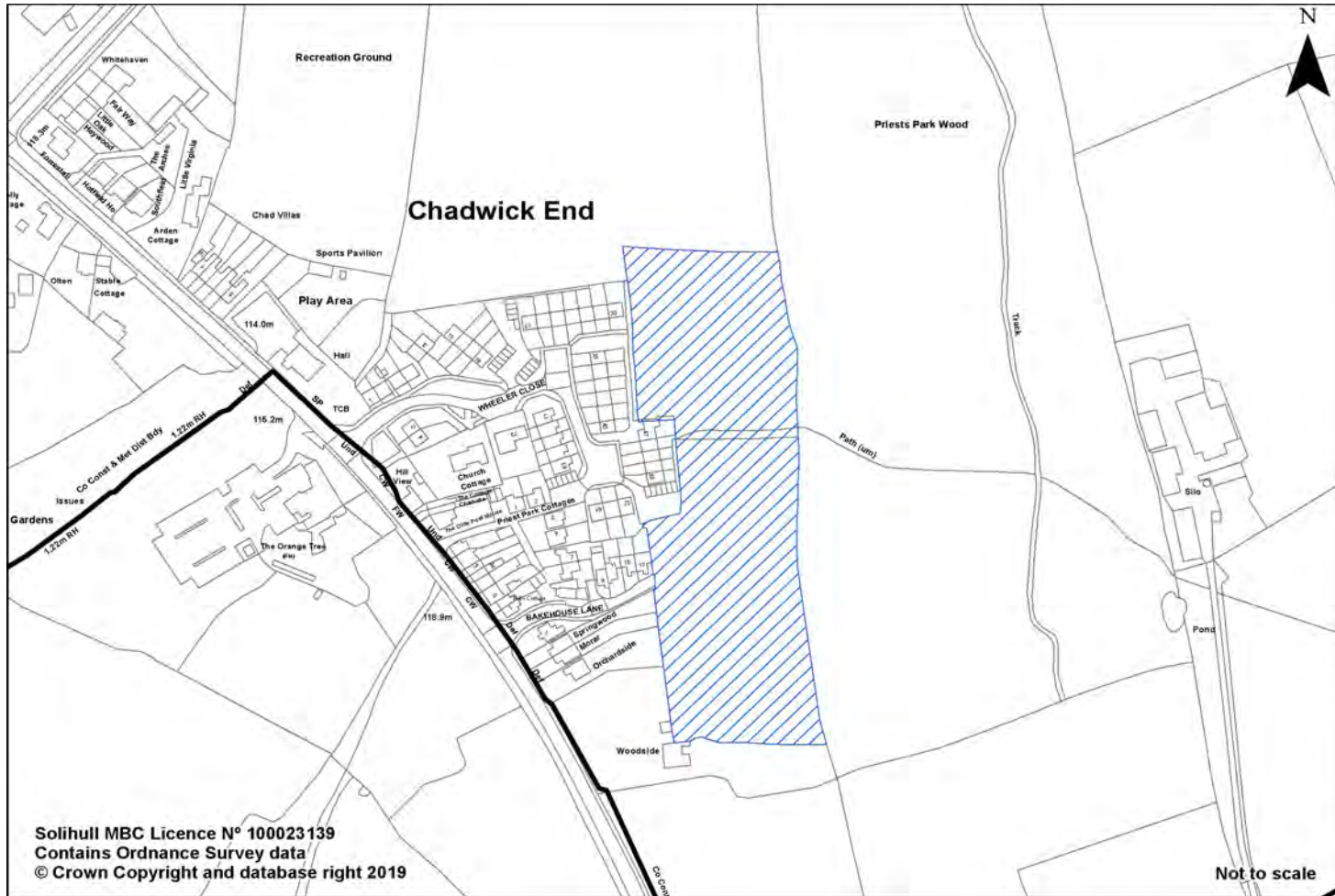
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	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 detached from Dickens Heath village.
<b>Site Selection Topic Paper</b>	The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station.
<b>Site Selection Step 1</b>	8
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	19	<b>Site Name</b>	Land adj. to Bakehouse Lane/Wheeler Close
<b>Gross Area (Ha)</b>	1.69	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	43	<b>Parish</b>	Chadwick End
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Habitats of wildlife interest    Adjacent to Local Wildlife Site    PROW M175 through site



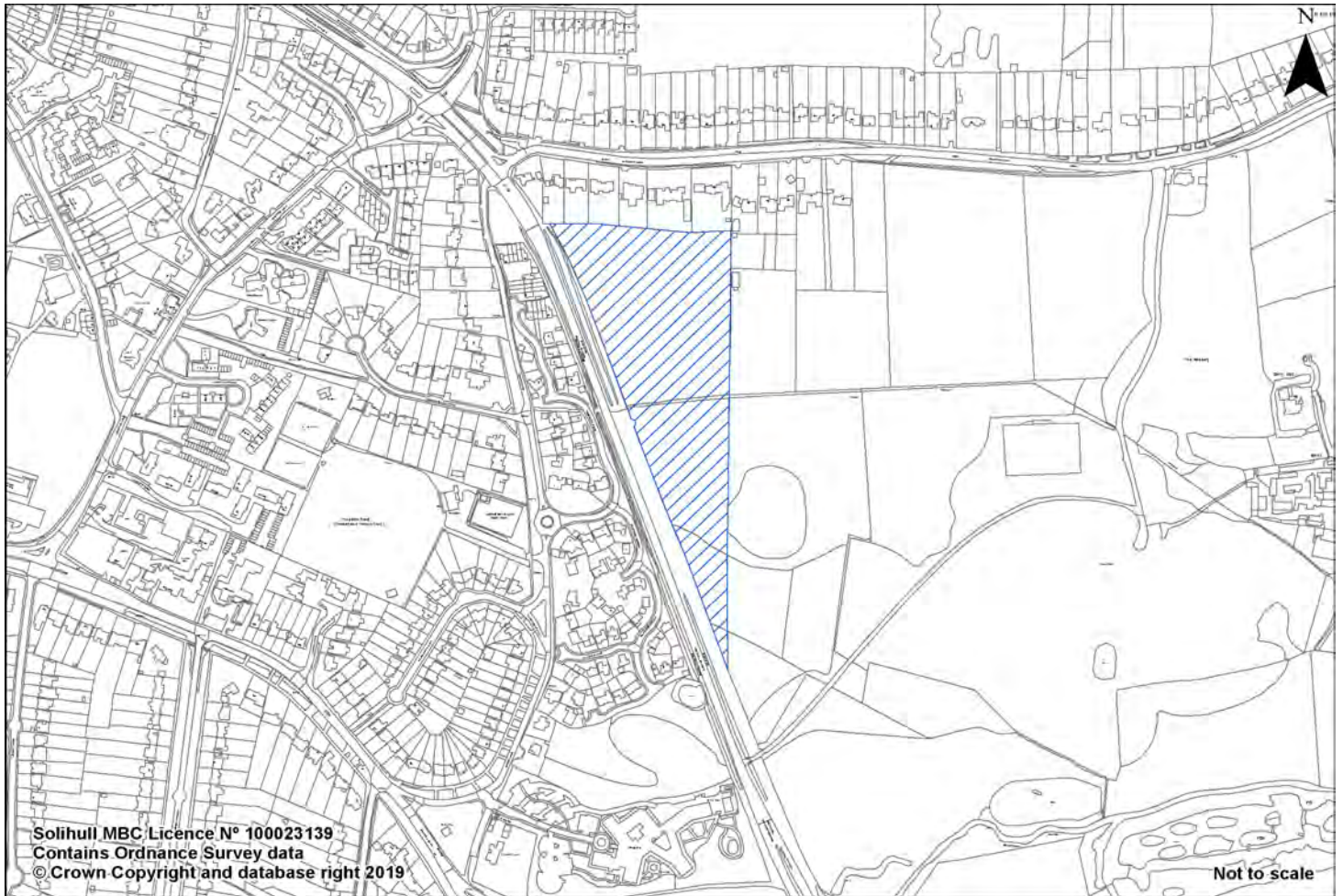
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: Existing footway
<b>Green Belt Assessment</b>	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA4B Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 86a 18 Effects: 2 positive (1 significant); 6 neutral; 10 negative (4 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	20	<b>Site Name</b>	Land adj to Solihull bypass, south of Hampton Lane
<b>Gross Area (Ha)</b>	3.57	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	84	<b>Parish</b>	Hampton-in-Arden (April 2
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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**

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 neutral; 8 negative (1 significant).

## 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

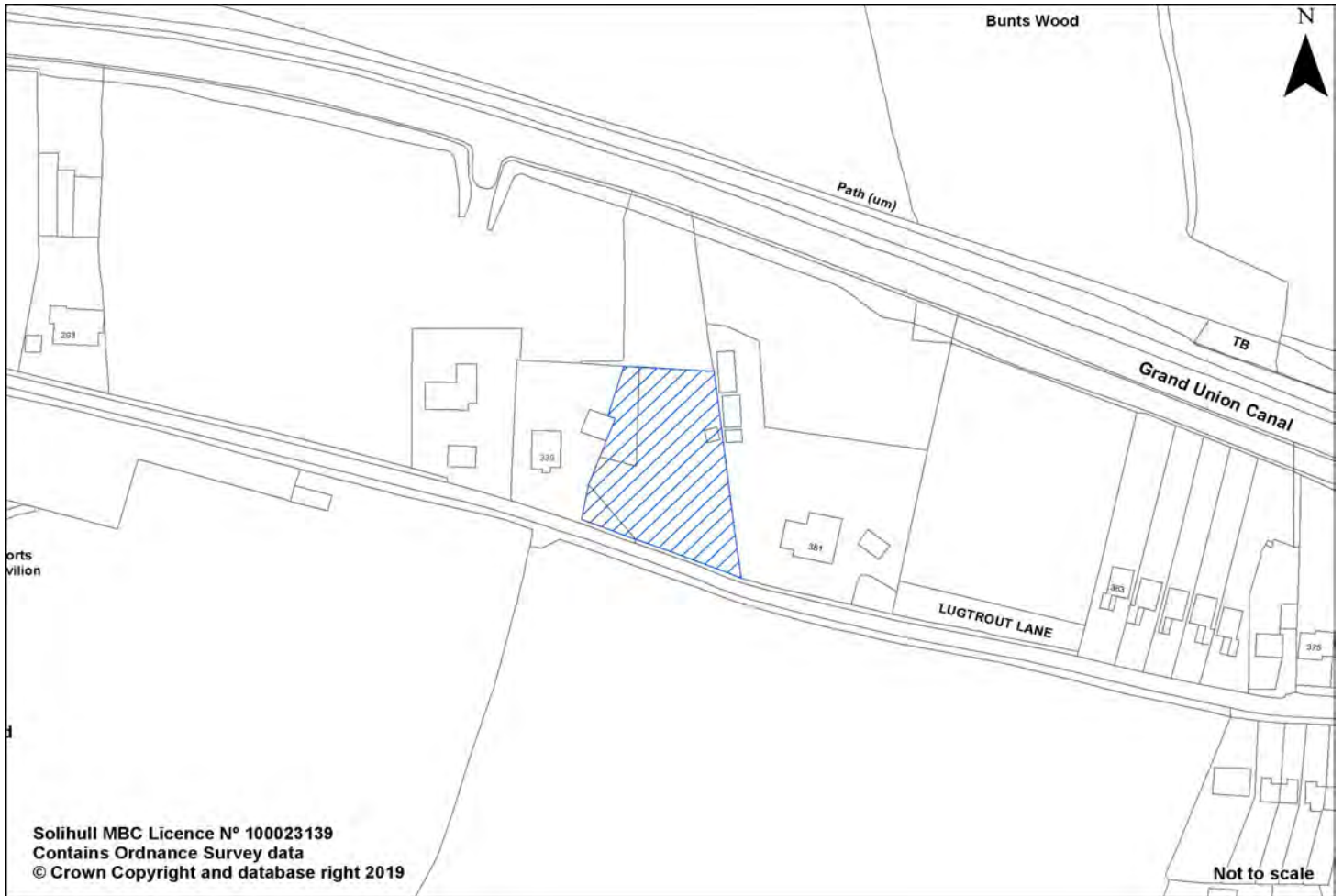
**Commentary**

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 an 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

<b>Site Reference</b>	21	<b>Site Name</b>	The Paddock
<b>Gross Area (Ha)</b>	0.24	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	Estimated 8	<b>Parish</b>	Hampton-in-Arden (April 2
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Habitats of wildlife interest

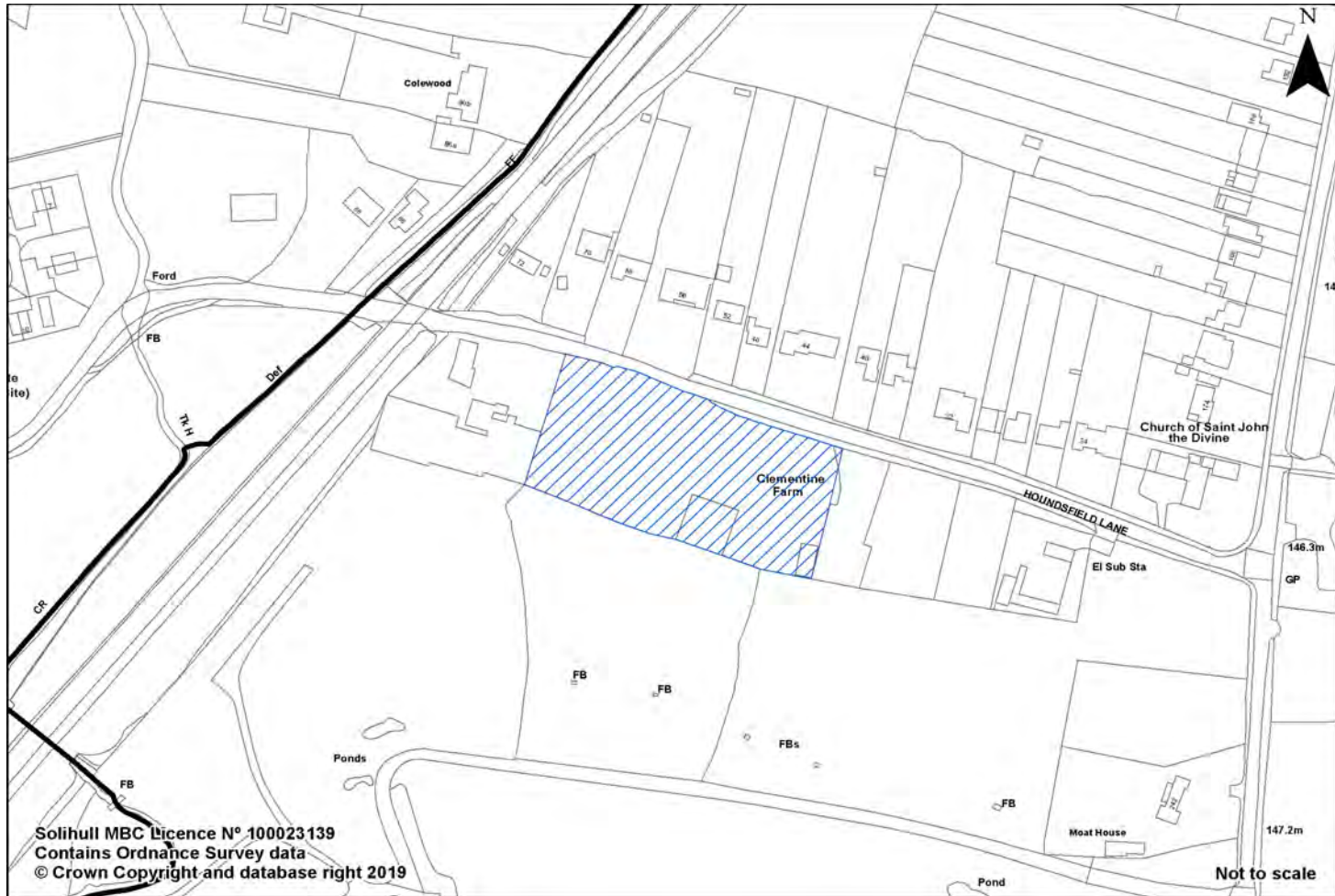
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Mature Trees
<b>Soft constraints</b>	Contaminated land (part)

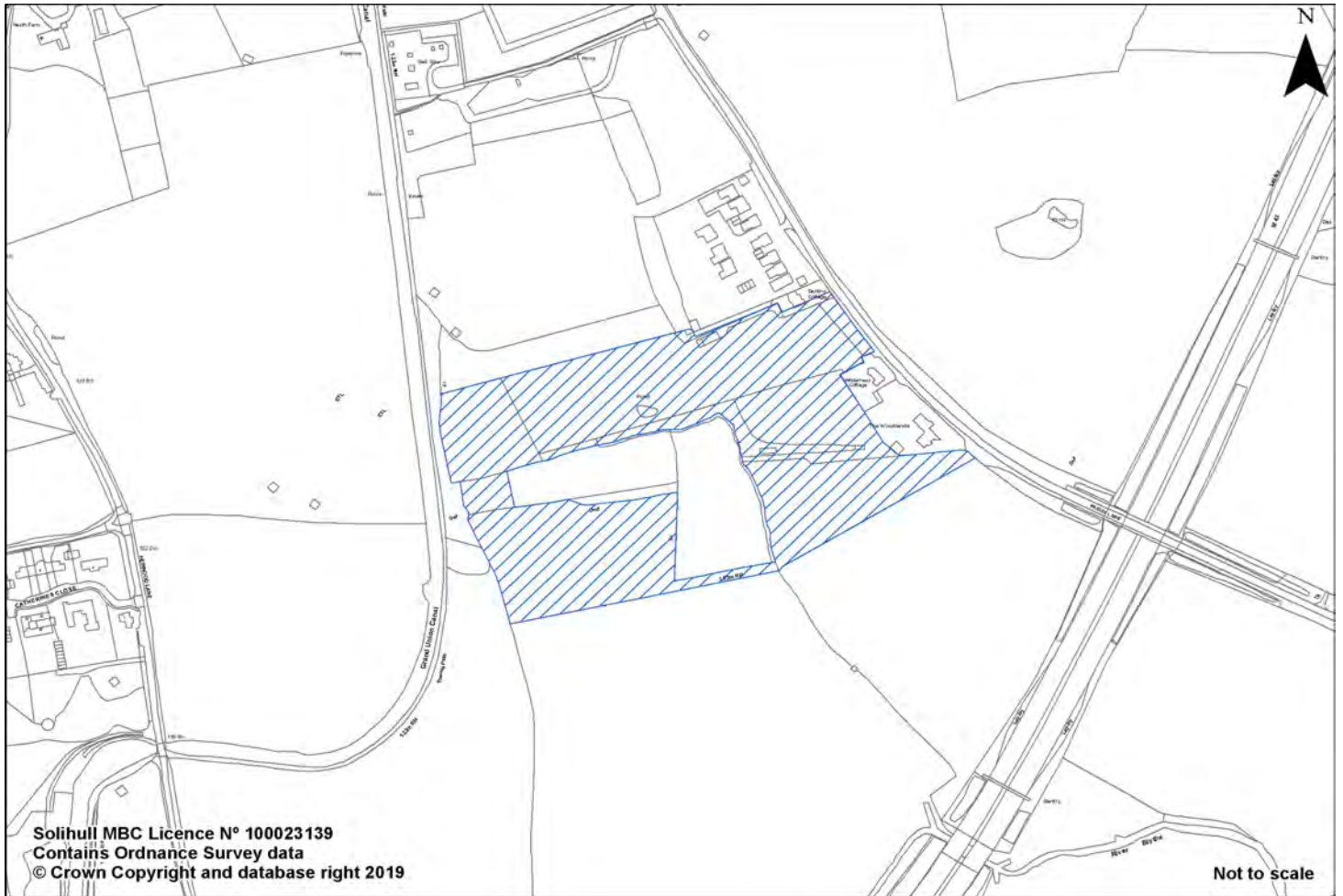
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Site is detached from Tidbury Green settlement and does not fit within spatial strategy. Backland development may not be considered appropriate.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** TPO Woodland

**Soft constraints** Habitats of wildlife interest



## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

Site Reference 24

Site Name Vacant land off Friday Lane

Gross Area (Ha) 5.37

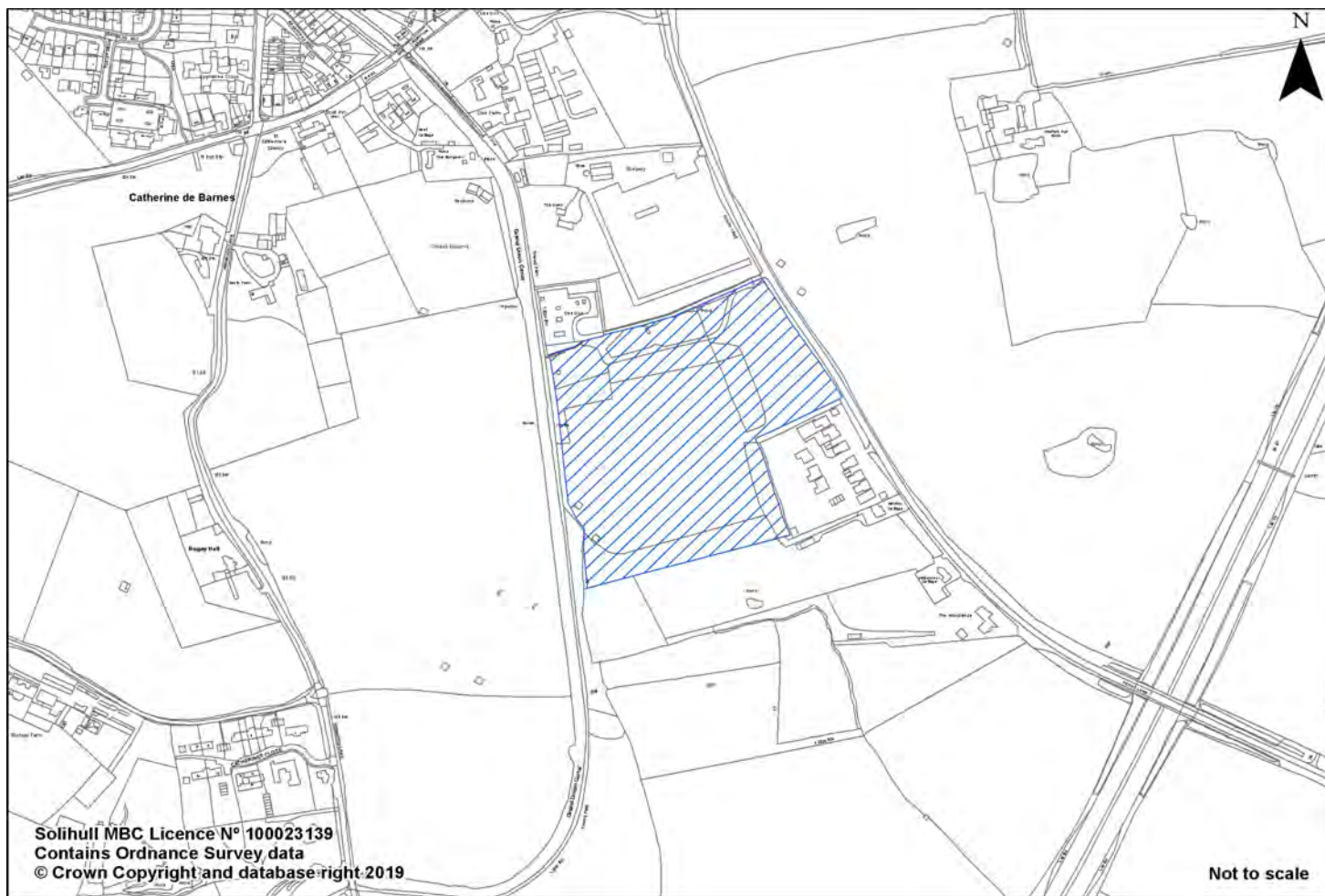
Ward Bickenhill

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

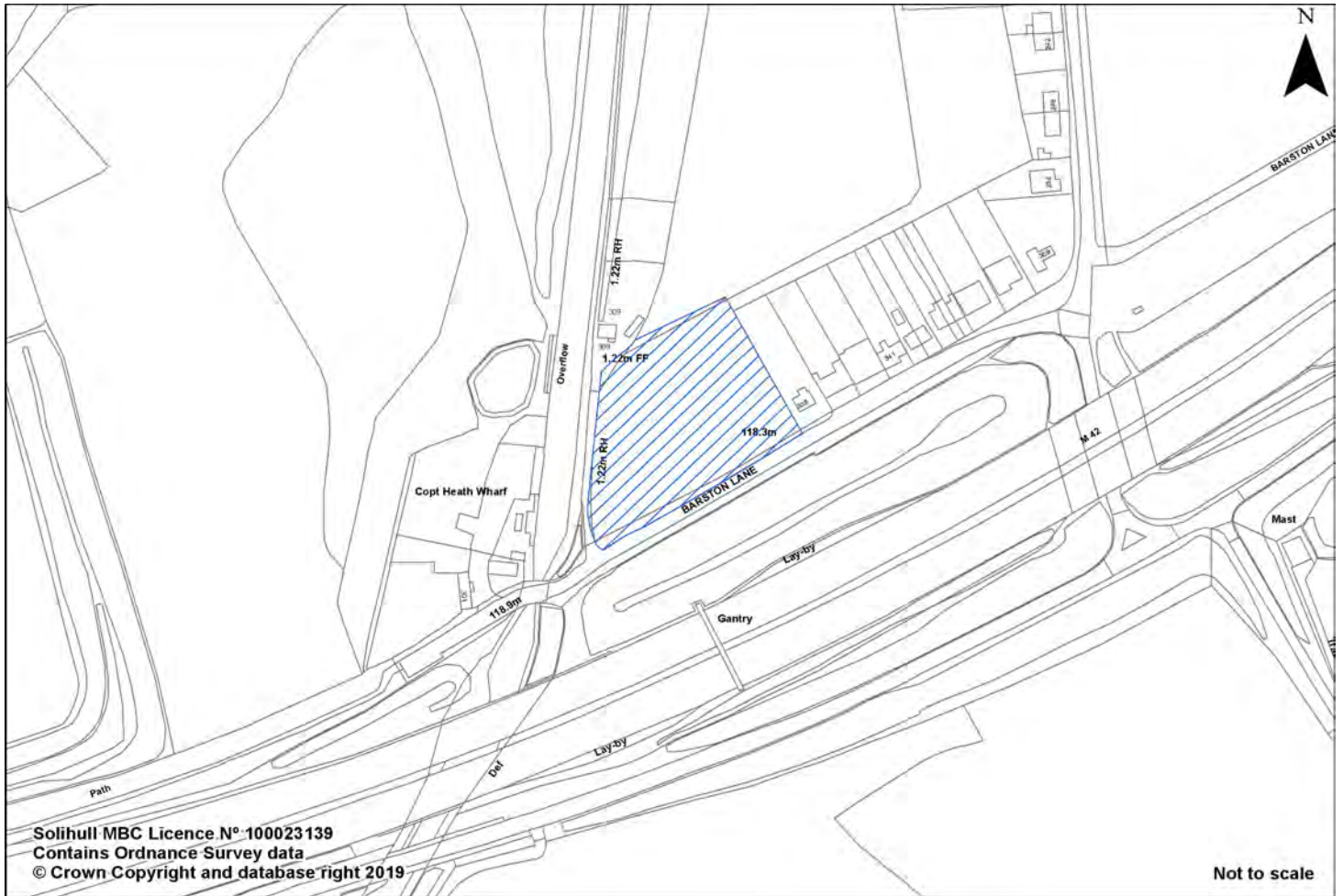
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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

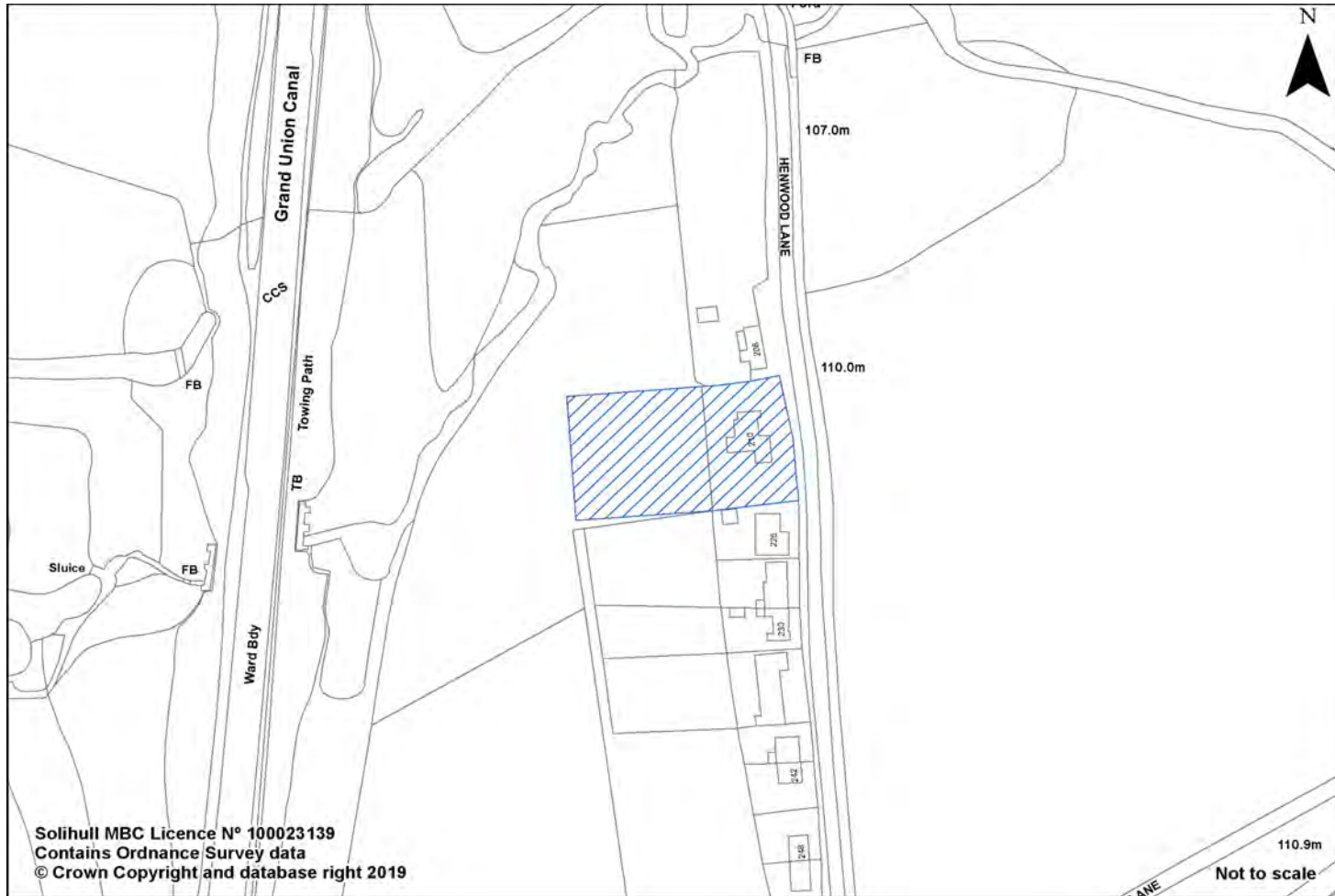
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt    Consideration of impact on nearby heritage asset
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	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

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**



## 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 hierarchy.

### Site Selection Topic Paper

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

### Site Selection Step 1

9

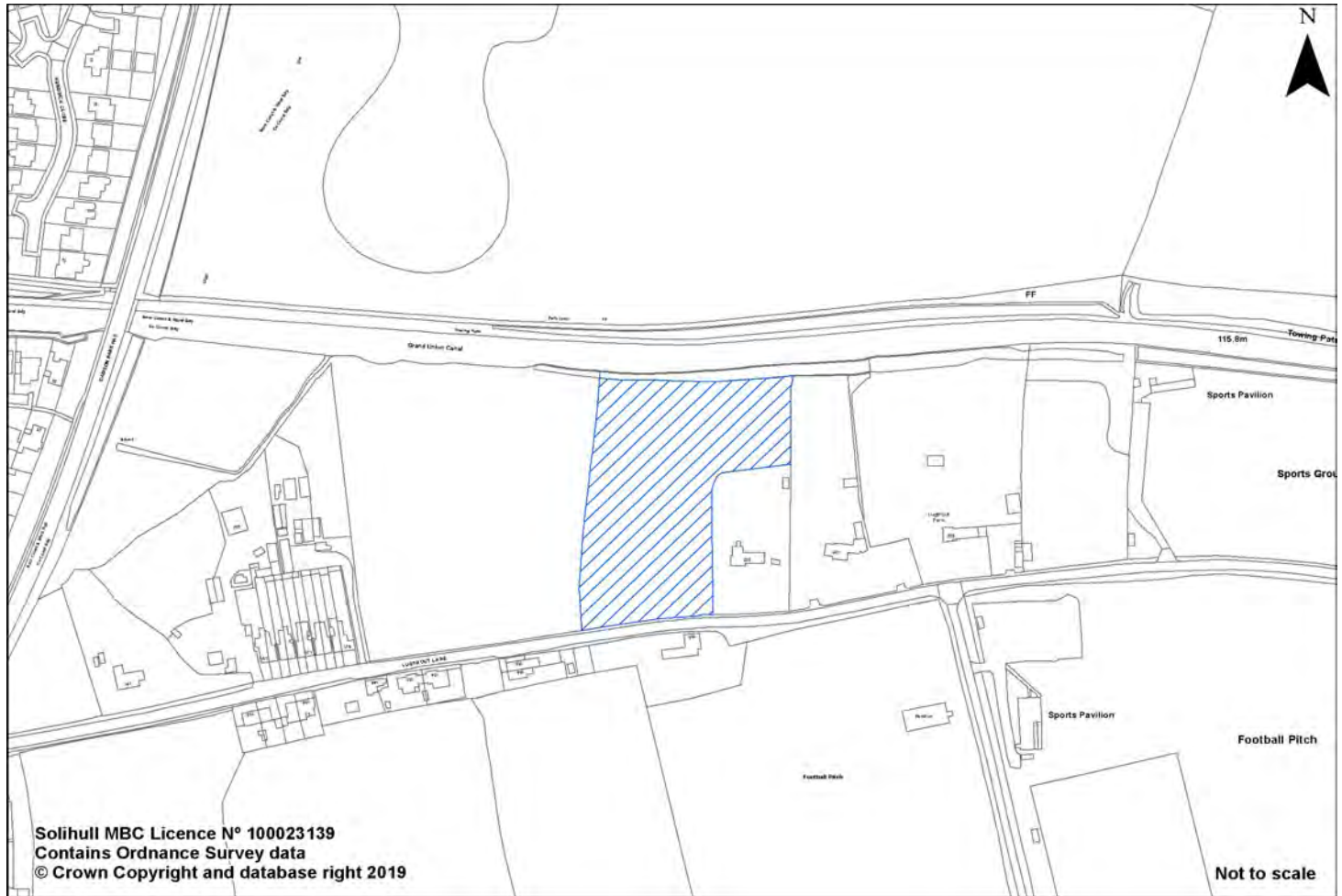
### Commentary

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

<b>Site Reference</b>	28	<b>Site Name</b>	Land to west of 227 Lugtrout Lane
<b>Gross Area (Ha)</b>	0.88	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	20	<b>Parish</b>	Hampton-in-Arden (April 2
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

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

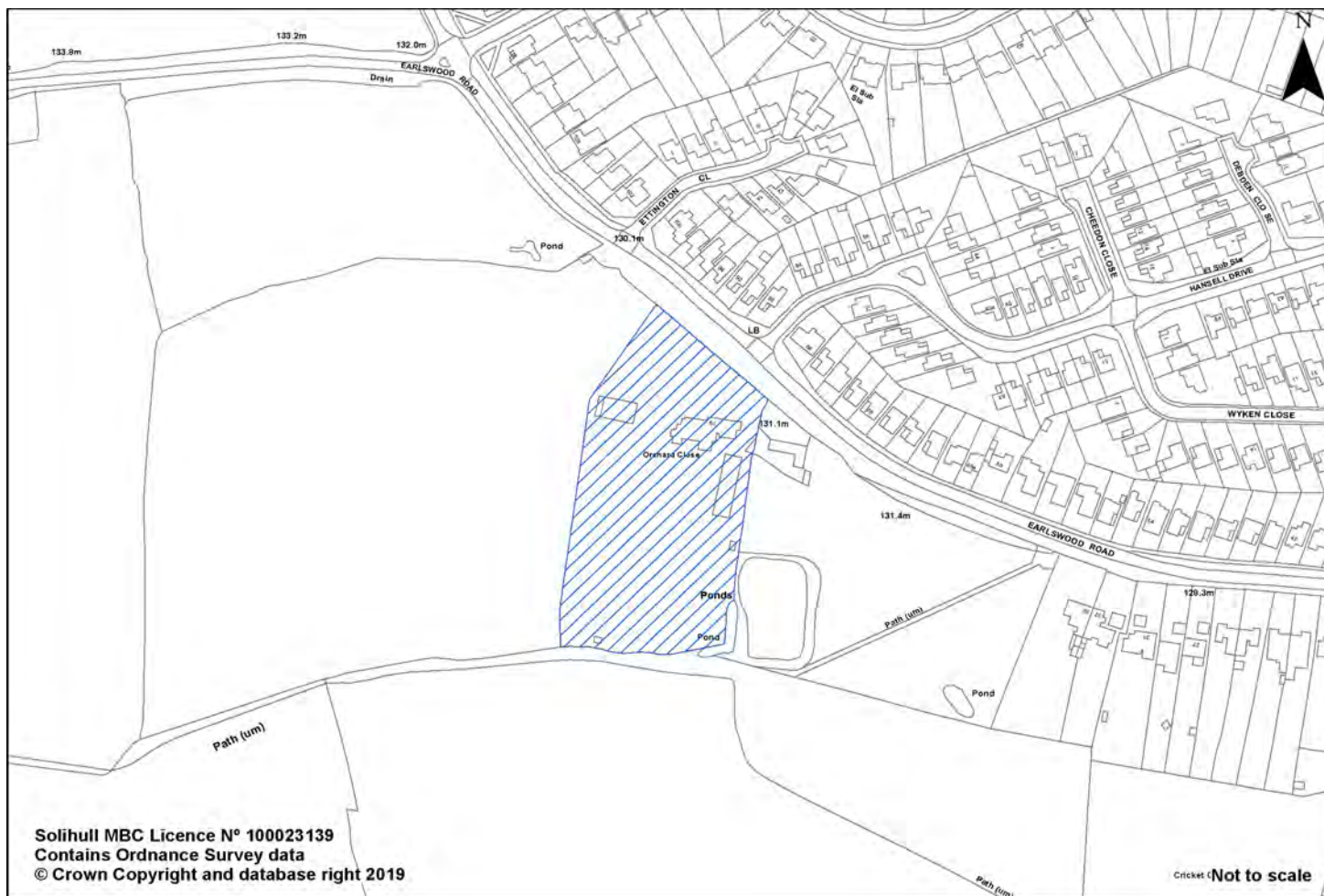
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

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



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** TPO

**Soft constraints** Existing buildings on site Hedgerows

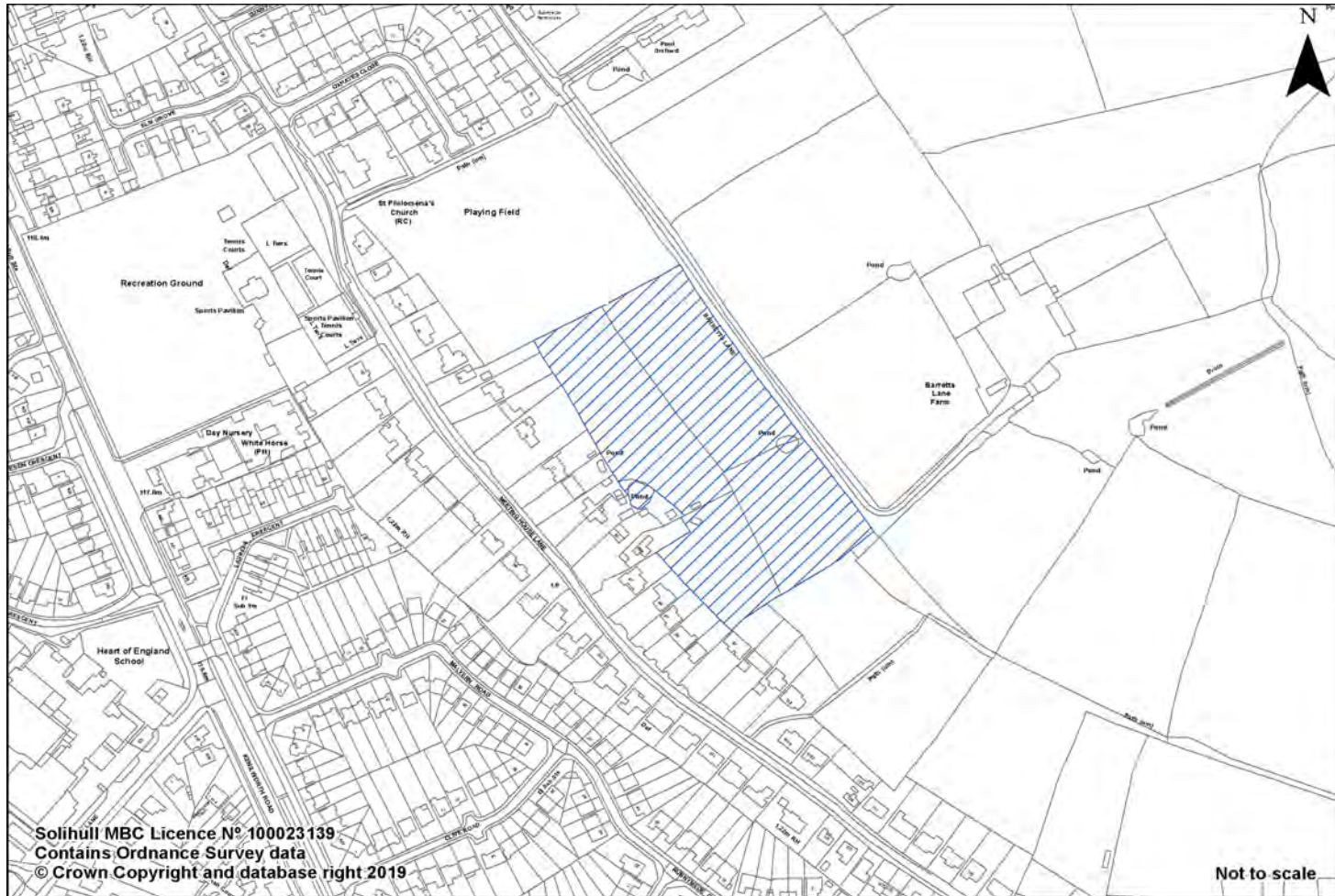
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	30	<b>Site Name</b>	Land rear of 67-95 Meeting House Lane
<b>Gross Area (Ha)</b>	2.41	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 56	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt	Consideration of impact on adjacent heritage assets
<b>Hard Constraints</b>	TPO on boundary	Adjacent to three Listed buildings
<b>Soft constraints</b>	Hedgerows	PROW along eastern boundary of site
		Access (Barretts Lane is a single track road)

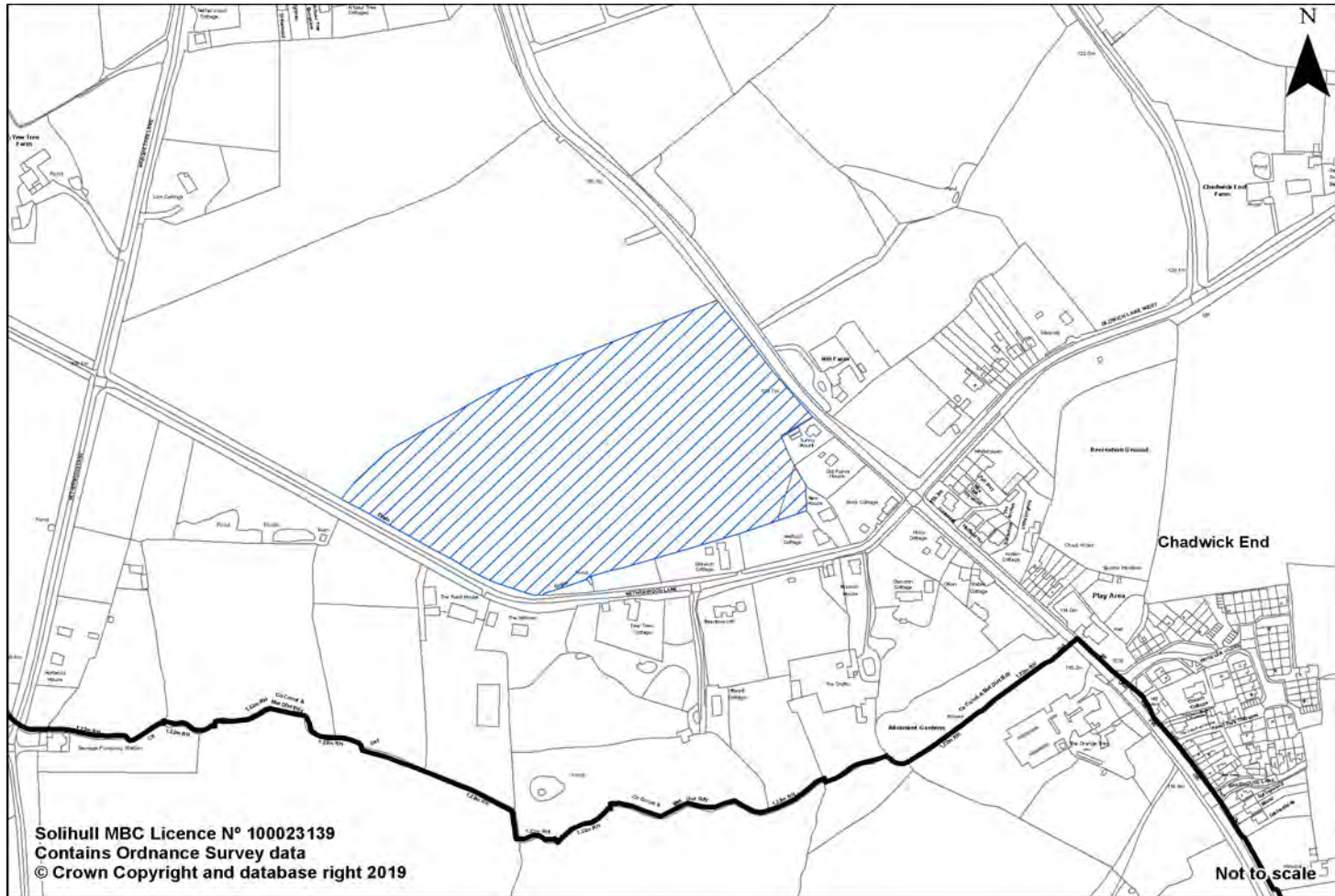
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1016 - Category 1
<b>Accessibility Study</b>	Primary School: Very Low Food Store: High GP Surgery: High Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP54) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 97 17 effects: 6 positive (2 significant); 5 neutral; 6 negative (3 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	32	<b>Site Name</b>	Land at Netherwood Lane
<b>Gross Area (Ha)</b>	5.28	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	47	<b>Parish</b>	Chadwick End
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Access Undulating topography PROW along northern boundary of site



## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA4B Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 86 17 effects: 2 positive (1 significant); 7 neutral; 8 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Site is detached from Chadwick End which is identified as being suitable for limited infilling only.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	33	<b>Site Name</b>	Barratts Lane Farm
<b>Gross Area (Ha)</b>	50.65	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 1,185	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield

### Constraints

<b>Policy Constraints</b>	Green Belt Mineral Safeguarding Area
<b>Hard Constraints</b>	Listed buildings on site TPOs on part of boundary
<b>Soft constraints</b>	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

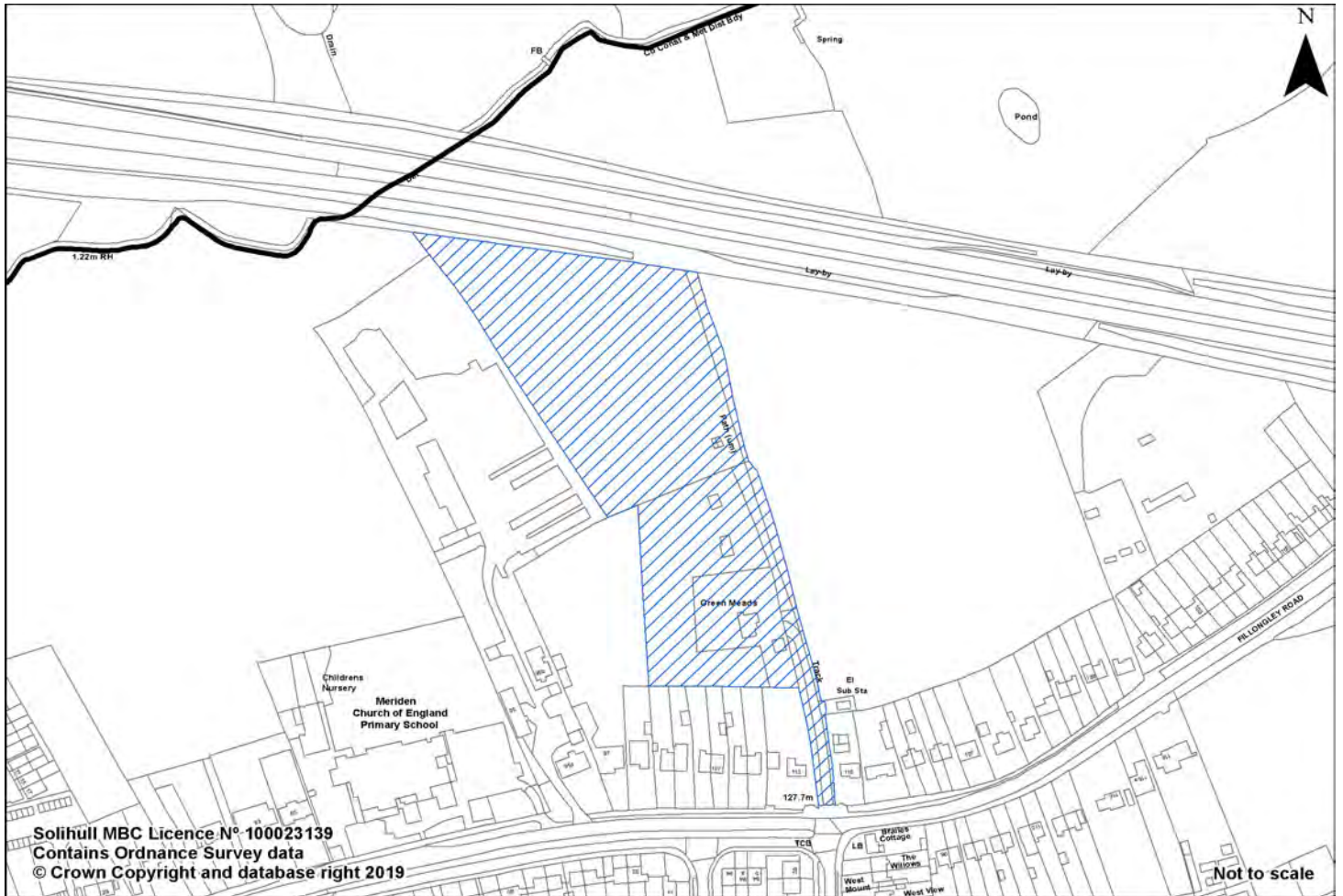
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1016 - Category 1
<b>Accessibility Study</b>	Primary School: Medium Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP54) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 97 17 effects: 6 positive (2 significant); 5 neutral; 6 negative (3 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	35	<b>Site Name</b>	Green Meads
<b>Gross Area (Ha)</b>	1.97	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	60	<b>Parish</b>	Meriden
<b>Green Belt</b>	97	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Mineral Safeguarding Area
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	PROW along eastern boundary

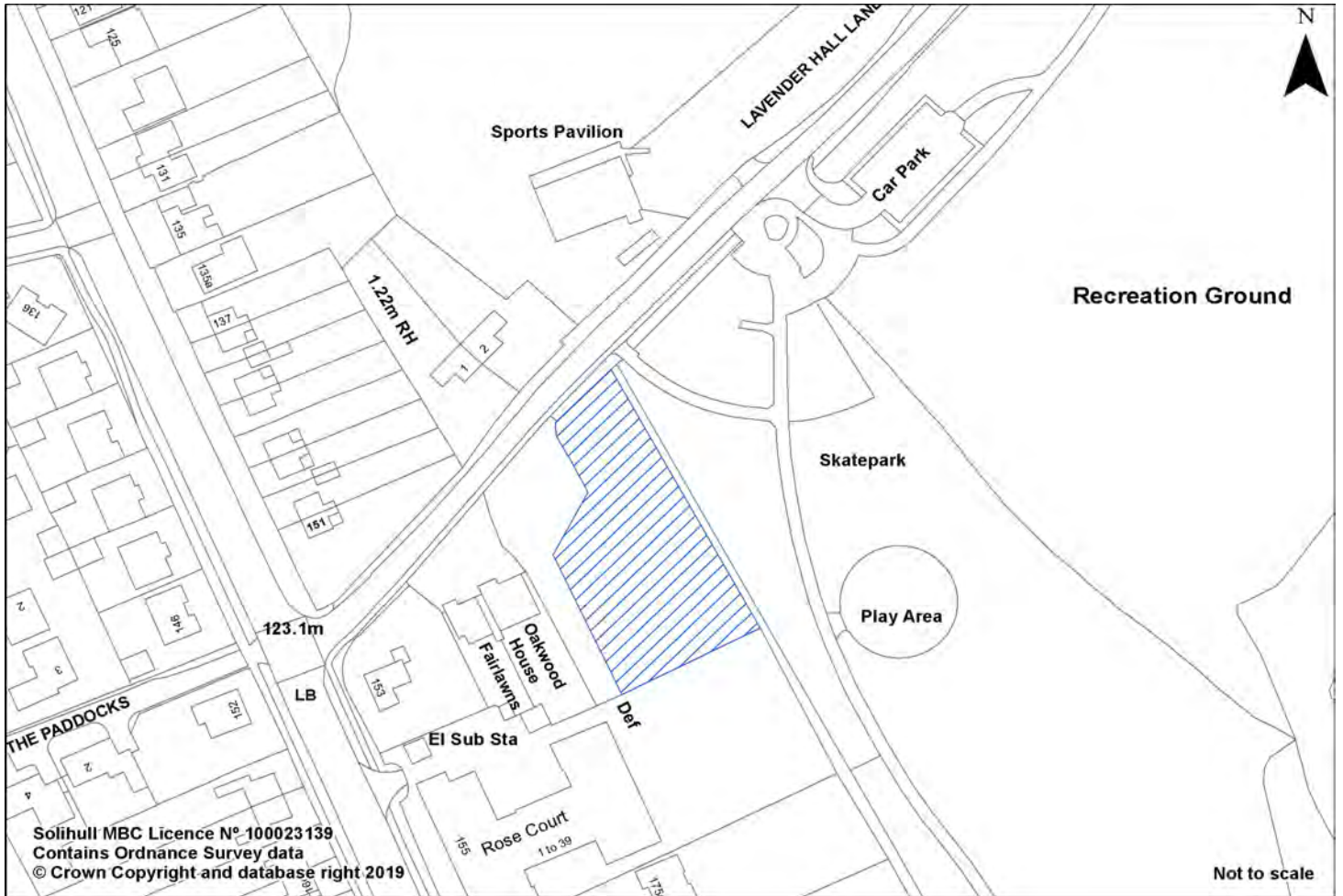
## Evidence

<b>SHELAA</b>	Category 2 (Some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: High Public Transport: Medium (Bus) Overall: High Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
<b>Landscape Character Assessment</b>	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 47 17 effects: 7 positive (4 significant); 5 neutral; 5 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Meriden village is identified as suitable for limited expansion.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	36	<b>Site Name</b>	Land adj. to Oakwood House
<b>Gross Area (Ha)</b>	0.20	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	7	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs abut the south western boundary.
<b>Soft constraints</b>	Adjacent to Lavender Hall Local Nature Reserve

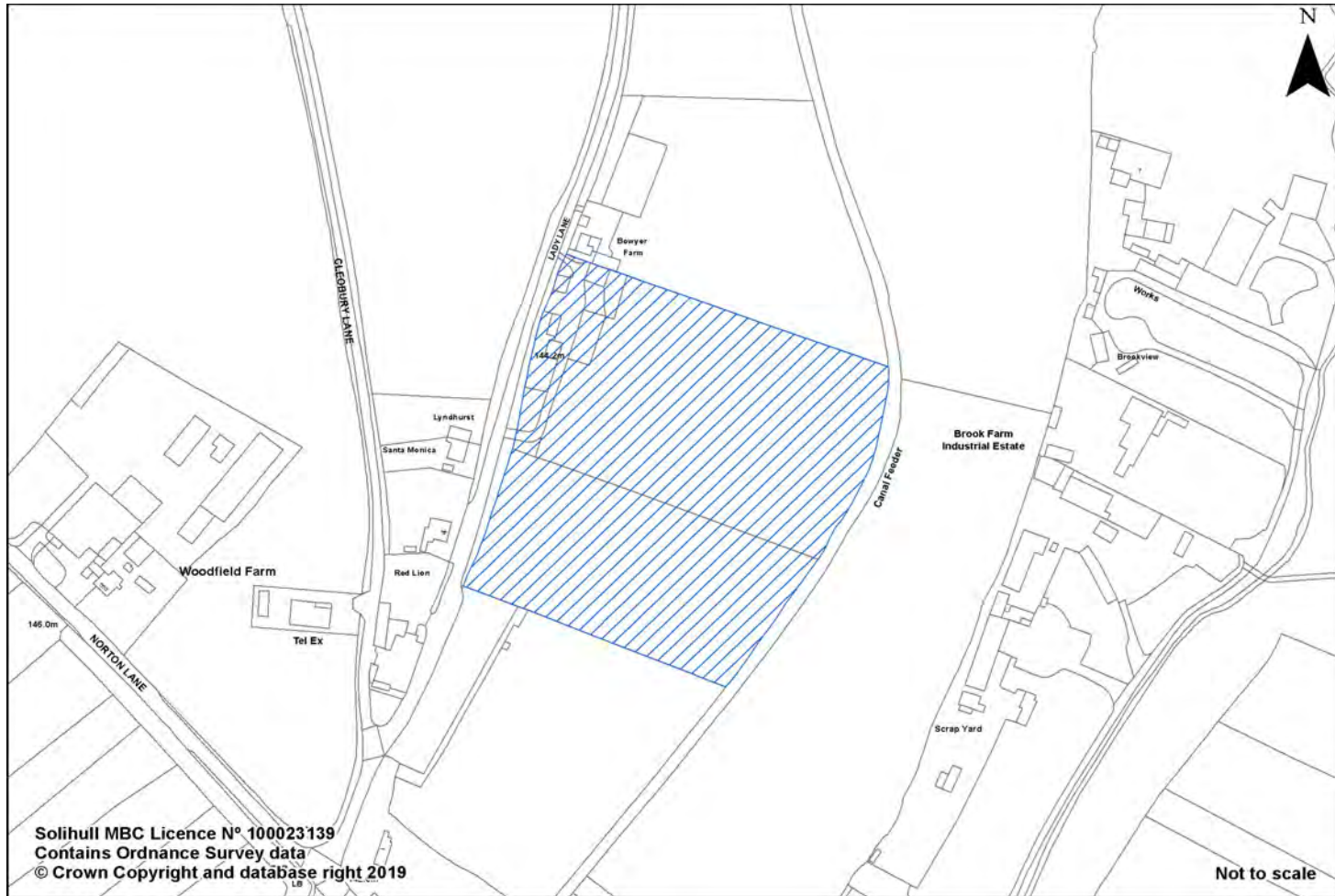
## Evidence

<b>SHELAA</b>	Category 2 (Some achievability constraints)
<b>Accessibility Study</b>	Primary School: Low Food Store: Very High GP Surgery: High Public Transport: Medium (Rail) Overall: Medium/High Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP52) overall with a combined score of 6. Moderately performing in terms of purposes 1, 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

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



### Constraints

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



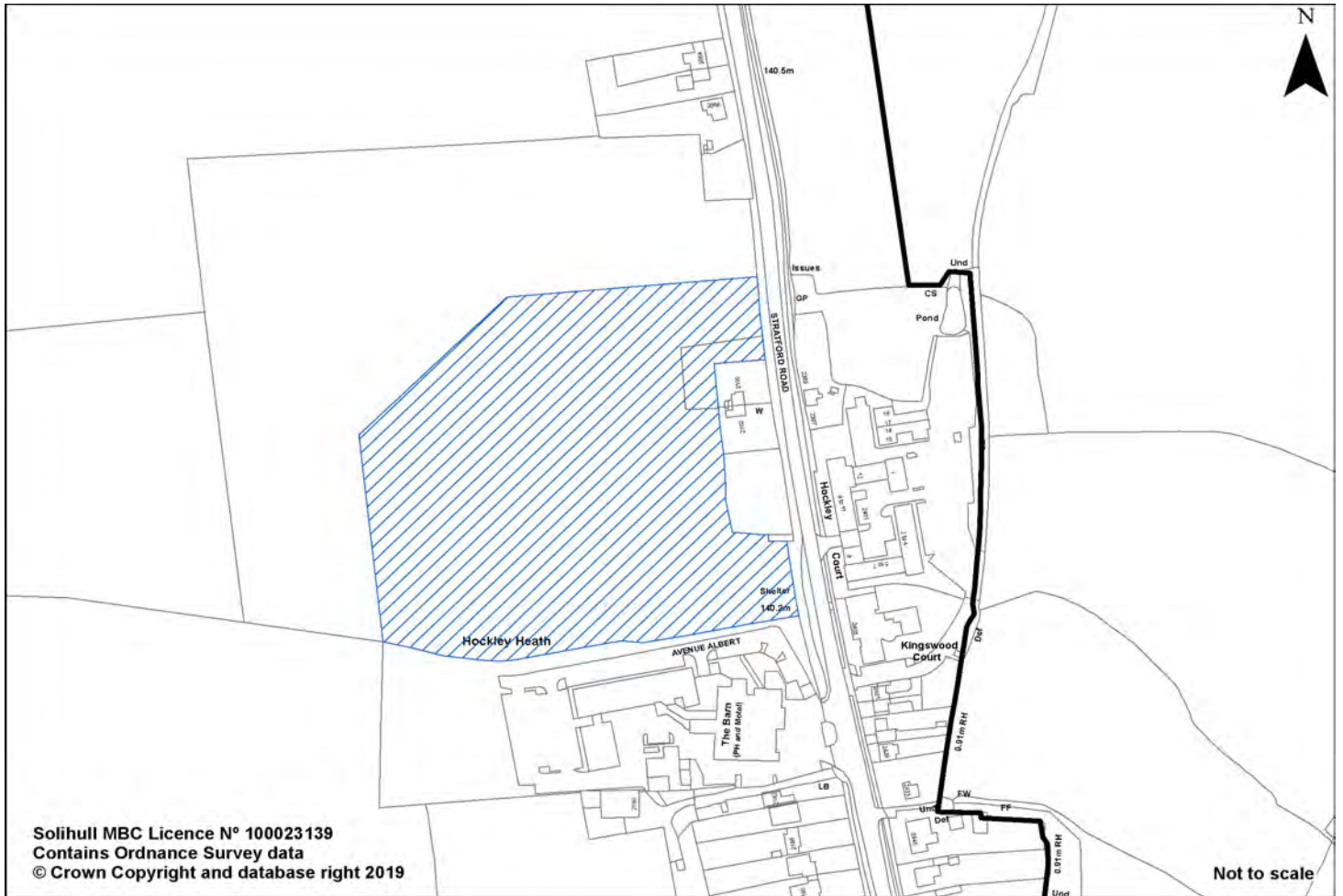
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on-site
<b>Soft constraints</b>	Habitats of wildlife interest

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

Site Reference 39

Site Name Field adj. to Tudor Croft

Gross Area (Ha) 0.73

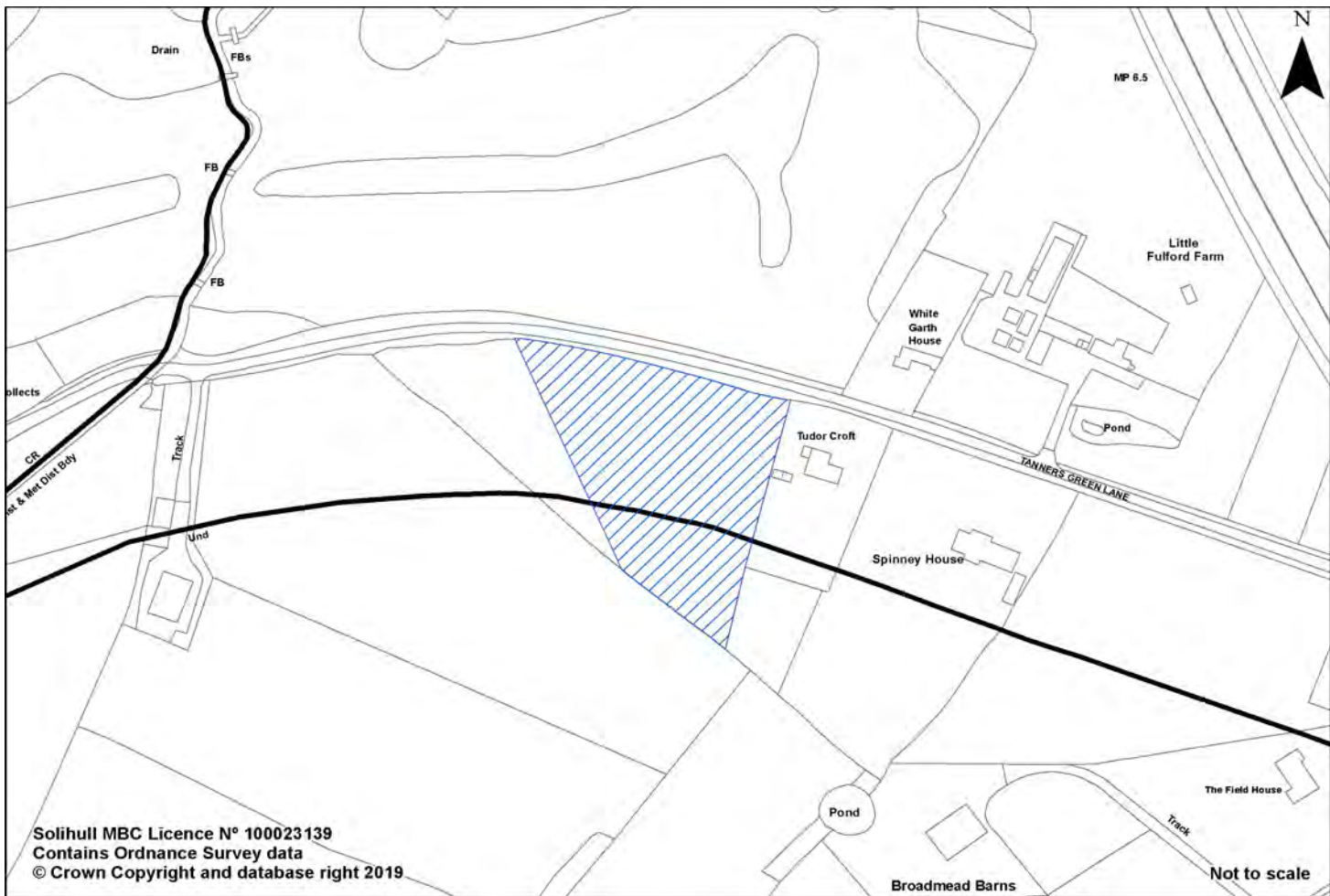
Ward Blythe

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

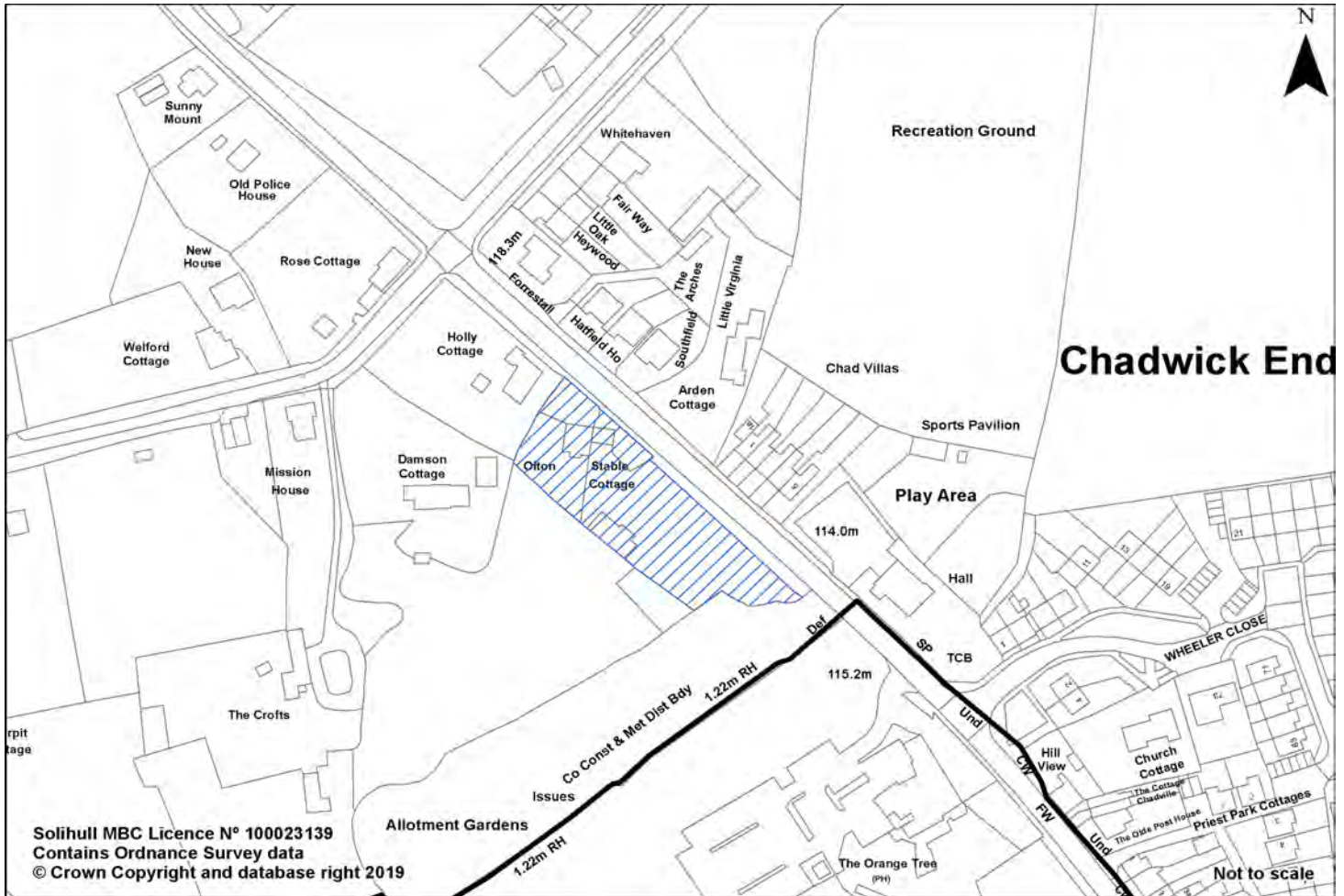
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	40	<b>Site Name</b>	Olton, Stable Cottage, Chadwick End
<b>Gross Area (Ha)</b>	0.27	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	5	<b>Parish</b>	Chadwick End
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Part greenfield, part brownfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Habitats of wildlife interest

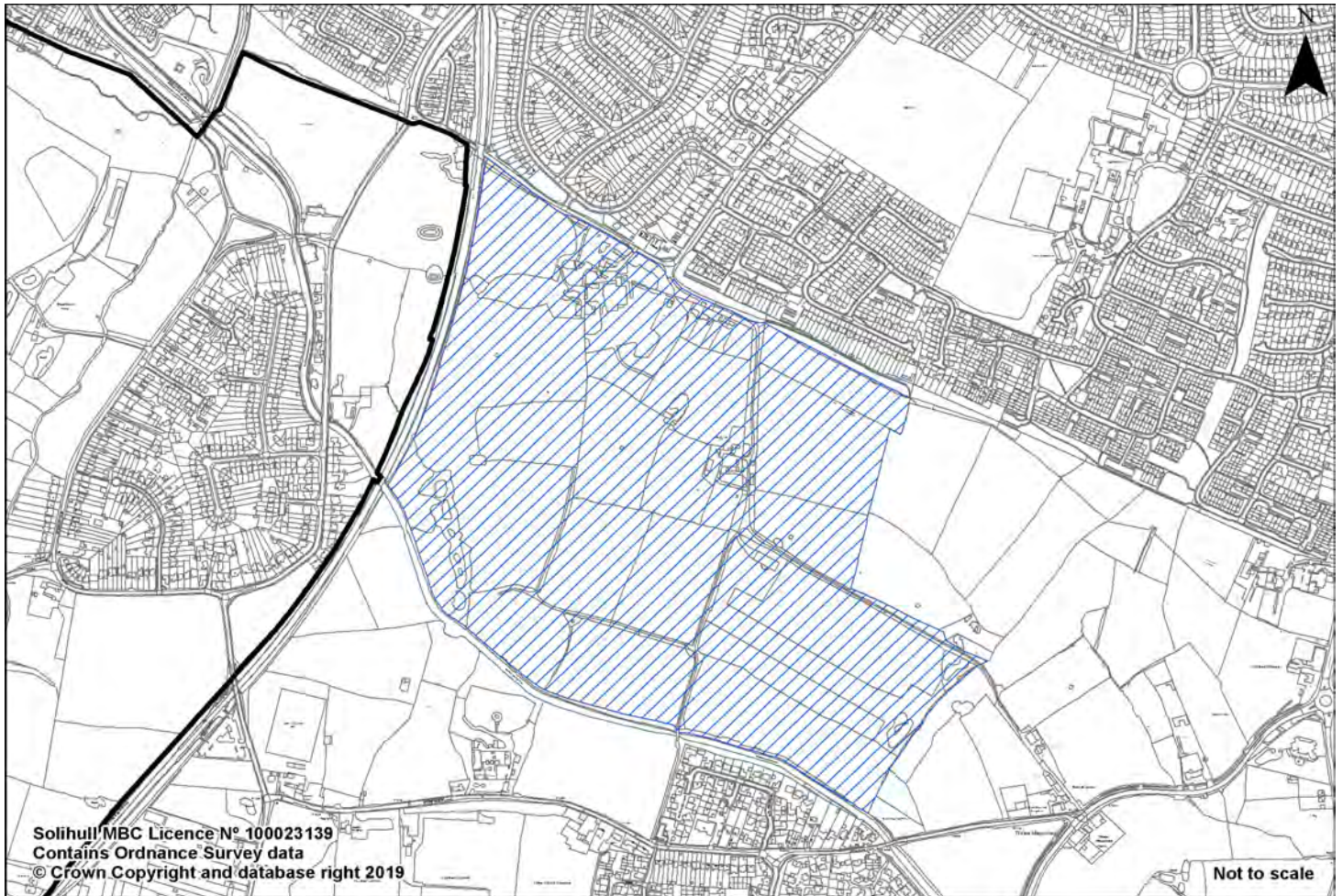
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Medium GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA4B Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 86 17 effects: 2 positive (1 significant); 7 neutral; 8 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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

<b>SHELAA</b>	Category 2 (Some suitability and some achievability constraints)
<b>Accessibility Study</b>	Primary School: Medium Food Store: Very High GP Surgery: Medium Public Transport: Very High (Rail) Overall: High Access: Existing footway
<b>Green Belt Assessment</b>	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. *Highl
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 53 17 effects: 8 positive (1 significant); 4 neutral; 5 negative (none significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	7
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

Site Reference 42

Site Name Big Cleobury Farm

Gross Area (Ha) 10.72

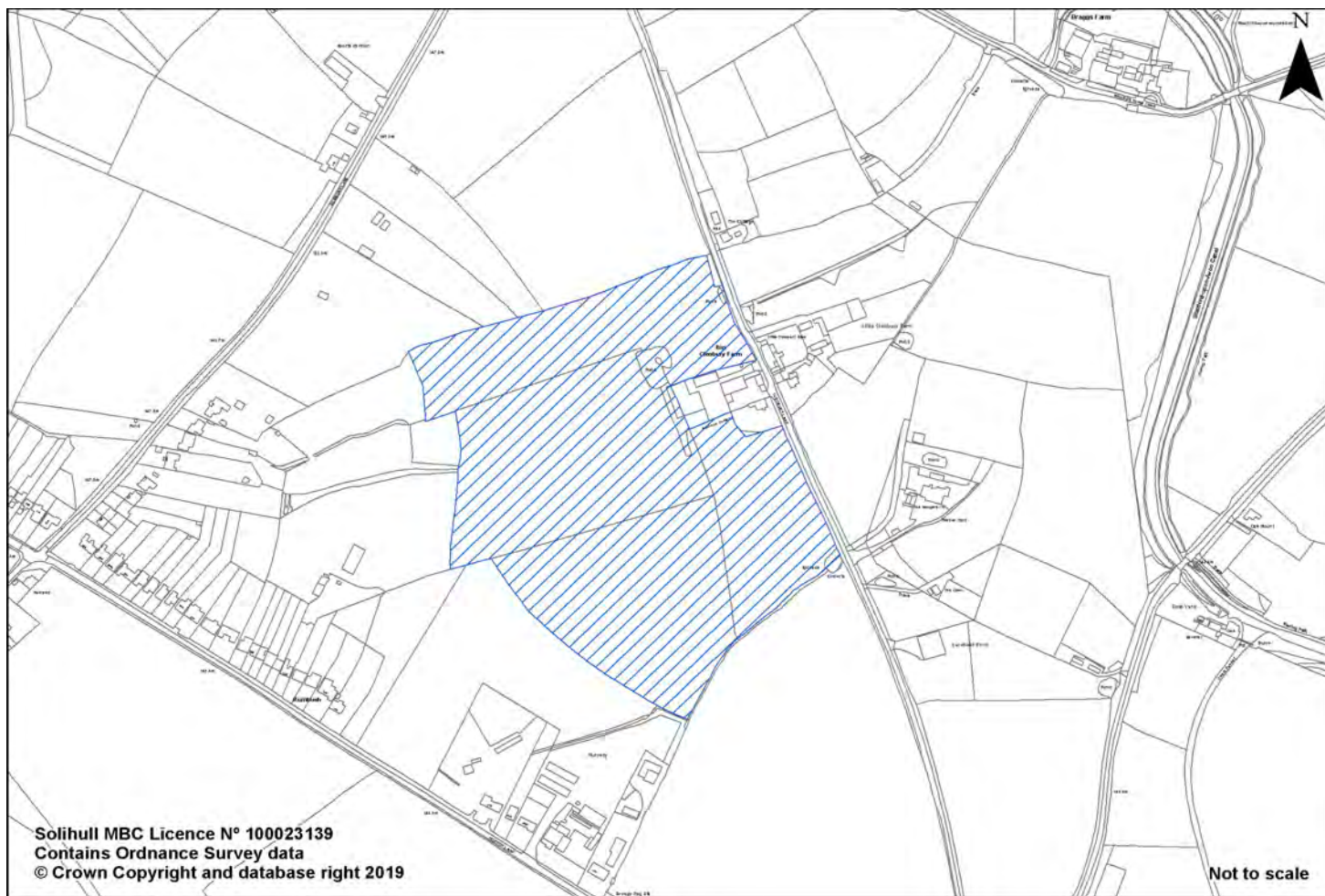
Ward Blythe

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

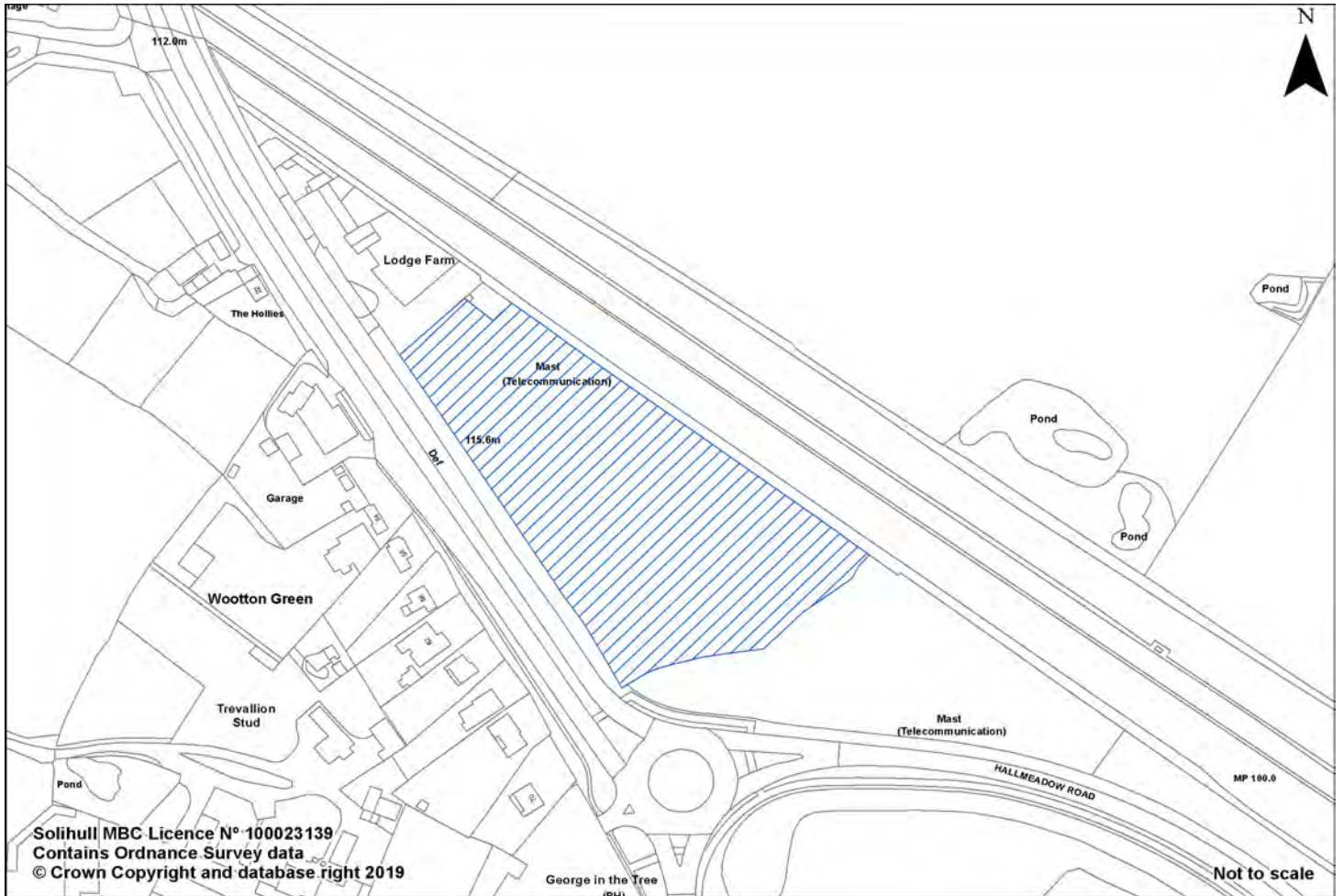
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Site is detached from Tidbury Green settlement and does not fit within spatial strategy.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	43	<b>Site Name</b>	Land adjacent to Old Lodge Farm
<b>Gross Area (Ha)</b>	1.36	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	40	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Proximity to railway line   Habitats of wildlife interest

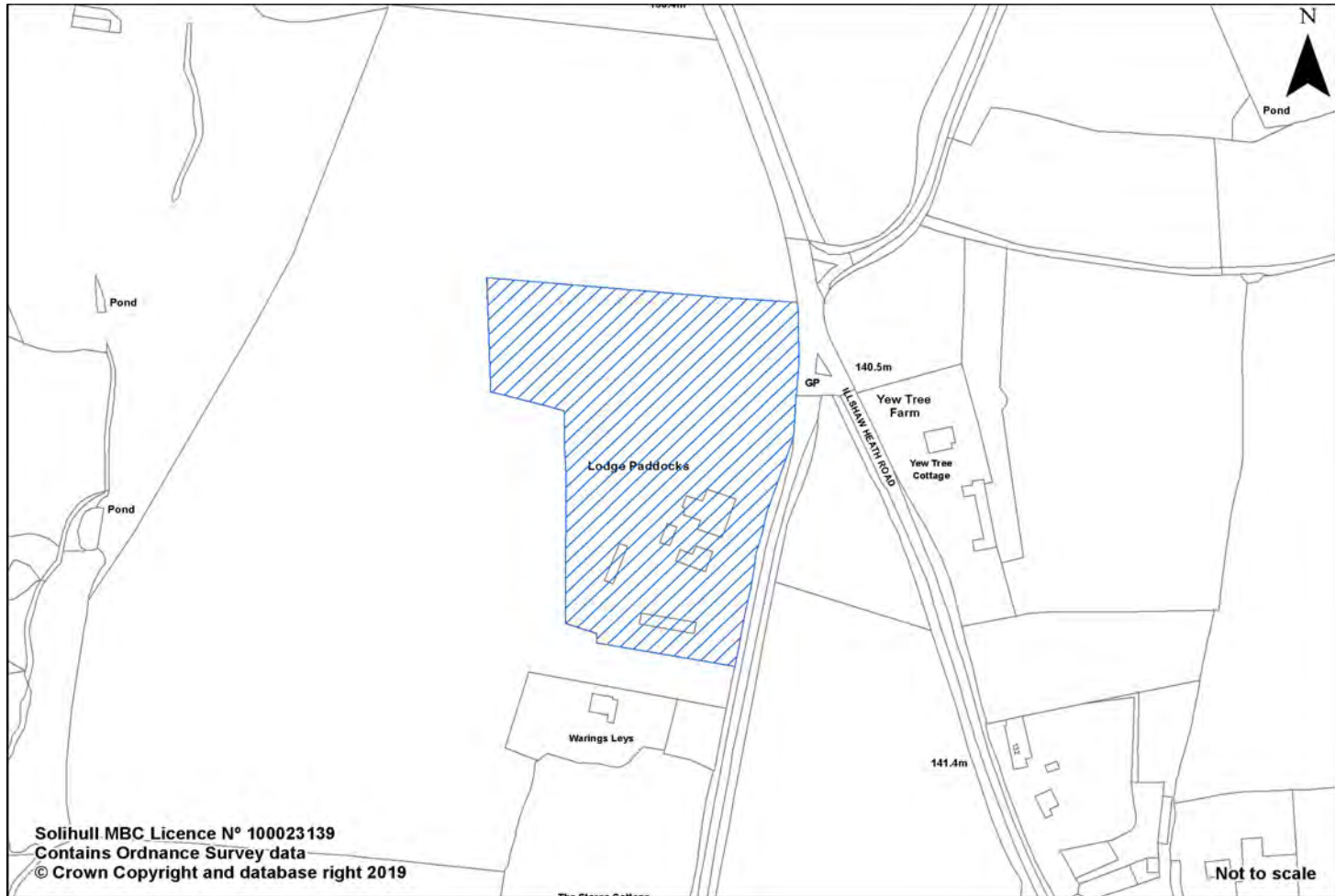
## Evidence

<b>SHELAA</b>	Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very High GP Surgery: Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP52) overall with a combined score of 6. Moderately performing in terms of purposes 1, 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Locally Listed building on site
<b>Soft constraints</b>	Hedgerows

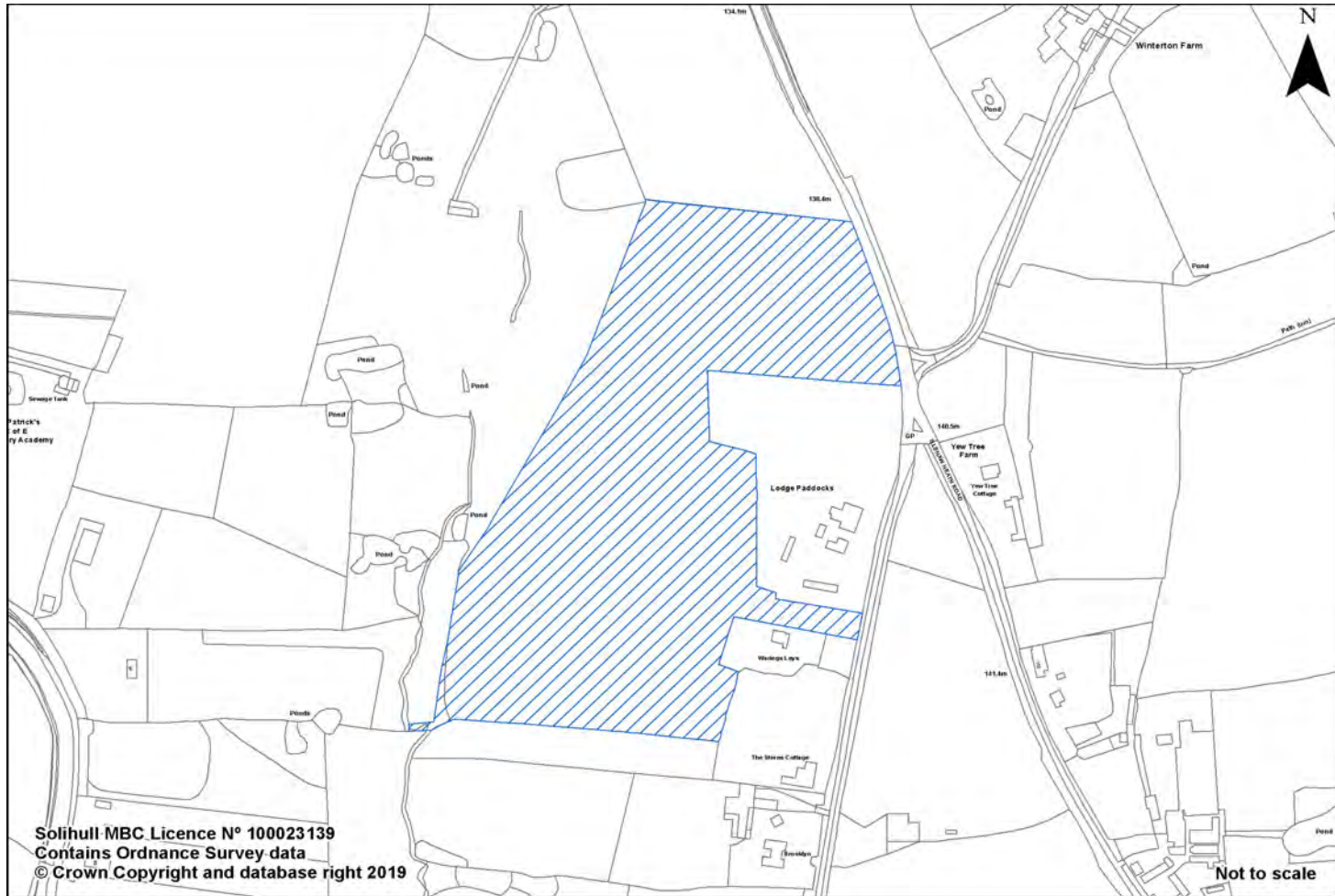
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	PROW SL17 through north of site    Hedgerows



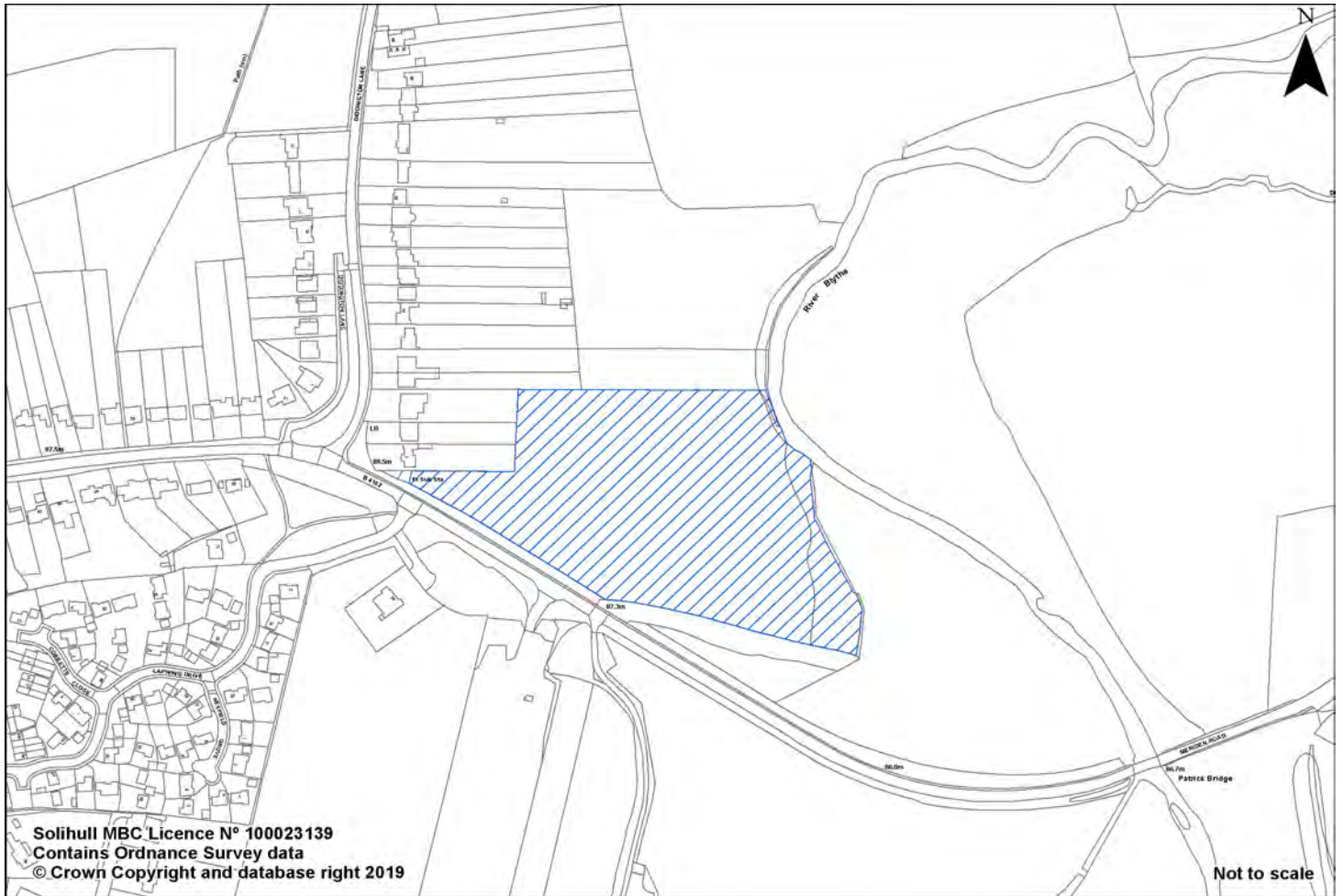
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	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
<b>Green Belt Assessment</b>	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 69 17 effects: 6 positive (1 significant); 9 neutral; 2 negative.

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	Hampton-in-Arden village is identified as suitable for limited growth.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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

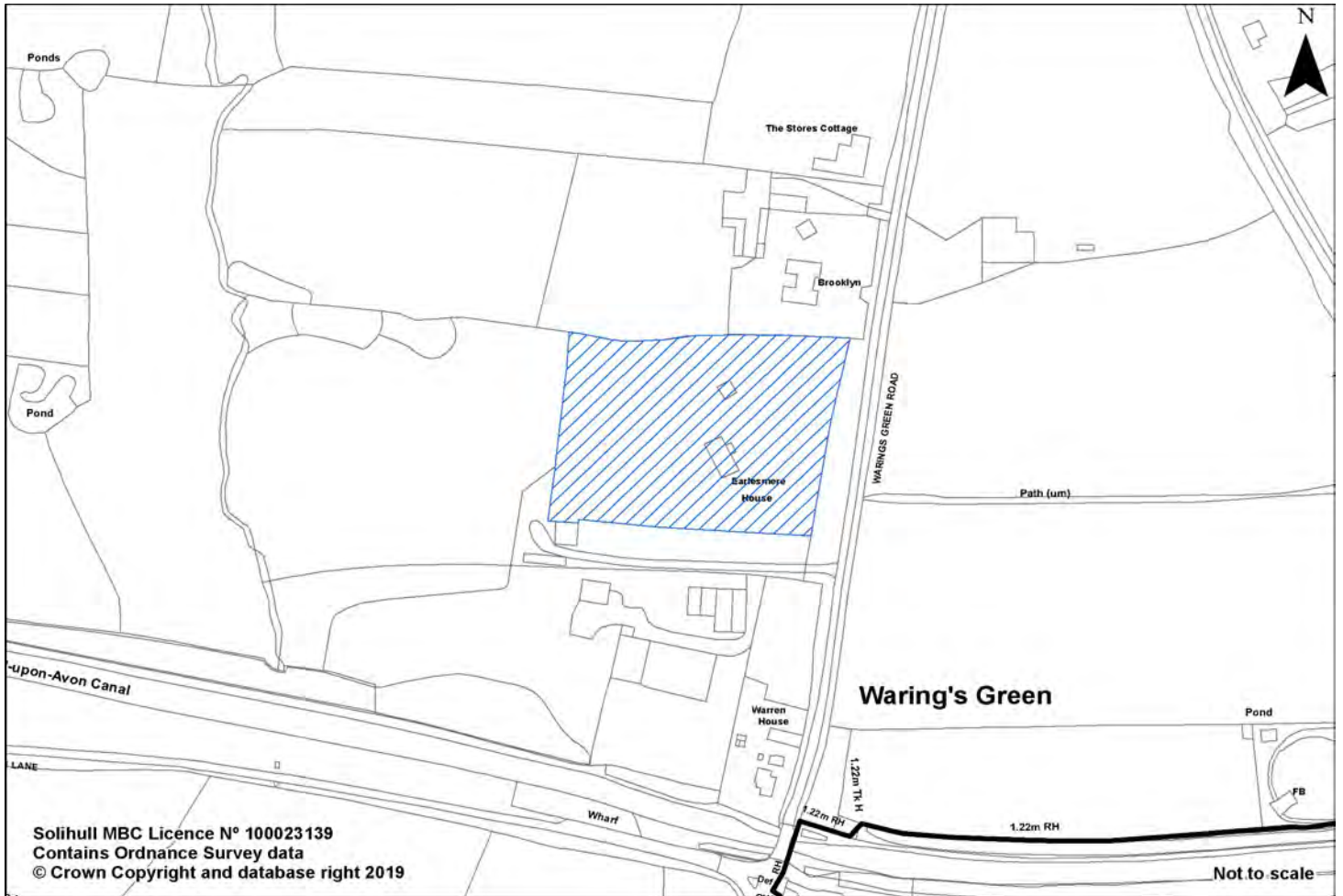
**Commentary**

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

<b>Site Reference</b>	48	<b>Site Name</b>	Earlsmere House
<b>Gross Area (Ha)</b>	0.85	<b>Ward</b>	Blythe
<b>Capacity (SHELAA)</b>	11	<b>Parish</b>	Cheswick Green
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Brownfield



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

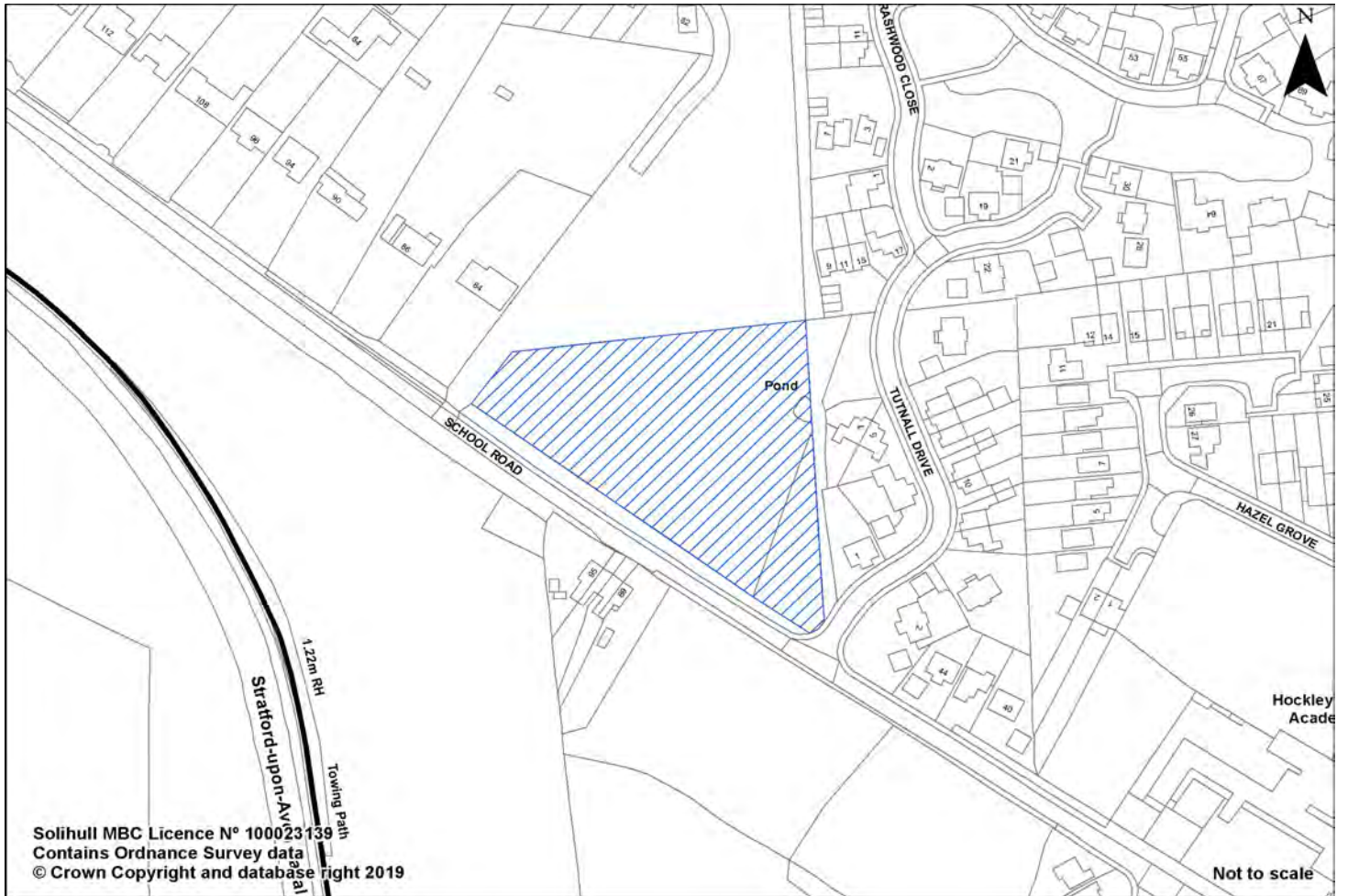
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	8
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**



## 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 50

Site Name Land at Arran Way

Gross Area (Ha) 2.24

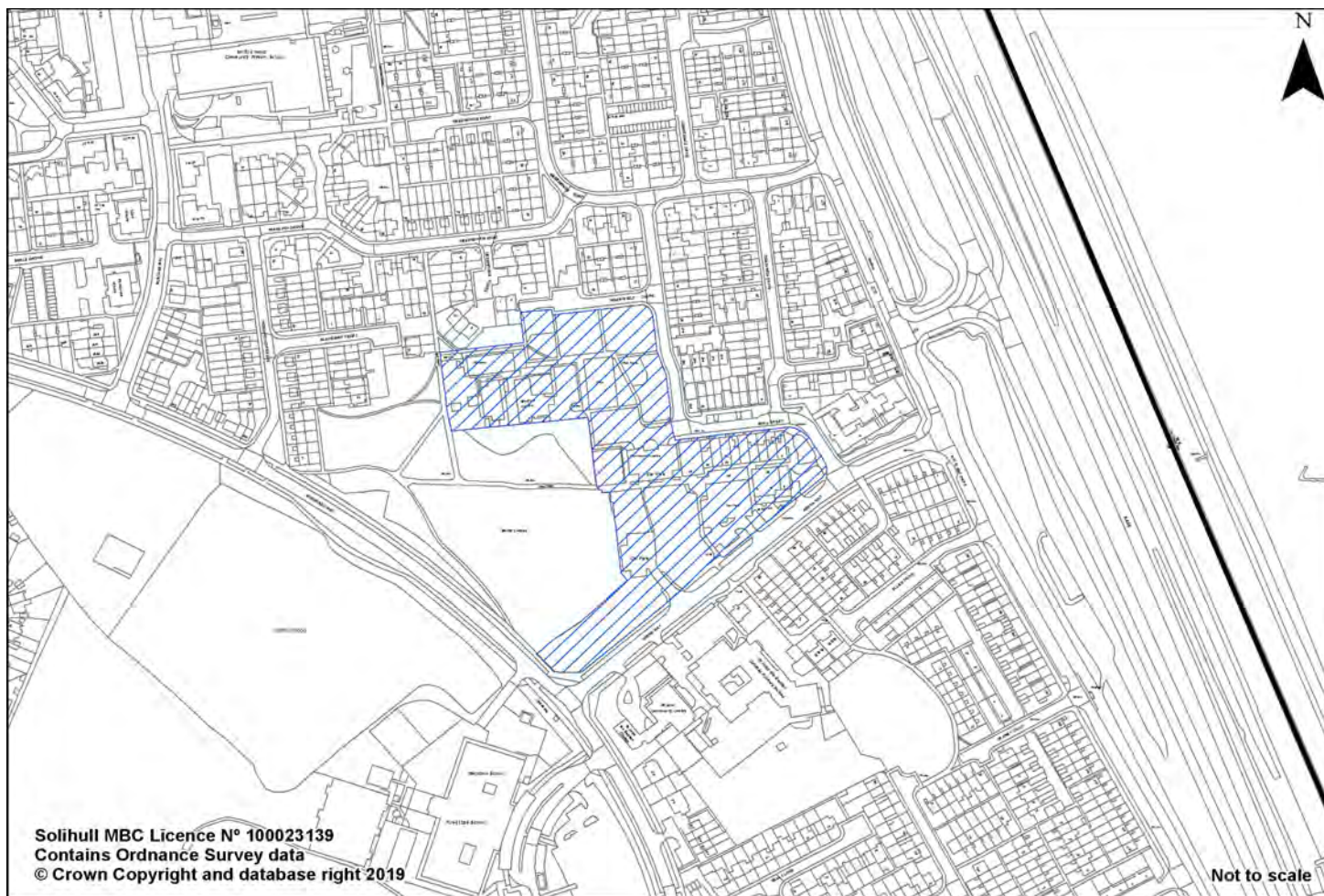
Ward Smiths Wood

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

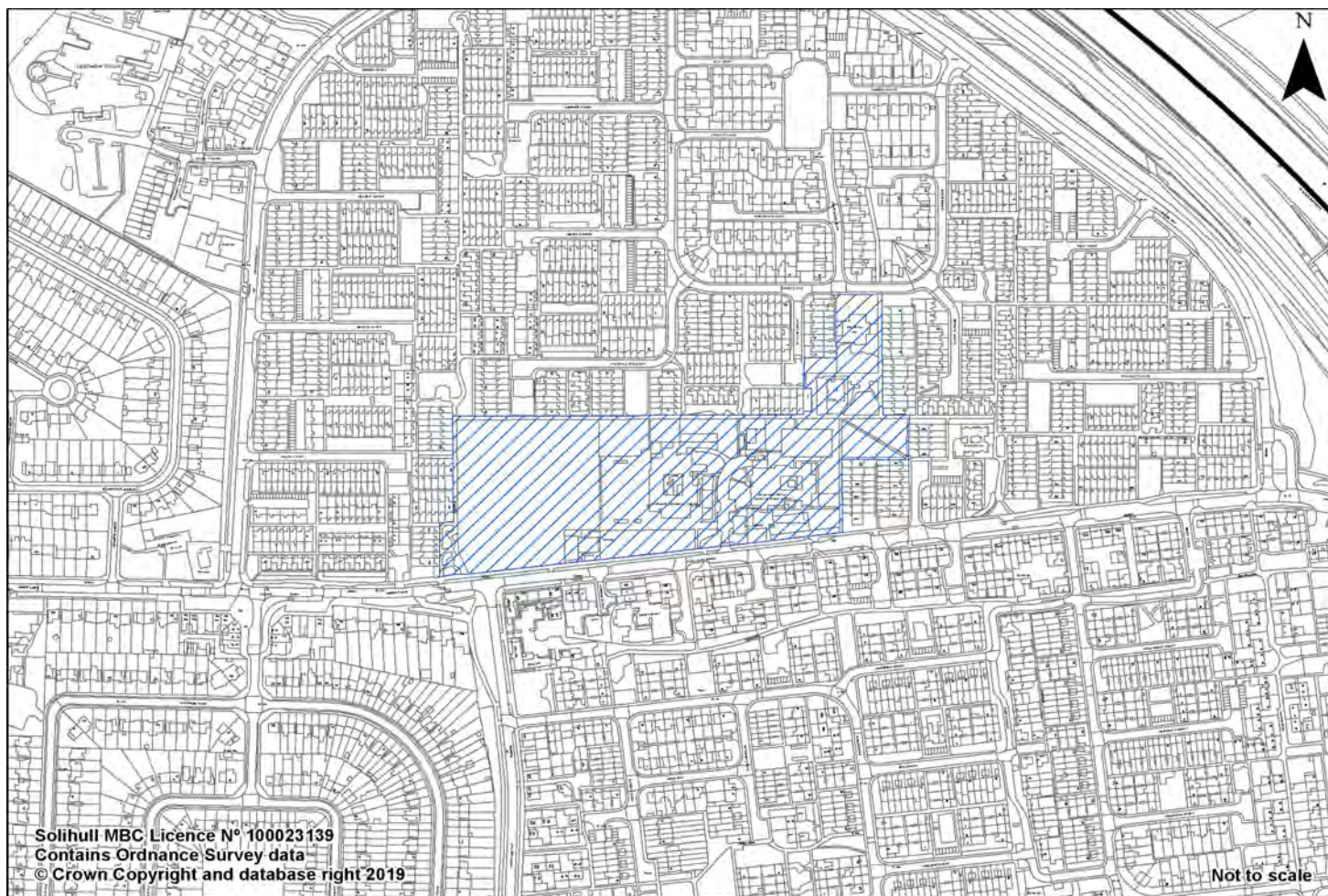
## Evidence

<b>SHELAA</b>	Category 3 (significant achievability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
<b>Green Belt Assessment</b>	N/A
<b>Landscape Character Assessment</b>	Site not included in study area of Landscape Character Assessment.
<b>Sustainability Appraisal</b>	AECOM 106 16 effects: 9 positive (5 significant); 5 neutral; 2 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option C: North Solihull/ Chelmsley Wood
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	1
<b>Commentary</b>	Site has been granted planning permission for residential development
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	51	<b>Site Name</b>	Jenson House, Auckland Hall and Kingfisher PH
<b>Gross Area (Ha)</b>	4.27	<b>Ward</b>	Smiths Wood
<b>Capacity (SHELAA)</b>	100	<b>Parish</b>	Smiths Wood
<b>Green Belt</b>	0	<b>Greenfield/ Brownfield</b>	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

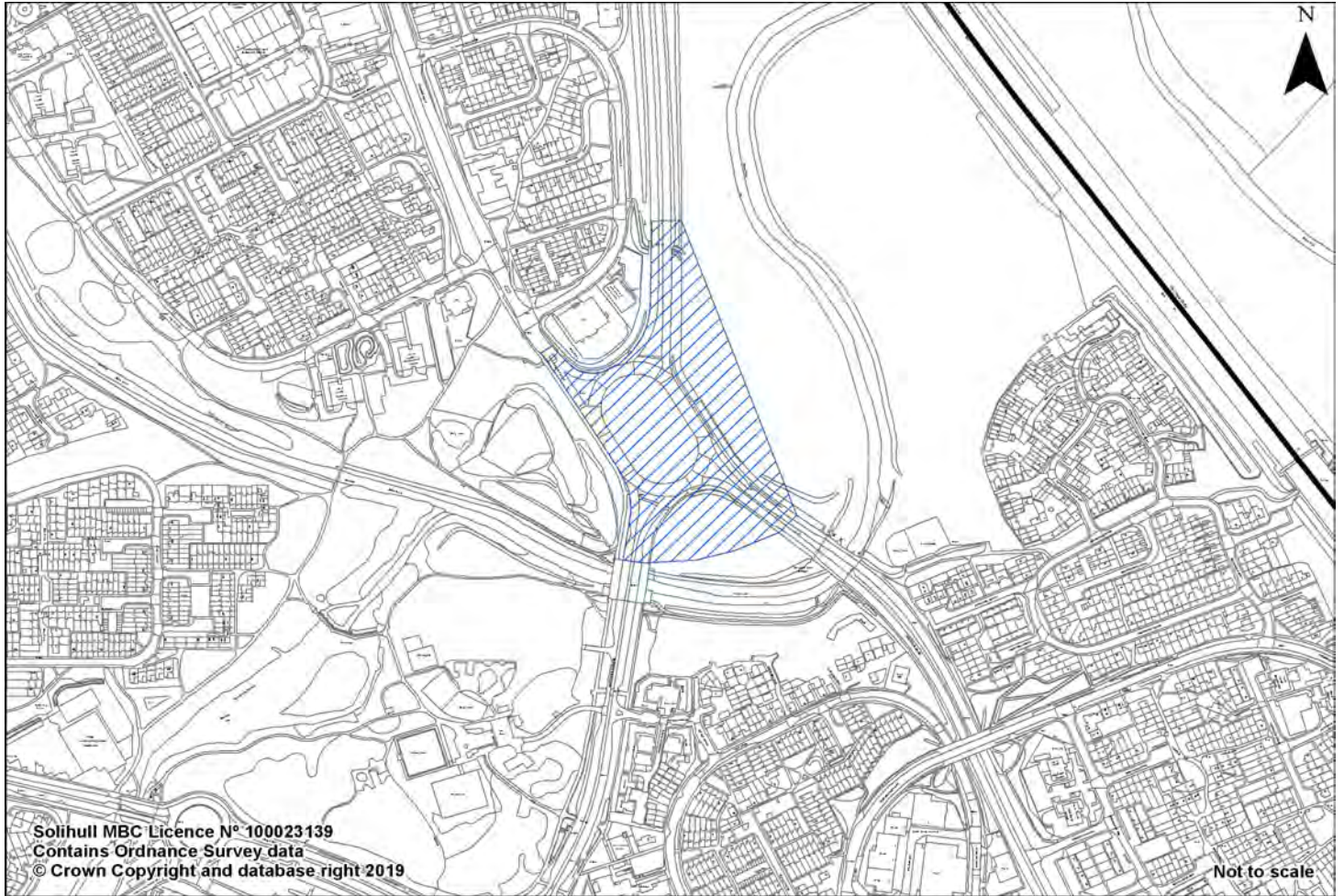
## Evidence

<b>SHELAA</b>	Category 3 (significant achievability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
<b>Green Belt Assessment</b>	N/A
<b>Landscape Character Assessment</b>	Site not included in study area of Landscape Character Assessment.
<b>Sustainability Appraisal</b>	AECOM 107 16 effects: 9 positive (4 significant); 6 neutral; 1 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option C: North Solihull/ Chelmsley Wood
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	1
<b>Commentary</b>	Site is accessible in the urban area and performs well in the SA, but is in use for long term educational requirements and playing pitch would need to be replaced in an area with very limited opportunities.
<b>Site Selection Step 2</b>	G

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

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option C: North Solihull/ Chelmsley Wood
<b>Site Selection Topic Paper</b>	Site is within North Solihull but is partially within the Green Belt and includes a Local Wildlife Site.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

Site Reference 108

Site Name Blythe House

Gross Area (Ha) 1.85

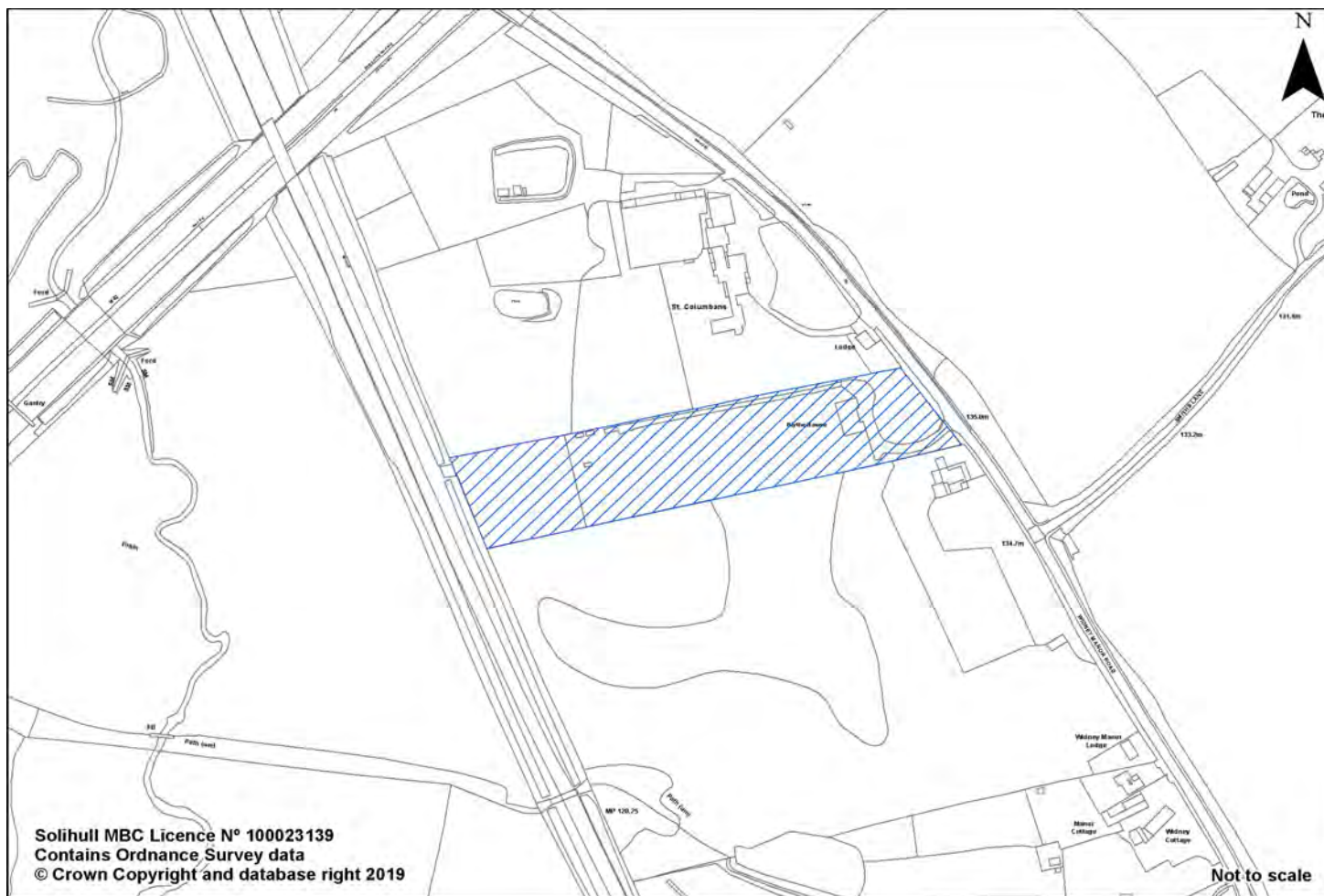
Ward Dorridge & Hockley Heath

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



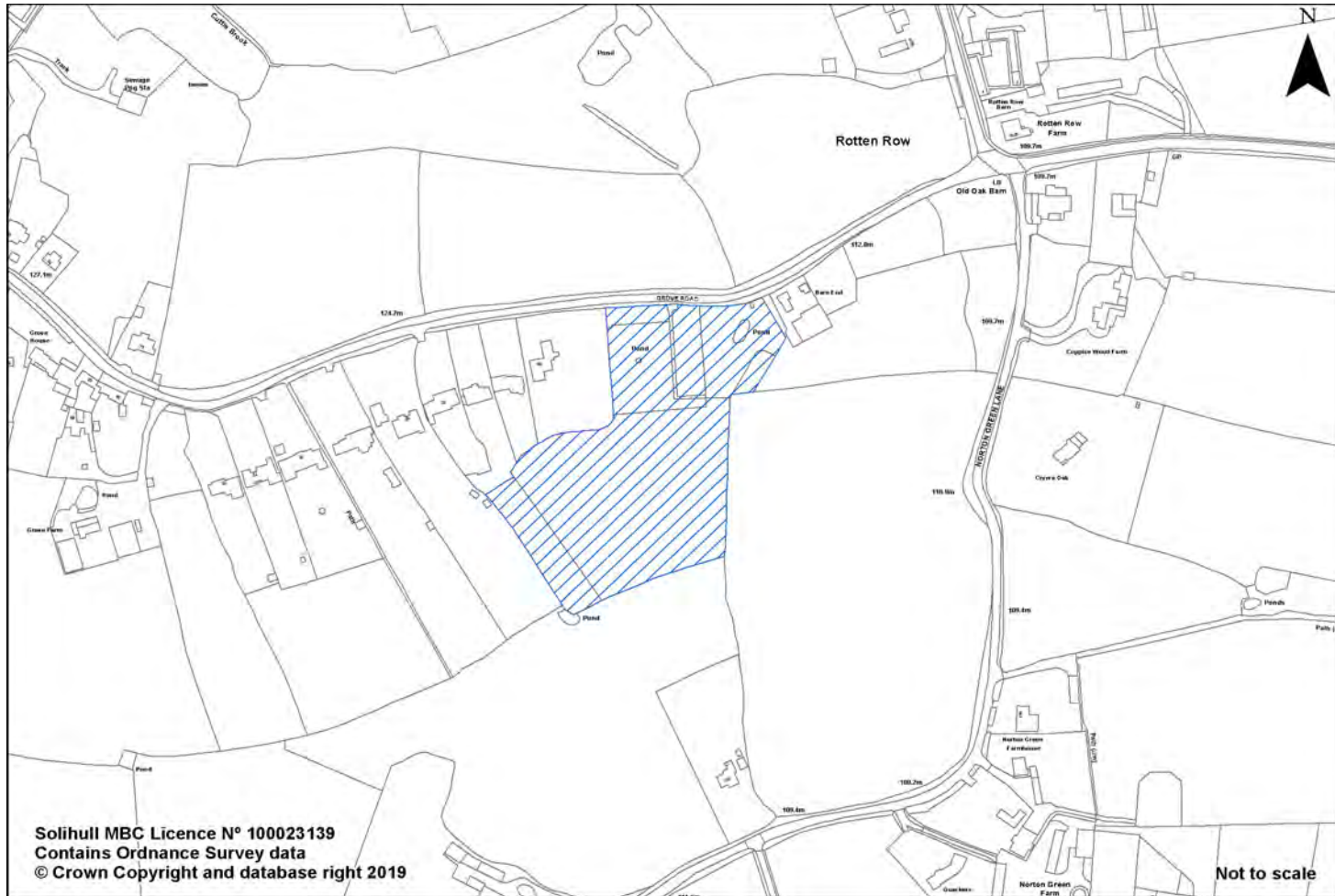
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could be considered as part of Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	8
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	109	<b>Site Name</b>	Land south of Grove Road
<b>Gross Area (Ha)</b>	2.12	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	60	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	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**

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 sensitivity, medium landscape value and a low landscape capacity to accommodate new development. The site also includes a Local Wildlife Site at the north east corner and deliverability of the site will be dependent on willing landowners. The SA identifies mainly neutral effects, but 2 positive and 6 negative effects, of which

**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

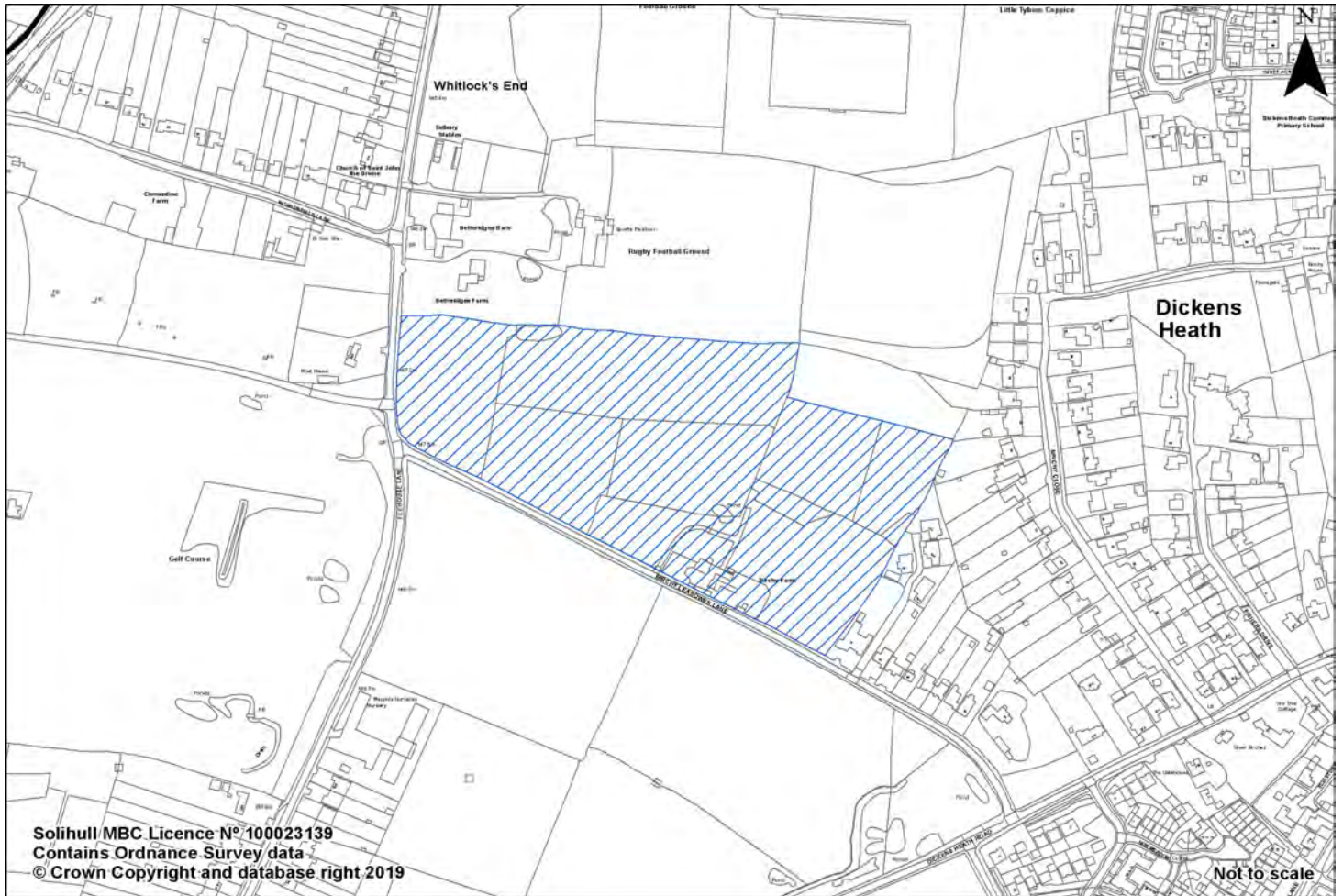
**Commentary**

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

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	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

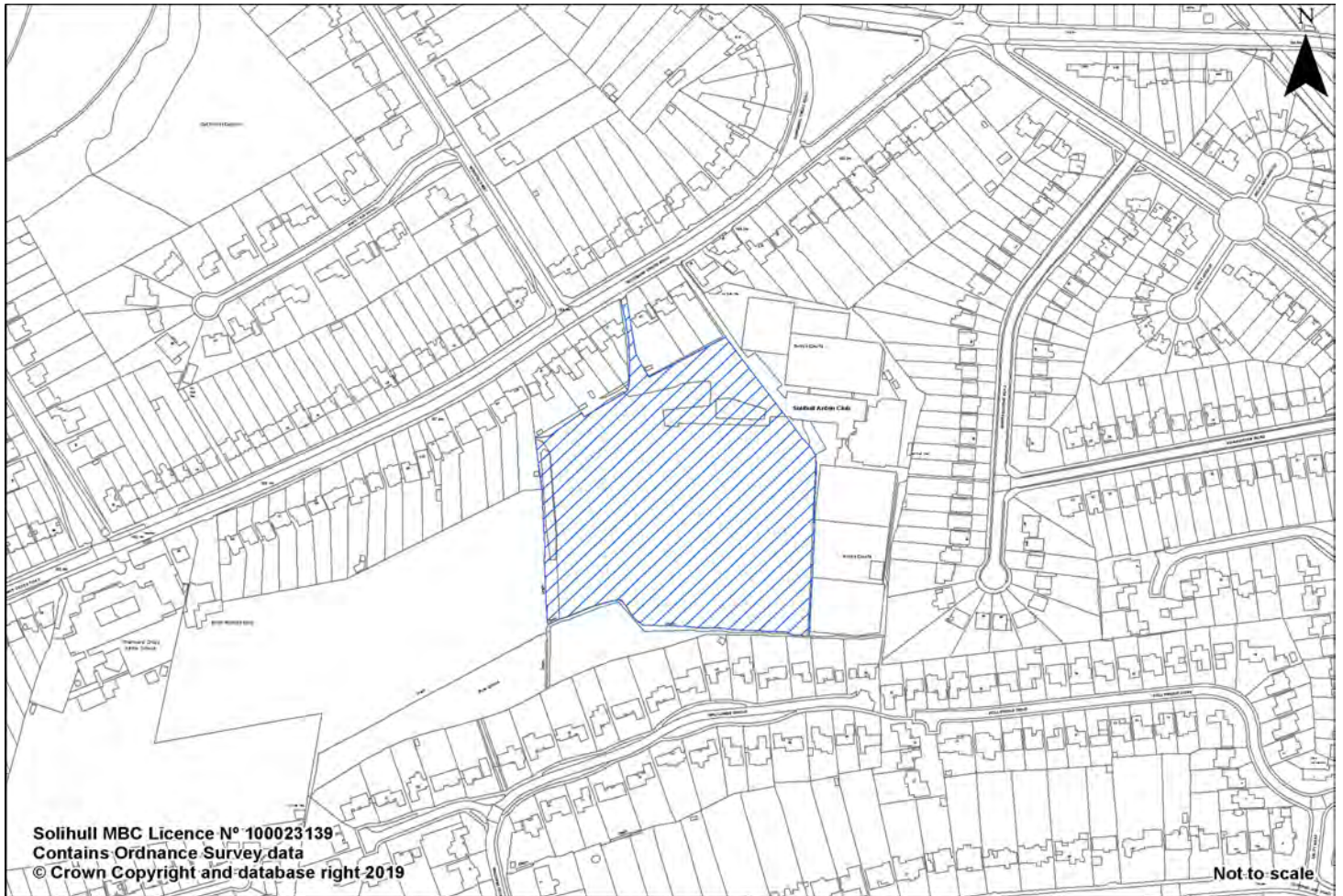
**Commentary**

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 station, whilst maintaining a strong Green Belt boundary along Birchy Leasowes Lane.

**Site Selection Step 2**

G

<b>Site Reference</b>	245	<b>Site Name</b>	Former Rugby Club, Sharmans Cross Road
<b>Gross Area (Ha)</b>	2.67	<b>Ward</b>	St Alphege
<b>Capacity (SHELAA)</b>	62	<b>Parish</b>	N/A
<b>Green Belt</b>	0	<b>Greenfield/ Brownfield</b>	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 246

Site Name Land at Warwick Road

Gross Area (Ha) 1.12

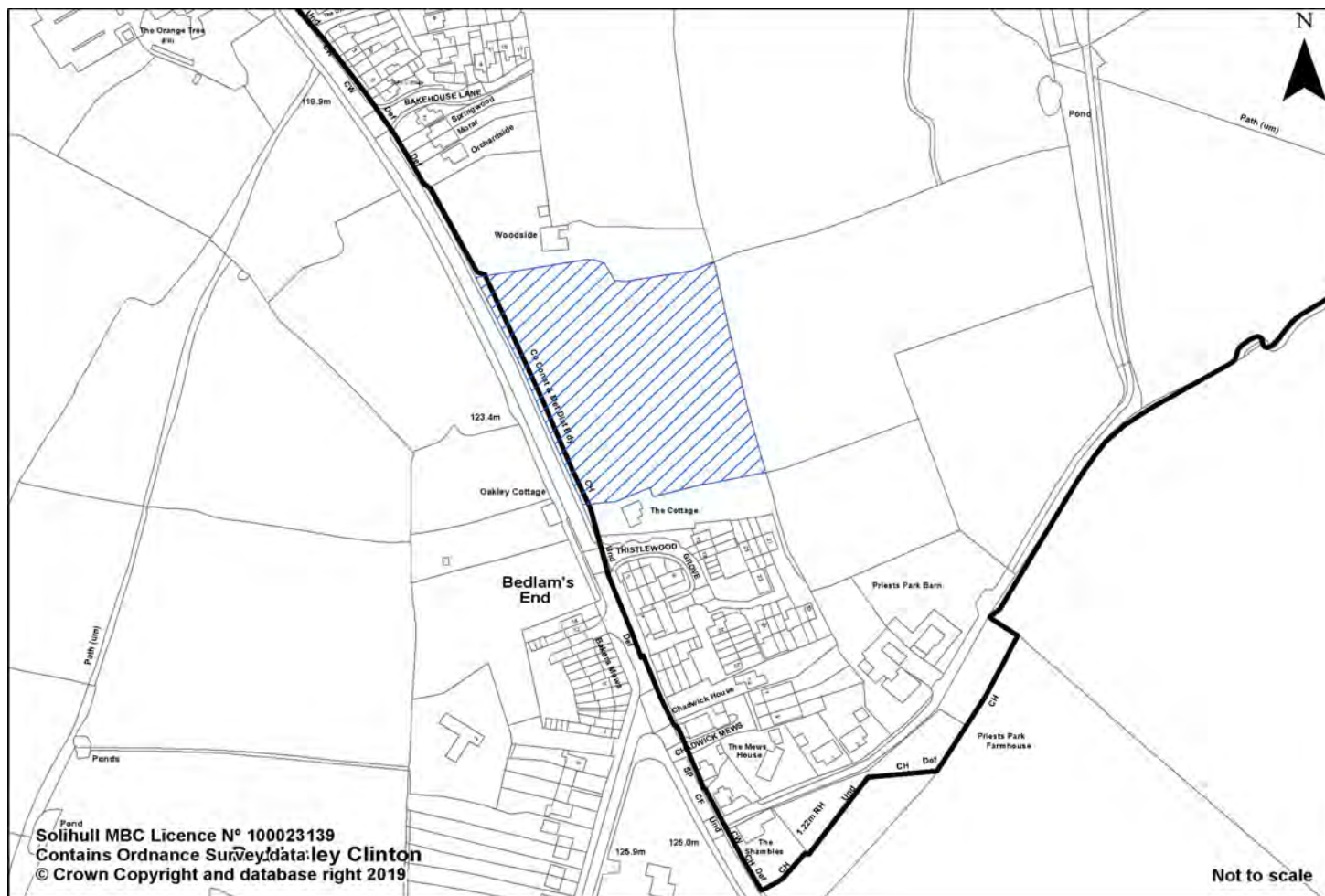
Ward Knowle

Capacity (SHELAA) 32

Parish Chadwick End

Green Belt 96

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints None

Soft constraints Hedgerows

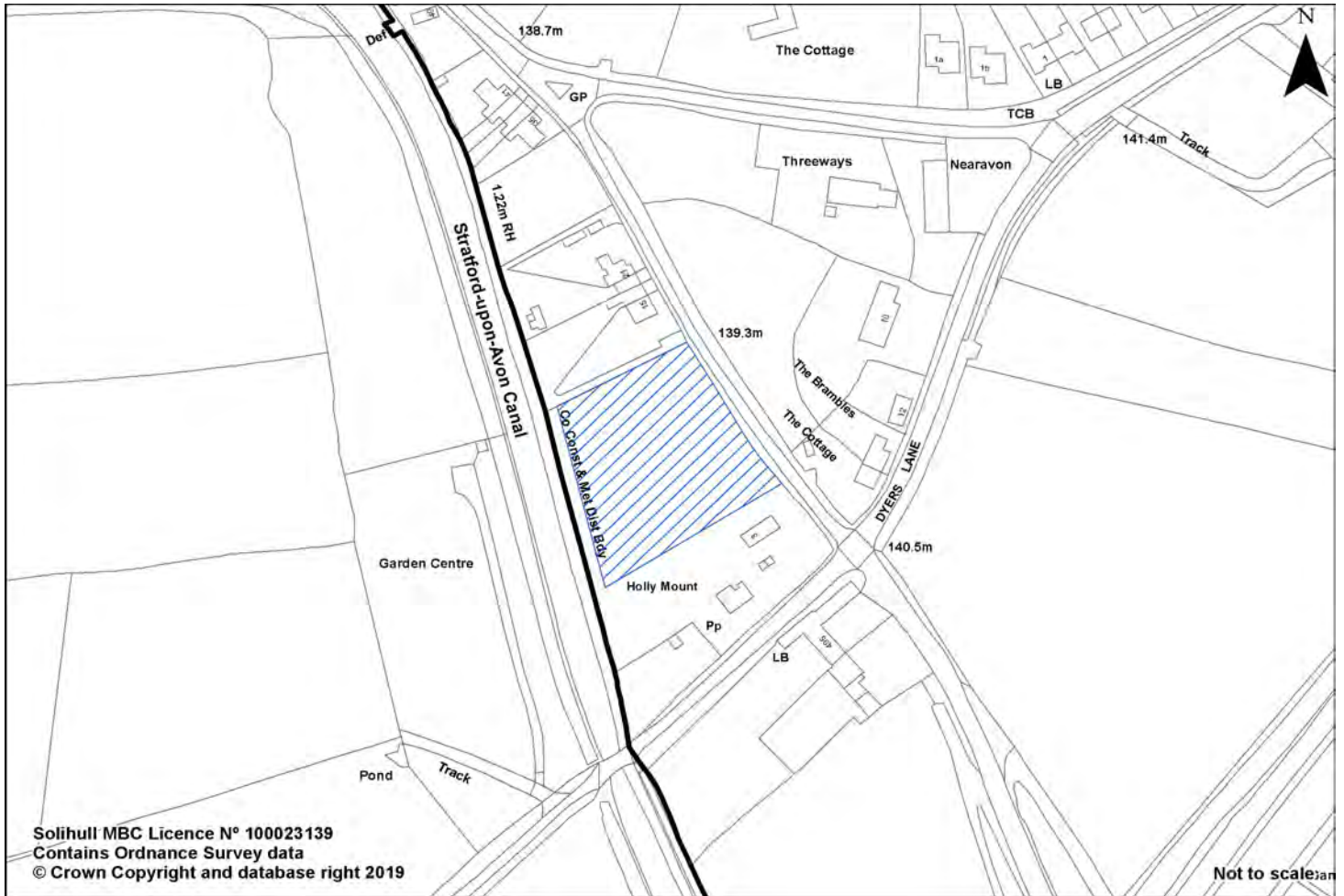
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Medium Food Store: Medium GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA4B Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 86 17 effects: 2 positive (1 significant); 7 neutral; 8 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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

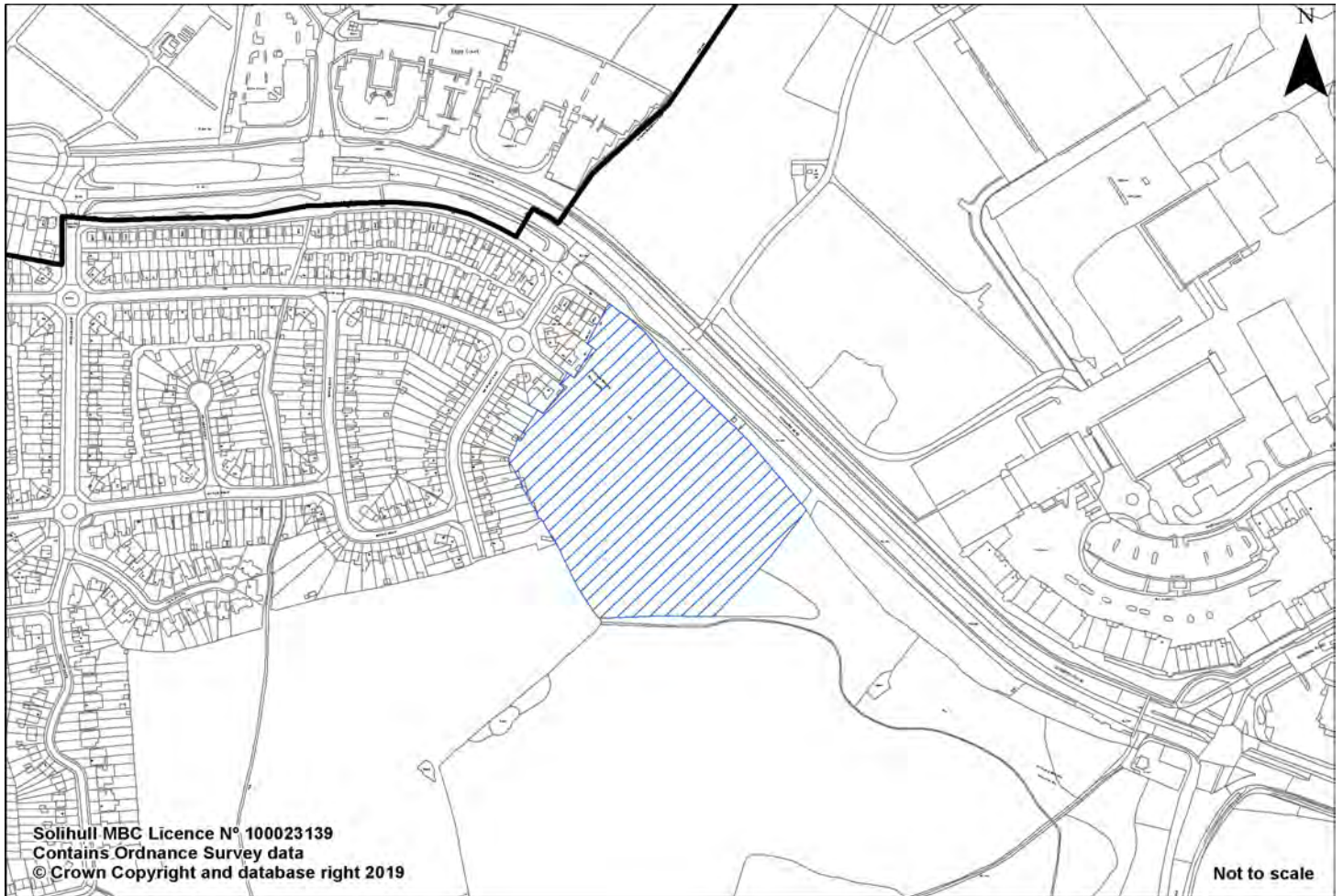
**Commentary**

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

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



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** Wooded area

**Soft constraints** All of site included within Local Wildlife Site Proximity to A45

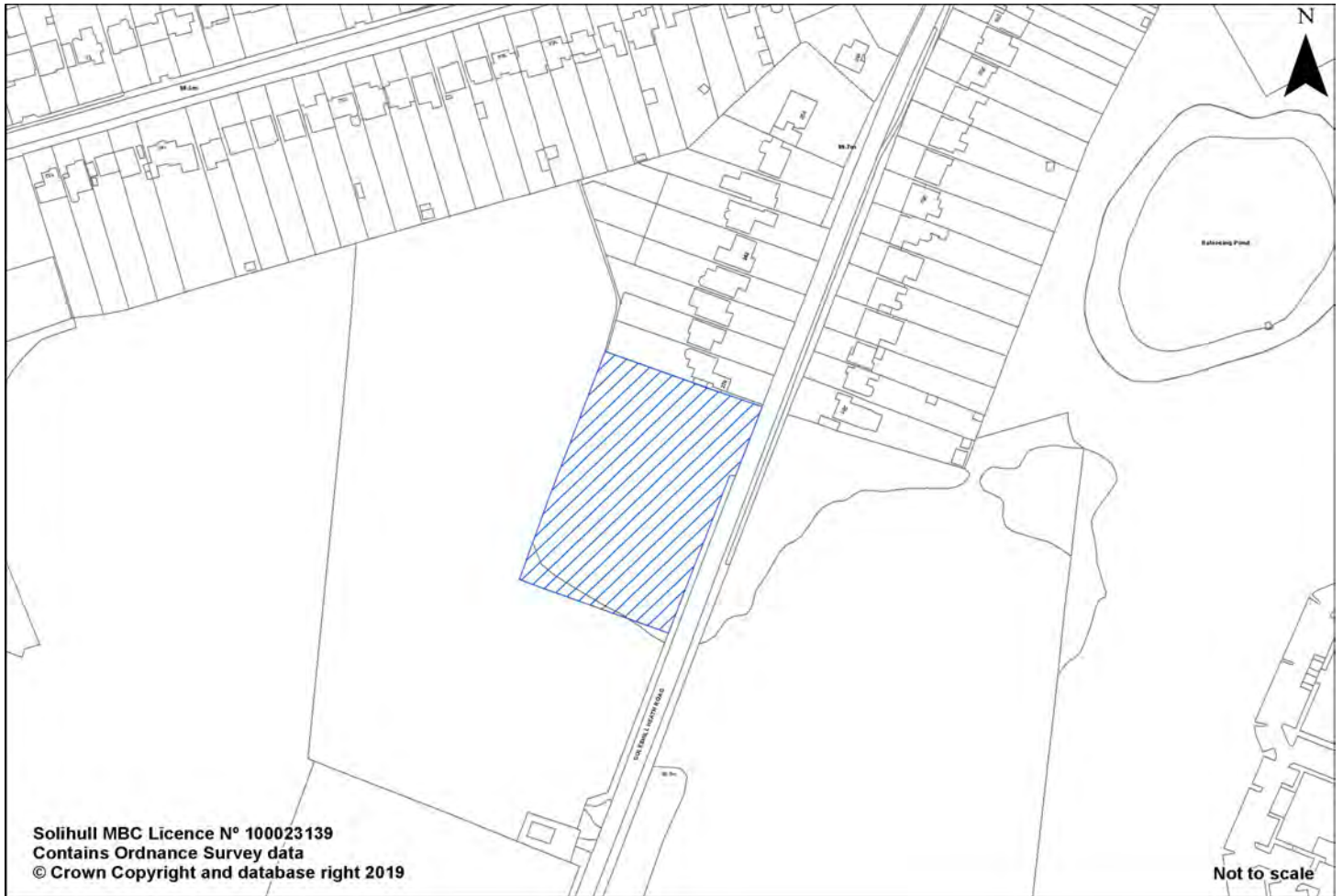
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**



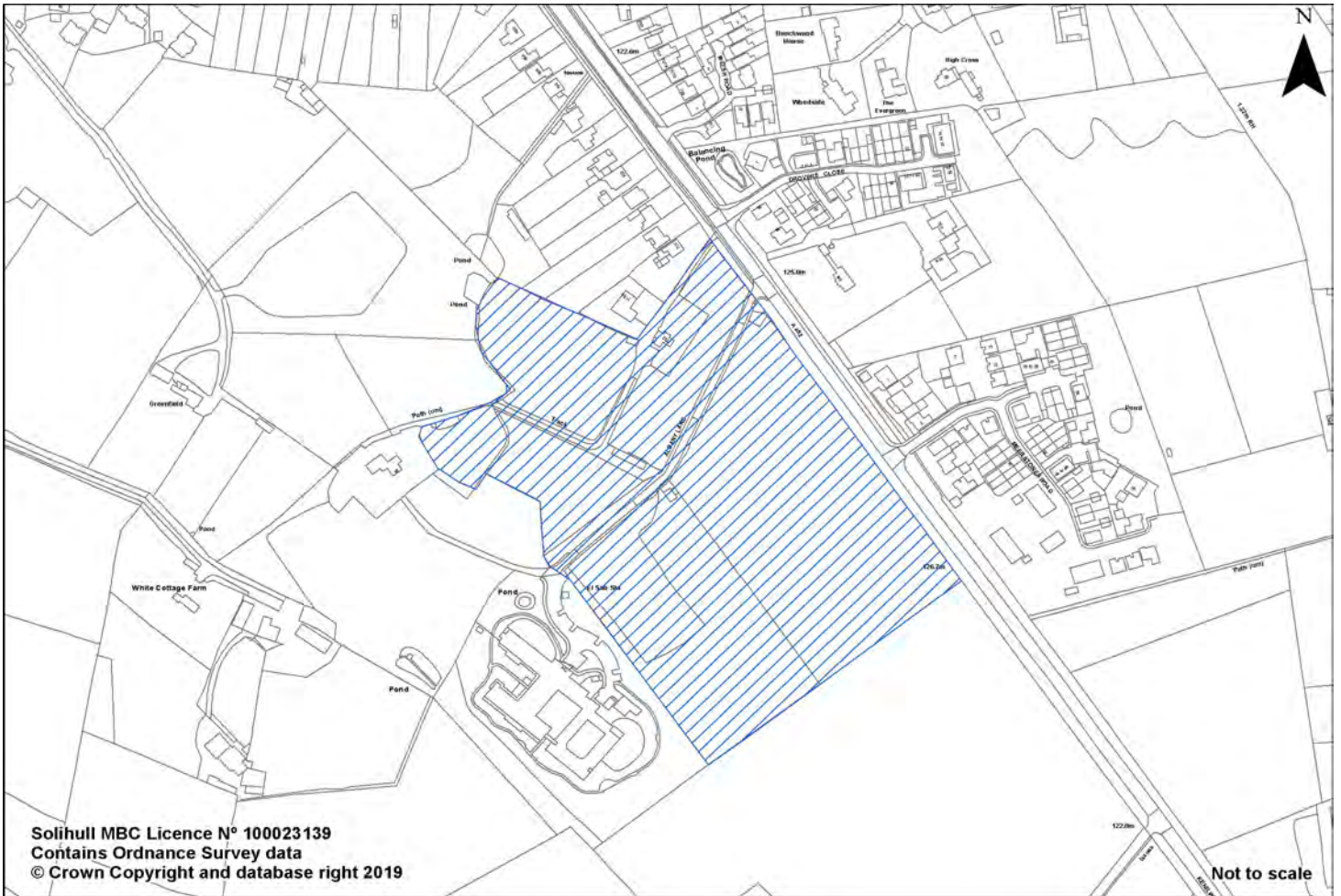
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: High GP Surgery: Low Public Transport: Medium (Bus) Overall: Medium Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP07) overall with a combined score of 5. Moderately performing in terms of purposes 1 and 2.
<b>Landscape Character Assessment</b>	Within LCA10B Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site not included in SA

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	Site falls within Growth Option G – Area A: South-east of Chelmsley Wood. Area not considered suitable for major growth.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	338	<b>Site Name</b>	Land at Kenilworth Road, Balsall Common
<b>Gross Area (Ha)</b>	5.85	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	137	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

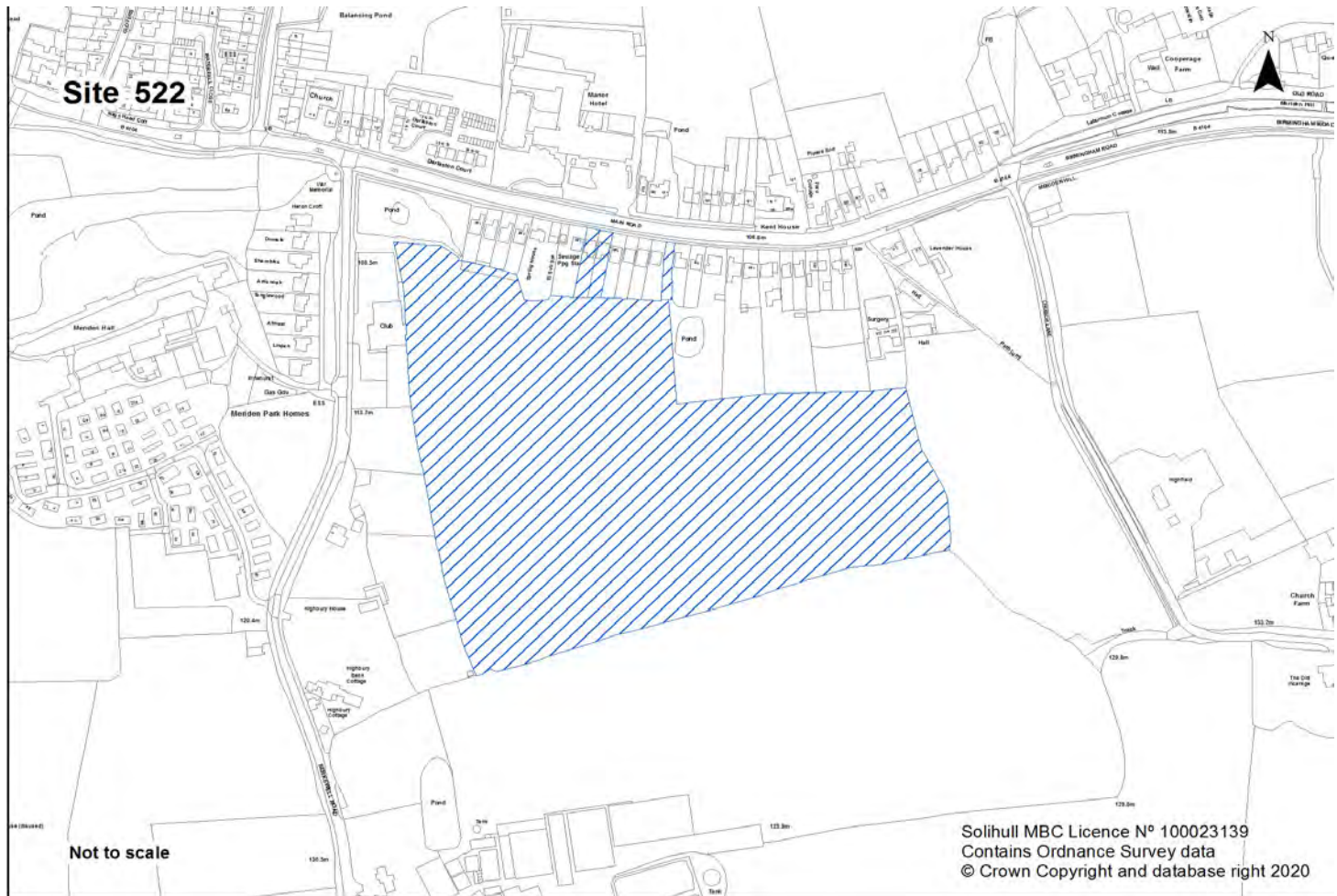
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: High Food Store: Low GP Surgery: Very Low Public Transport: Medium (Bus) Overall: Medium Access: Footway provision along site frontage
<b>Green Belt Assessment</b>	Higher performing parcel (RP58) overall with a combined score of 8. *Highly performing in terms of purposes 1 and 3.
<b>Landscape Character Assessment</b>	Within LCA4A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 137 18 effects: 6 positive (1 significant); 6 neutral; 6 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	7
<b>Commentary</b>	Site is within higher performing parcel in the Green Belt Assessment, although more recent development of the Harper Fields Care home means that it is likely to perform more moderately, and would result in indefensible boundaries to the south and west. 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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	522	<b>Site Name</b>	Land SE of Meriden
<b>Gross Area (Ha)</b>	7.84	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	184	<b>Parish</b>	Meriden
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints** Green Belt Minerals safeguarding area

**Hard Constraints**

**Soft constraints** PROW through site

## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: High Food Store: Very High GP Surgery: Very High Public Transport: Very High (Bus) Overall: Very High Access: Footway along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP26) overall with a combined score of 3. Lower performing in terms of purposes 1, 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	19 effects: 1 positive; 3 neutral: and 15 negative (4 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Meriden is identified as a settlement where limited expansion is acceptable in principle. Sites to the west generally have lower performing Green Belt and are well-related to services.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	The site has high level of accessibility, being close to amenities and public transport routes (bus). It is within a lower performing parcel in the Green Belt Assessment. However, it lacks defensible boundaries and development of the site would be a significant incursion into the surrounding Green Belt. It is within an area of high landscape sensitivity with low capacity for change. The Sustainability Appraisal scores the site with 15 negative effects (4 significant and 1 positive).
<b>Site Selection Step 2</b>	R

Site Reference 523

Site Name land rear 32 Creynolds Lane

Gross Area (Ha) 0.19

Ward Blythe

Capacity (SHELAA) 7

Parish Cheswick Green

Green Belt 100

Greenfield/Brownfield Predominantly Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints TPO

Soft constraints

## Evidence

<b>SHELAA</b>	Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: HighFood Store: Low/MediumGP Surgery: LowPublic Transport: Low (Bus)Overall: Low/Medium Access: Footway along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP63) overall with a combined score of 5. *Highly performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA2Landscape character sensitivity - HighVisual sensitivity - HighLandscape value - MediumLandscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Not considered in SA

## Site Selection

<b>Spatial Strategy</b>	Site could be considered as part of Growth Option G – Area E.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

Site Reference 110

Site Name Land to rear of 114 Kenilworth Road

Gross Area (Ha) 15.23

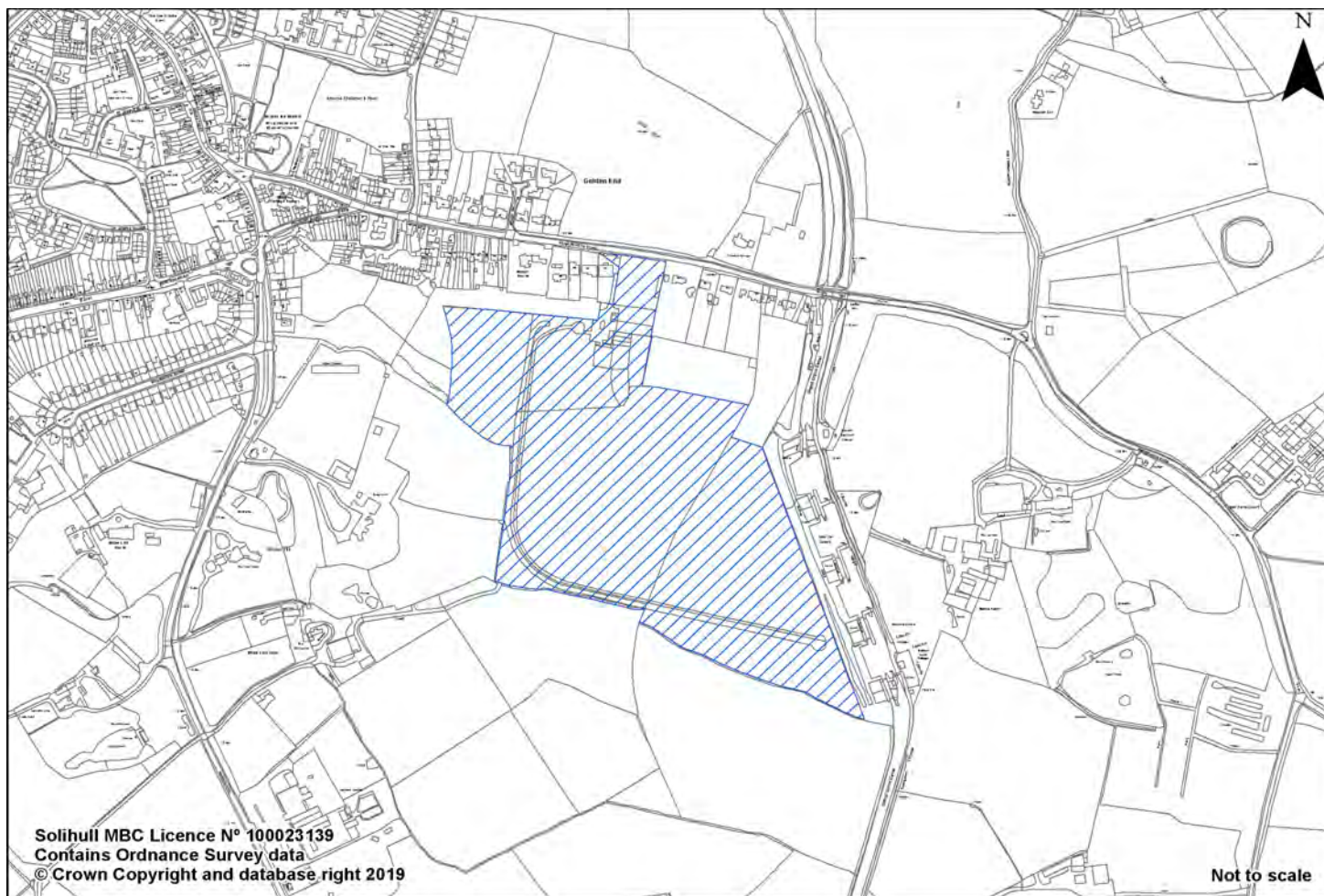
Ward Knowle

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 Adjacent to canal Habitats of wildlife interest Existing property on site



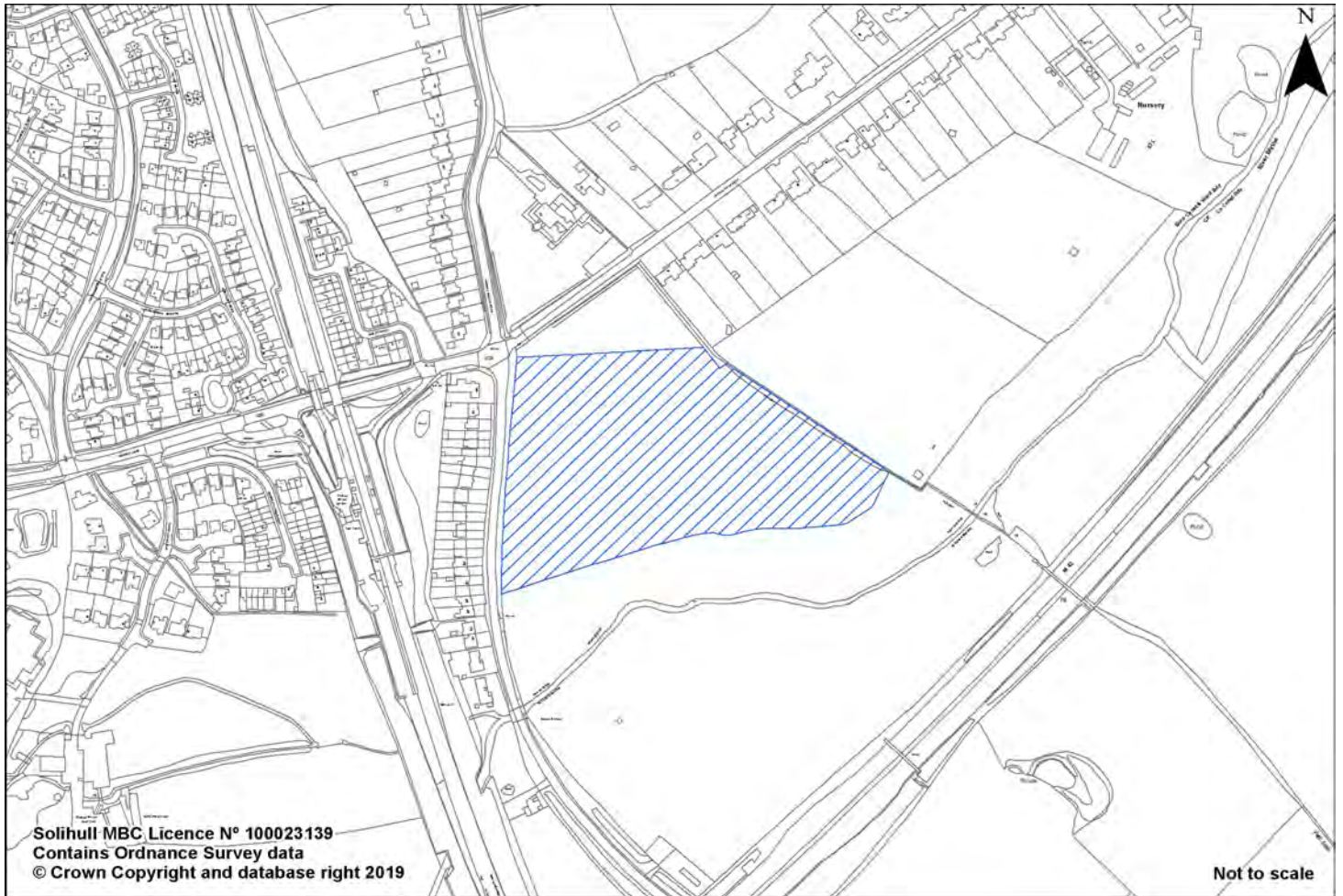
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: High Public Transport: Medium (Bus) Overall: High Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing parcel (RP38) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	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 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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. The SA identifies that the site has mainly neutral impacts and an equal number of positive and negative effects.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	111	<b>Site Name</b>	Land at Widney Manor Road
<b>Gross Area (Ha)</b>	4.04	<b>Ward</b>	St Alphege
<b>Capacity (SHELAA)</b>	120	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

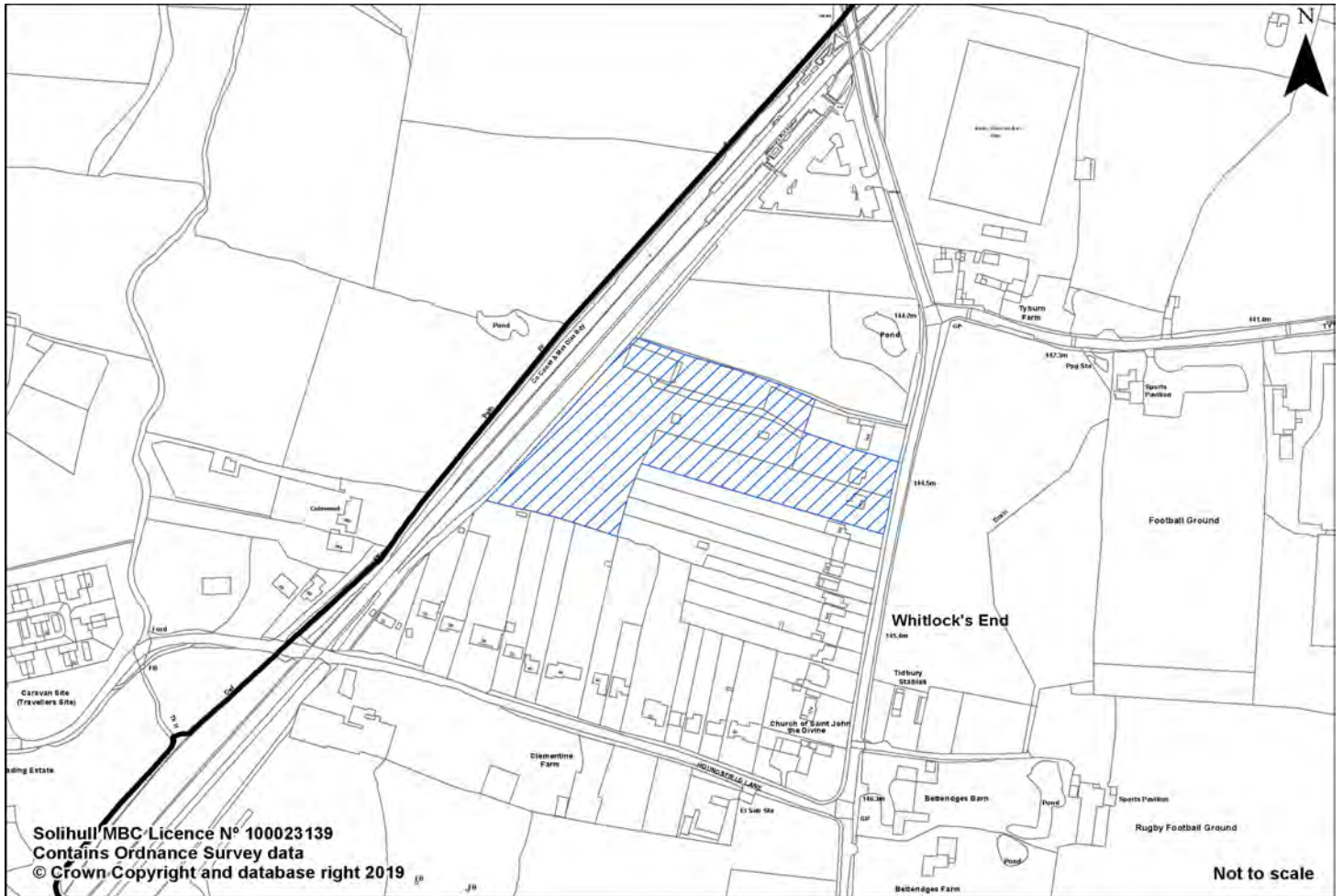
## Evidence

<b>SHELAA</b>	Category 3 (significant suitability constraints)
<b>Accessibility Study</b>	Primary School: Medium Food Store: Low GP Surgery: Very Low Public Transport: Very High (Bus) Overall: Medium Access: Existing footway
<b>Green Belt Assessment</b>	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
<b>Landscape Character Assessment</b>	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 57 17 effects: 3 positive (2 significant); 10 neutral; 4 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

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

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.
<b>Site Selection Topic Paper</b>	The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station.
<b>Site Selection Step 1</b>	8
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

Site Reference 53

Site Name Bluebell Recreation Ground

Gross Area (Ha) 7.64

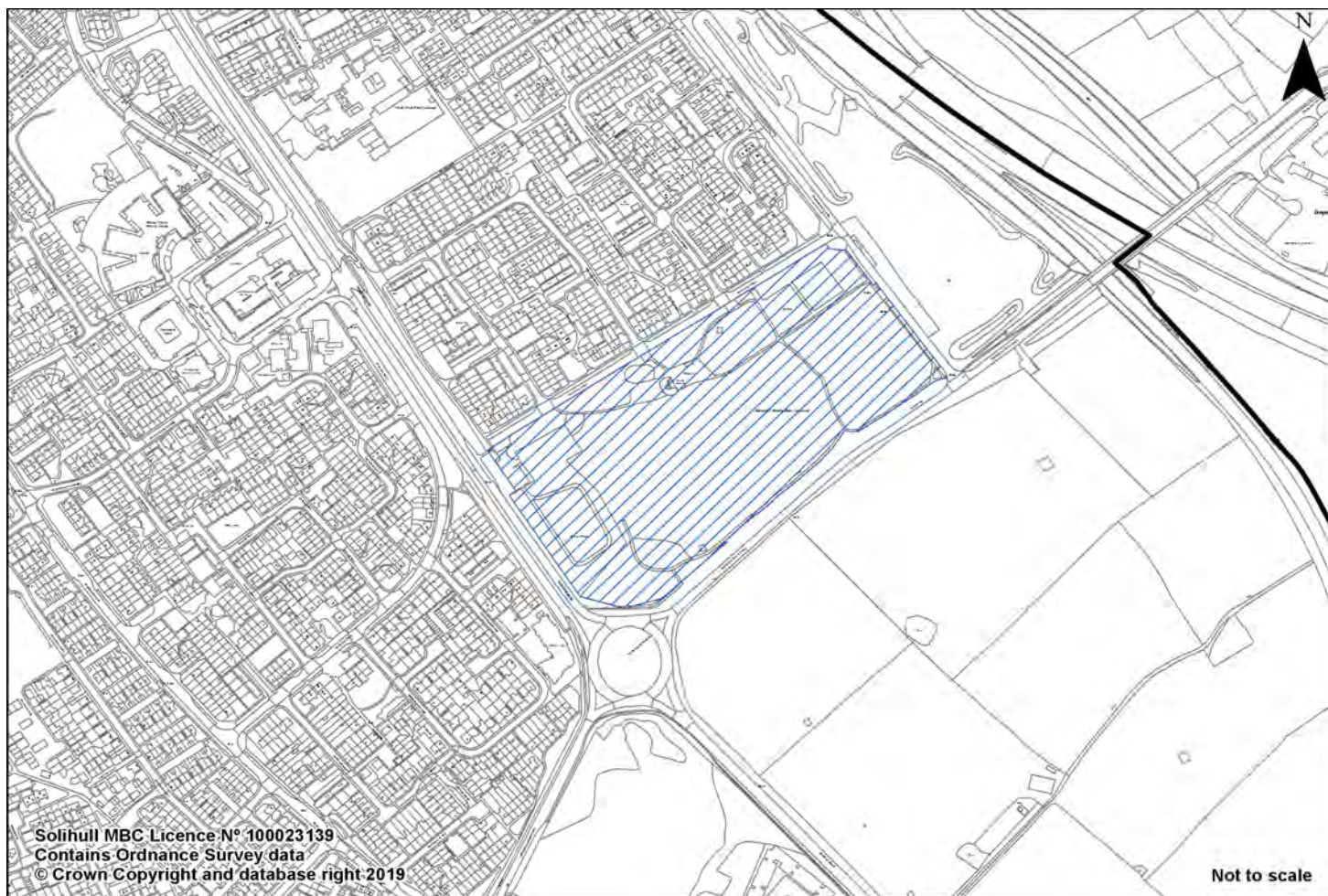
Ward Chelmsley Wood

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

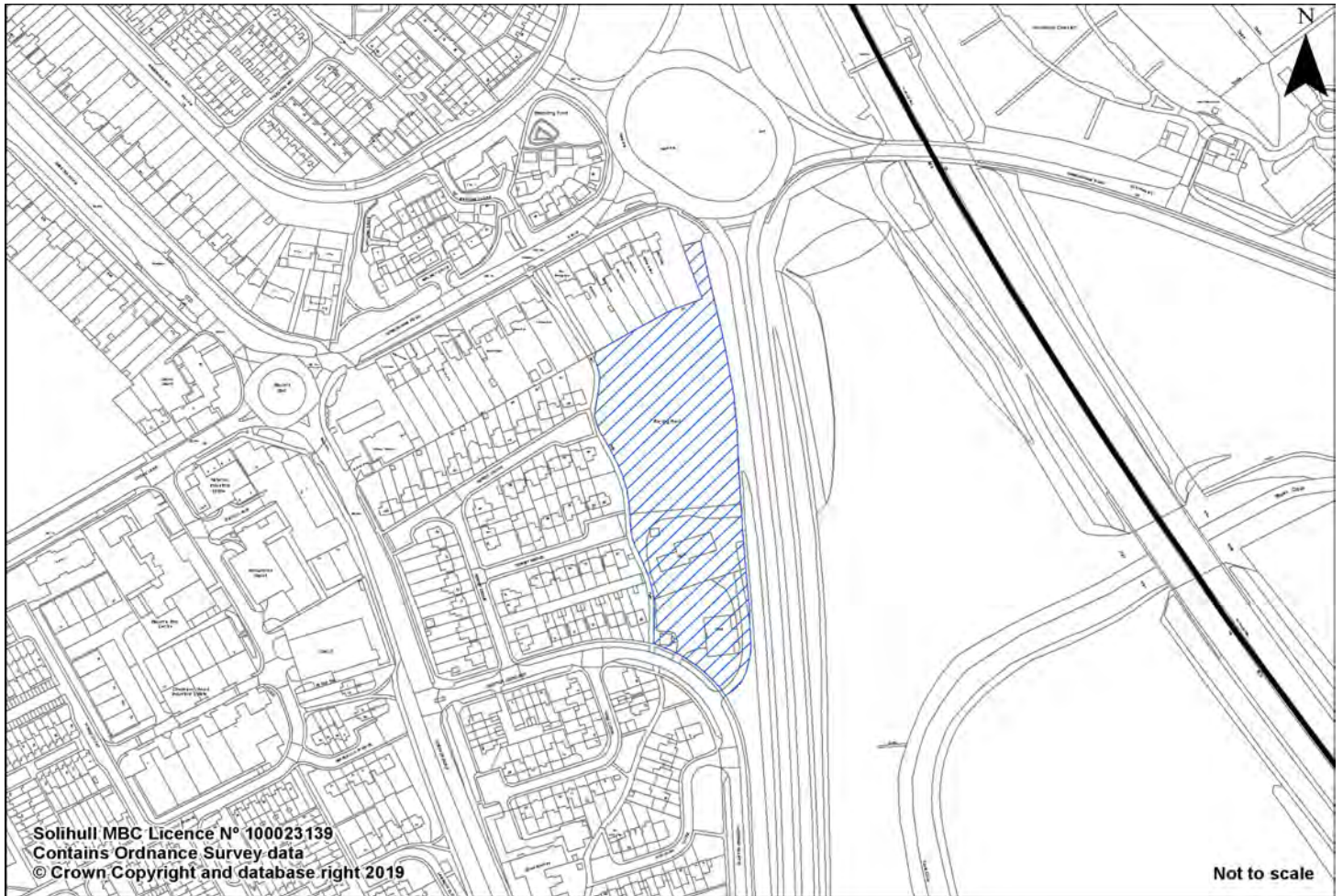
## Evidence

<b>SHELAA</b>	Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: High GP Surgery: Medium Public Transport: Very High (Bus) Overall: Medium/High Access: No existing footway provision
<b>Green Belt Assessment</b>	N/A
<b>Landscape Character Assessment</b>	Within LCA10B Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site adjacent to AECOM 66.

## Site Selection

<b>Spatial Strategy</b>	Growth Option C: North Solihull/ Chelmsley Wood
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	
<b>Commentary</b>	Solihull MBC land. Recreation ground and allotments not suitable for development, although a small area of the site may be suitable as a windfall
<b>Site Selection Step 2</b>	R

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



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**



## 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**

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

<b>Site Reference</b>	56	<b>Site Name</b>	Lambeth Close & Centurion PH
<b>Gross Area (Ha)</b>	1.19	<b>Ward</b>	Chelmsley Wood
<b>Capacity (SHELAA)</b>	35	<b>Parish</b>	Fordbridge
<b>Green Belt</b>	0	<b>Greenfield/ Brownfield</b>	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

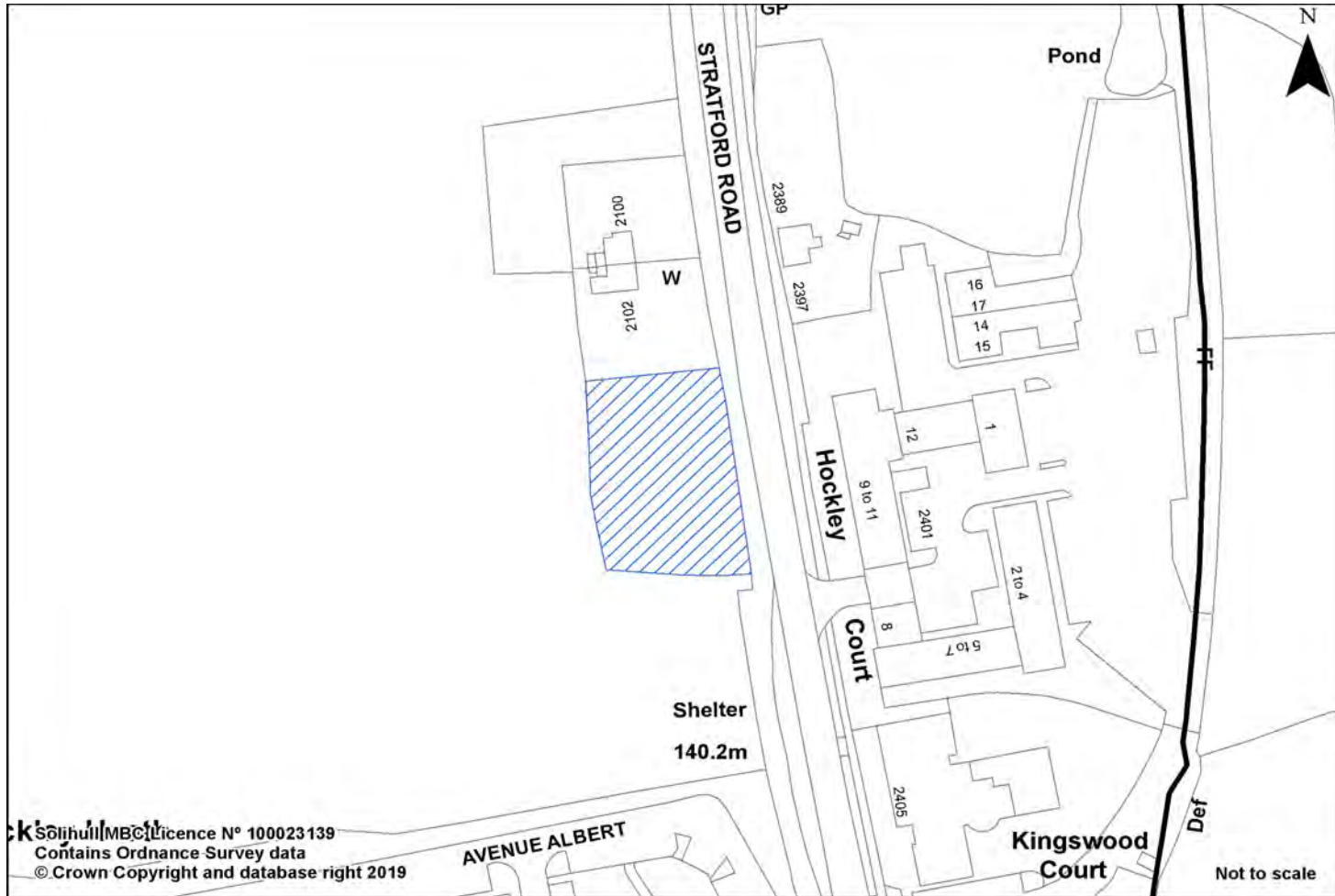
### Commentary

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

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Trees on site

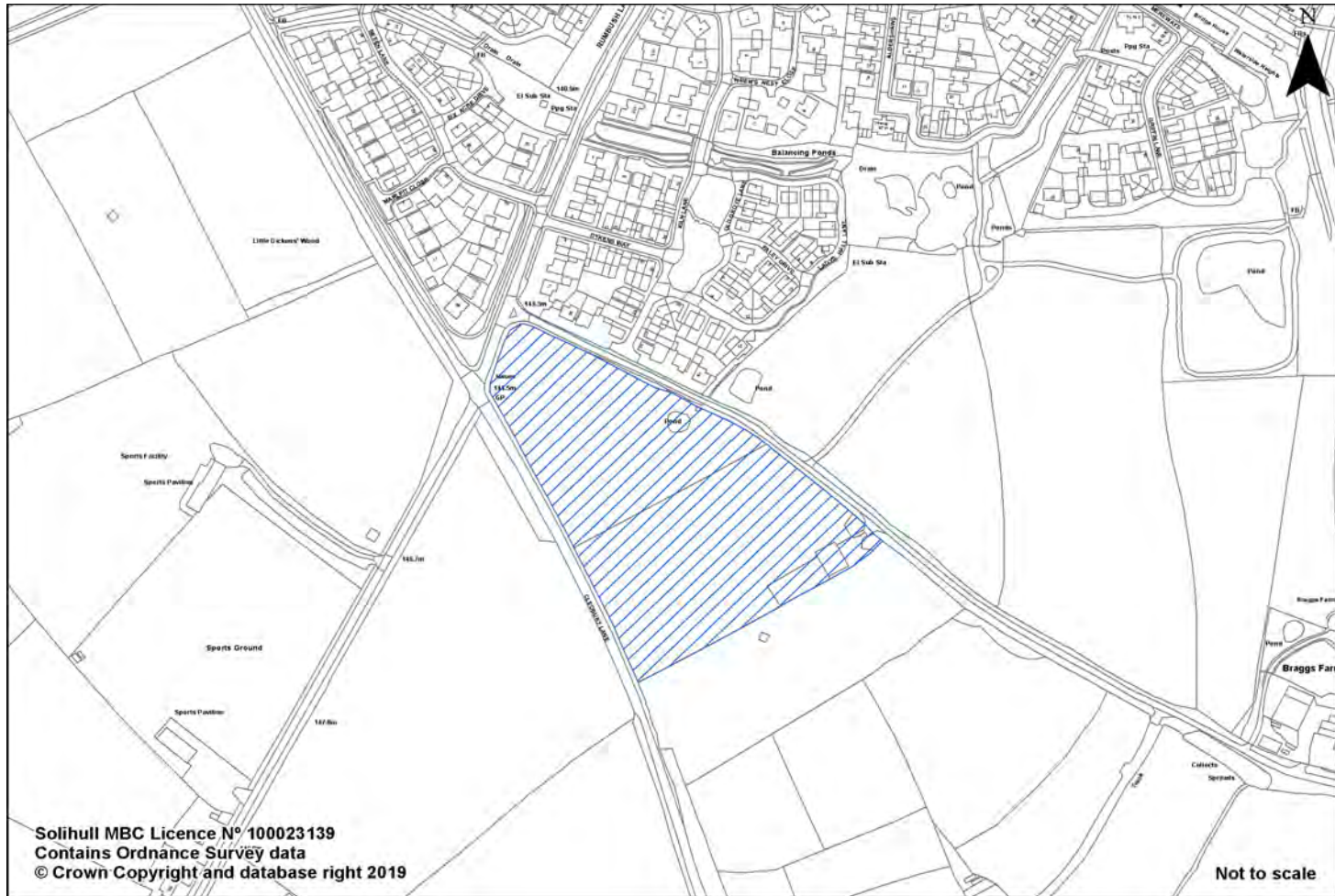
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs near northern boundary of site
<b>Soft constraints</b>	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**

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

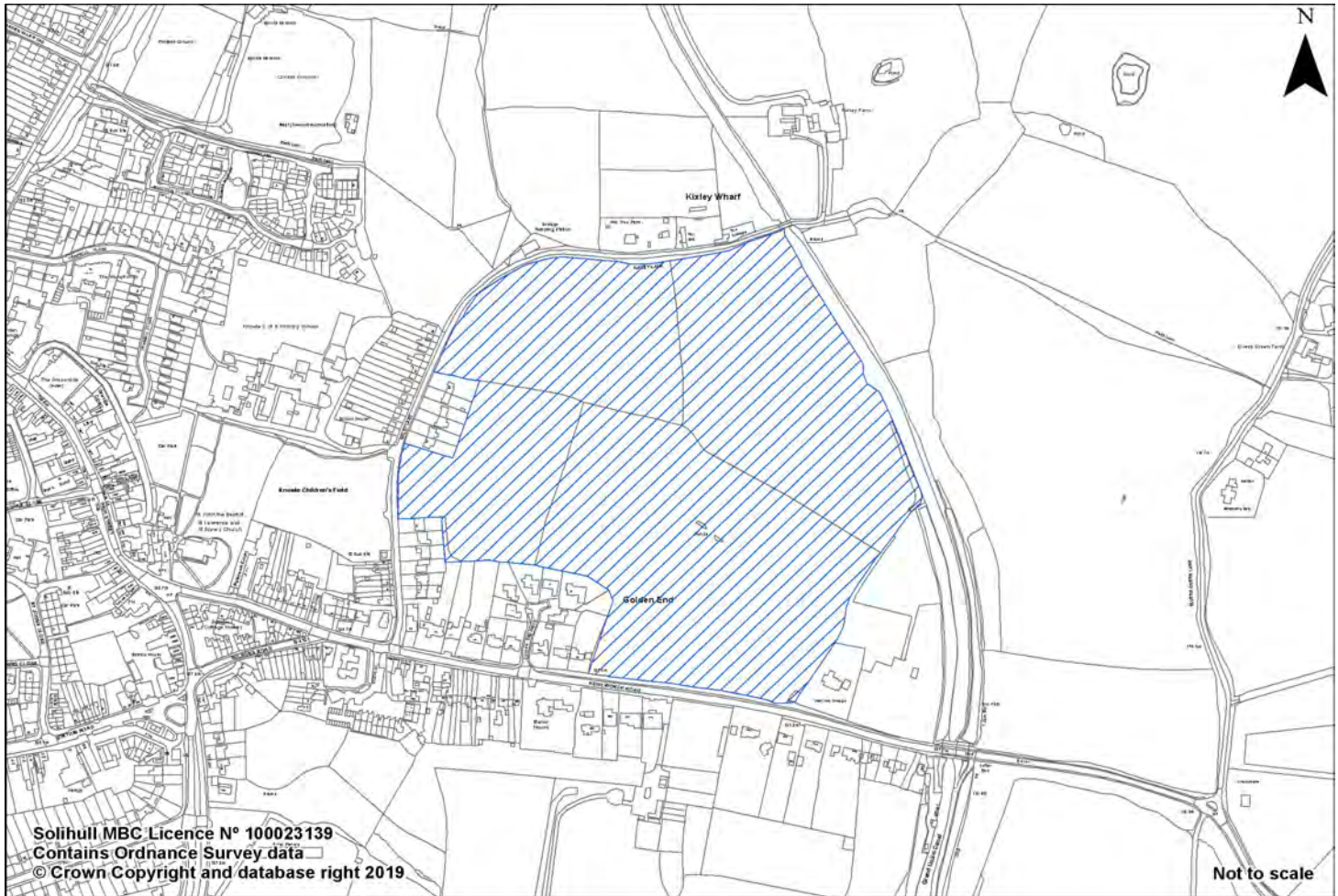
**Commentary**

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

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



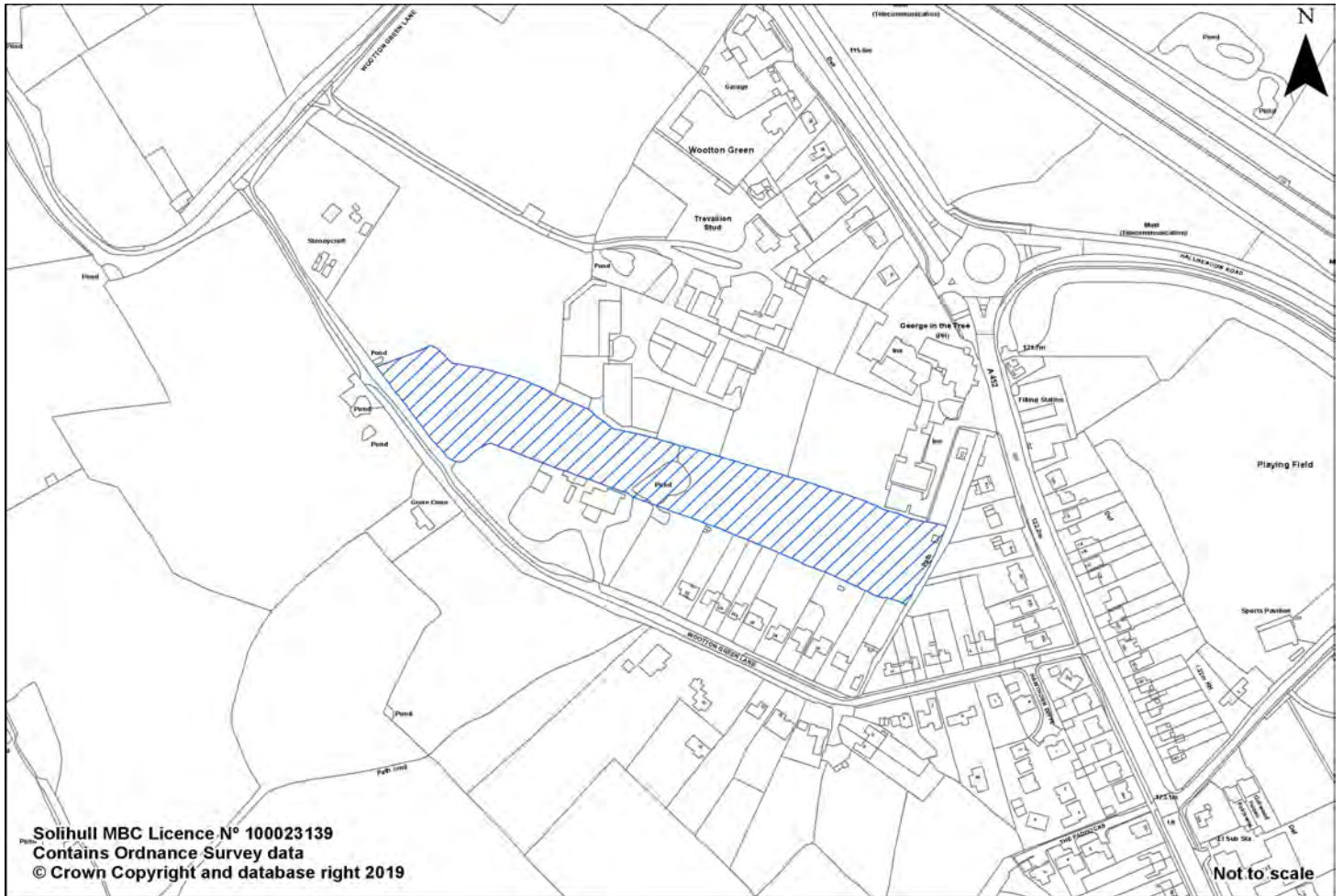
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: High Public Transport: High (Bus) Overall: Very High Access: Existing footway
<b>Green Belt Assessment</b>	Higher performing parcel (RP37) overall with a combined score of 11. *Highly performing in terms of purposes 1, 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	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 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	7
<b>Commentary</b>	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 to accommodate new development. The SA identifies 4 negative and 6 positive effects, with accessibility to public transport and local services and facilities included as significant positives. The site as a whole includes few constraints, although its close proximity to Knowle Conservation Area must be
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	60	<b>Site Name</b>	Land at Wootton Green Lane
<b>Gross Area (Ha)</b>	1.72	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 40	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** TPOs on southern boundary of site

**Soft constraints** Habitats of wildlife interest

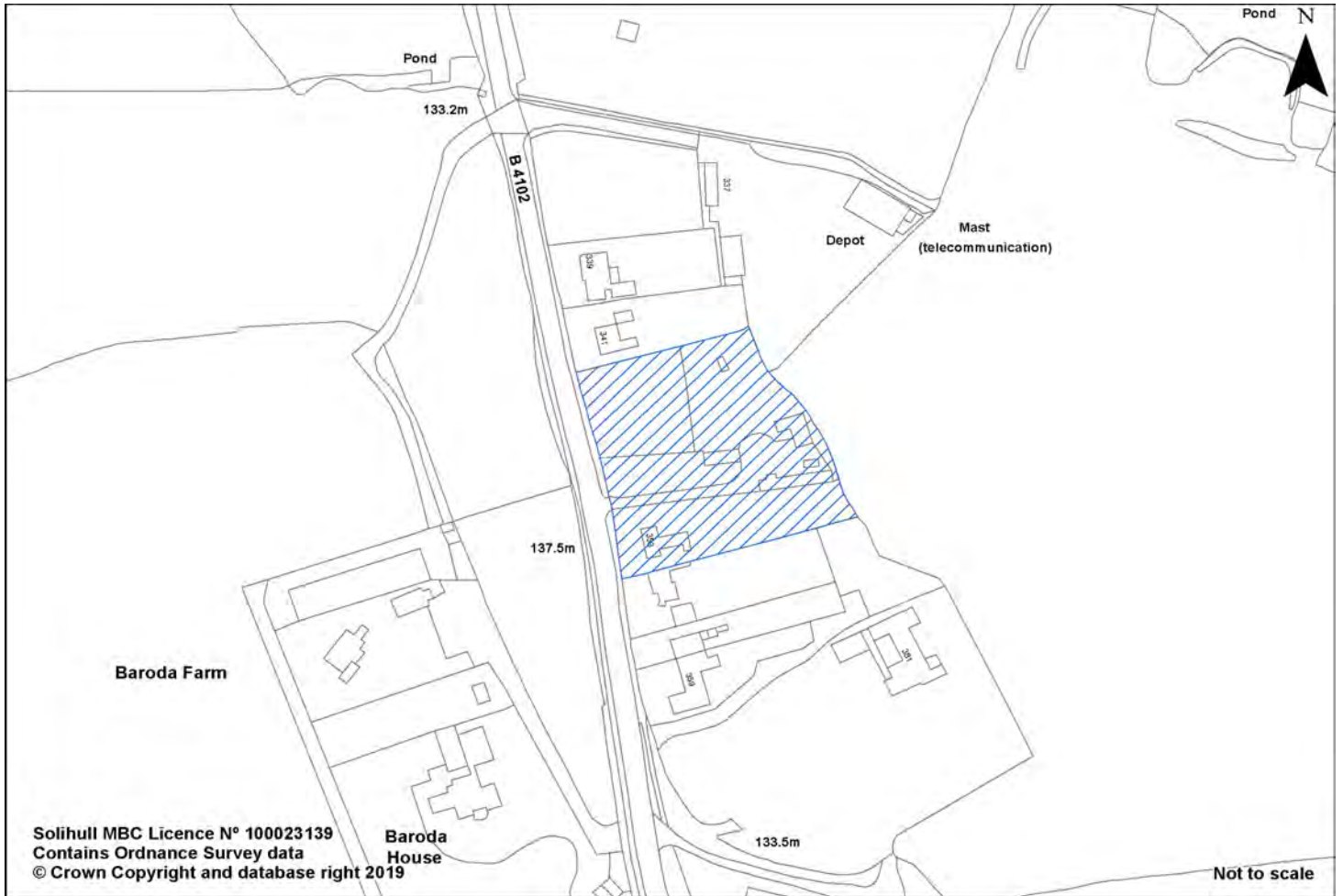
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very/Low Food Store: Very High GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Low/Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

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



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** None

**Soft constraints** Existing property on site

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could be considered as part of Growth Option G – Area E: South of Shirley between the A34 and Tanworth Lane.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

Site Reference 62

Site Name Land adjacent to Shirley Golf Course, Stratford Road

Gross Area (Ha) 8.50

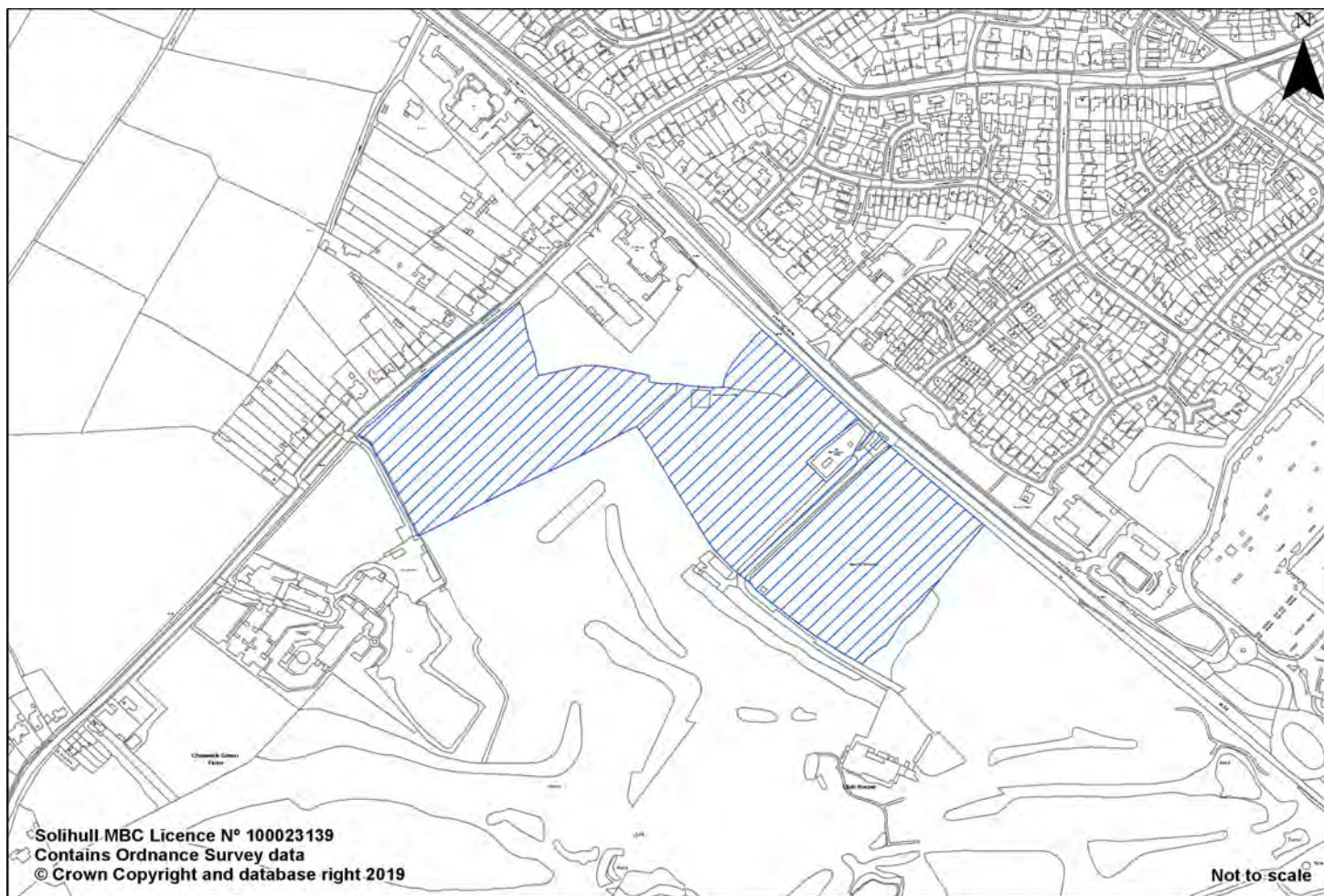
Ward Blythe

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

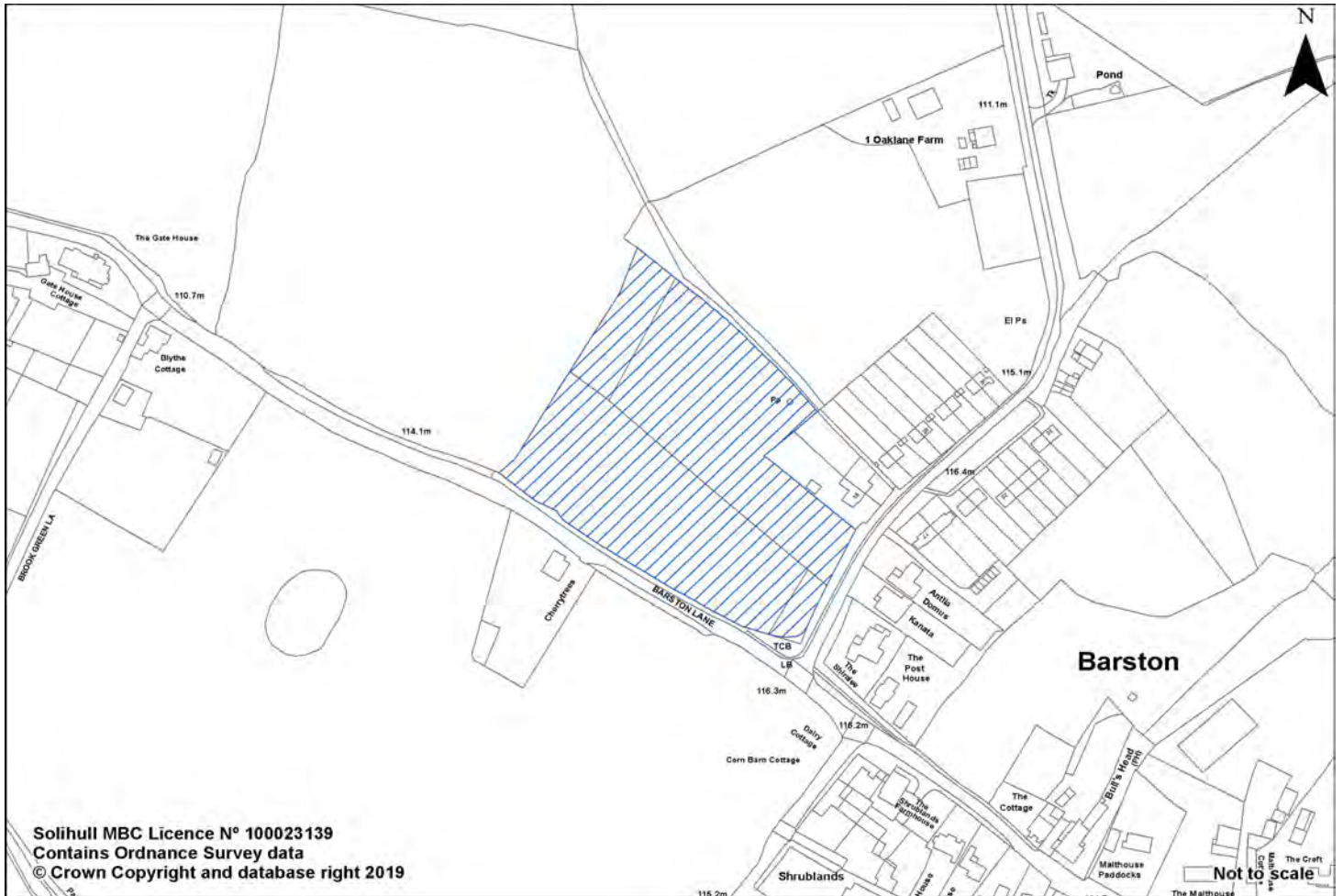
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Group of TPOs on western boundary    Woodland on part of site
<b>Soft constraints</b>	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**

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

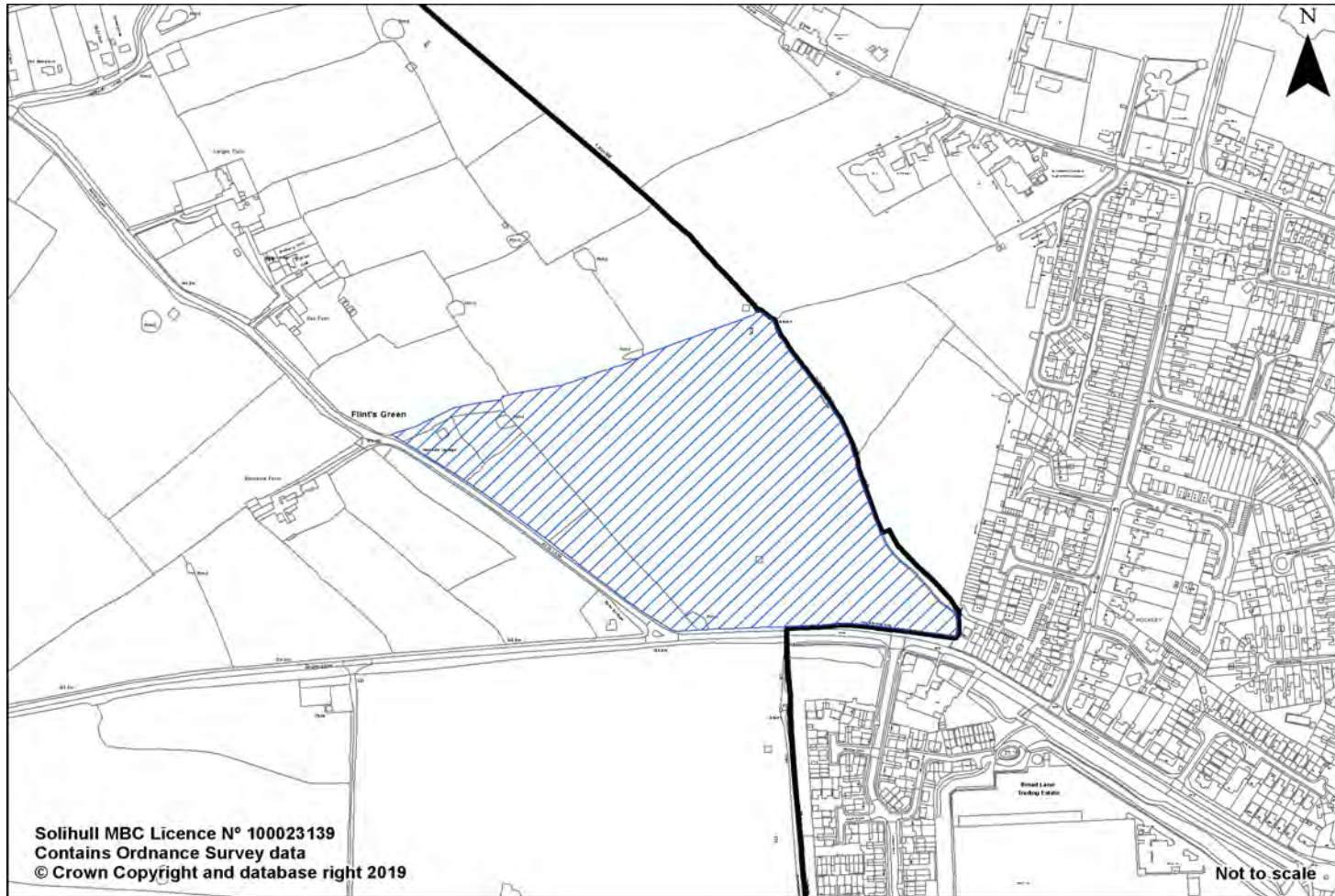
**Commentary**

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 suitable for development, Barston is identified as a village that is not suitable for even limited infilling

**Site Selection Step 2**

R

<b>Site Reference</b>	66	<b>Site Name</b>	Land NE side of Back Lane
<b>Gross Area (Ha)</b>	9.13	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	200	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Minerals Safeguarding Area for Coal
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Habitats of wildlife interest PROW M225 along eastern boundary of site

## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very High GP Surgery: Very Low Public Transport: Very High (Bus) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP81) overall with a combined score of 4. Moderately performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA6 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 49 17 effects: 1 positive (1 significant) 7 neutral; 9 negative (2 significant).

## Site Selection

<b>Spatial Strategy</b>	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.
<b>Site Selection Topic Paper</b>	Site does not fit into the spatial strategy.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	67	<b>Site Name</b>	Land to rear of 81, 81A and 83 Hampton Lane
<b>Gross Area (Ha)</b>	0.82	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	Estimated 24	<b>Parish</b>	Hampton-in-Arden (April 2
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** None

**Soft constraints** Habitats of wildlife interest Access

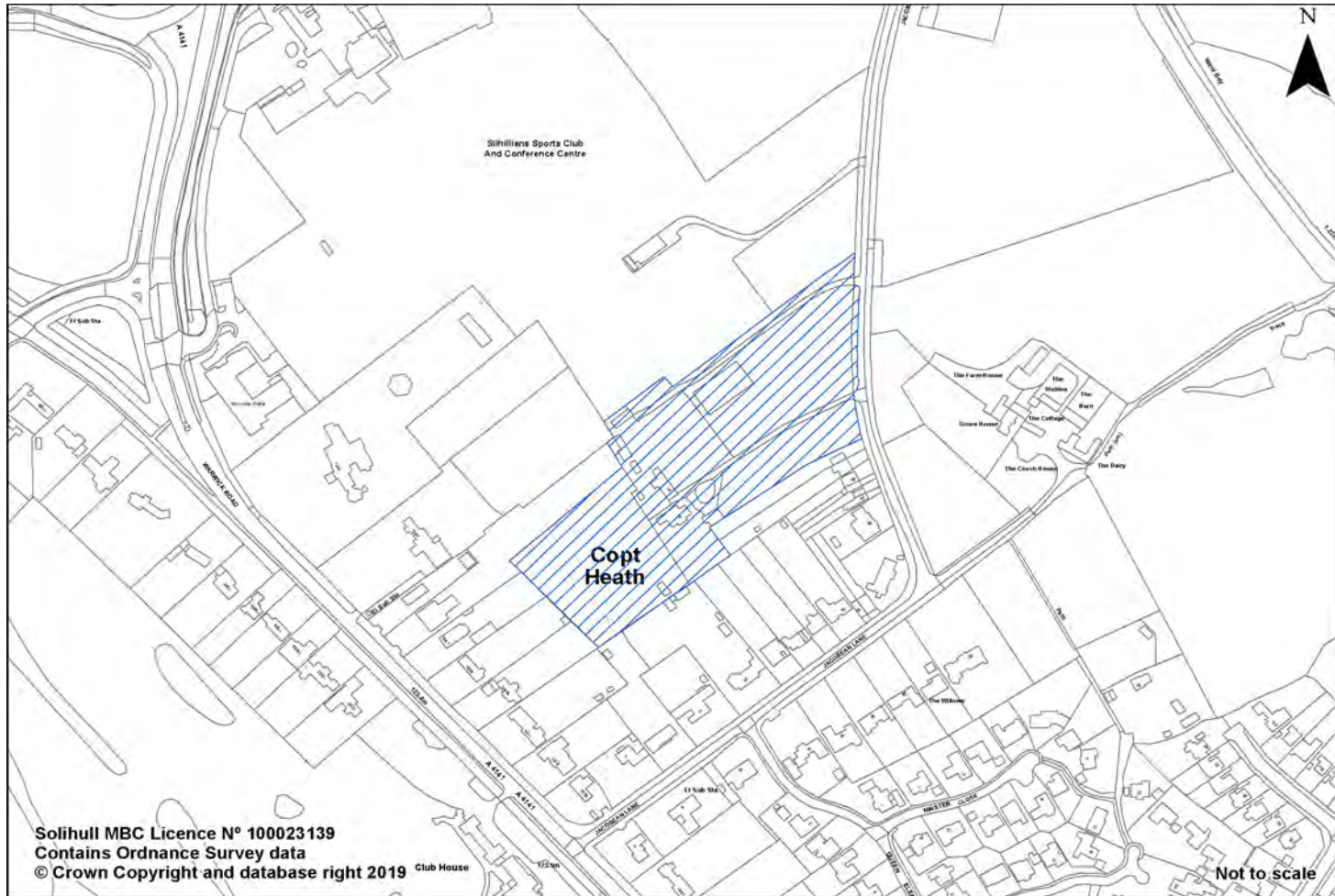
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

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



### Constraints

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

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	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



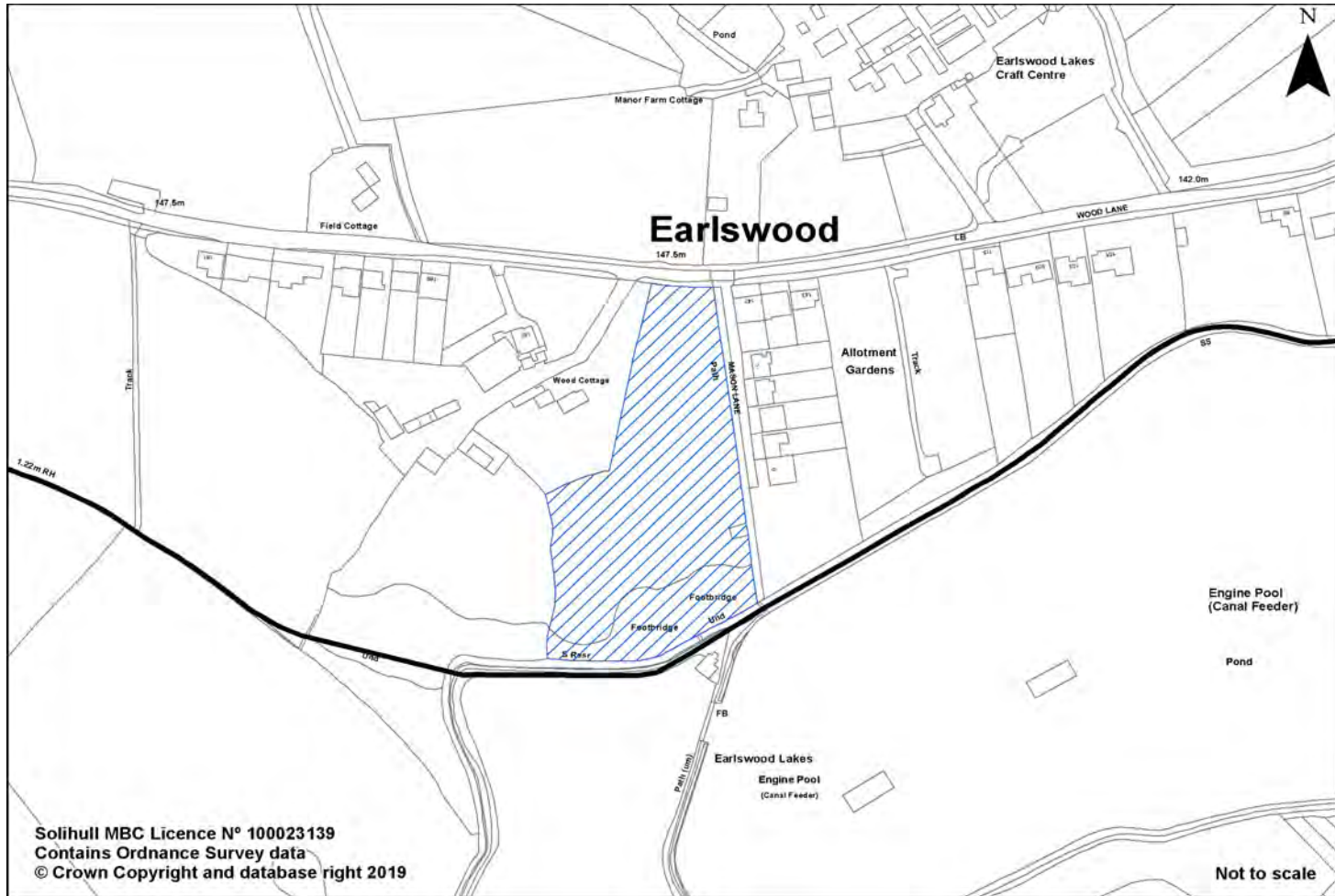
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Site is detached from Tidbury Green settlement and does not fit within spatial strategy.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	High pressure gas pipeline inner zone
<b>Soft constraints</b>	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

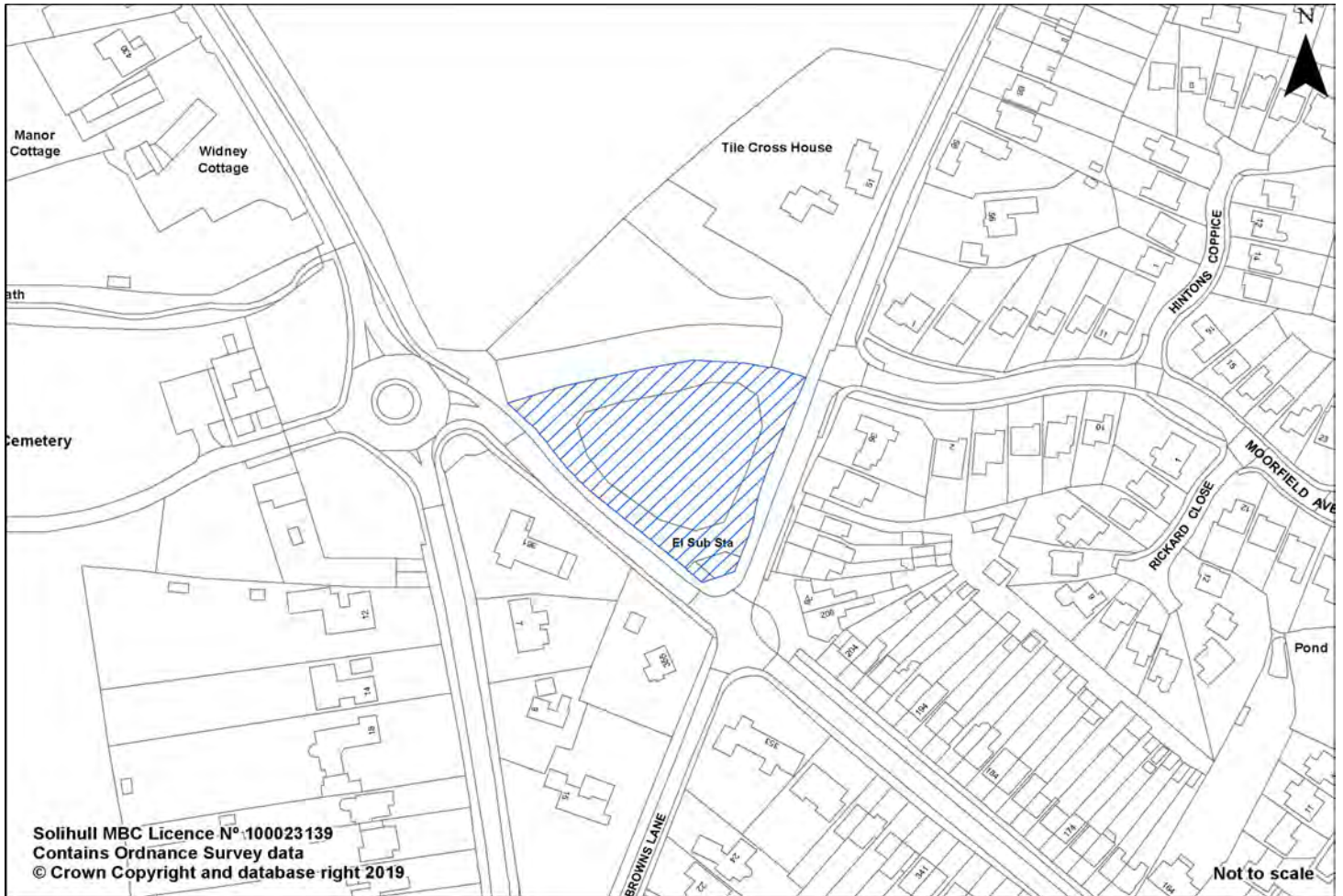
**Commentary**

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

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



### Constraints

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

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

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

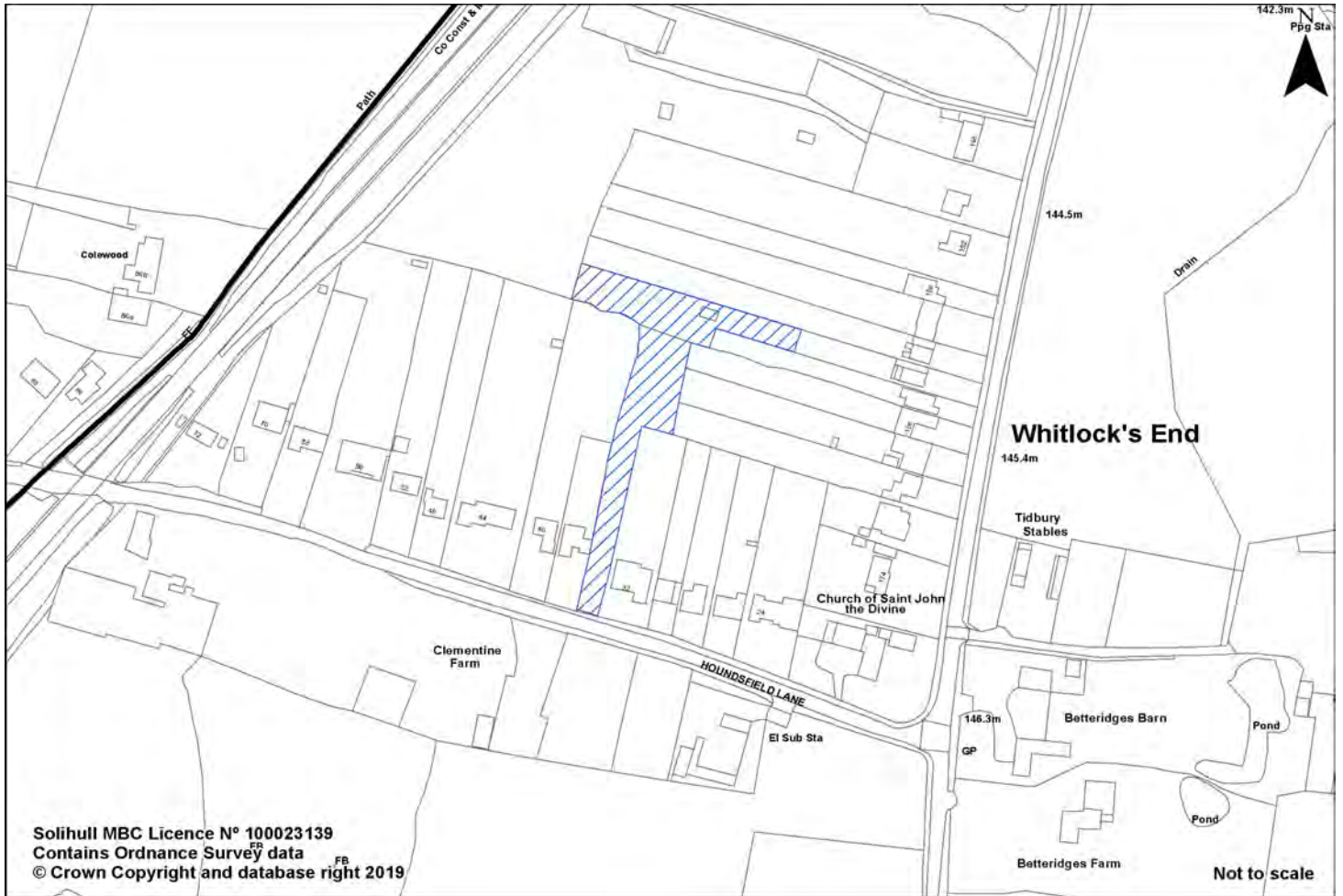
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Site is detached from Tidbury Green settlement and does not fit within spatial strategy.
<b>Site Selection Step 1</b>	8
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on boundary of site
<b>Soft constraints</b>	Access



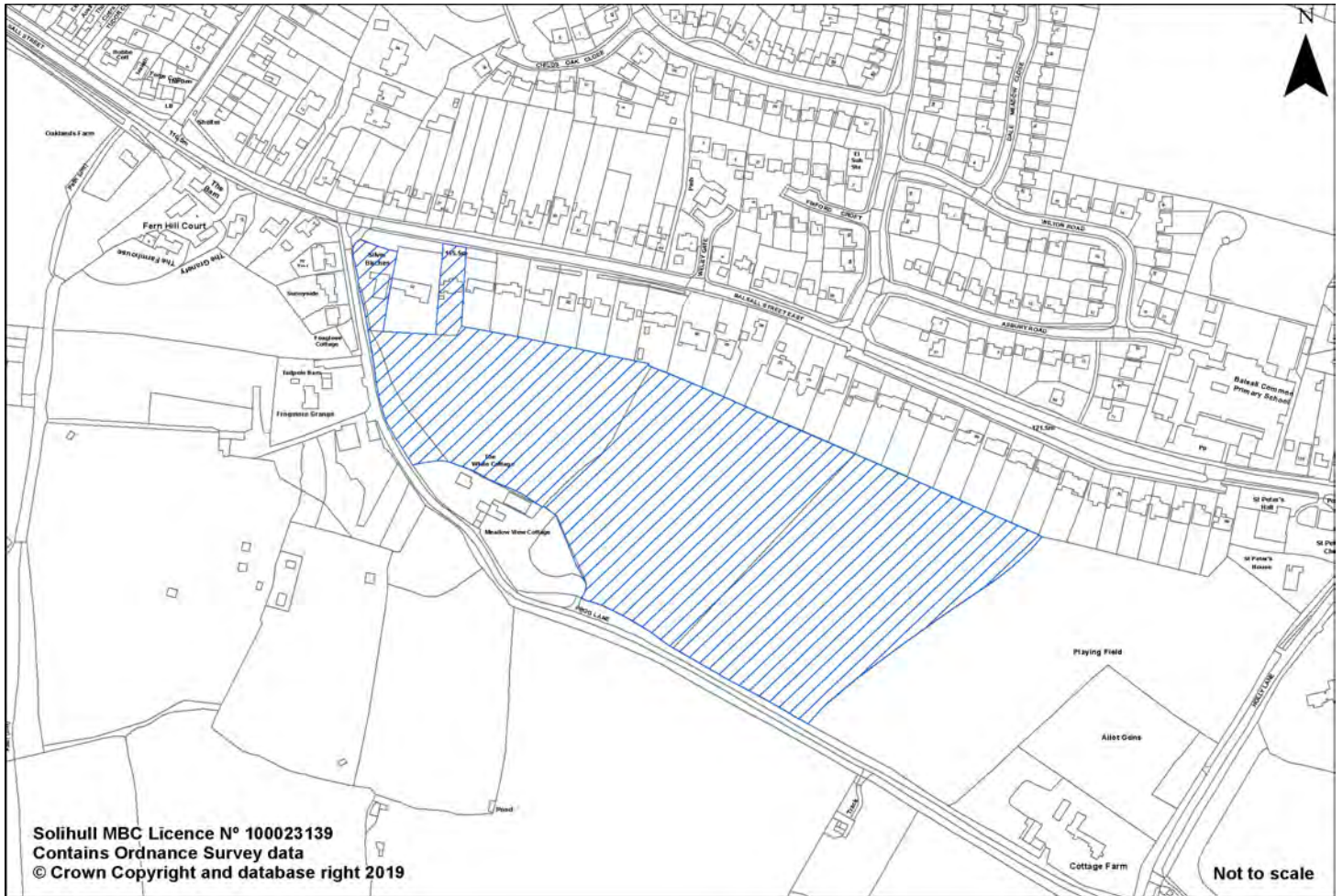
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.
<b>Site Selection Topic Paper</b>	The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station.
<b>Site Selection Step 1</b>	8
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	75	<b>Site Name</b>	Land at Frog Lane
<b>Gross Area (Ha)</b>	5.44	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	162	<b>Parish</b>	Balsall
<b>Green Belt</b>	96	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

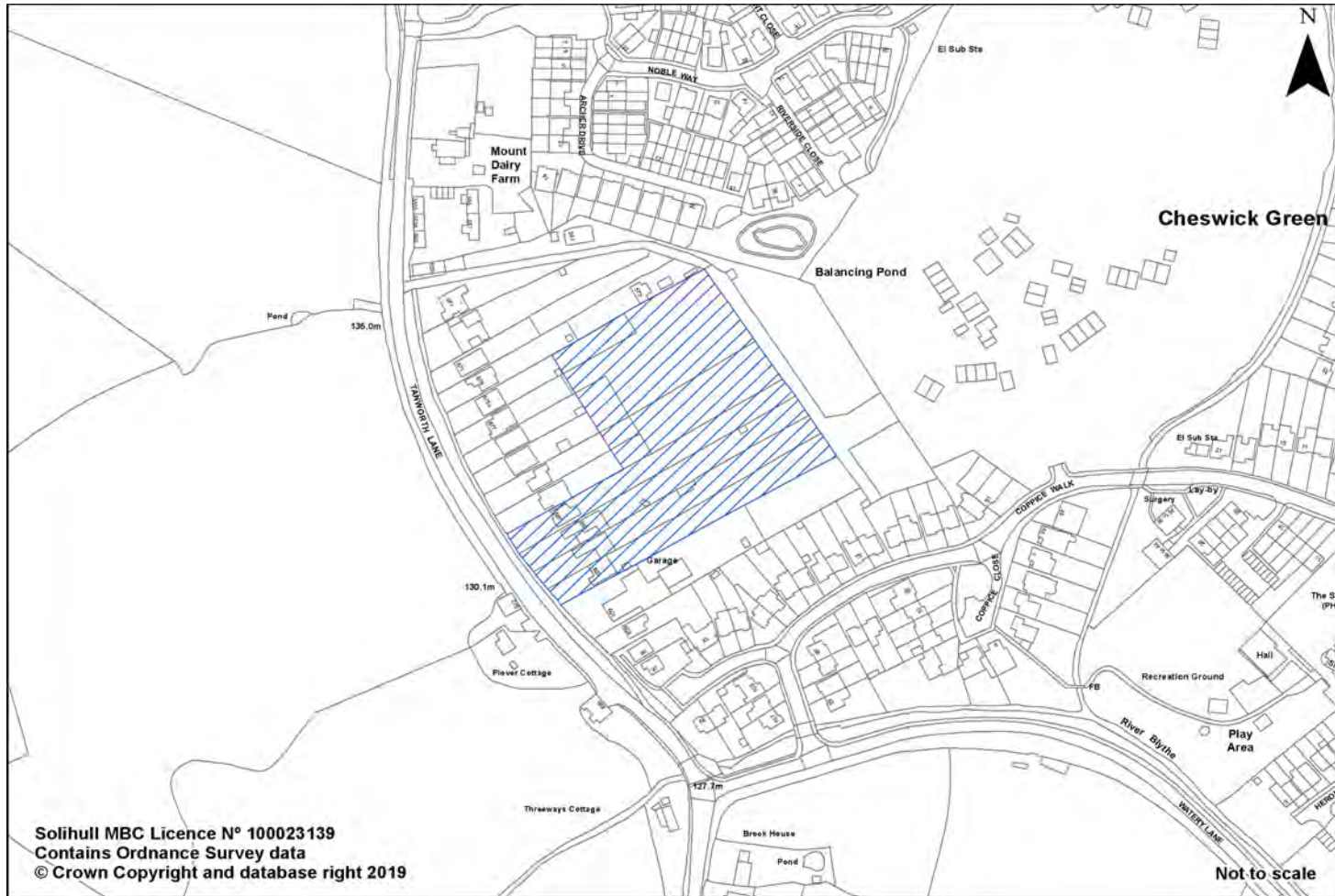
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP59) overall with a combined score of 5. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 98 17 effects: 5 positive (2 significant); 8 neutral; 4 negative (1 significant);

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Existing properties on site

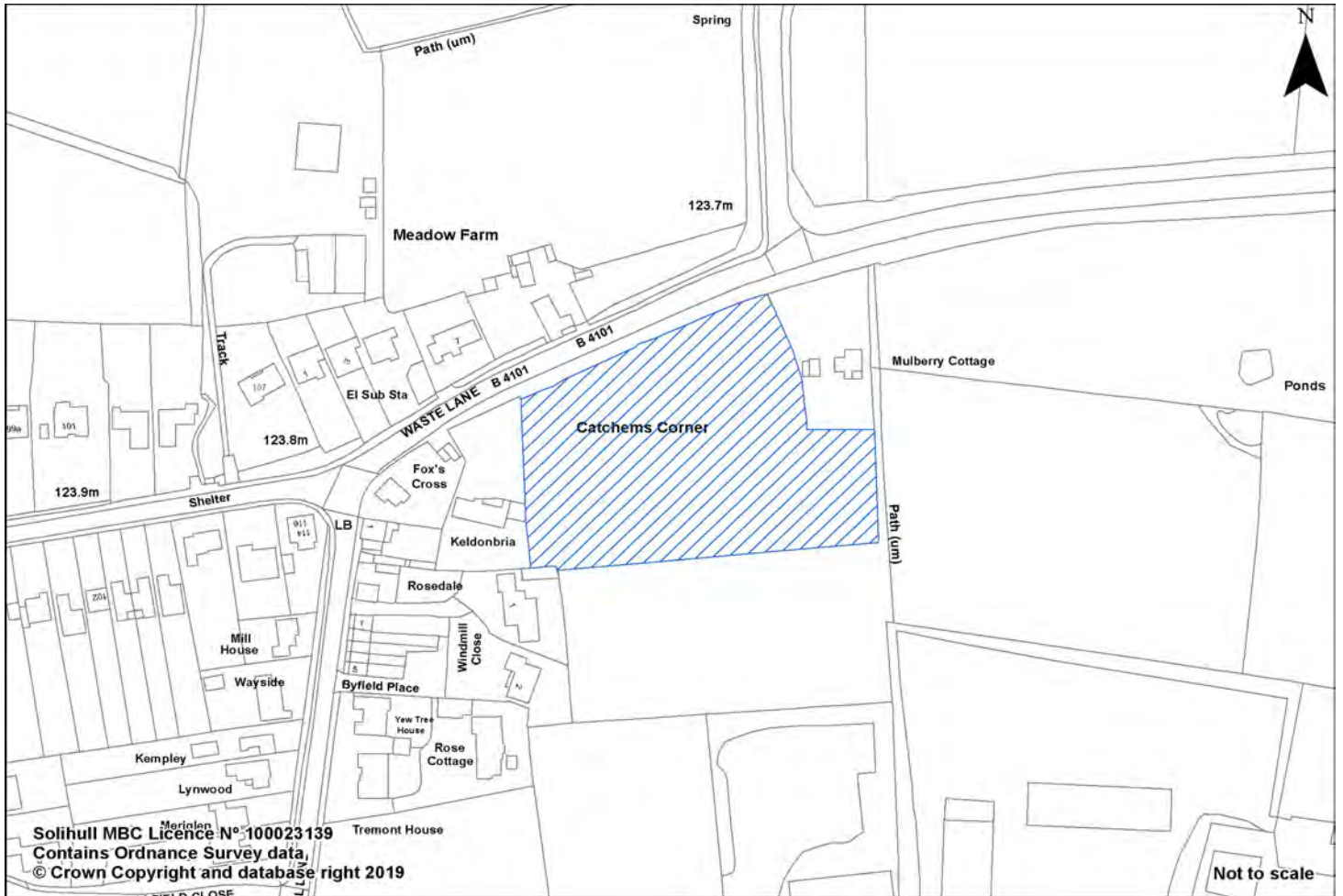
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	79	<b>Site Name</b>	Land fronting Waste Lane, Balsall Common
<b>Gross Area (Ha)</b>	0.73	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	24	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Mineral safeguarding area for coal
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Proximity to locally listed building PROW M190 to east of site

## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP56) overall with a combined score of 4. Moderately performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 55 17 effects: 3 positive (1 significant); 8 neutral; 6 negative (2 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	81	<b>Site Name</b>	Land at Fillongley Road, Meriden
<b>Gross Area (Ha)</b>	3.73	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	100	<b>Parish</b>	Meriden
<b>Green Belt</b>	99	<b>Greenfield/ Brownfield</b>	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



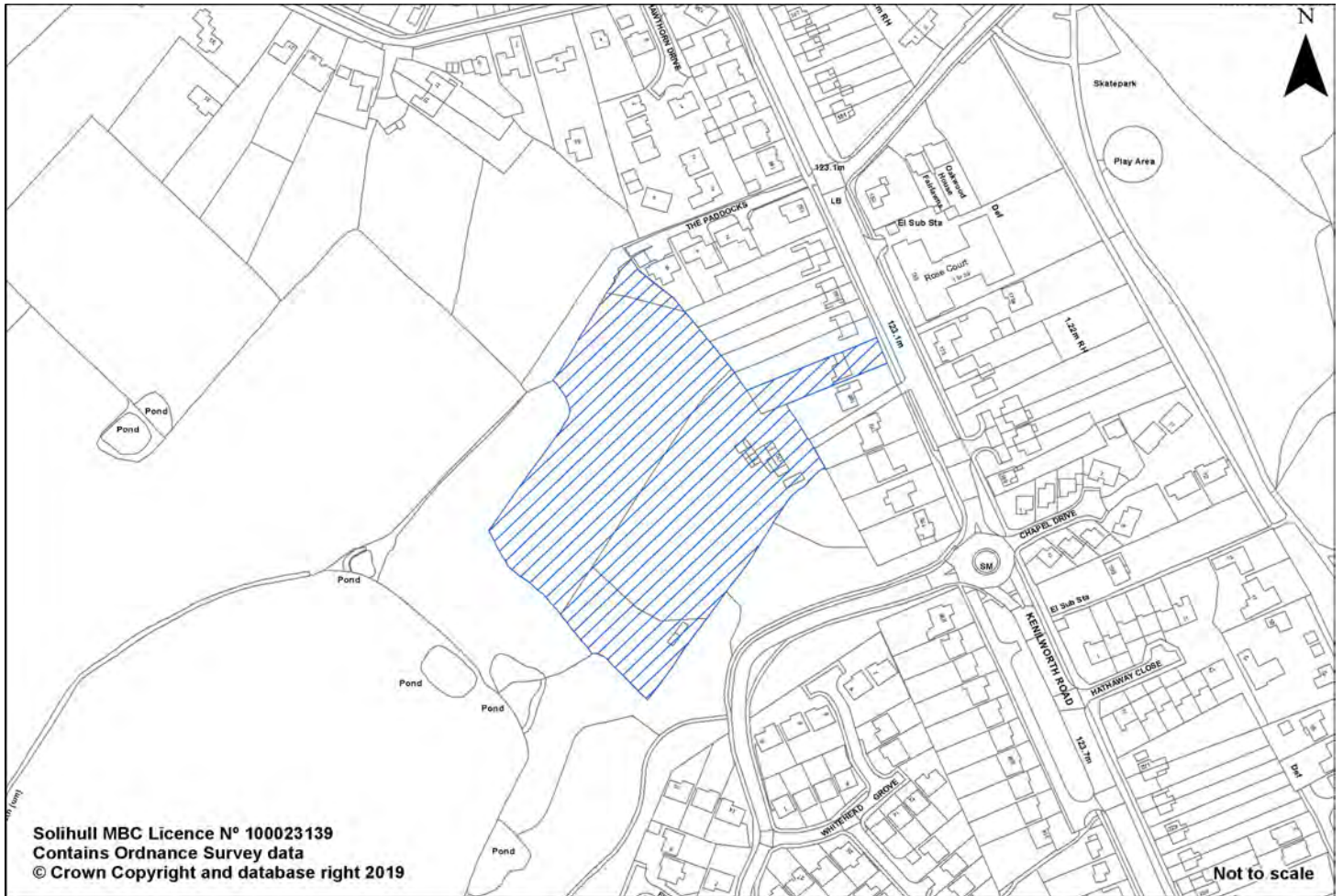
## Evidence

<b>SHELAA</b>	Category 2 (Some suitability and some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Medium Public Transport: Low/Medium (Bus) Overall: High Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
<b>Landscape Character Assessment</b>	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 47 17 effects: 7 positive (4 significant); 5 neutral; 5 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Meriden village is identified as suitable for limited expansion.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	82	<b>Site Name</b>	Land at Kenilworth Road
<b>Gross Area (Ha)</b>	1.85	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	47	<b>Parish</b>	Balsall
<b>Green Belt</b>	95	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Existing properties on site    Access

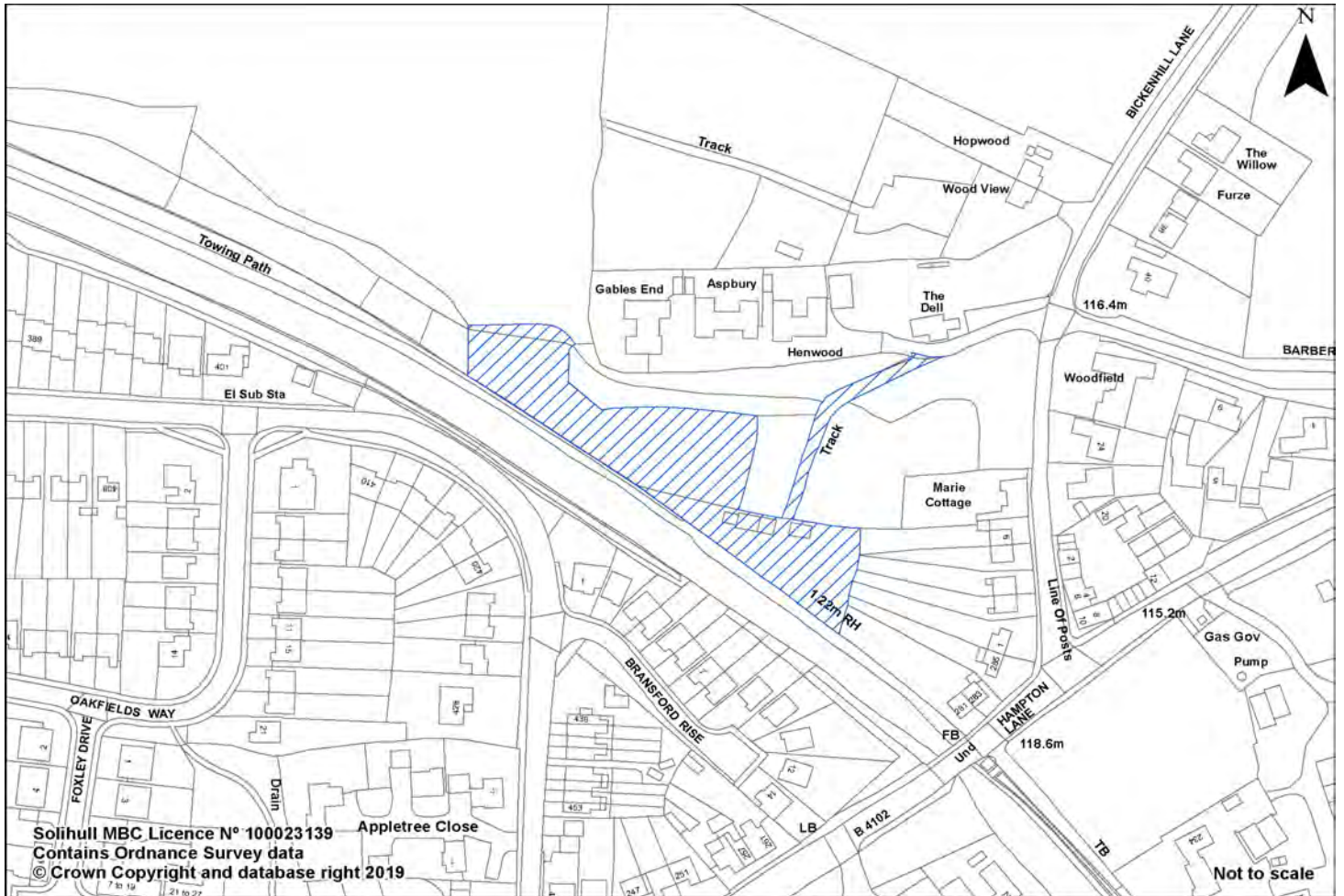
## Evidence

<b>SHELAA</b>	Category 2 (Some achievability constraints)
<b>Accessibility Study</b>	Primary School: Low Food Store: Very High GP Surgery: Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: Existing footway
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	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) 4 neutral 7 negative (2 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	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

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	Catherine de Barnes village is identified as suitable for limited infilling, but unsuitable for expansion.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

Site Reference 84

Site Name Land at Houndsfield Lane

Gross Area (Ha) 1.52

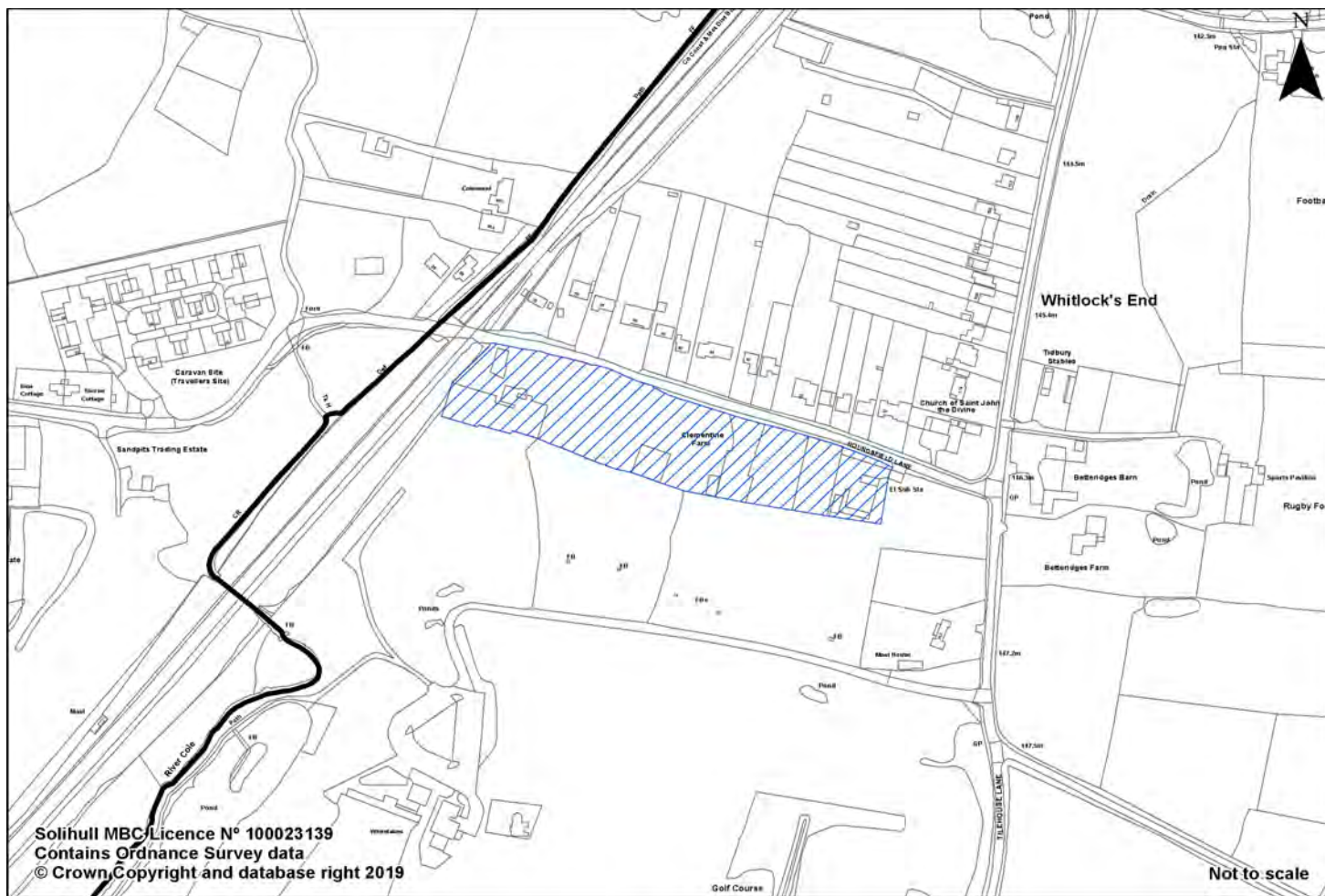
Ward Blythe

Capacity (SHELAA) Estimated 36

Parish Tidbury 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 Access

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Site is detached from Tidbury Green settlement and does not fit within spatial strategy. Backland development may not be considered appropriate.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

Site Reference 85

Site Name Land adj. to 179 Hampton Lane, Catherine de Barnes

Gross Area (Ha) 2.01

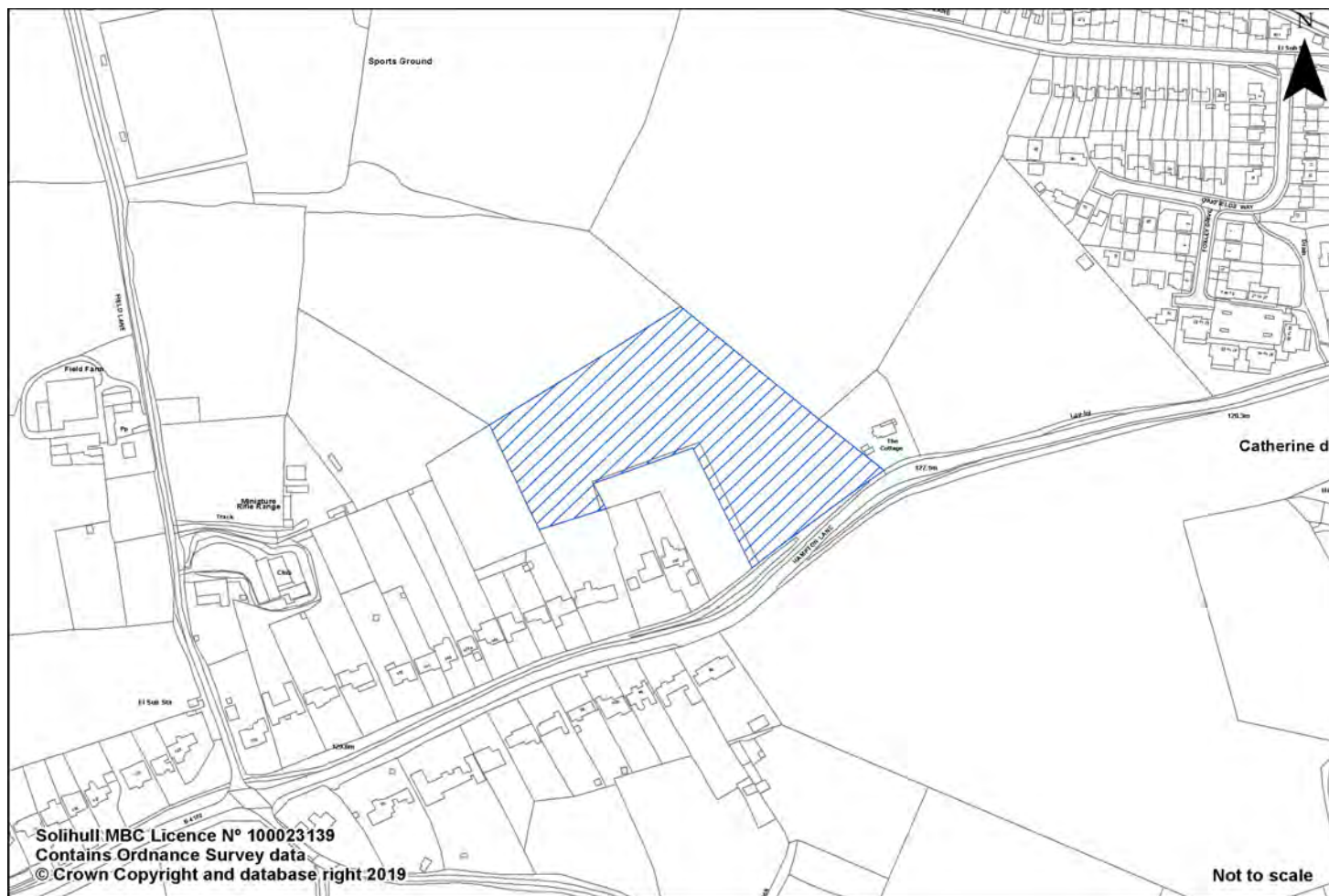
Ward Bickenhill

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 86

Site Name Land at Old Station Road

Gross Area (Ha) 0.93

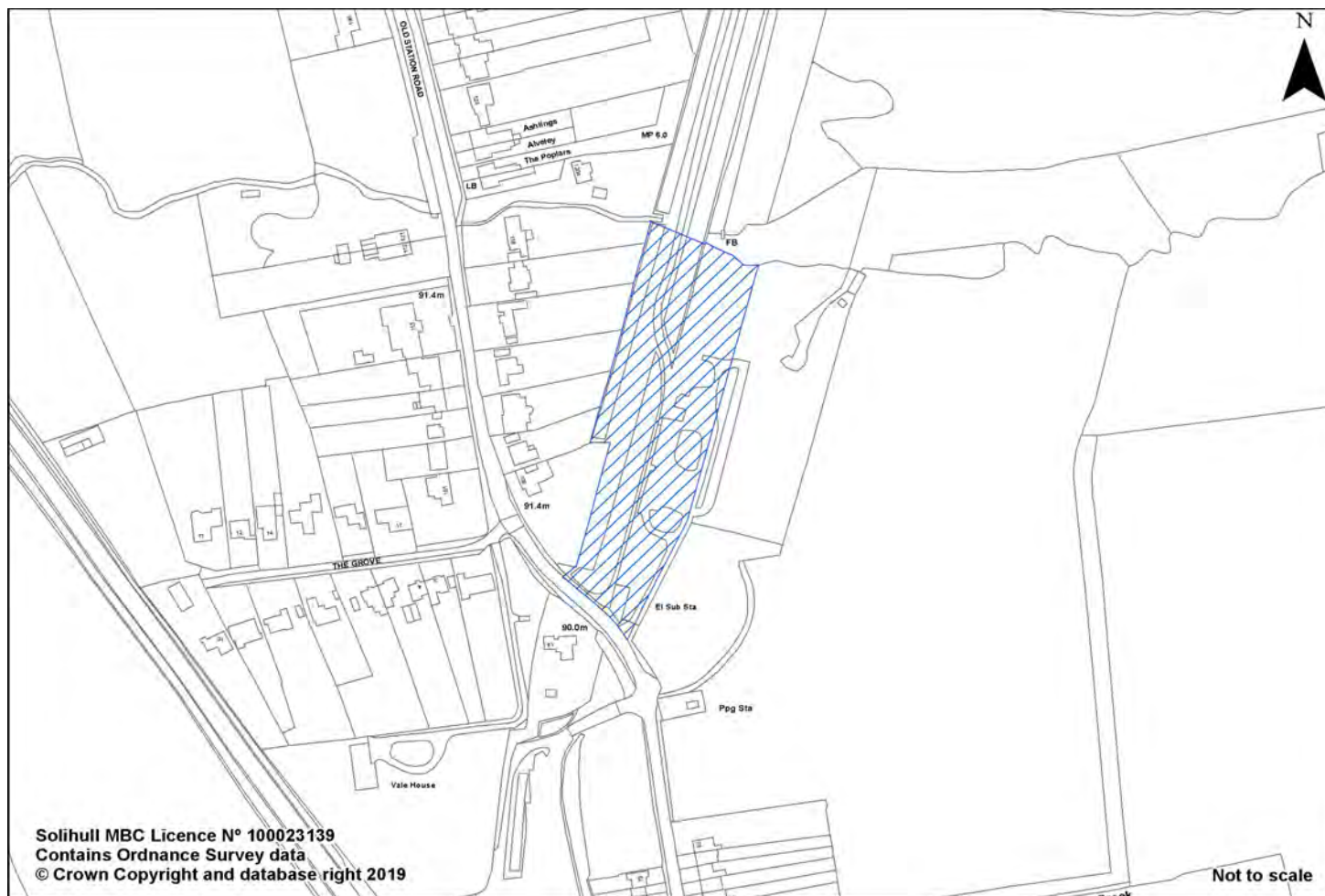
Ward Bickenhill

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

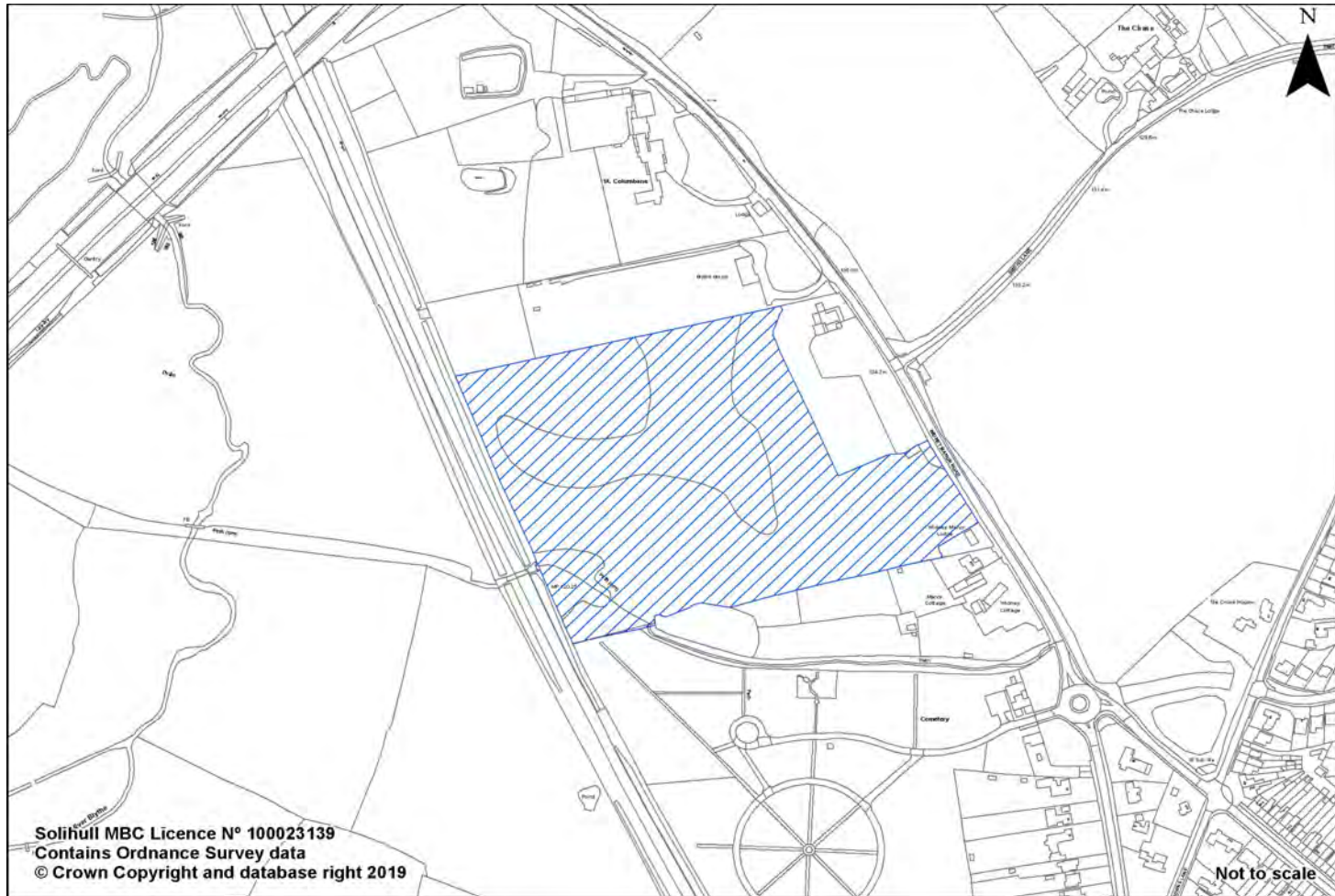
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: Low GP Surgery: Low/Medium Public Transport: Very High (Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	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 in terms of
<b>Landscape Character Assessment</b>	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site not included in SA

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	8
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

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

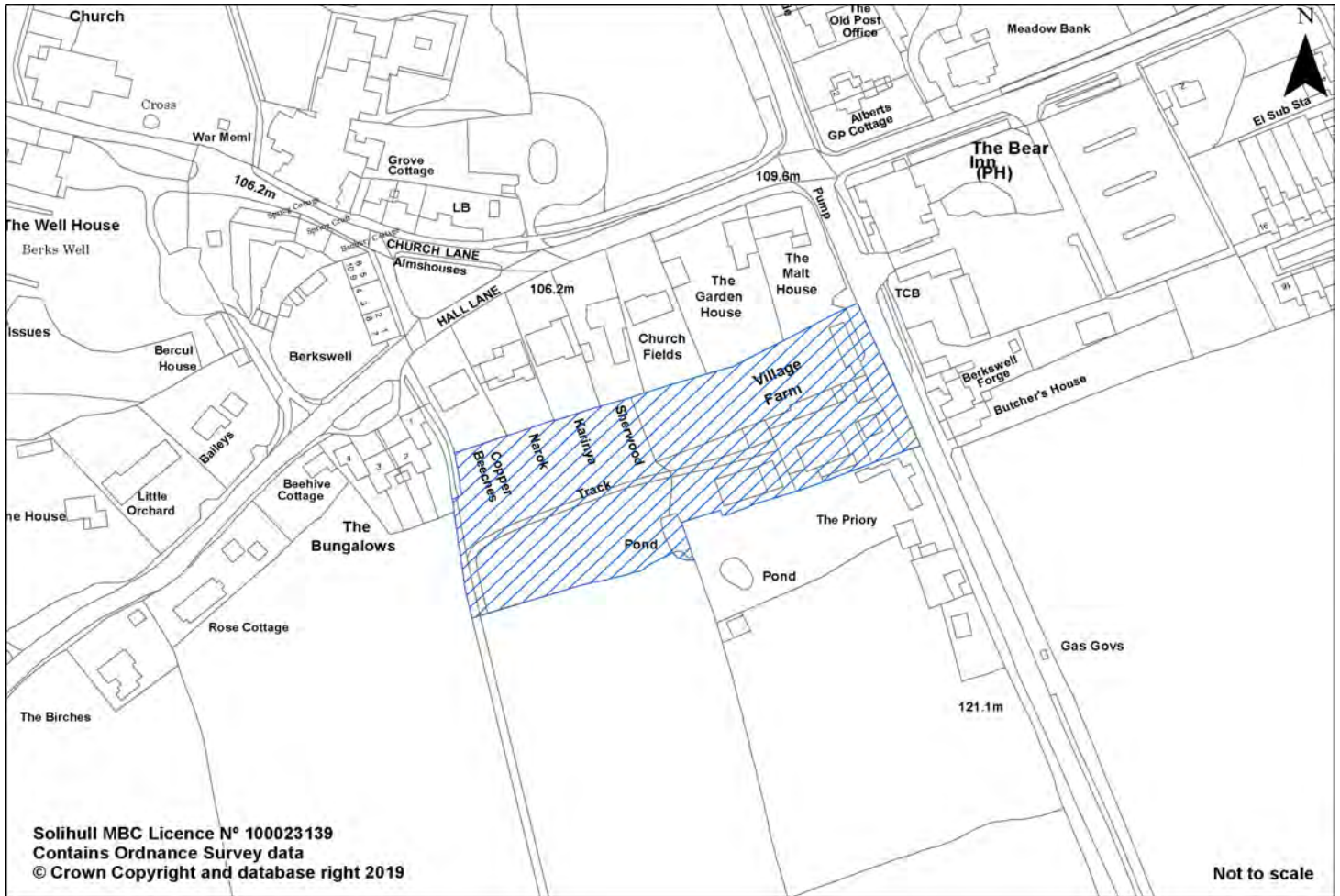
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could be considered as part of Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	89	<b>Site Name</b>	Land at Coventry Road, Berkswell
<b>Gross Area (Ha)</b>	0.74	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	15	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Part brownfield, part greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Mineral safeguarding area for coal
<b>Hard Constraints</b>	Listed building on-site
<b>Soft constraints</b>	All of site within Berkswell Conservation Area PROW M192 along western edge of site

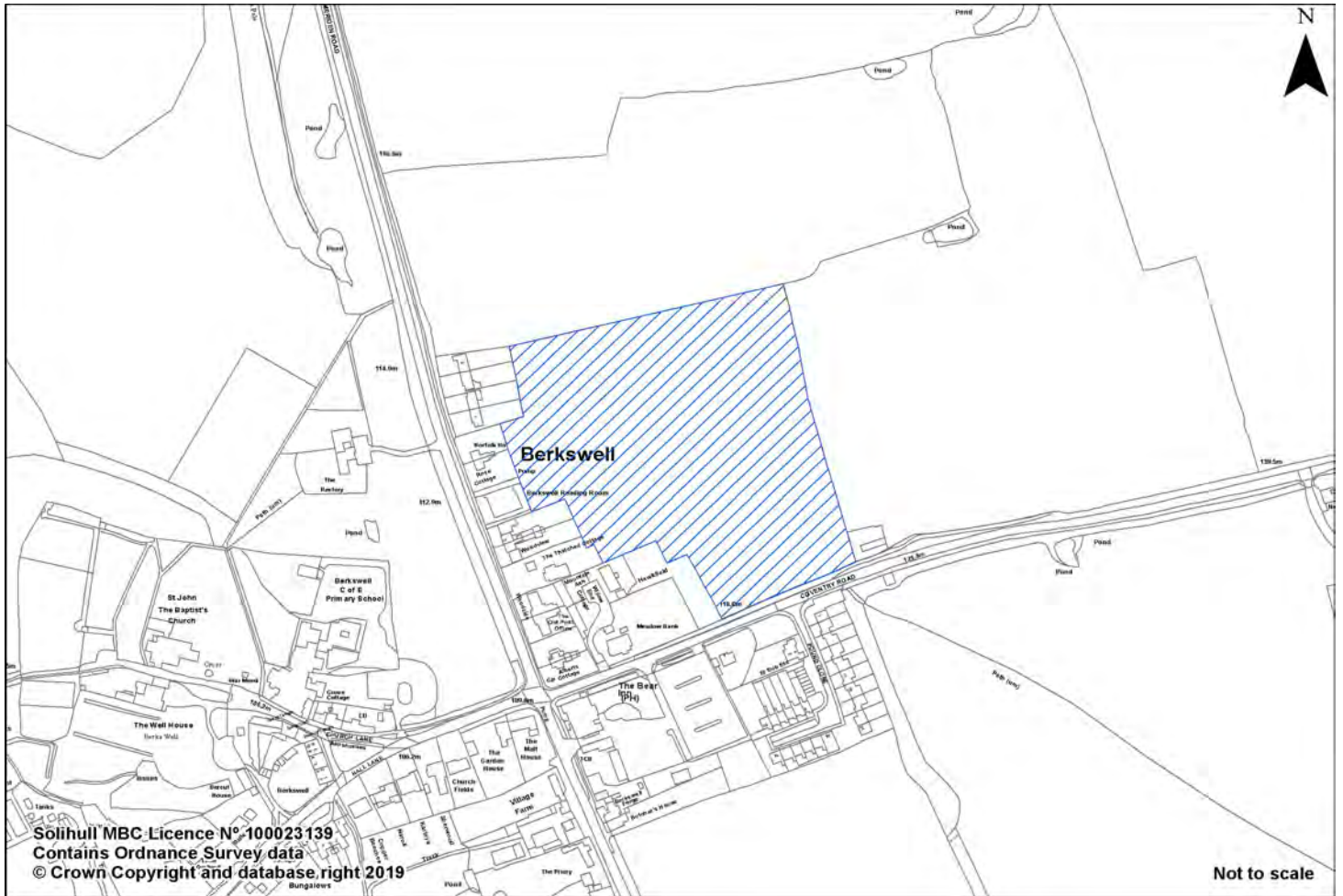
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	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
<b>Green Belt Assessment</b>	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
<b>Landscape Character Assessment</b>	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 83 17 effects: 3 positive (2 significant); 7 neutral; 7 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Berkswell village as identified as inappropriate for infilling and unsuitable for expansion.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	90	<b>Site Name</b>	Land at Coventry Road, Berkswell
<b>Gross Area (Ha)</b>	3.18	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	20	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Mineral safeguarding area for coal
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	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

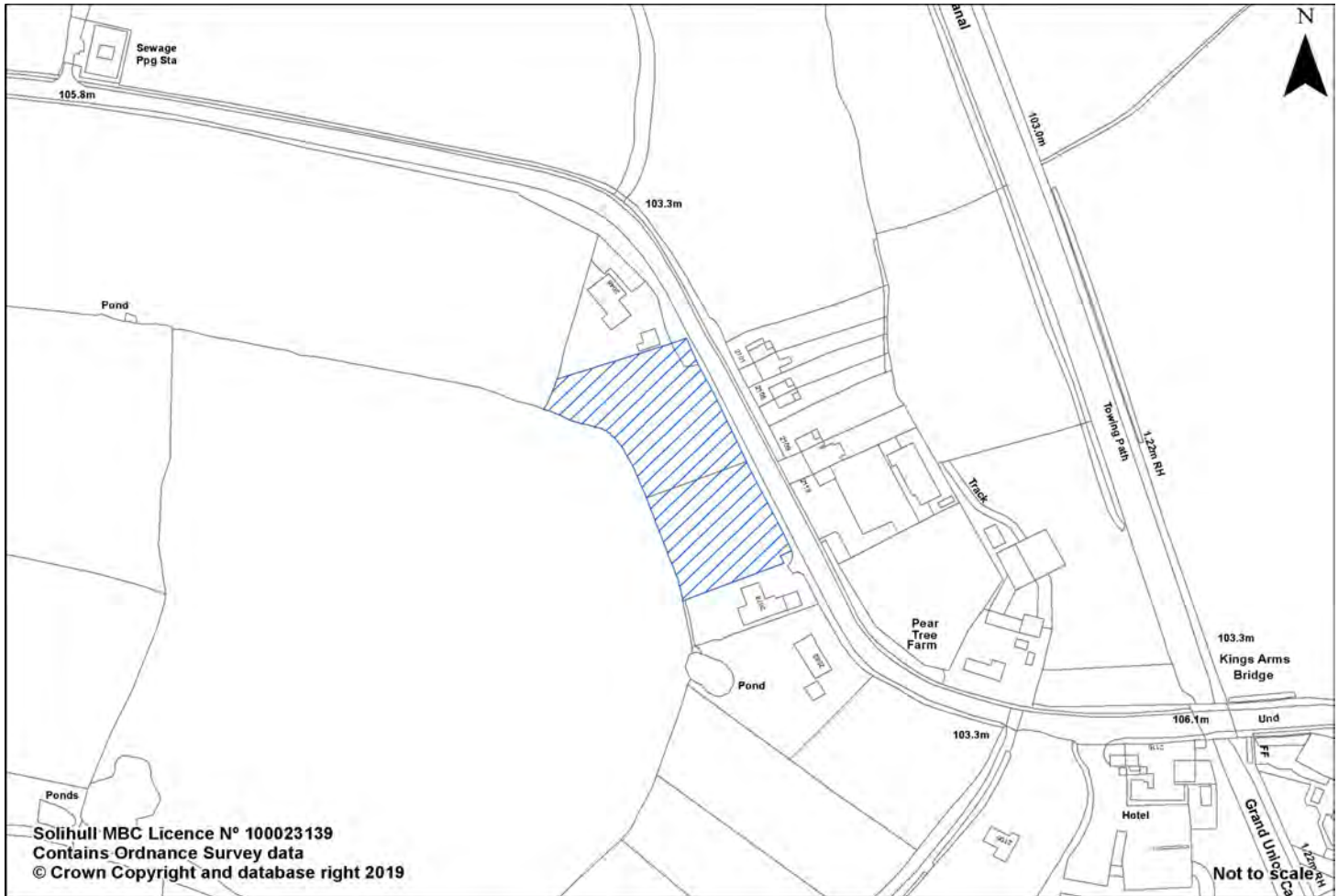
**Commentary**

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

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



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Whilst Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, the site is isolated and detached from the main settlement.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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

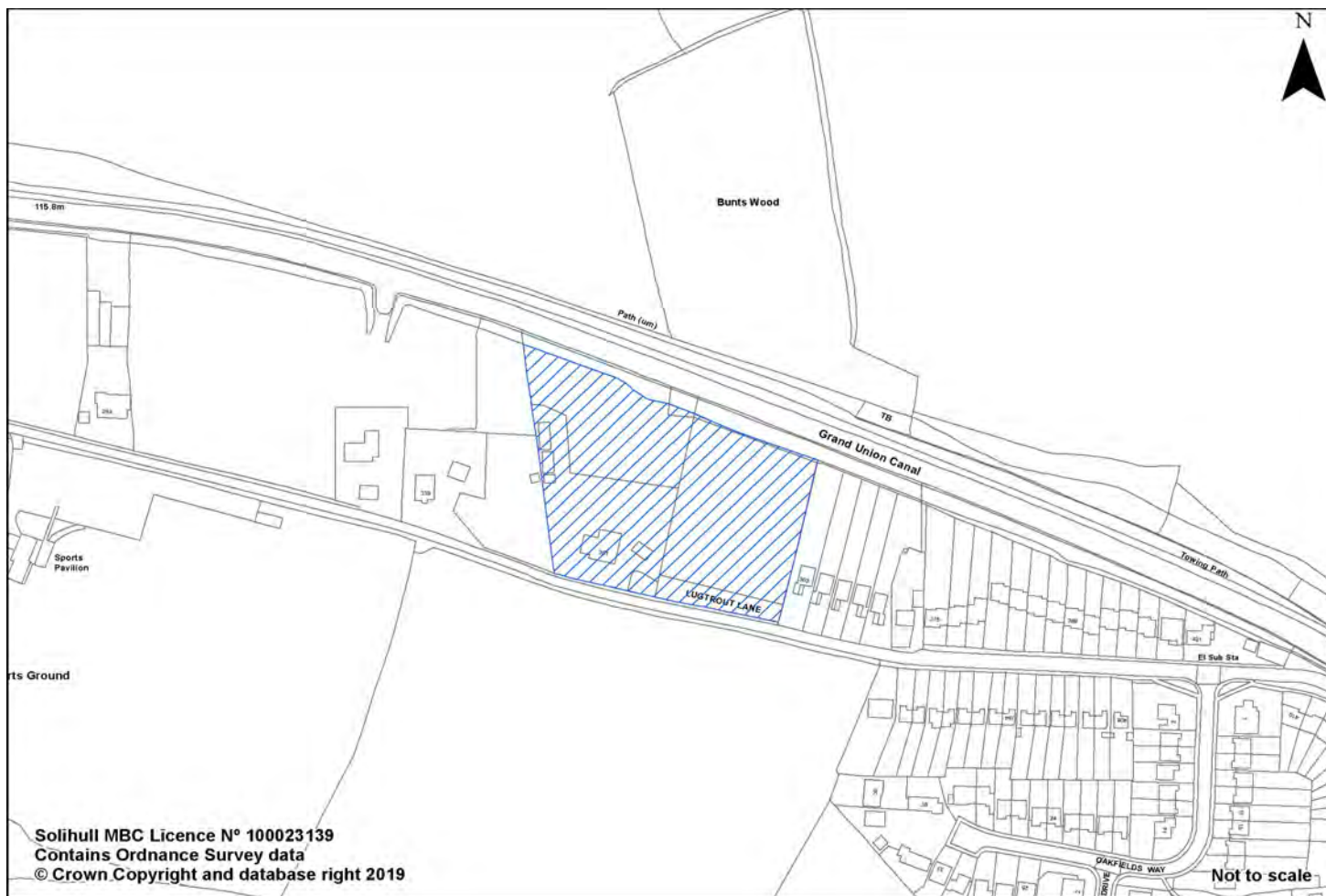
**Commentary**

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

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Existing property on site    Adjacent to canal

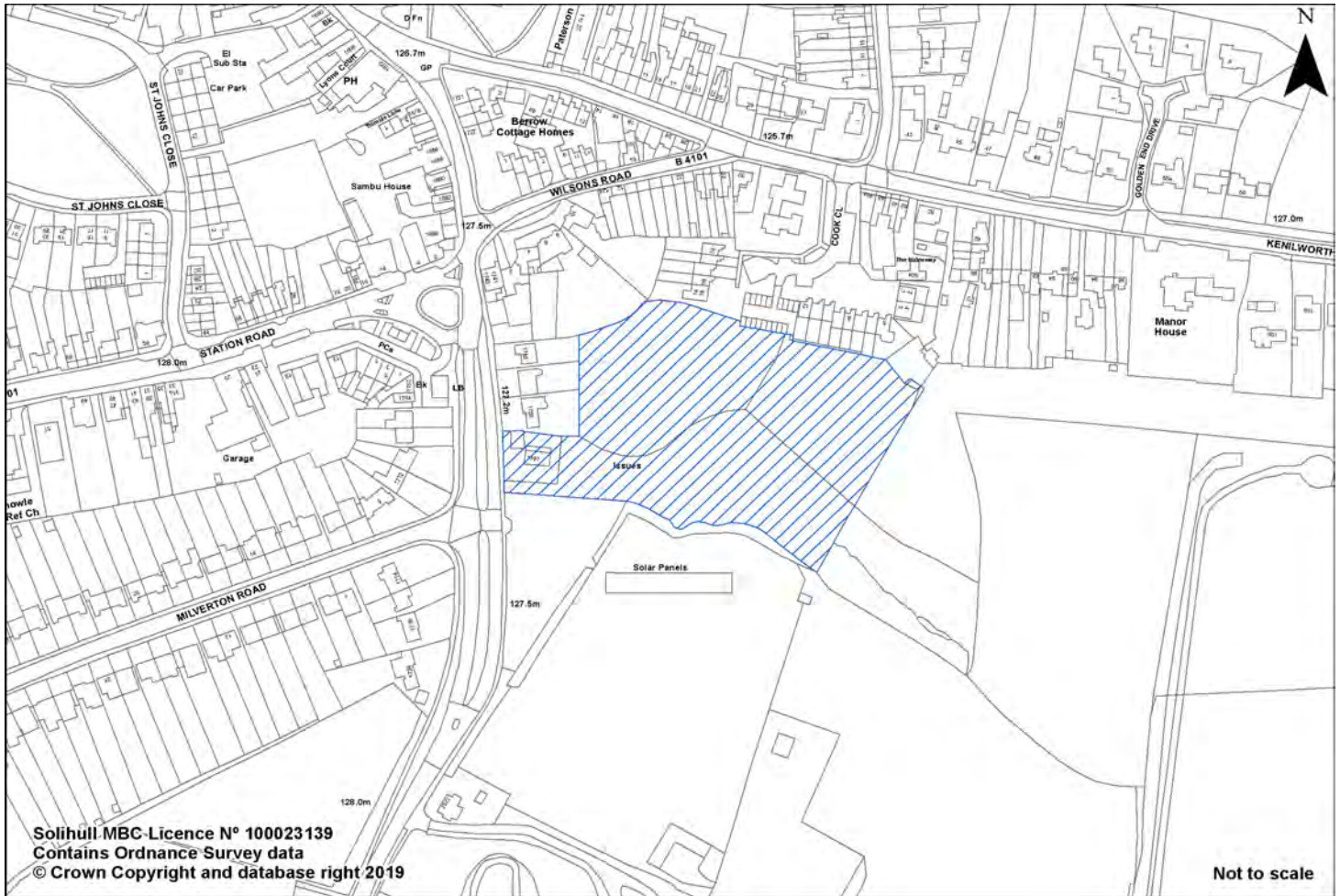
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	98	<b>Site Name</b>	Land to the rear of 1761 Warwick Road
<b>Gross Area (Ha)</b>	1.54	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	39	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on boundary
<b>Soft constraints</b>	Proximity to Conservation Area    Small part of site contaminated land    Habitats of wildlife interest



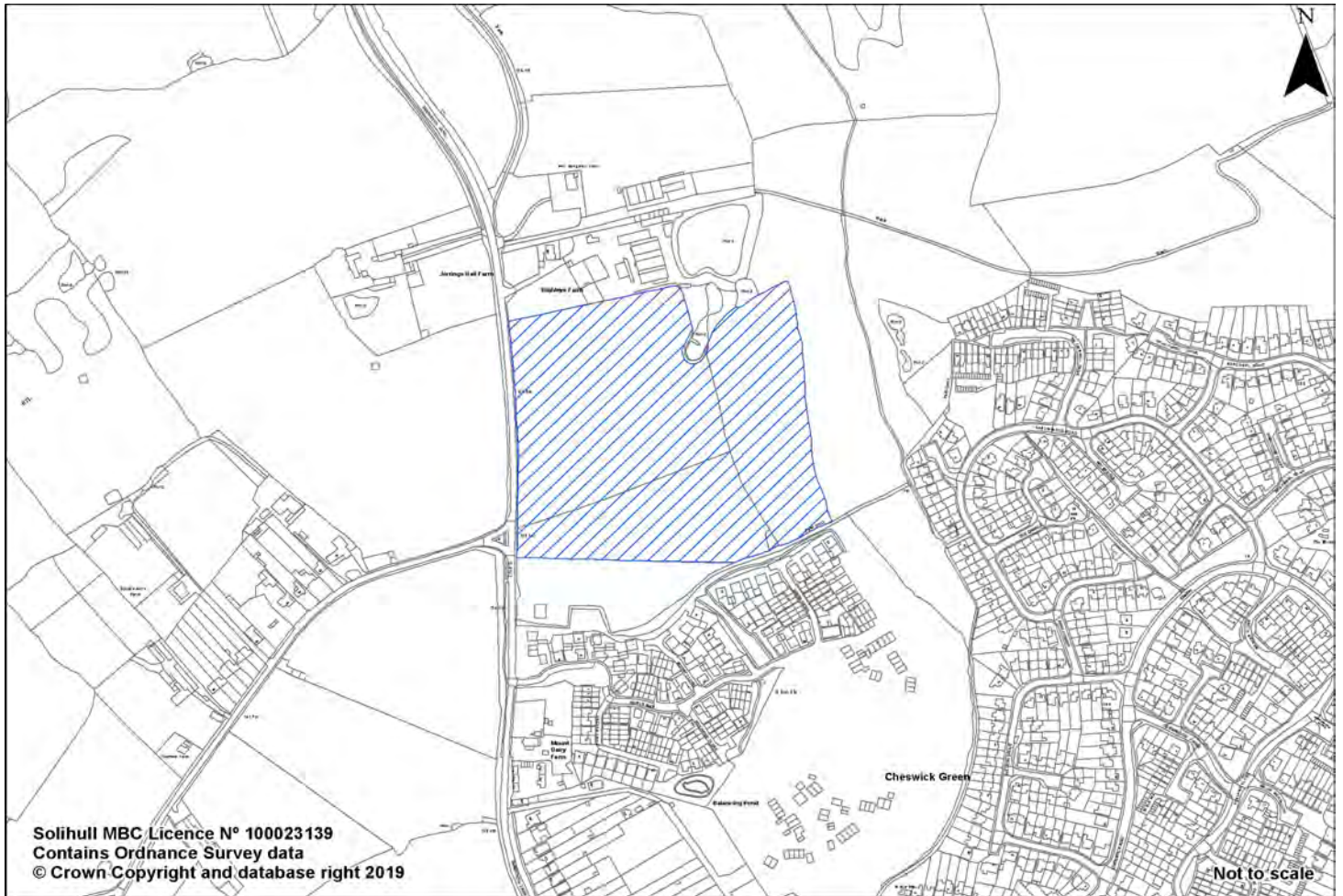
## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
<b>Green Belt Assessment</b>	Higher performing parcel (RP38) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	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 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	7
<b>Commentary</b>	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 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 effects (including 3 significant positive effects) than negative effects as identified in the Sustainability Appraisal.
<b>Site Selection Step 2</b>	R

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

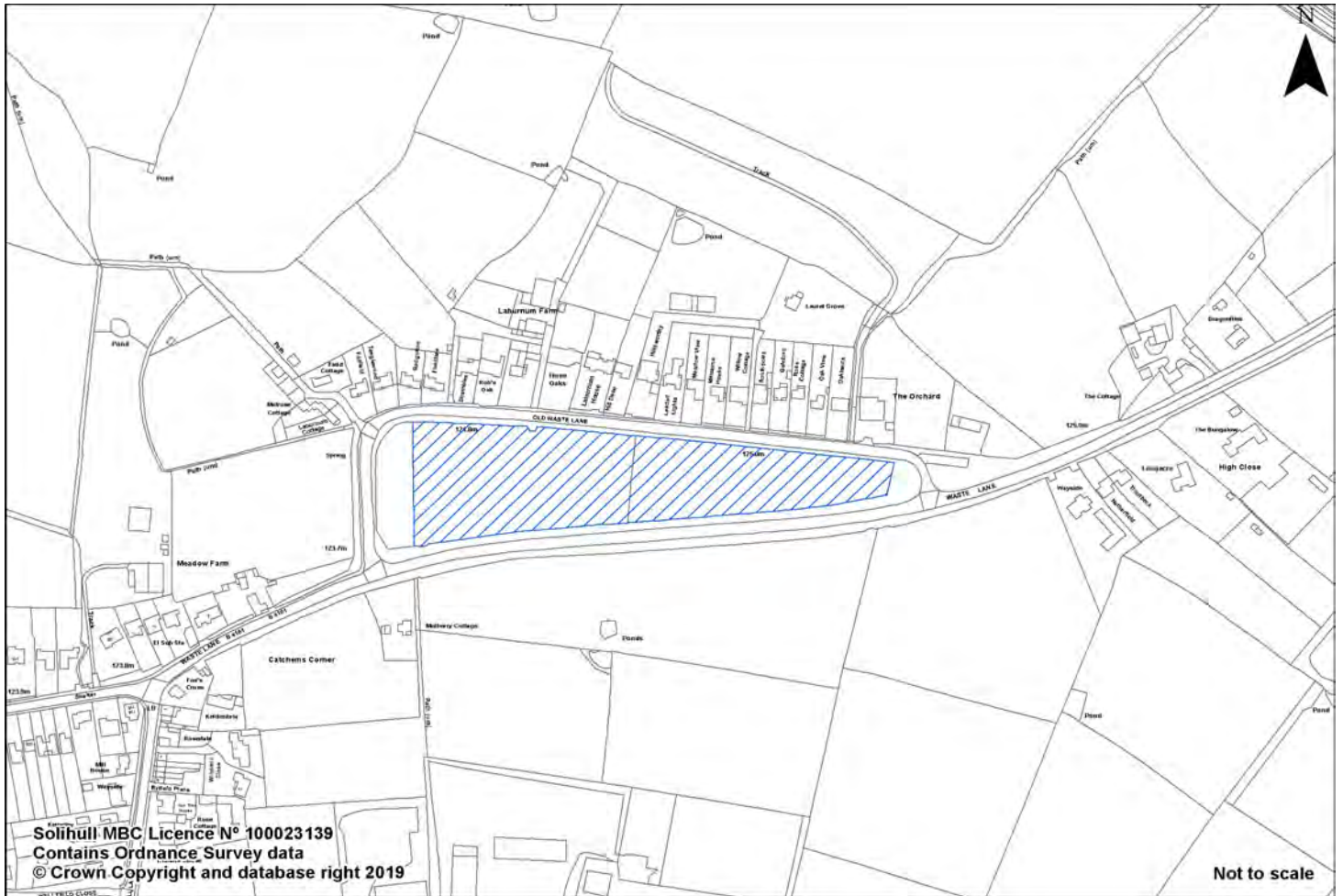
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1007 - Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: Medium GP Surgery: Low/Medium Public Transport: Low (Bus) Overall: Low/Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP65) overall with a combined score of 6. *Highly performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	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

<b>Spatial Strategy</b>	Growth Options F/G: Significant/limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	101	<b>Site Name</b>	Land at Old Waste Lane/Waste Lane
<b>Gross Area (Ha)</b>	1.64	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	40	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Mineral safeguarding area for Coal
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	PROW M190 through site Proximity to locally listed building Habitats of wildlife interest

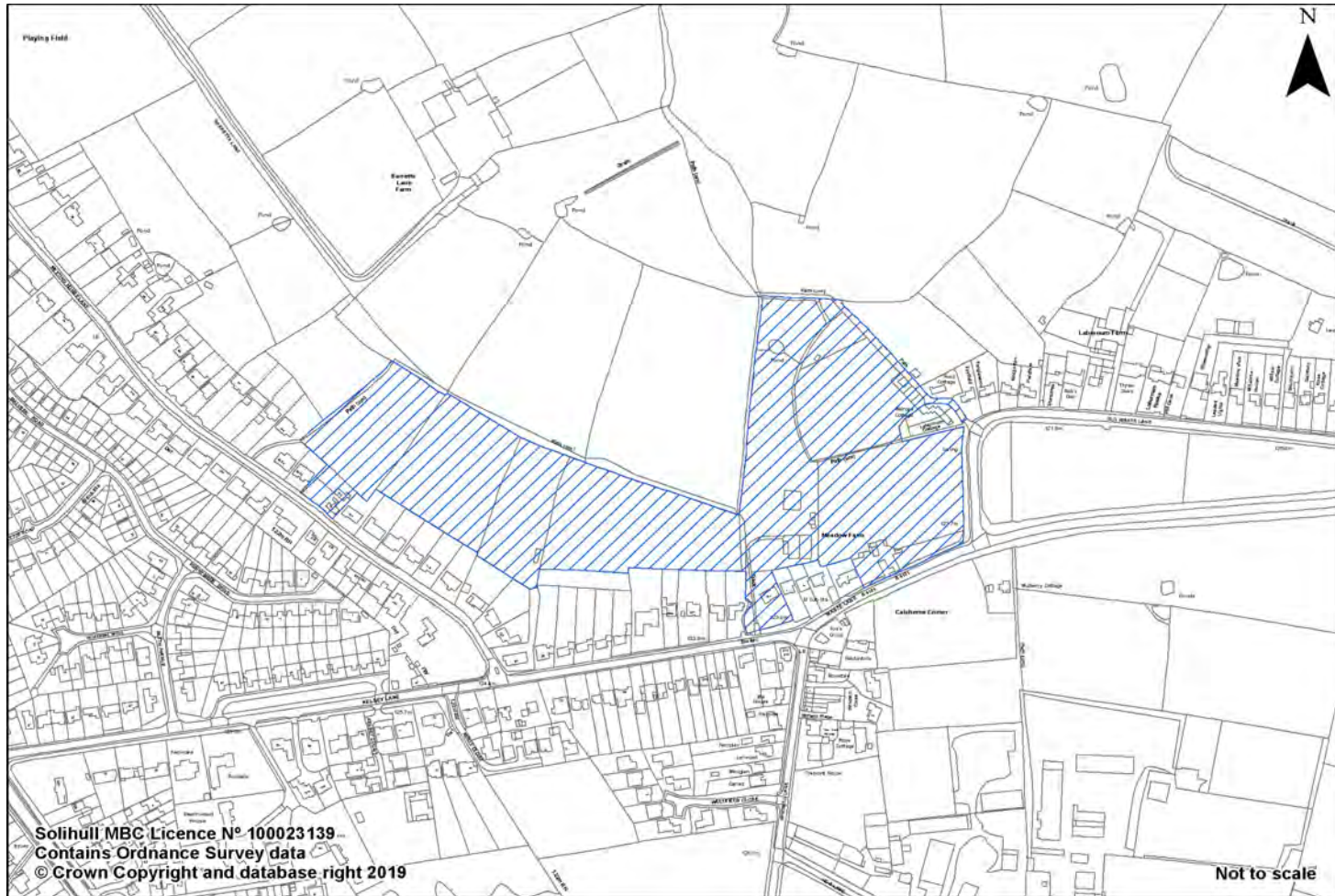
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP56) overall with a combined score of 4. Moderately performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 55 17 effects: 3 positive (1 significant); 8 neutral; 6 negative (2 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	7
<b>Commentary</b>	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. Site is proposed as Local Green Space in Policy P20.
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	102	<b>Site Name</b>	Land at Meeting House Lane and Waste Lane
<b>Gross Area (Ha)</b>	6.37	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 149	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Mineral safeguarding area for Coal
<b>Hard Constraints</b>	TPO on site
<b>Soft constraints</b>	PROW M193 through site and PROWs M191 and M195 along the boundary Habitats of wildlife interest Proximity to locally listed building

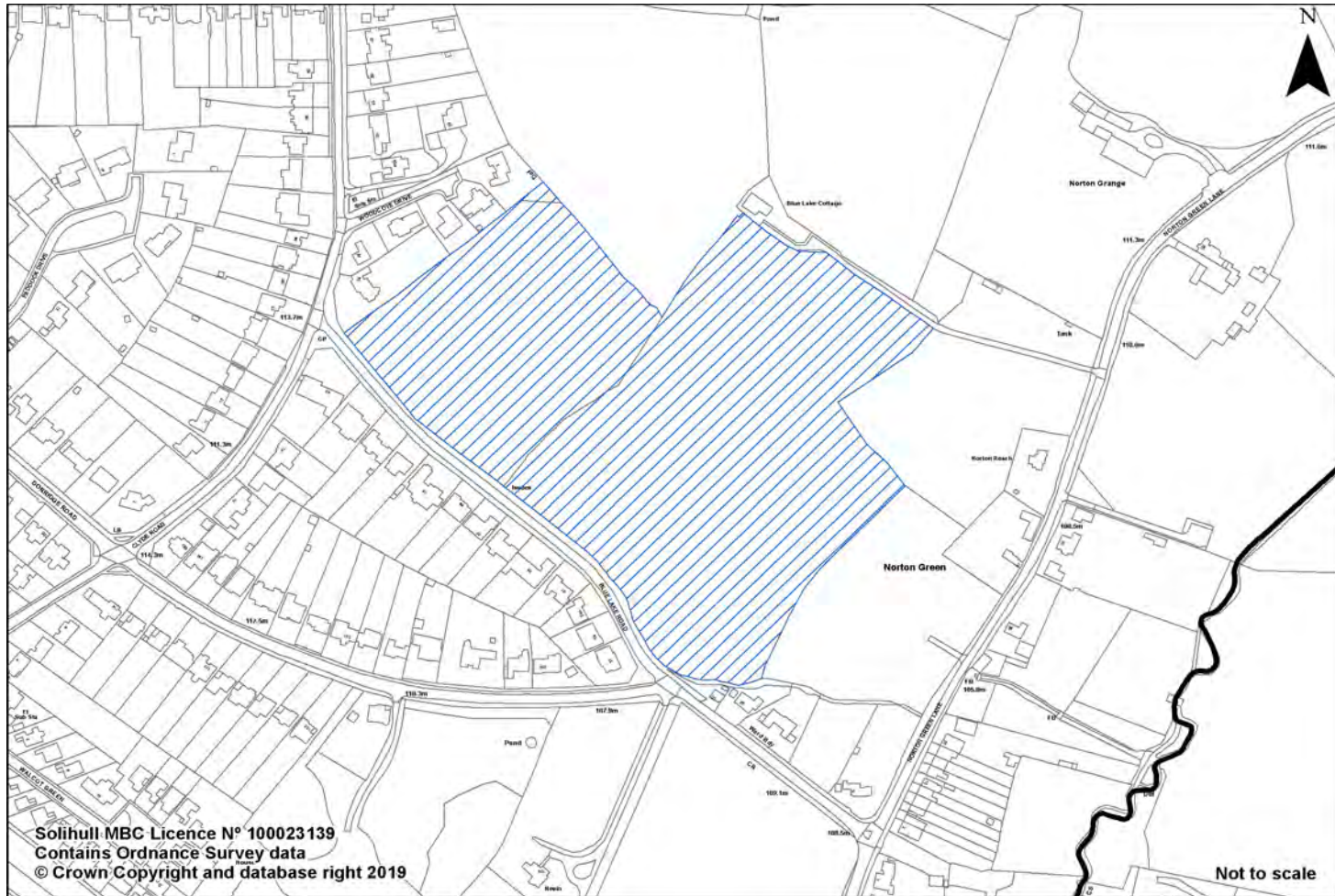
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1002 - Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Medium Food Store: High GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP54) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 97 17 effects: 6 positive (2 significant); 5 neutral; 6 negative (3 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	104	<b>Site Name</b>	Land off Blue Lake Road, Dorridge (Oak Green)
<b>Gross Area (Ha)</b>	6.89	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	80	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Hedgerows Changes in levels on site



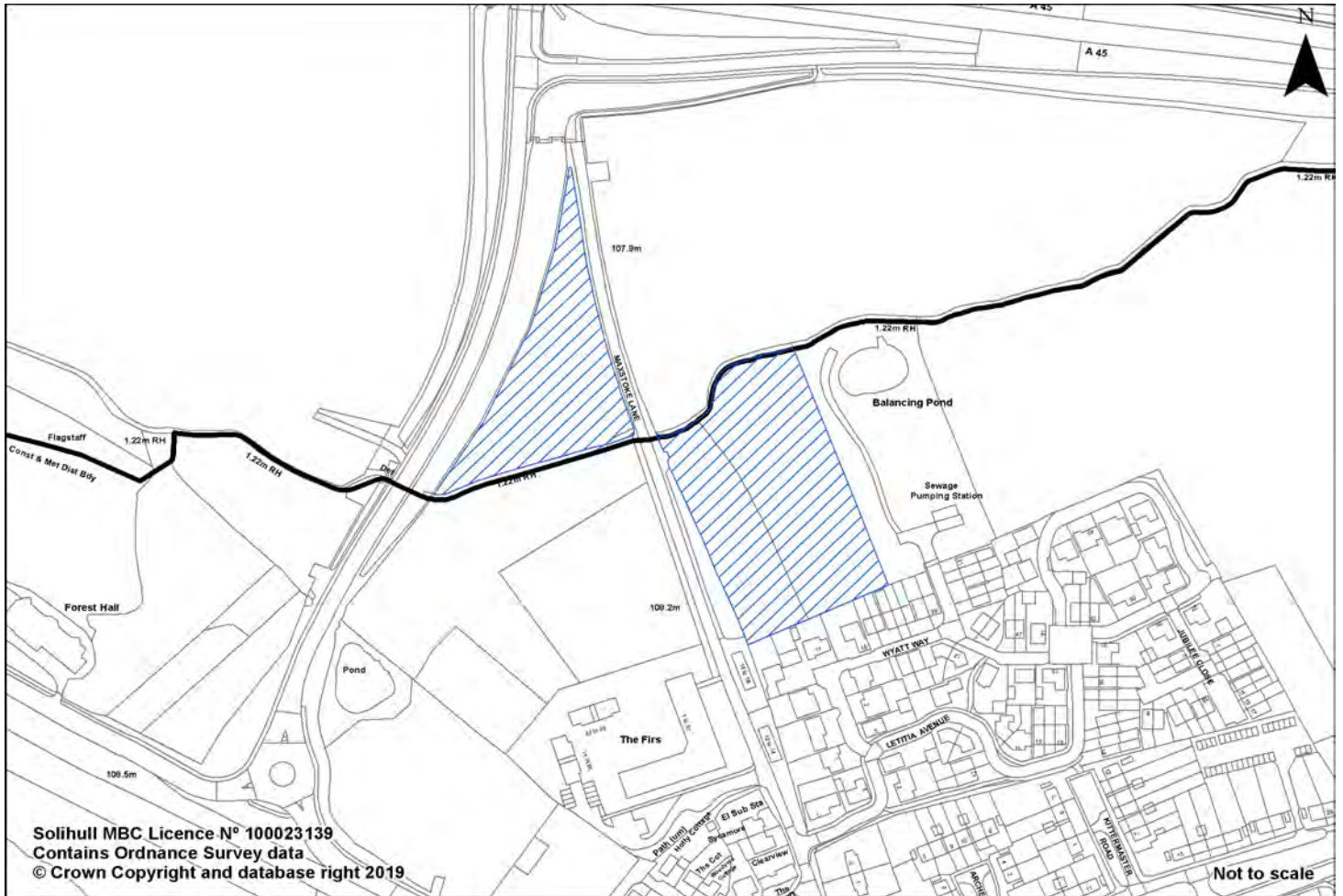
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low Food Store: Medium GP Surgery: Medium Public Transport: High (Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP40) overall with a combined score of 4. Moderately performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 60 17 effects: 4 positive; 10 neutral; 3 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	105	<b>Site Name</b>	Land on Maxstoke Lane, Meriden
<b>Gross Area (Ha)</b>	1.43	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	43	<b>Parish</b>	Meriden
<b>Green Belt</b>	63	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	N.B. part of submitted site not within Solihull boundary    Access

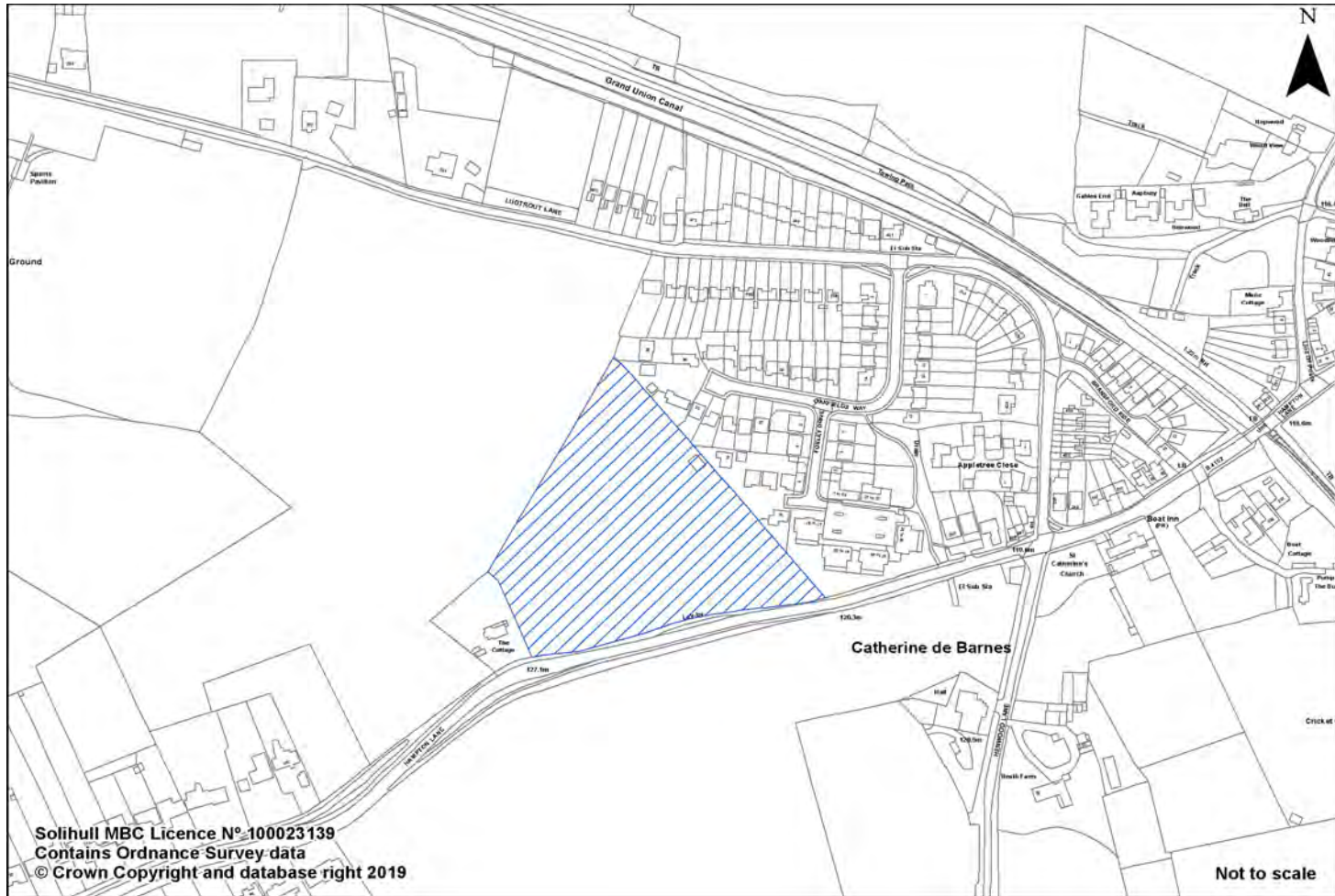
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Low/Medium Public Transport: High (Bus) Overall: High Access: No existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
<b>Landscape Character Assessment</b>	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 47 17 effects: 7 positive (4 significant); 5 neutral; 5 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Meriden village is identified as suitable for limited expansion.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on boundary of site
<b>Soft constraints</b>	Hedgerows Access

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	Catherine de Barnes village is identified as suitable for limited infilling, but unsuitable for expansion.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

Site Reference 107

Site Name Land at Gentleshaw Lane

Gross Area (Ha) 7.41

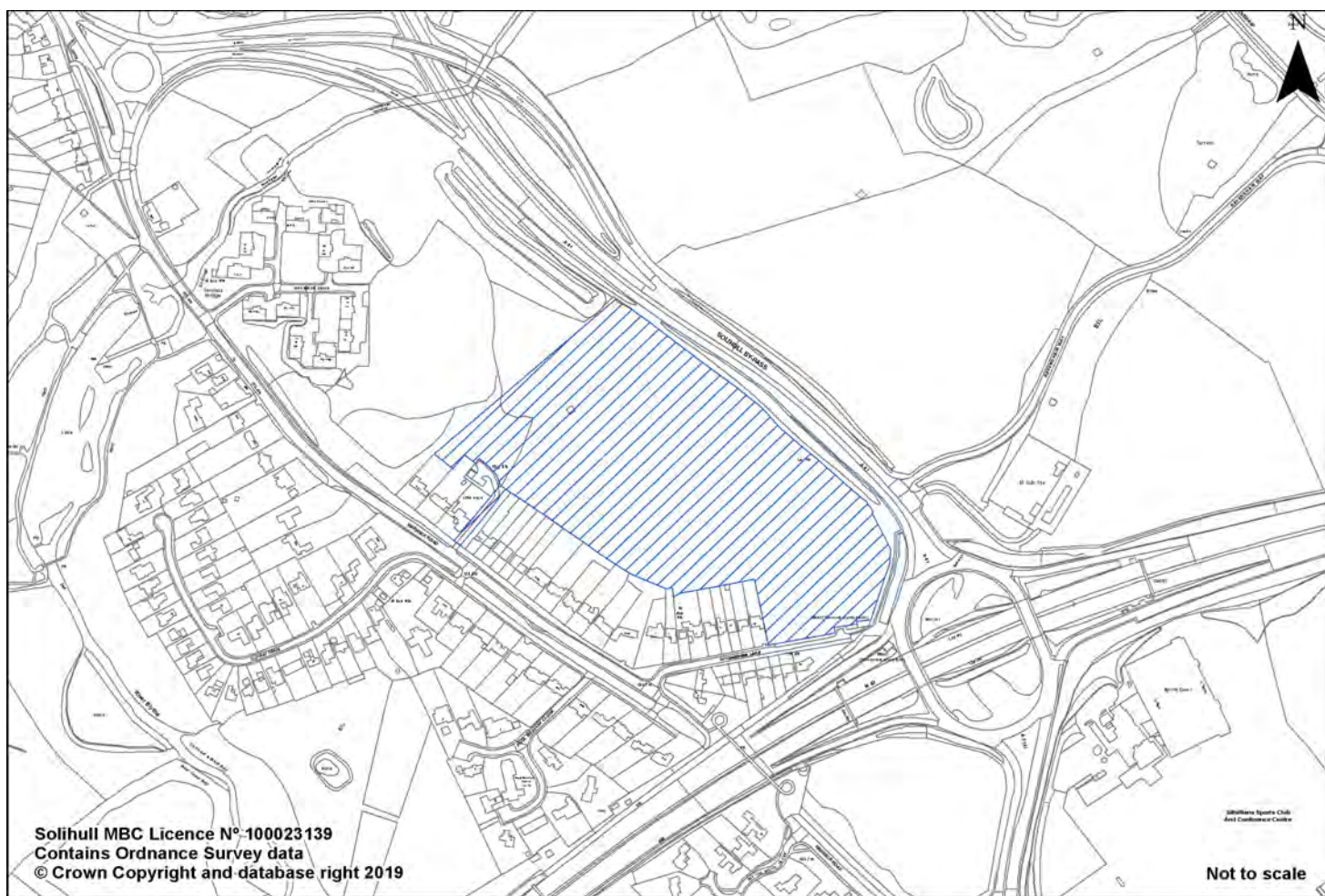
Ward Knowle

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

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Low Food Store: Low GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Low Access: Existing footway
<b>Green Belt Assessment</b>	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
<b>Landscape Character Assessment</b>	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 56 17 effects: 4 positive (2 significant) 6 neutral; 7 negative (2 significant).

## Site Selection

<b>Spatial Strategy</b>	Site could be considered as part of Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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 SA identifies 5 positive and 6 negative effects.
<b>Site Selection Step 2</b>	R

Site Reference 117

Site Name Meriden Road Depot

Gross Area (Ha) 3.61

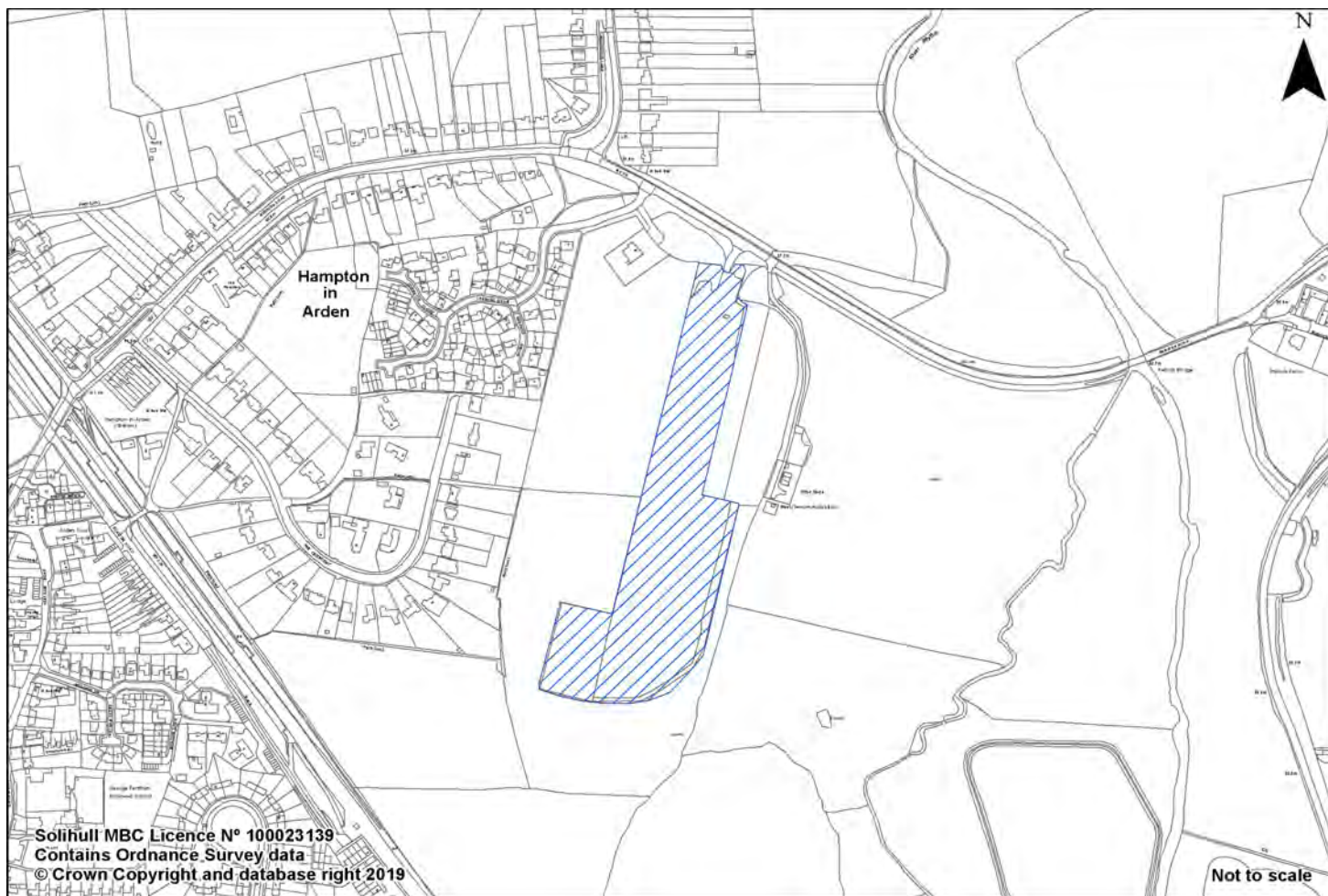
Ward Bickenhill

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



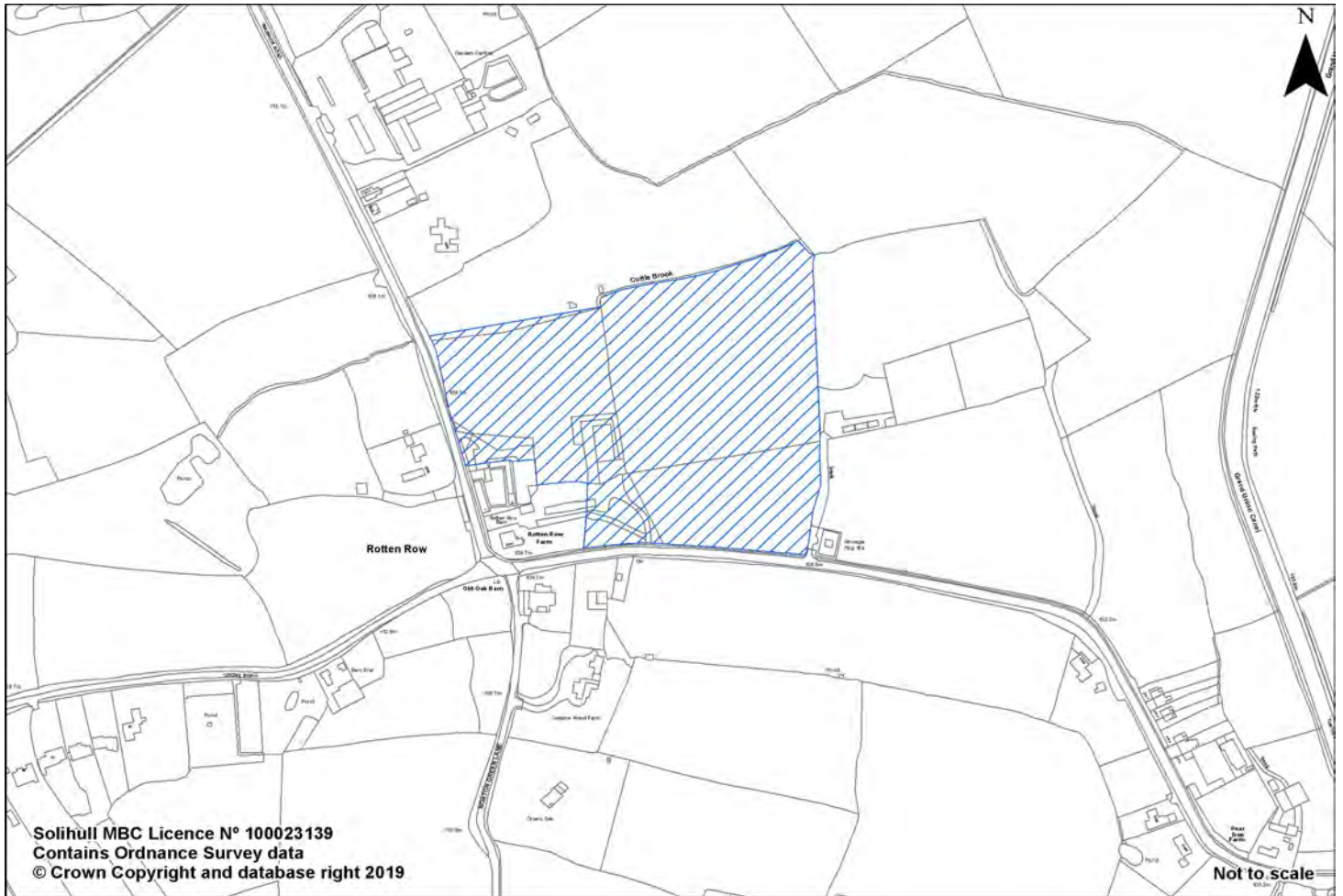
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	Hampton-in-Arden village is identified as suitable for limited growth. 2013 Local Plan
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	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. 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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	118	<b>Site Name</b>	Fields adjacent to Rotten Row Farm
<b>Gross Area (Ha)</b>	5.48	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	128	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

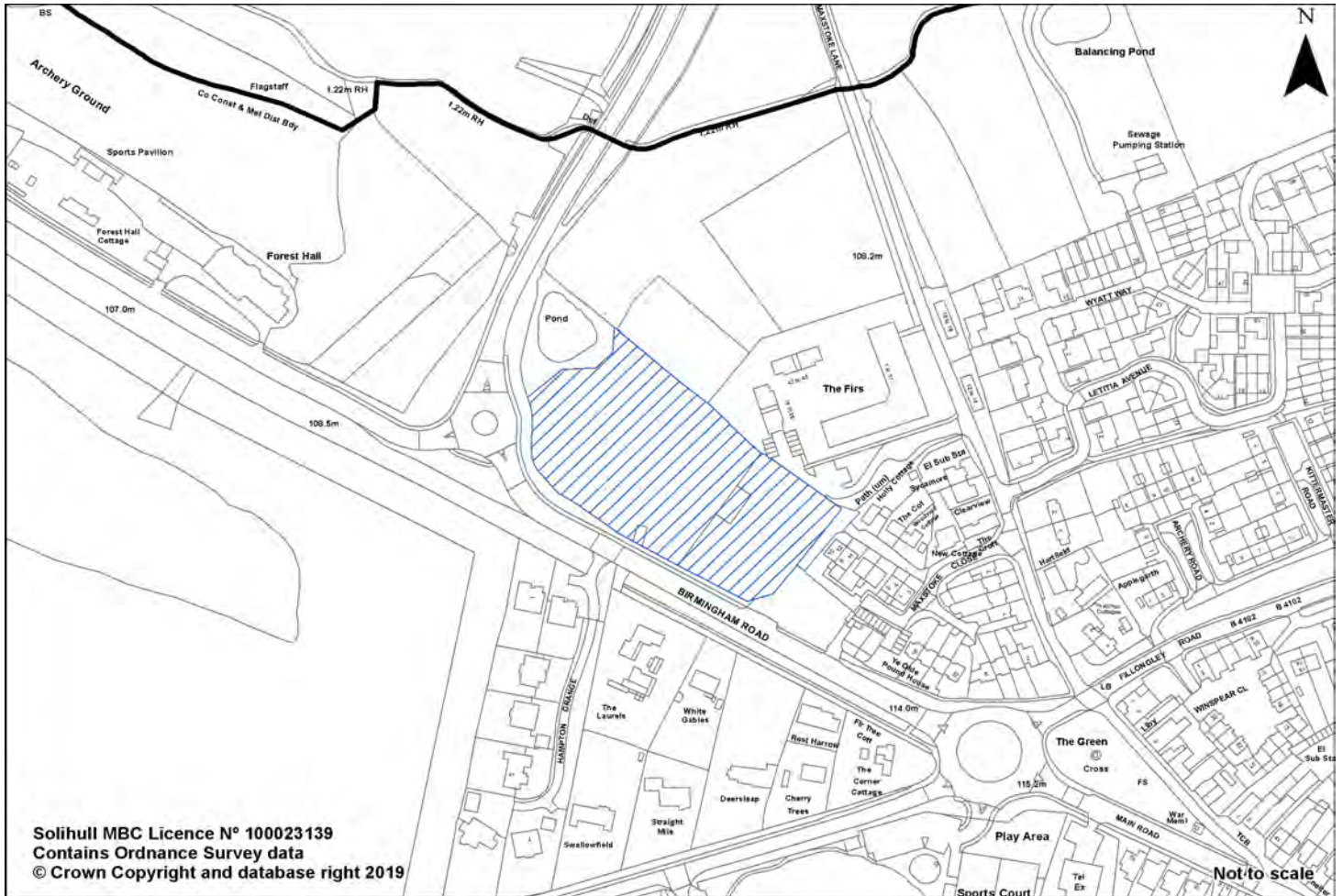
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low Food Store: Low GP Surgery: Low Public Transport: Low/Medium (Both) Overall: Low/Medium Access: Existing footway
<b>Green Belt Assessment</b>	Higher performing parcel (RP38) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 120 18 effects: 2 positive; 8 neutral; 8 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Site does not fit neatly into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, but site is detached from main settlement.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	119	<b>Site Name</b>	Land at Birmingham Road, Meriden
<b>Gross Area (Ha)</b>	1.02	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	30	<b>Parish</b>	Meriden
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Low/Medium Public Transport: Very High (Bus) Overall: High Access: Existing footway
<b>Green Belt Assessment</b>	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.
<b>Landscape Character Assessment</b>	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 100 17 effects: 6 positive (3 significant); 5 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Meriden village is identified as suitable for limited expansion.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

Site Reference 120

Site Name Land at Ashford Lane, Hockley Heath

Gross Area (Ha) 8.12

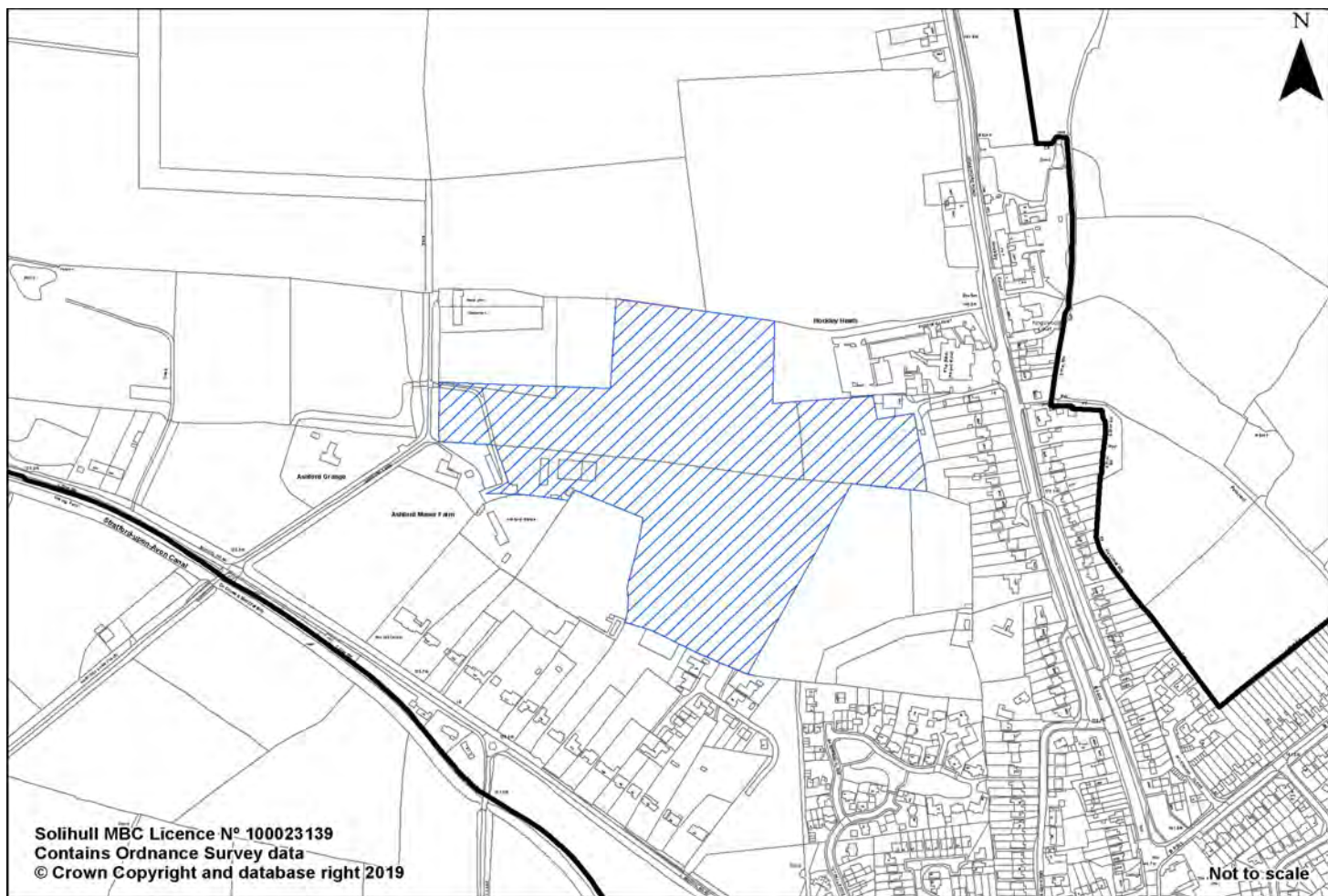
Ward Dorridge & Hockley Heath

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

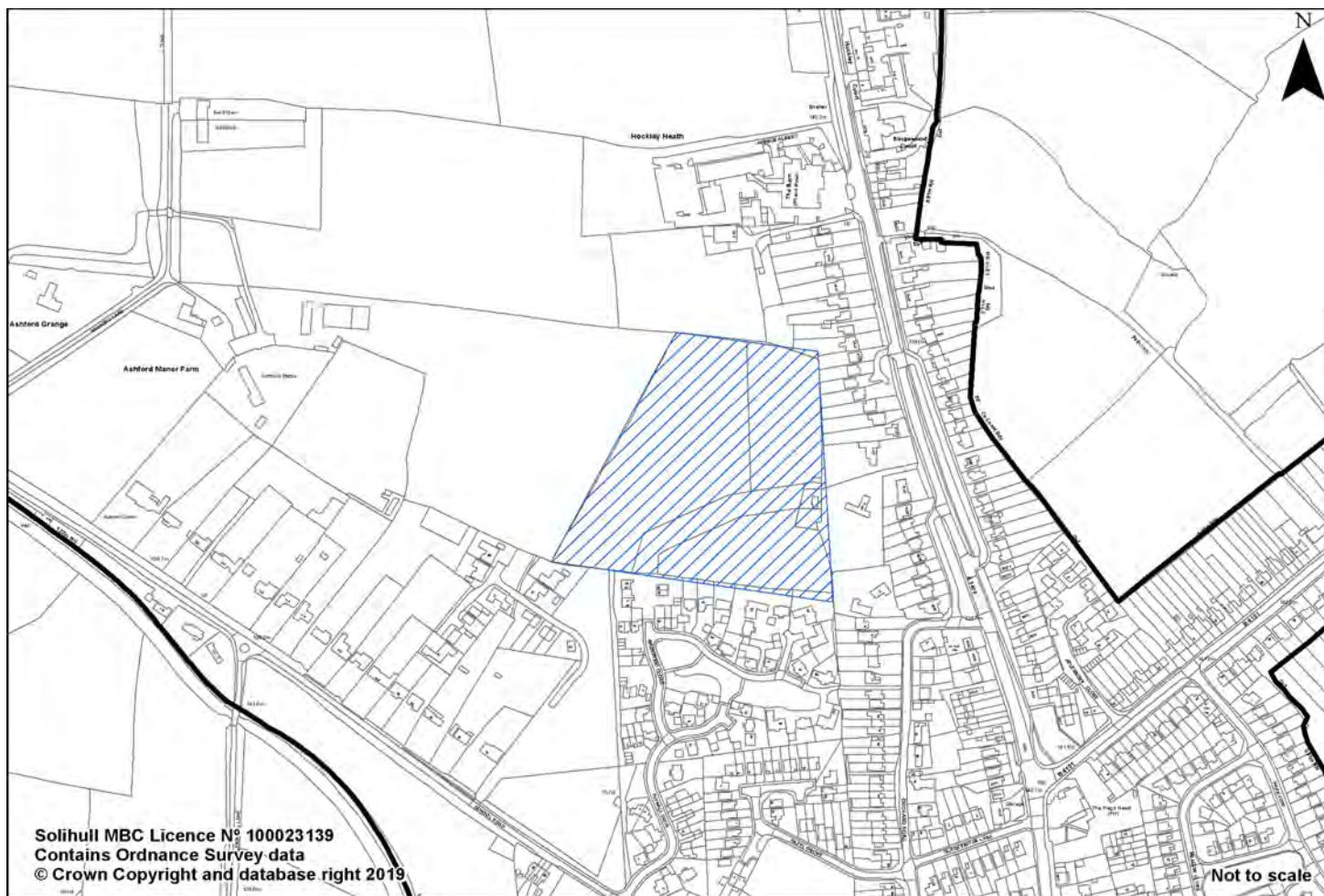
**Commentary**

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

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

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	Lies adjacent to the built up area of Hockely 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.
<b>Site Selection Step 2</b>	R

**Site Reference** 122

**Site Name** Land south of Dog Kennel Lane

**Gross Area (Ha)** 120.25

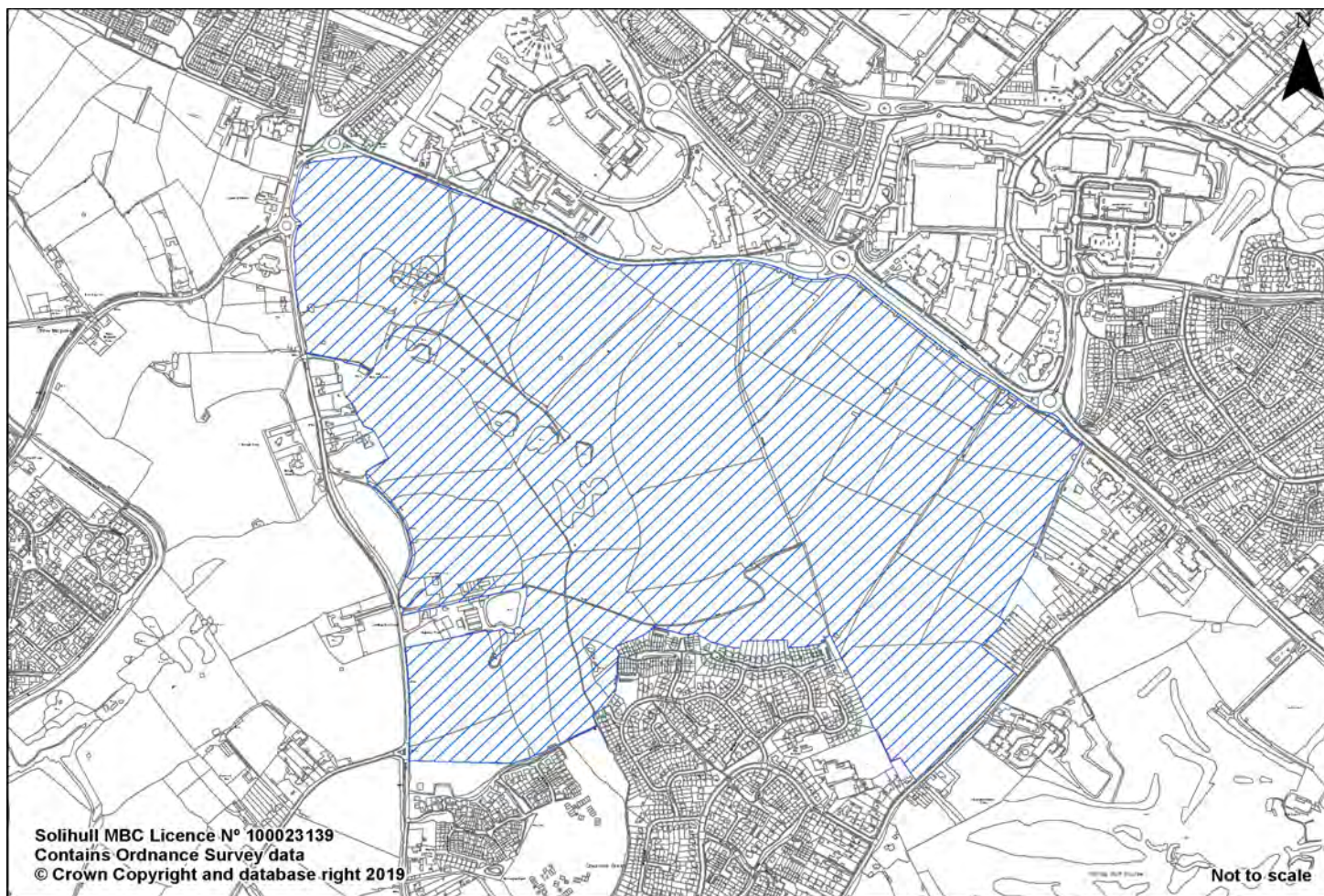
**Ward** Blythe

**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

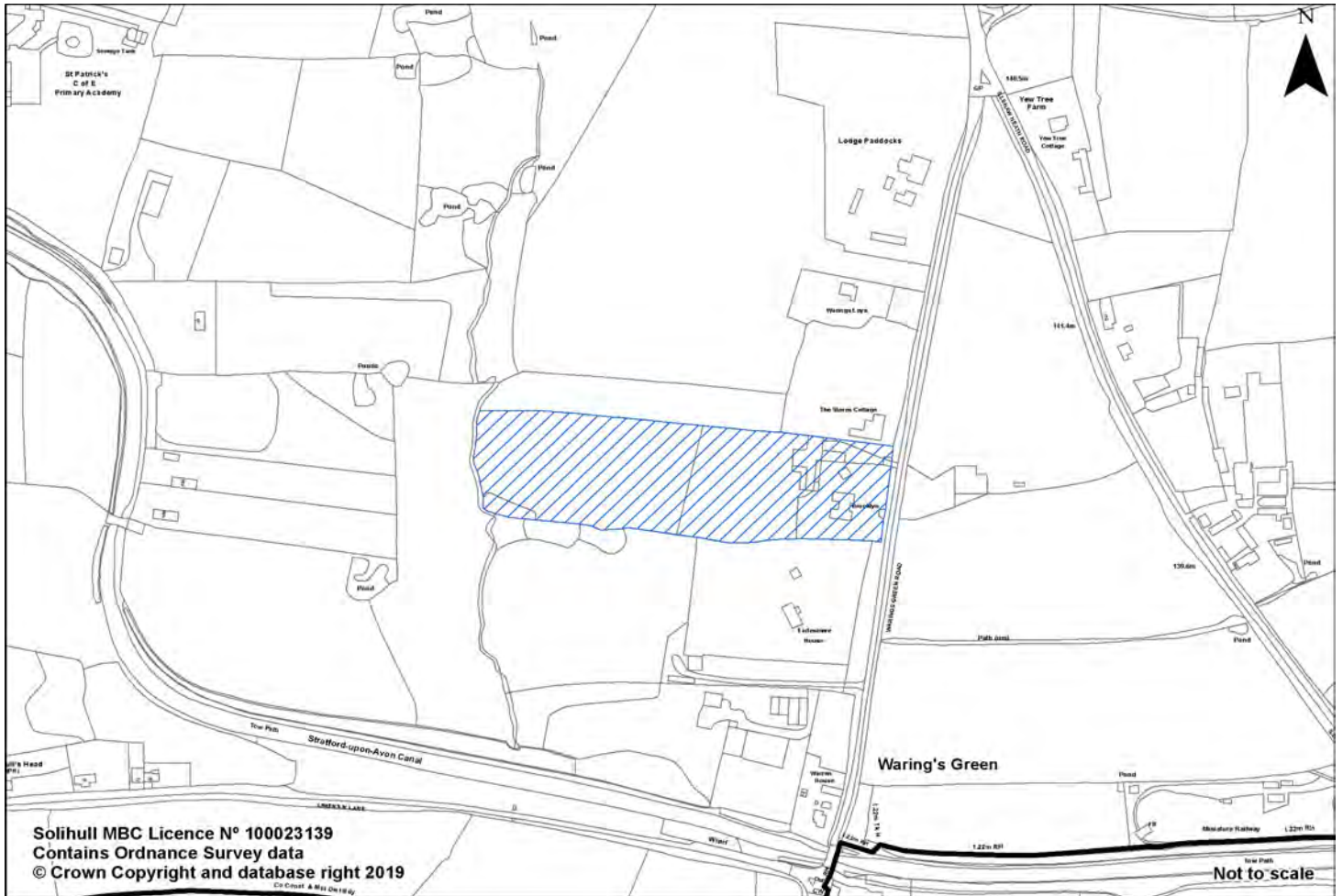
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1007 - Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: High Food Store: Medium GP Surgery: Very High Public Transport: Low/Medium (Bus) Overall: Medium/High Access: No existing footway provision
<b>Green Belt Assessment</b>	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.
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	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 89 (for Site 12 only) 17 effects: 9 positive (3 significant); 2 neutral; 6 negat

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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 wildlife interest should be retained and enhanced where possible. Development should be of a scale to result in a very sustainable urban extension, with provision of a new primary school, improved public transport and pedestrian and cycling connectivity. A strong defensible Green Belt boundary should be
<b>Site Selection Step 2</b>	G

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



### Constraints

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

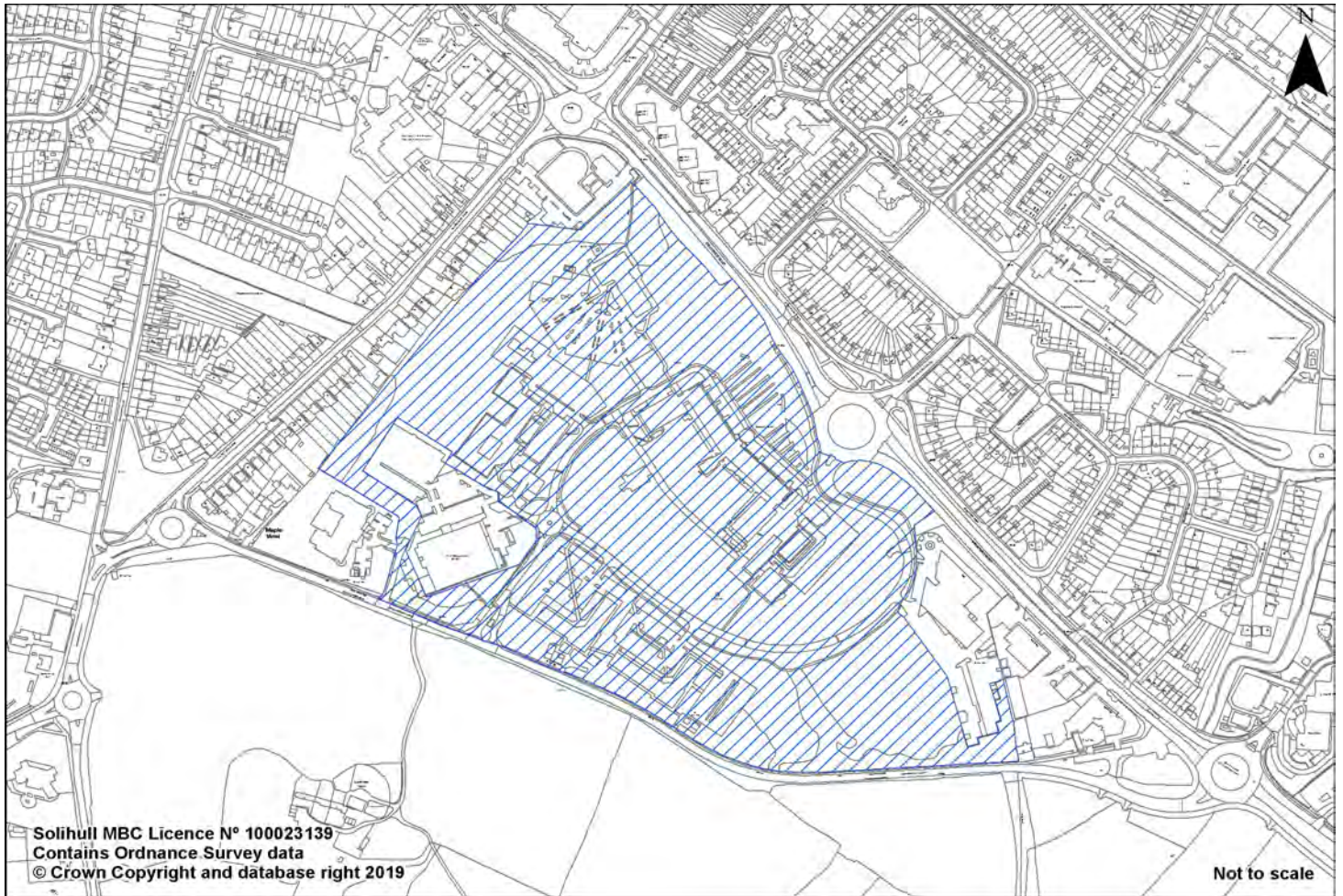
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	124	<b>Site Name</b>	Former TRW site, The Green
<b>Gross Area (Ha)</b>	19.32	<b>Ward</b>	Shirley South
<b>Capacity (SHELAA)</b>	226	<b>Parish</b>	
<b>Green Belt</b>	0	<b>Greenfield/ Brownfield</b>	Brownfield



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

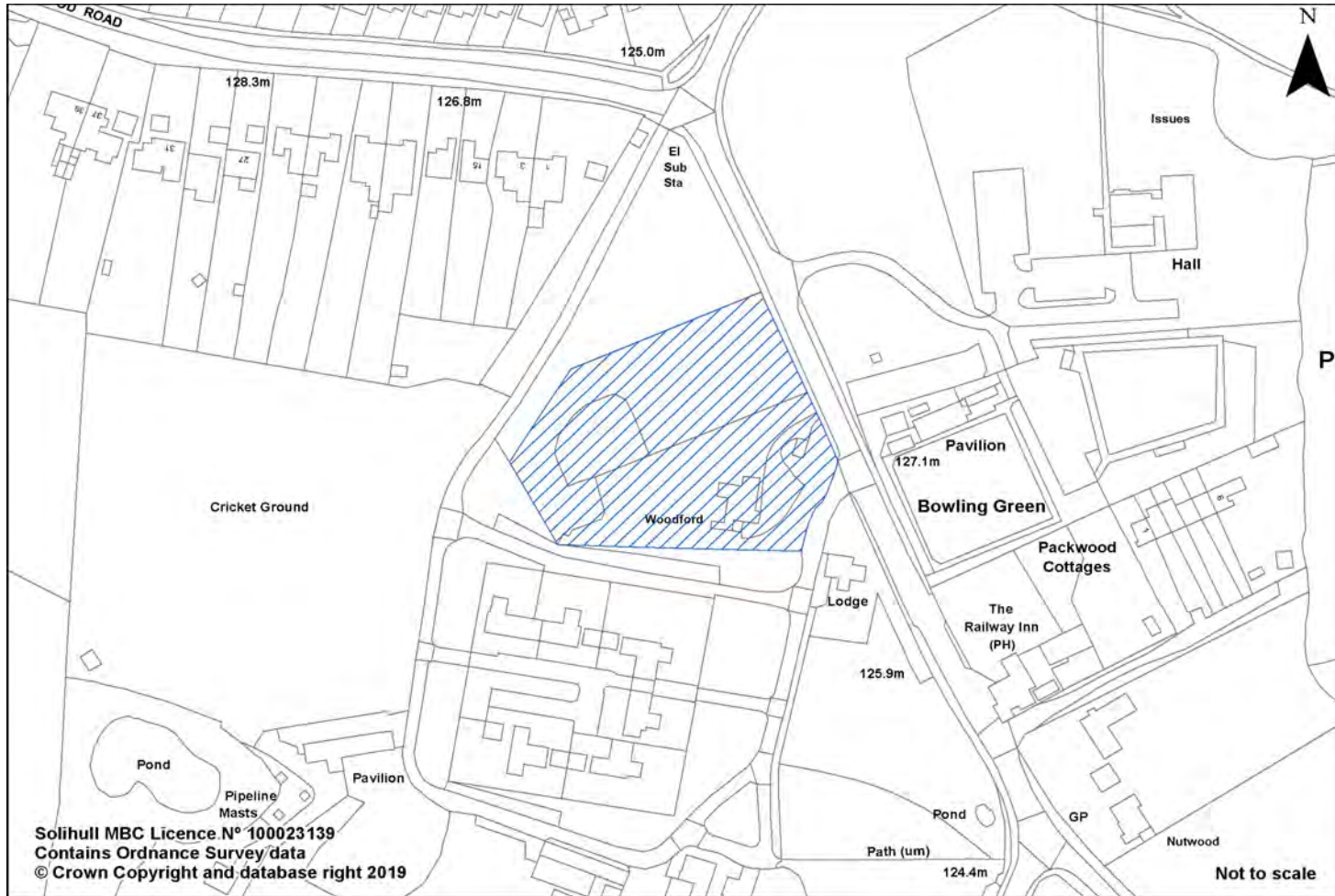
## Evidence

<b>SHELAA</b>	Category 2 (Some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
<b>Green Belt Assessment</b>	Site not included in study area of Green Belt Assessment.
<b>Landscape Character Assessment</b>	Site not included in study area of Landscape Character Assessment.
<b>Sustainability Appraisal</b>	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 Plan. 16 effects: 7 positive (3 significant); 7 neutral; 2 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option D: Shirley Town Centre & the A34 Corridor
<b>Site Selection Topic Paper</b>	Site is in a highly accessible location within the existing urban area.
<b>Site Selection Step 1</b>	1
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Existing property on site    Trees on site



## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Could be considered as part of Growth Option F: Limited expansion of rural villages/settlements, however site is not strictly adjacent to Dorridge boundary.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

Site Reference 128

Site Name Area G, Meriden

Gross Area (Ha) 43.32

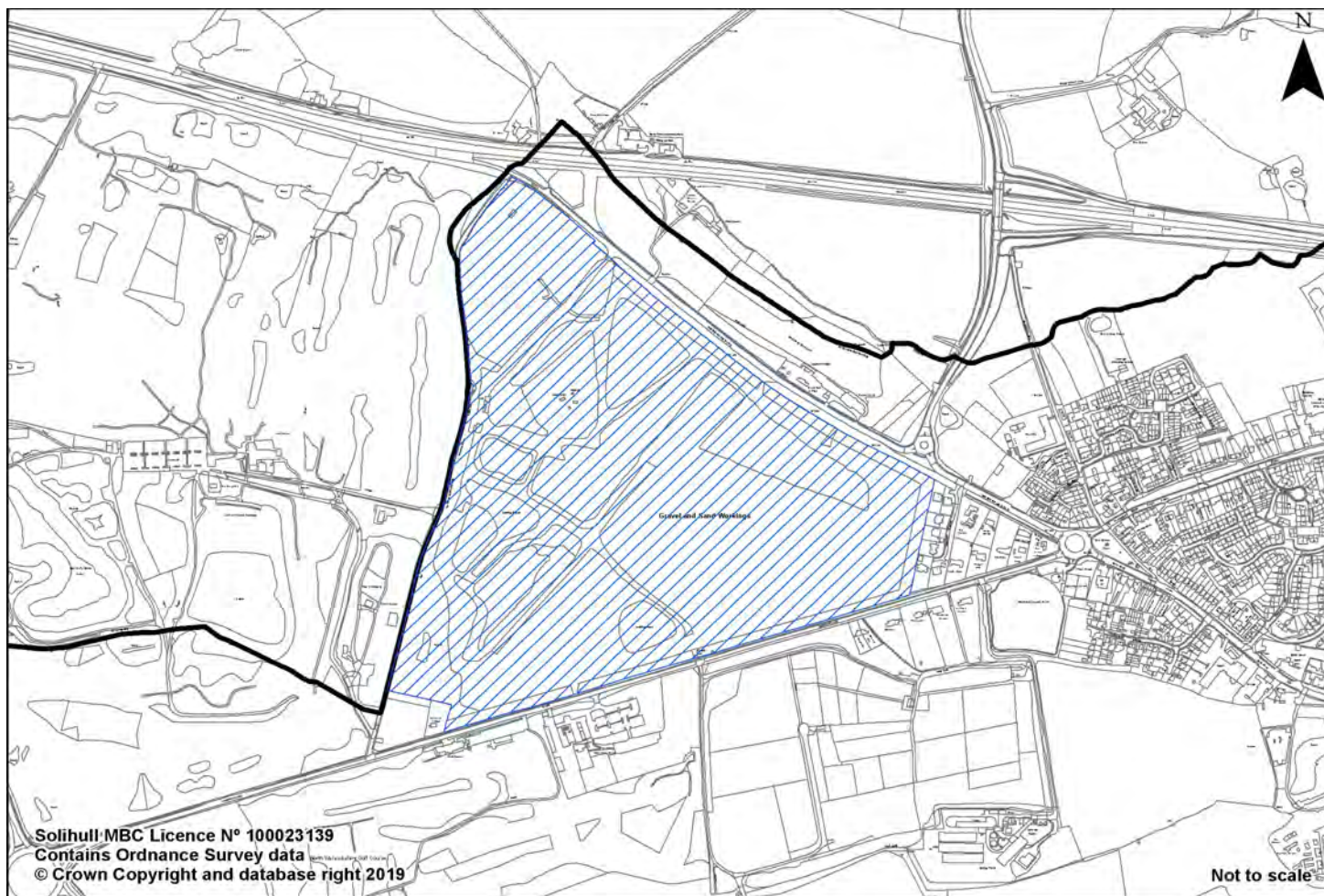
Ward Meriden

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

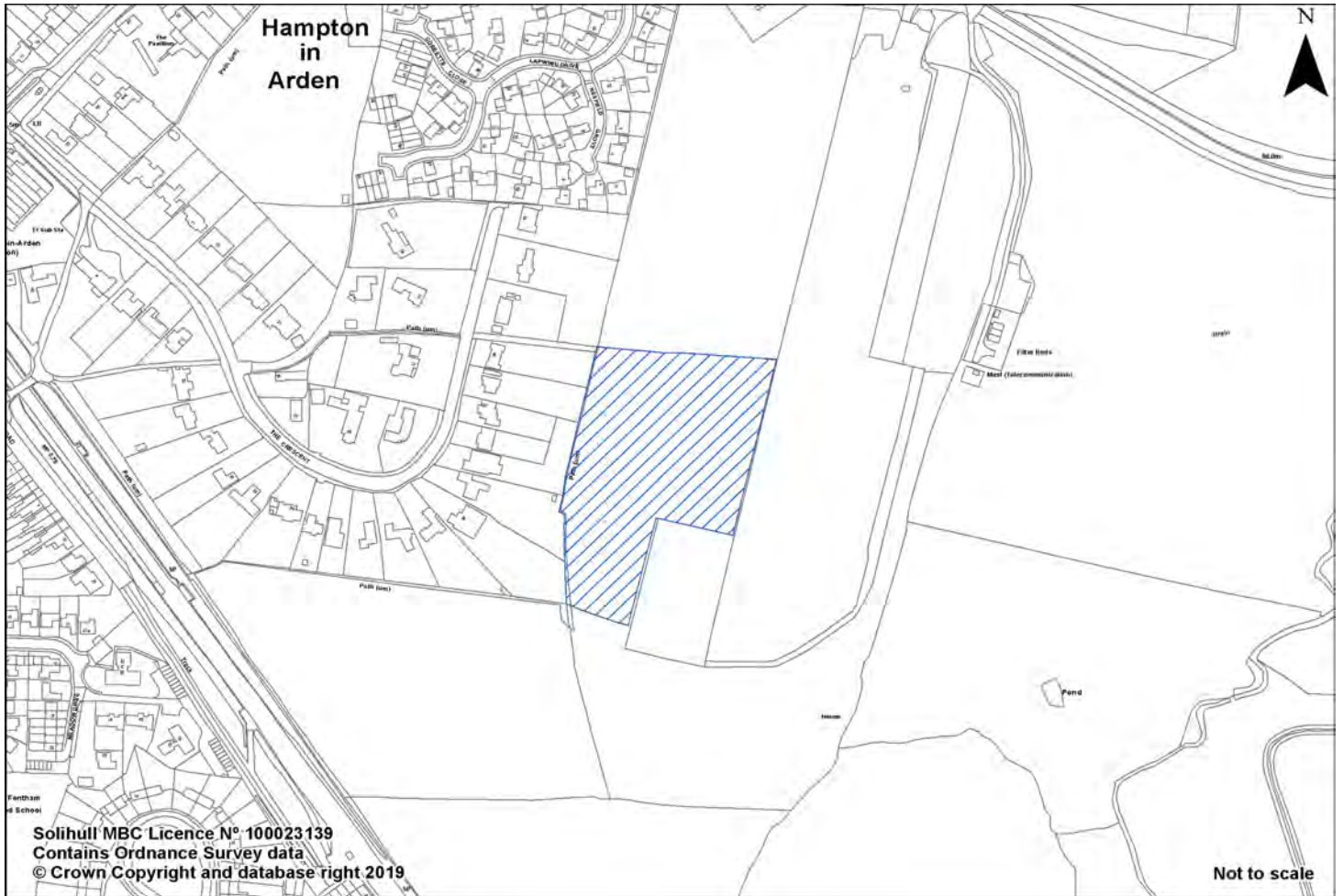
## Evidence

<b>SHELAA</b>	Category 3 (significant suitability constraints)
<b>Accessibility Study</b>	Primary School: Medium Food Store: Very High GP Surgery: Low Public Transport: Low/Medium (Bus) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
<b>Landscape Character Assessment</b>	Within LCA8 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Varies from Low to High Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Meriden village is identified as suitable for limited, but not significant expansion.
<b>Site Selection Step 1</b>	7
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** TPO on boundary

**Soft constraints** Access PROW M118 along western boundary

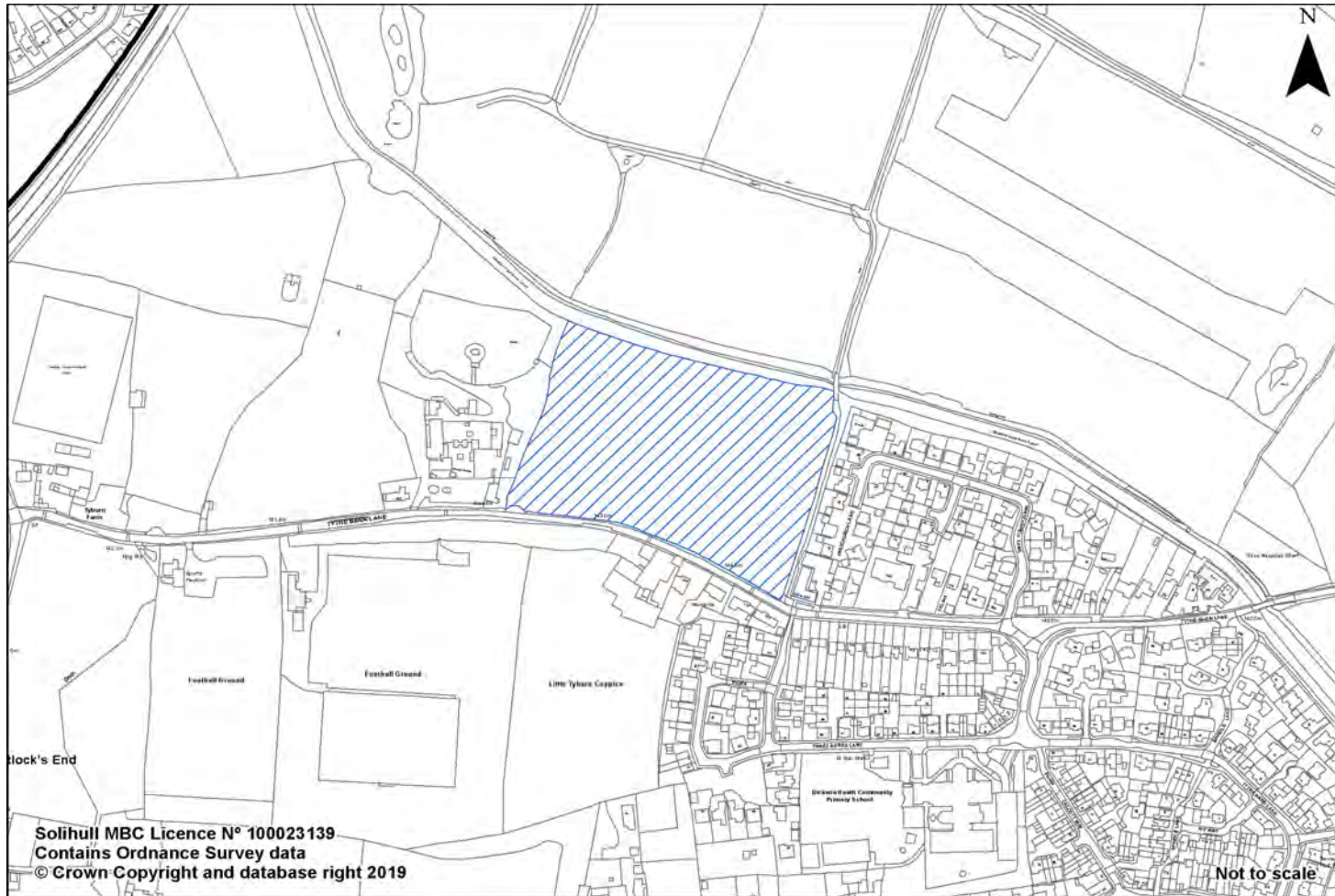
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	Hampton-in-Arden village is identified as suitable for limited growth.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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. 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
<b>Site Selection Step 2</b>	G

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPO on eastern boundary
<b>Soft constraints</b>	PROW SL72 along eastern boundary

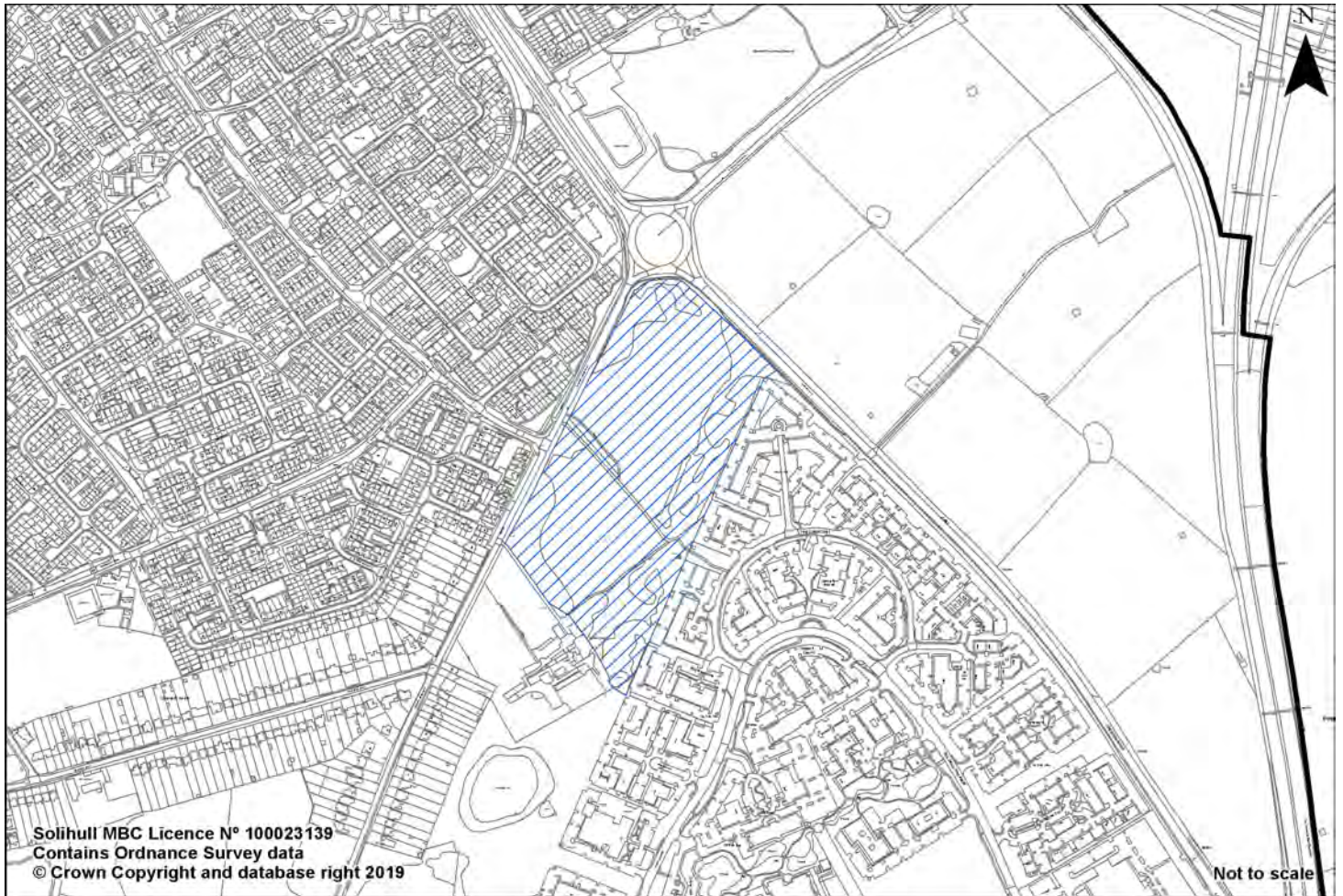
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Dickens Heath is identified as suitable for significant growth, although ensuring key gaps are protected and within walking distance to rail station.
<b>Site Selection Step 1</b>	7
<b>Commentary</b>	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 canalside setting. Pedestrian and cycling connectivity should be facilitated through the site, in particular to Dickens Heath village and Whitlock's End station.
<b>Site Selection Step 2</b>	G

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



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**



## Evidence

<b>SHELAA</b>	Category 2 (Some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Medium Public Transport: Very High (Rail) Overall: Very High Access: No existing footway provision
<b>Green Belt Assessment</b>	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
<b>Landscape Character Assessment</b>	Within LCA10B Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 66 17 effects: 7 positive (5 significant); 8 neutral; 2 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	Growth Option G – Area A: South-east of Chelmsley Wood. Not considered suitable for major growth.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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

### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	HS2 Interchange Station site   HS2 line   Listed building on site   TPO on site
<b>Soft constraints</b>	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 inte

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option E: UKC Hub Area & HS2
<b>Site Selection Topic Paper</b>	Site to be considered as part of HS2 development and UGC Framework.
<b>Site Selection Step 1</b>	4
<b>Commentary</b>	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 development around the station. The site could form part of an urban extension in area identified in the spatial strategy as suitable for growth
<b>Site Selection Step 2</b>	G

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

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

<b>Spatial Strategy</b>	Site could be considered as part of Growth Option G – Area E.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	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

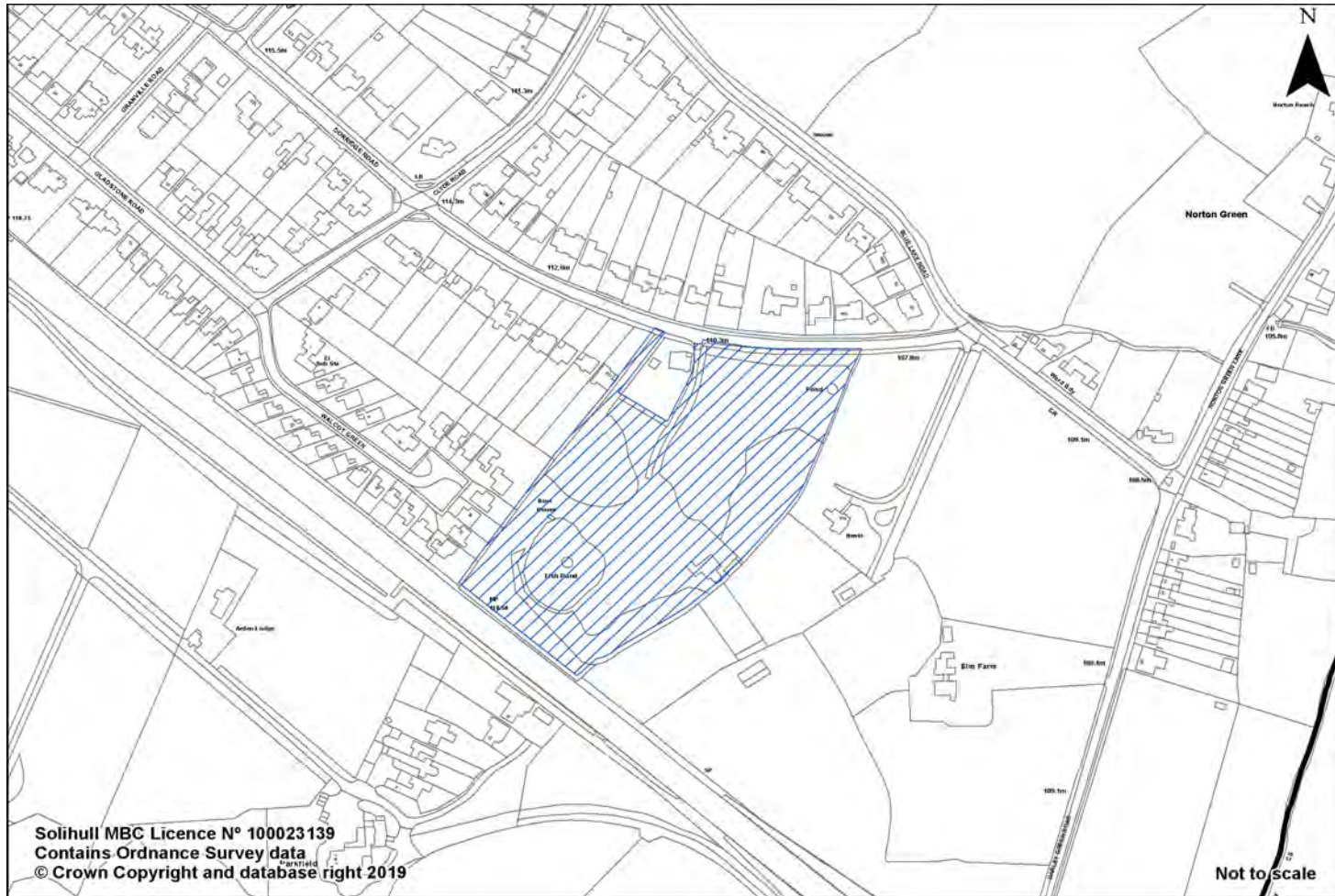
## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Low GP Surgery: Very Low Public Transport: Very High (Both) Overall: Medium/High Access: Existing footway
<b>Green Belt Assessment</b>	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
<b>Landscape Character Assessment</b>	Site not included in study area of Landscape Character Assessment.
<b>Sustainability Appraisal</b>	AECOM 57 17 effects: 3 positive (2 significant); 10 neutral; 4 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	Site is in a moderately performing parcel of Green Belt comprising a ribbon of residential development adjacent to the main urban area. Being located between the railway line, Widney Manor Road and Widney Lane a new strong and defensible boundary could be established. Adjustments to the Green Belt boundary mean that this site could come forward as a windfall development. 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.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on site
<b>Soft constraints</b>	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

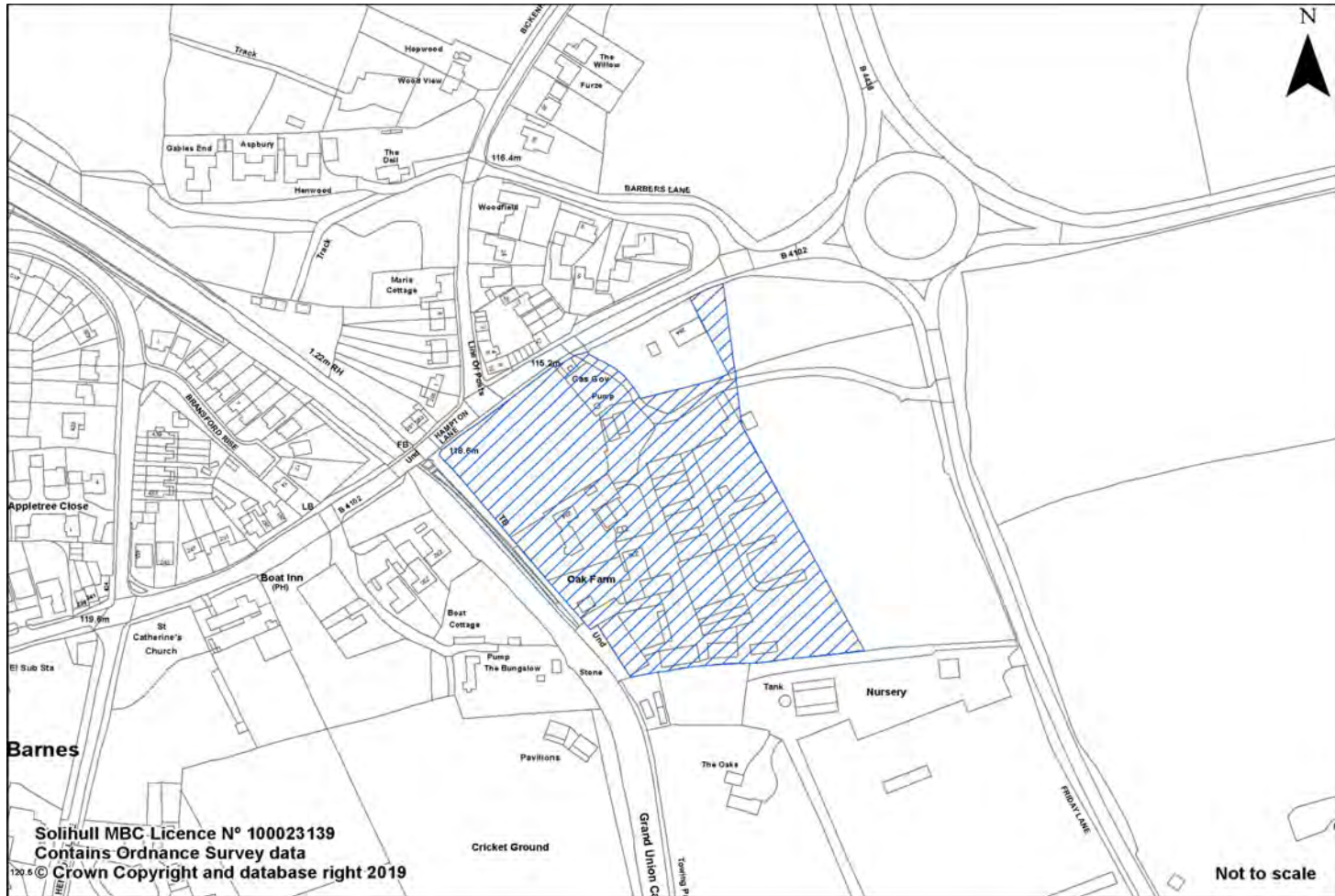
**Commentary**

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

<b>Site Reference</b>	136	<b>Site Name</b>	Oak Farm, Catherine de Barnes
<b>Gross Area (Ha)</b>	3.43	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	80	<b>Parish</b>	Hampton-in-Arden
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Part brownfield, part greenfield



**Constraints**

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	High pressure gas pipeline inner zone X X
<b>Soft constraints</b>	Existing properties on site PROWs SL7A and M131A on boundary of site Overhead cables

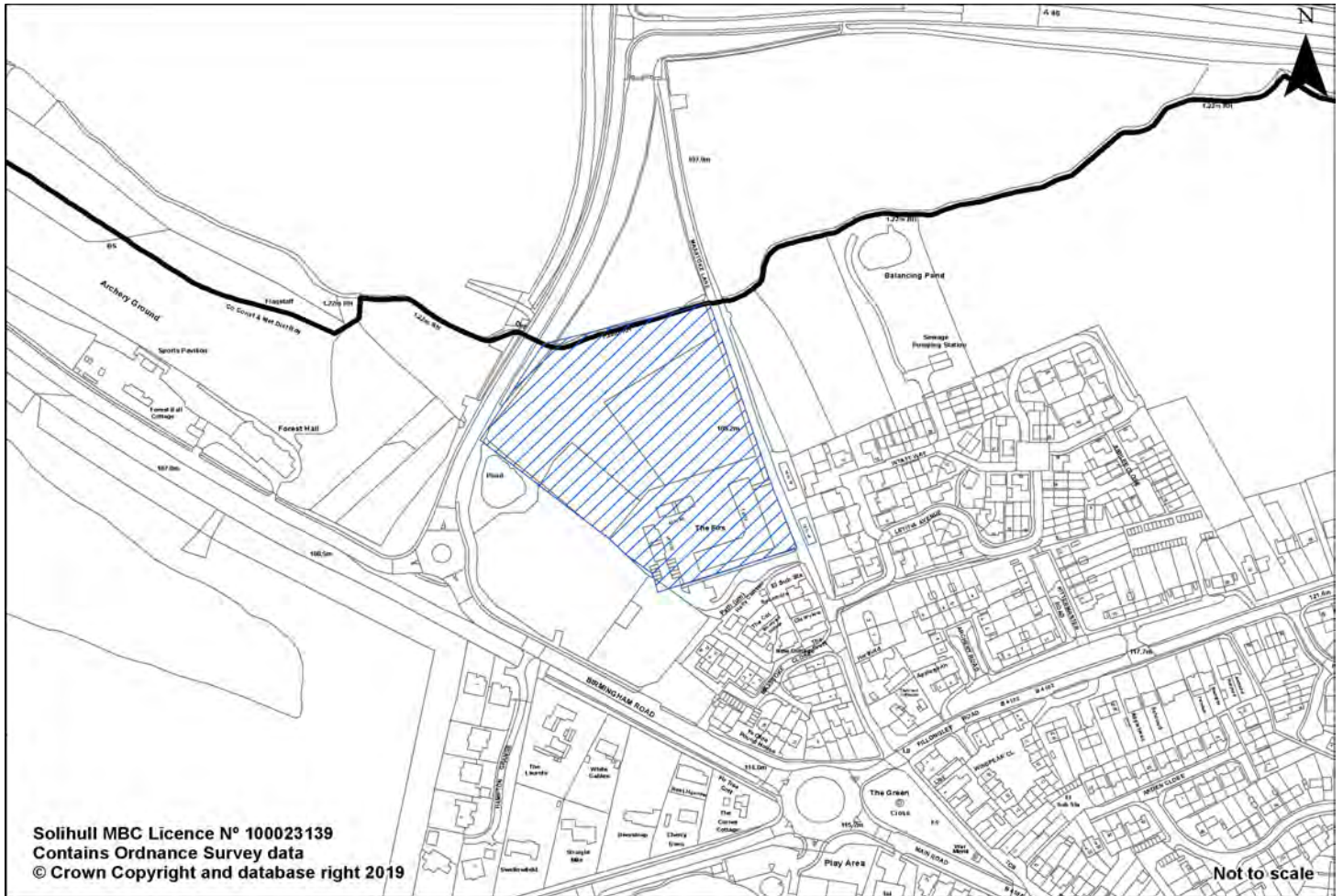
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	8
<b>Commentary</b>	Site is part brownfield and part green field within a highly performing parcel in the Green Belt Assessment. Friday Lane is a permanent physical feature that provides a strong Green Belt boundary to the east, with a hedgerow defining the boundary to the nursery to the south. 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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	137	<b>Site Name</b>	The Firs, Meriden
<b>Gross Area (Ha)</b>	2.24	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	38	<b>Parish</b>	Meriden
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Part greenfield, part brownfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on site
<b>Soft constraints</b>	Existing properties and uses on site    Trees on site

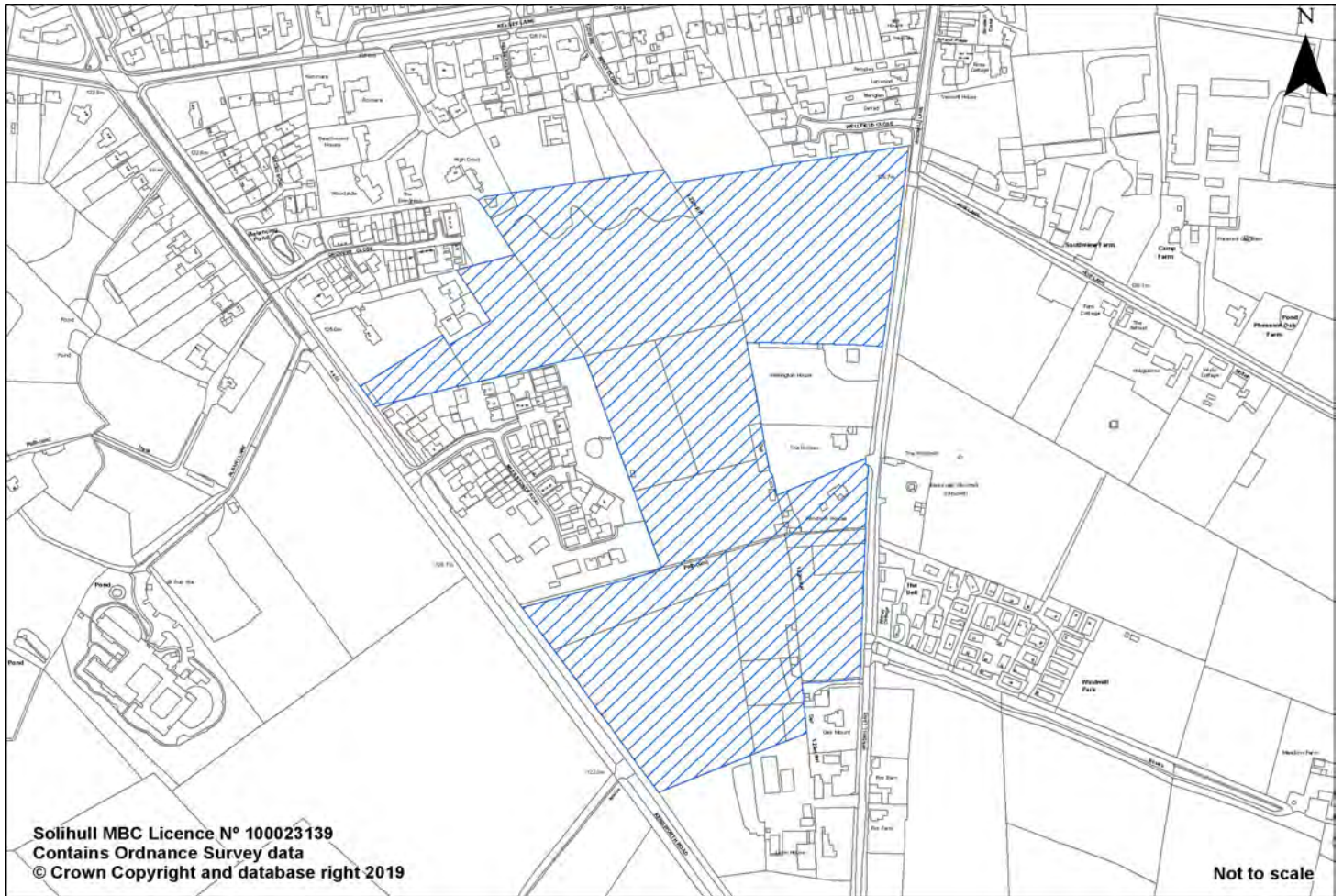
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Low/Medium Public Transport: Very High (Bus) Overall: High Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
<b>Landscape Character Assessment</b>	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 100 17 effects: 6 positive (3 significant); 5 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	138	<b>Site Name</b>	Land at Kenilworth Road and Windmill Lane
<b>Gross Area (Ha)</b>	11.01	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	225	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints** Green Belt Mineral safeguarding area for coal

**Hard Constraints** Adjacent to Listed building X X

**Soft constraints** Existing properties on site Habitats of wildlife interest PROW M161 through the centre of the site

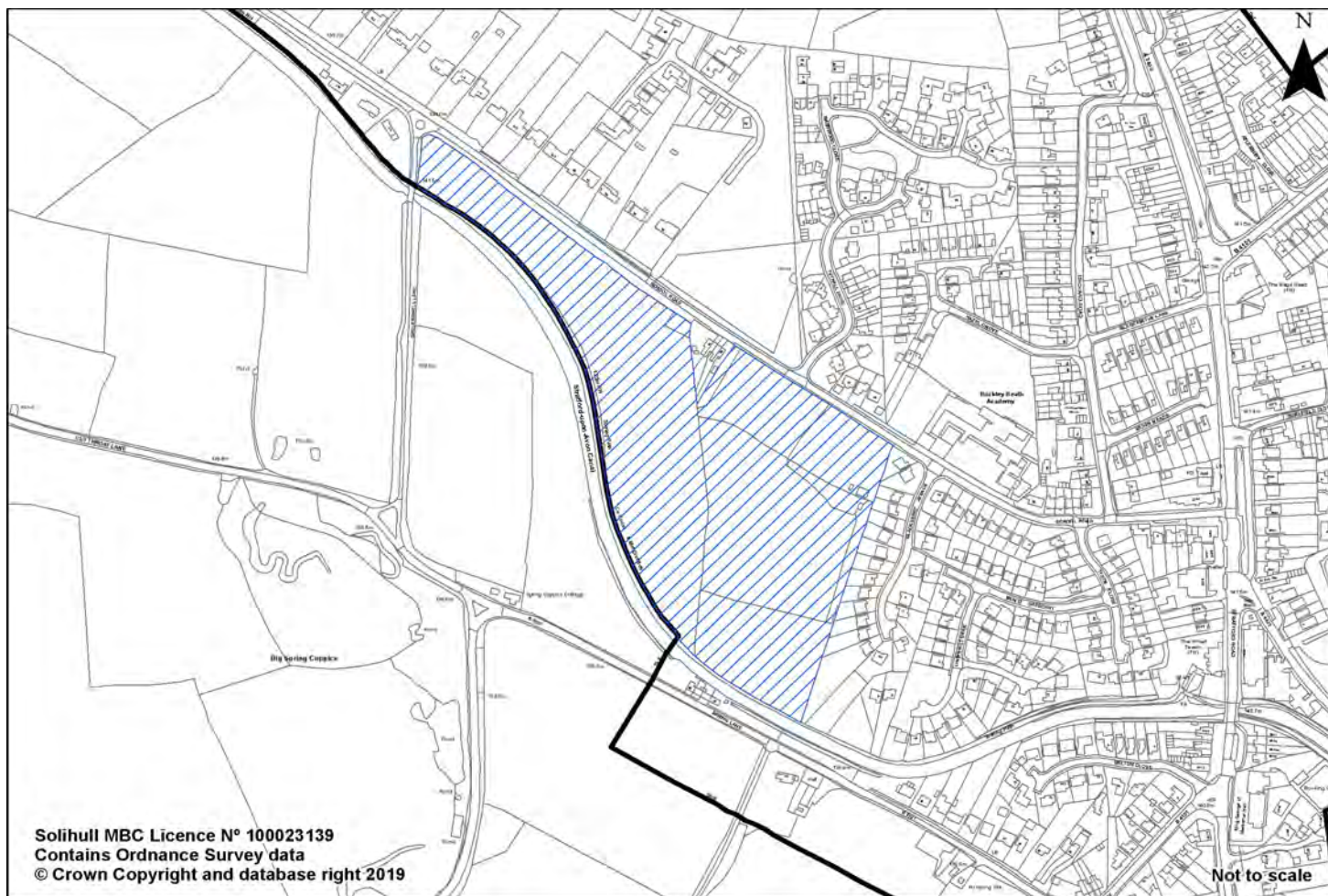
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Medium Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP57) overall with a combined score of 4. Moderately performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 99 17 effects: 4 positive; 7 neutral; 6 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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 4 positive and 6 negative effects, of which only the distance to key economic assets is significant. There are significant ecological and heritage constraints that affect parts of the site which will restrict the area for development and capacity. The settlement is identified for significant growth and this site adjoins land that has previously been allocated for development.
<b>Site Selection Step 2</b>	G

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



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** TPOs on boundary

**Soft constraints** Adjacent to canal   Hedgerows   Telegraph poles



## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1008 - Category 1
<b>Accessibility Study</b>	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
<b>Green Belt Assessment</b>	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	The site is within a lower performing parcel of Green Belt. It is adjacent to the 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.
<b>Site Selection Step 2</b>	G

Site Reference 140

Site Name DH3 Tythe barn Lane

Gross Area (Ha) 8.17

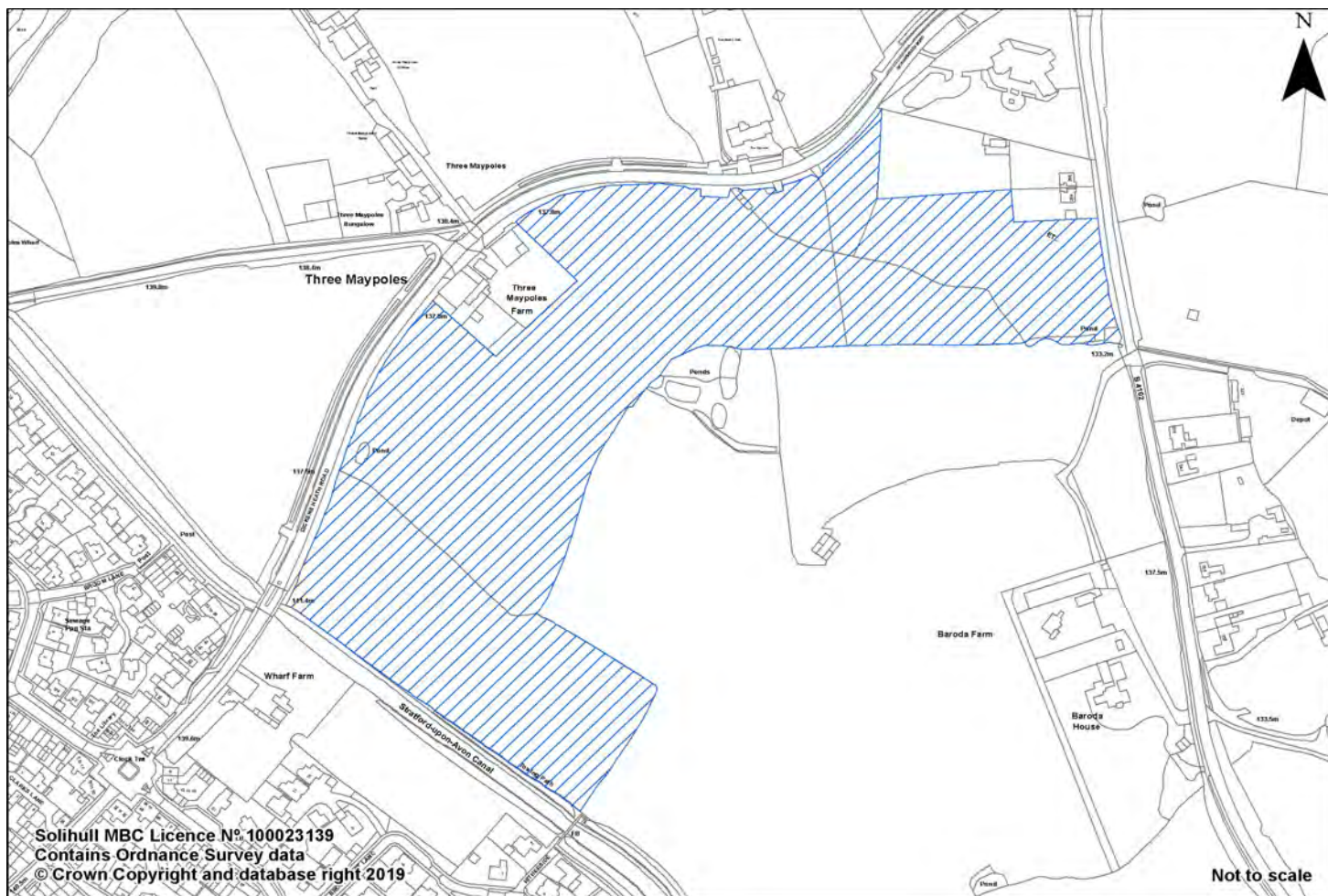
Ward Blythe

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**

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

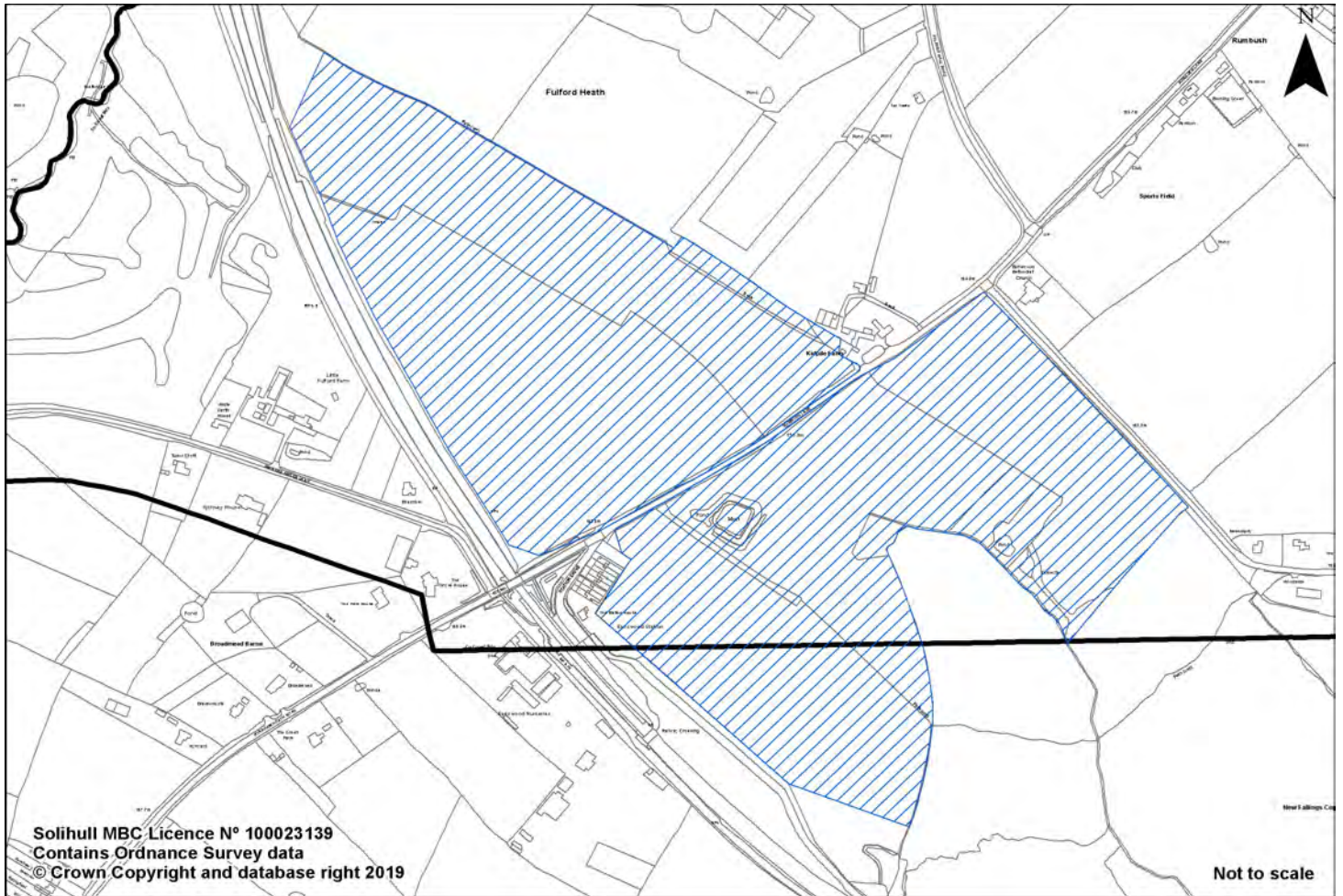
**Commentary**

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

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

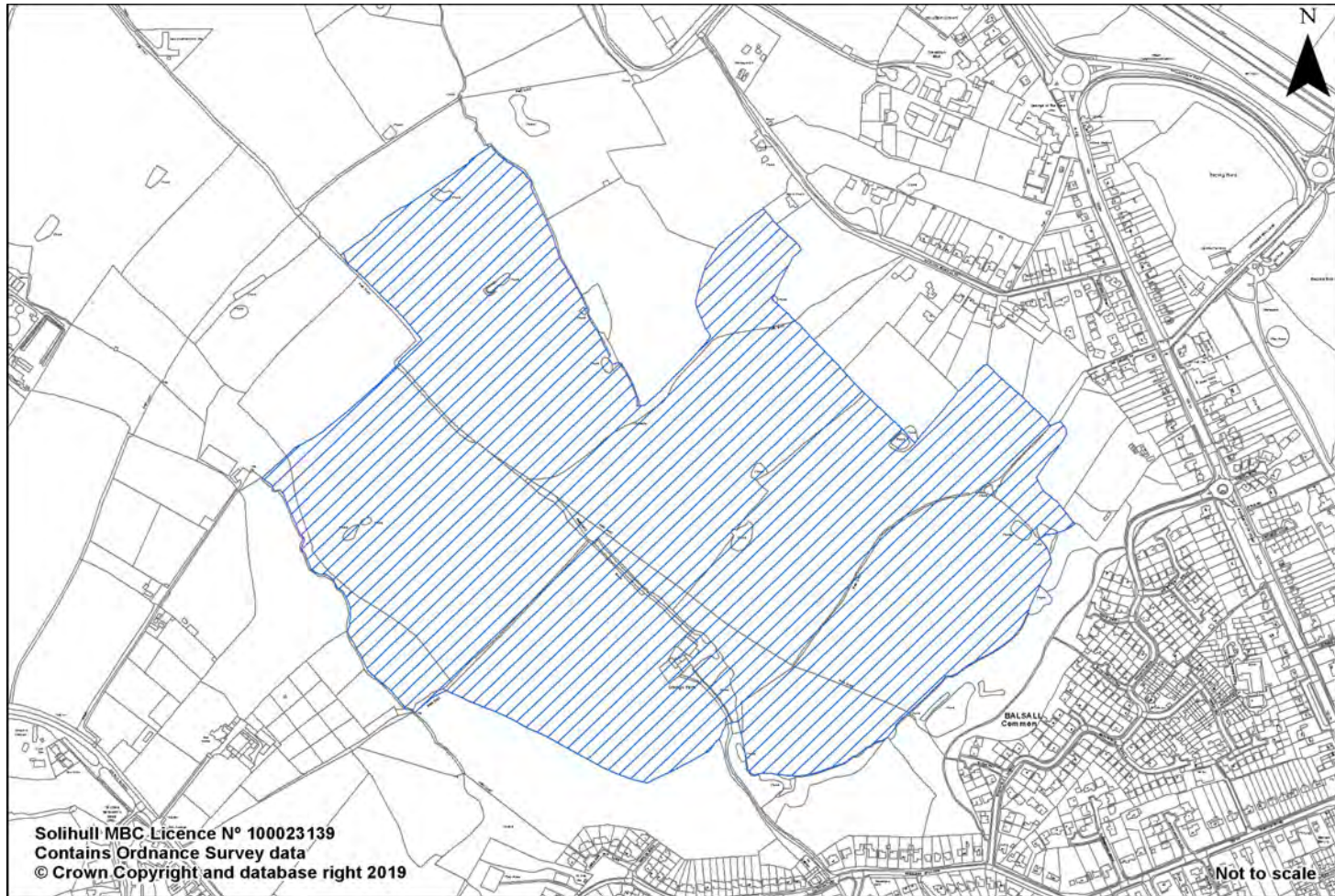
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: New Settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	142	<b>Site Name</b>	Grange Farm, Balsall Common
<b>Gross Area (Ha)</b>	49.60	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 1,161	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	PROW M146, M149 and M150 cross the site Site to the south Trees on site Overhead cables Adjacent to Local Wildlife

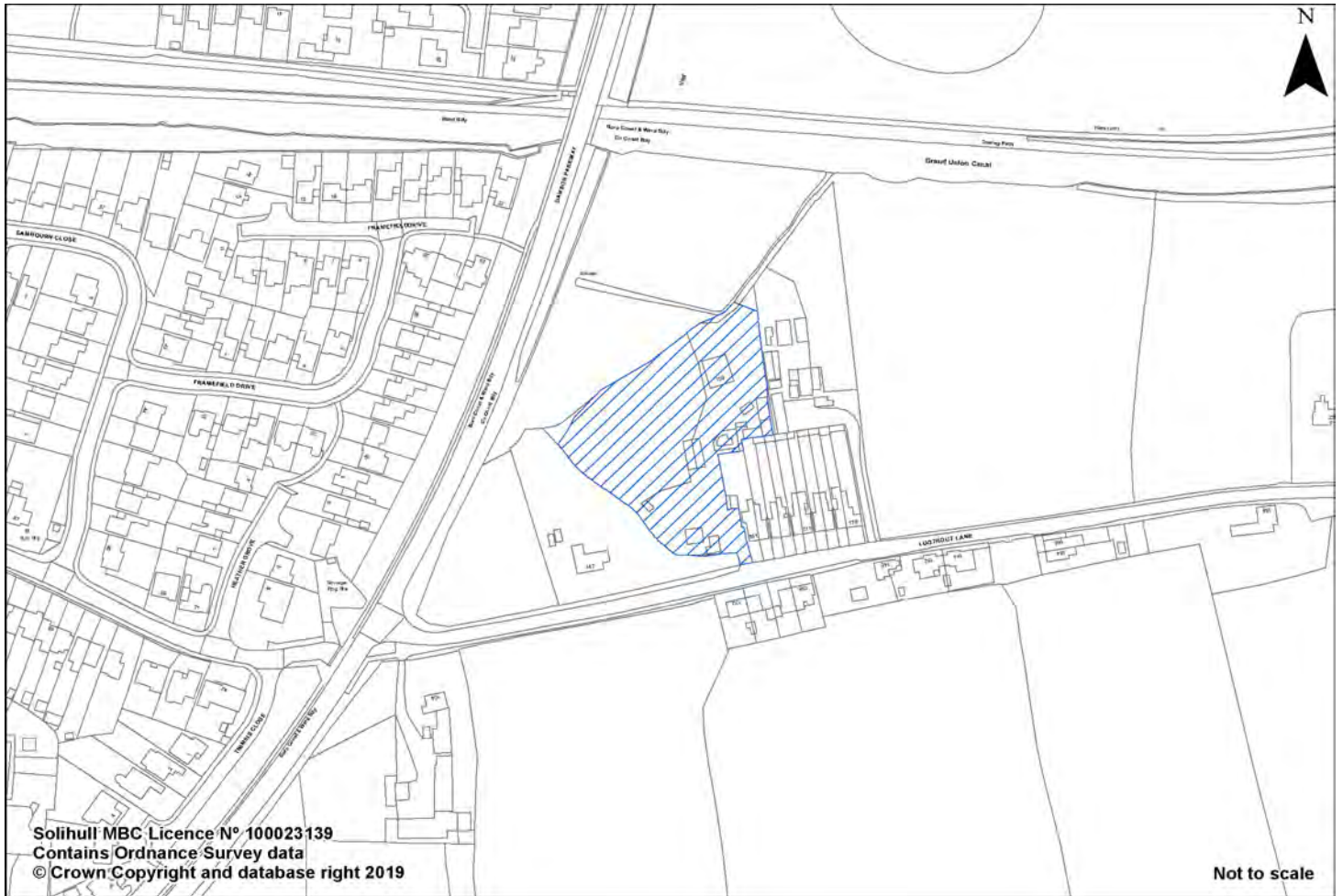
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1015 - Category 1
<b>Accessibility Study</b>	Primary School: Low Food Store: Very High GP Surgery: Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 76 17 effects: 6 positive (2 significant) 4 neutral 7 negative (2 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**



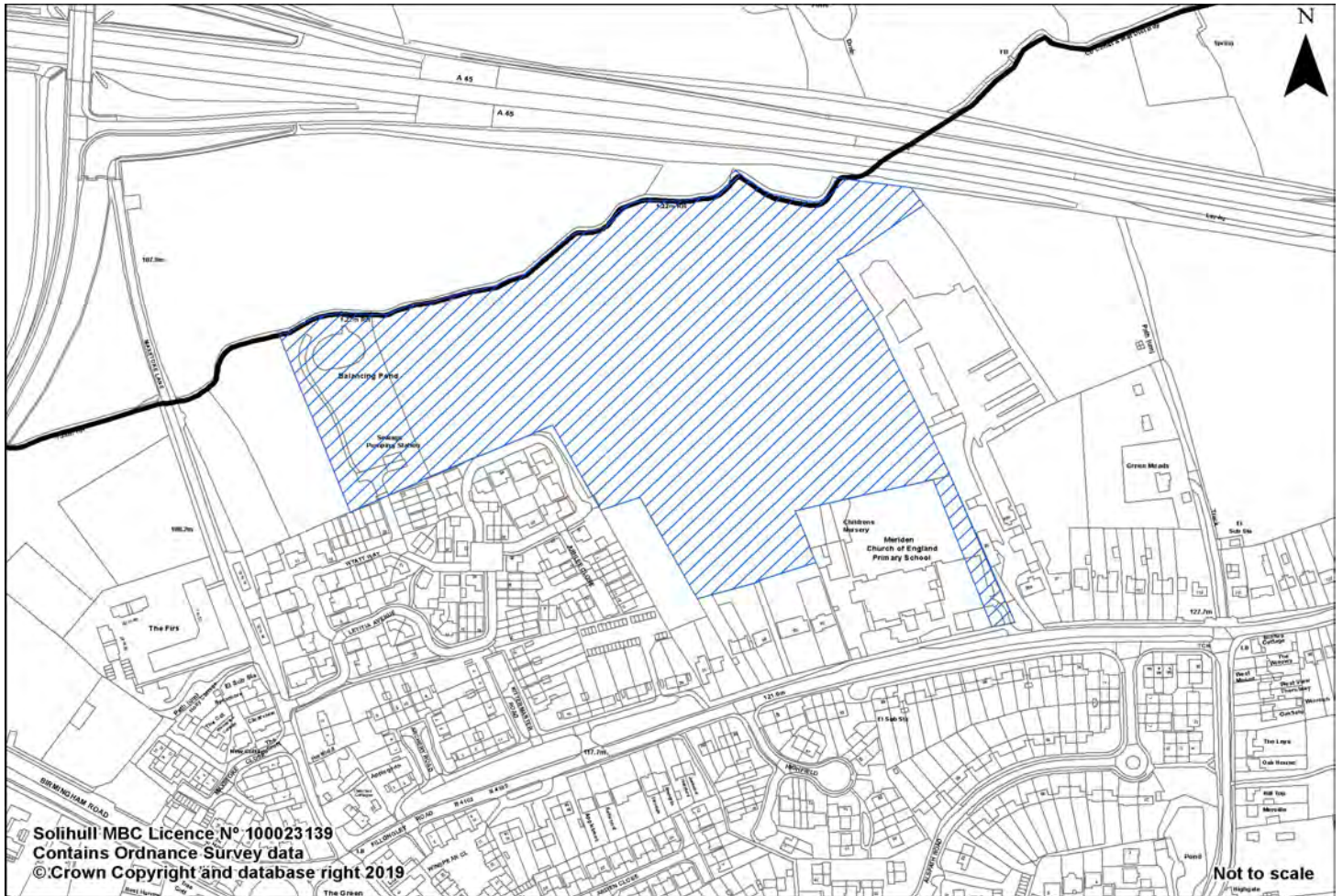
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	144	<b>Site Name</b>	Land at Fillongley Road, Meriden
<b>Gross Area (Ha)</b>	6.66	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	118	<b>Parish</b>	Meriden
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Part of site in Mineral Safeguarding Area for Coal
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Access Sewage pumping station and balancing pond on the west of site

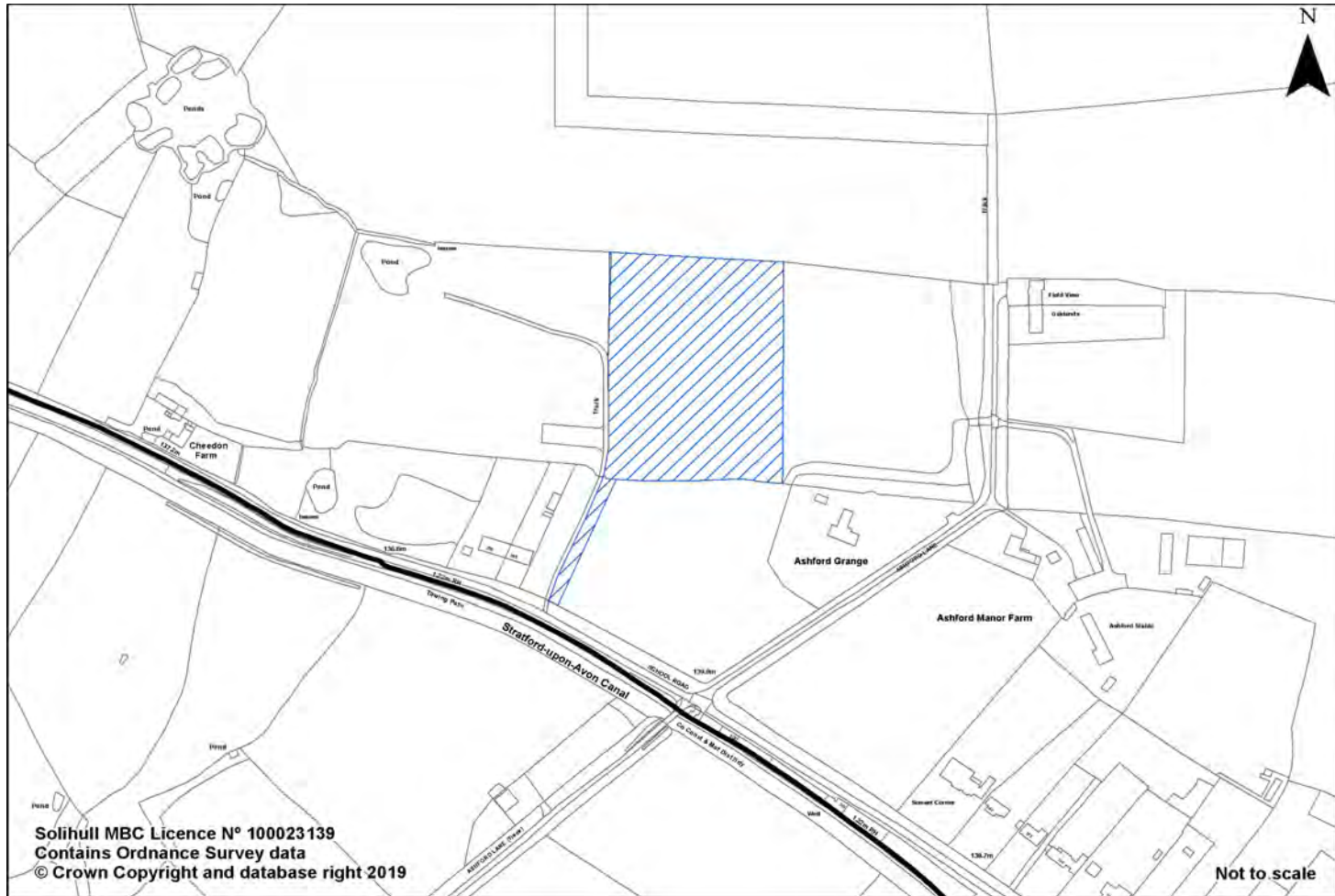
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Medium Public Transport: Medium (Bus) Overall: High Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
<b>Landscape Character Assessment</b>	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 47 17 effects: 7 positive (4 significant); 5 neutral; 5 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Meriden village is identified as suitable for limited but not significant expansion.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

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

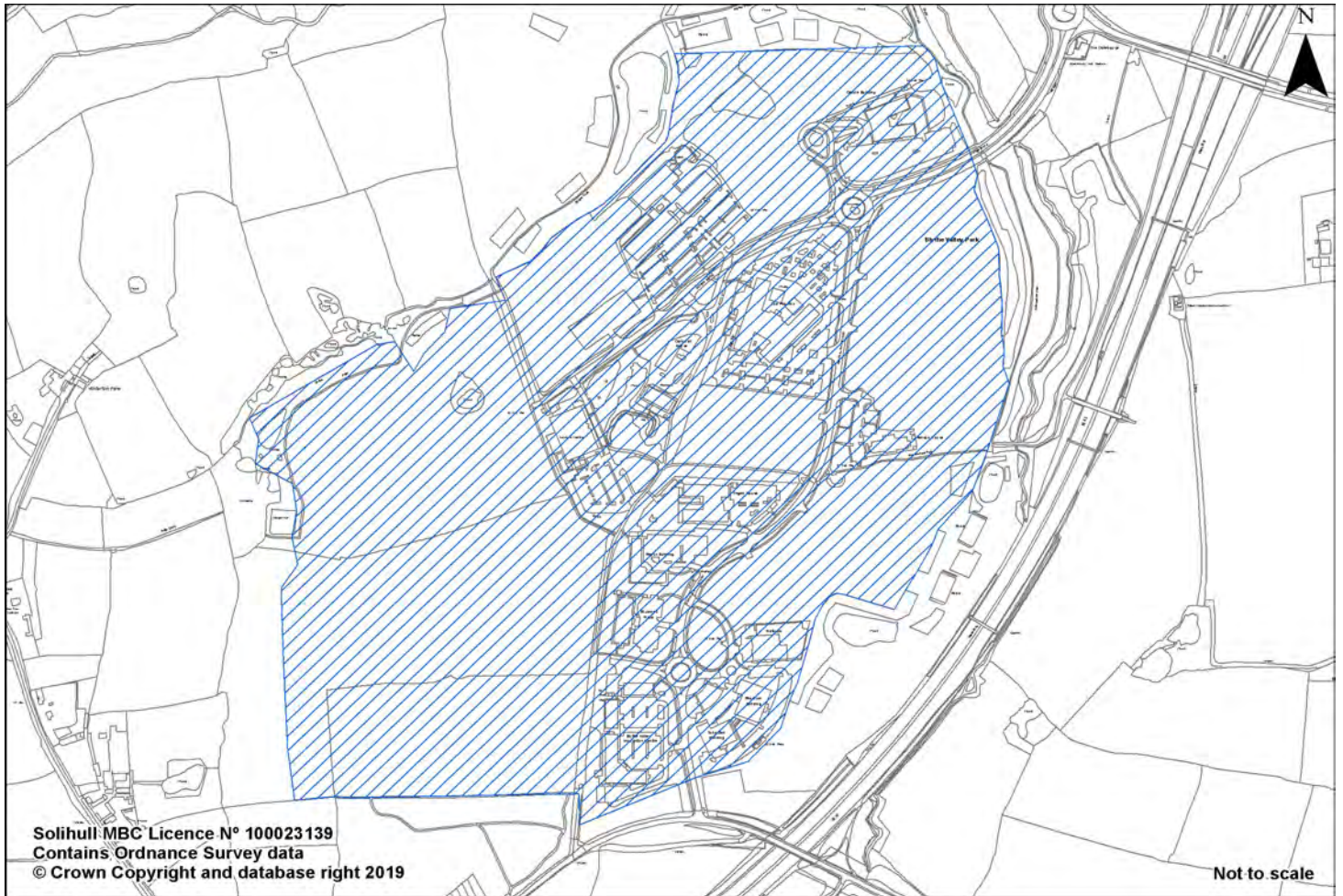
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Site is isolated and detached from Hockley Heath village. The settlement is identified as suitable for limited expansion only.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	146	<b>Site Name</b>	Blythe Valley Park
<b>Gross Area (Ha)</b>	64.37	<b>Ward</b>	Blythe
<b>Capacity (SHELAA)</b>	PA approved	<b>Parish</b>	Cheswick Green
<b>Green Belt</b>	0	<b>Greenfield/ Brownfield</b>	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

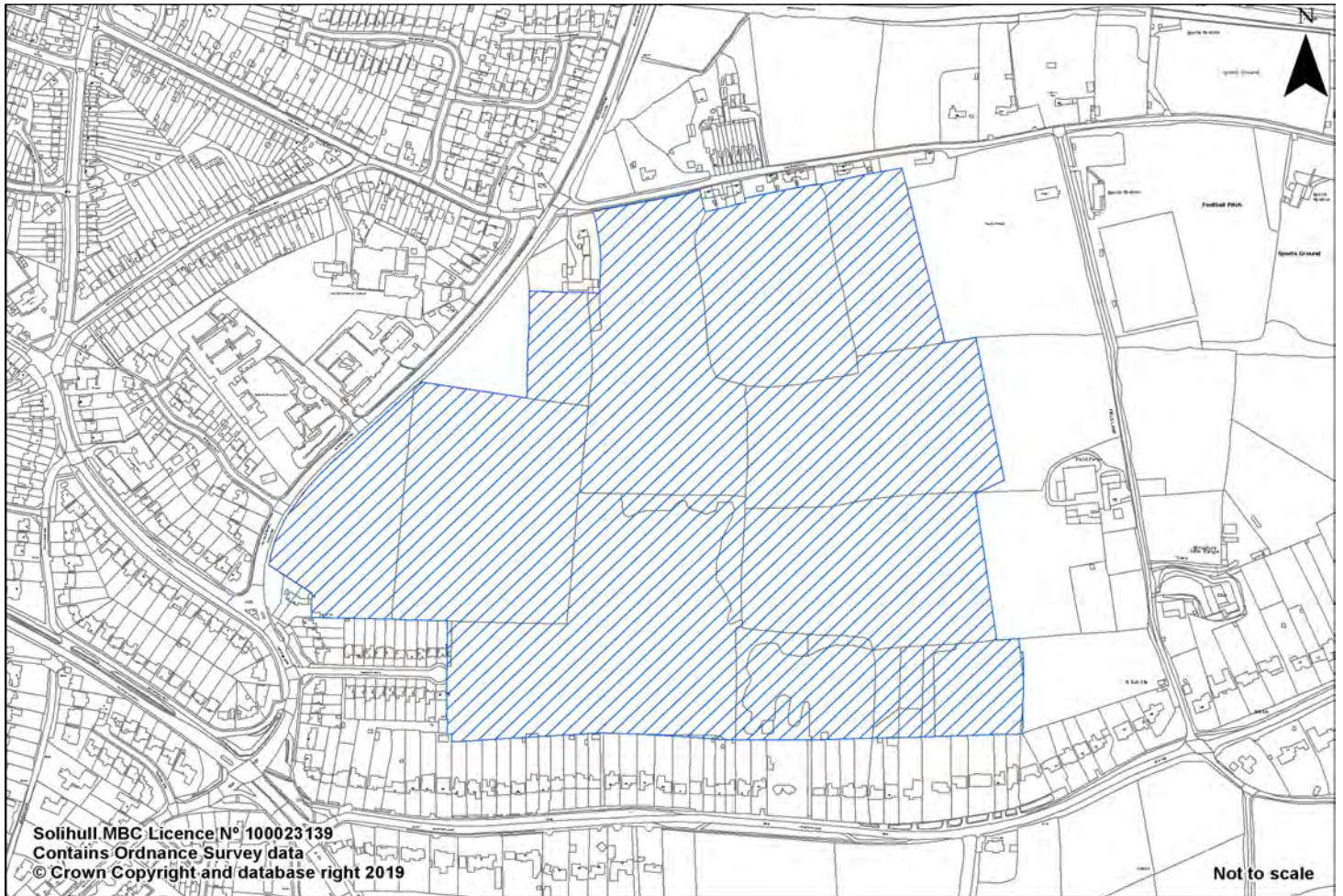
### Commentary

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

<b>Site Reference</b>	147	<b>Site Name</b>	Land at Hampton Lane
<b>Gross Area (Ha)</b>	27.79	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	Estimated 650	<b>Parish</b>	Hampton-in-Arden (April 2
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** Proximity to Listed building

**Soft constraints** Overhead cables   Habitats of wildlife interest   Access



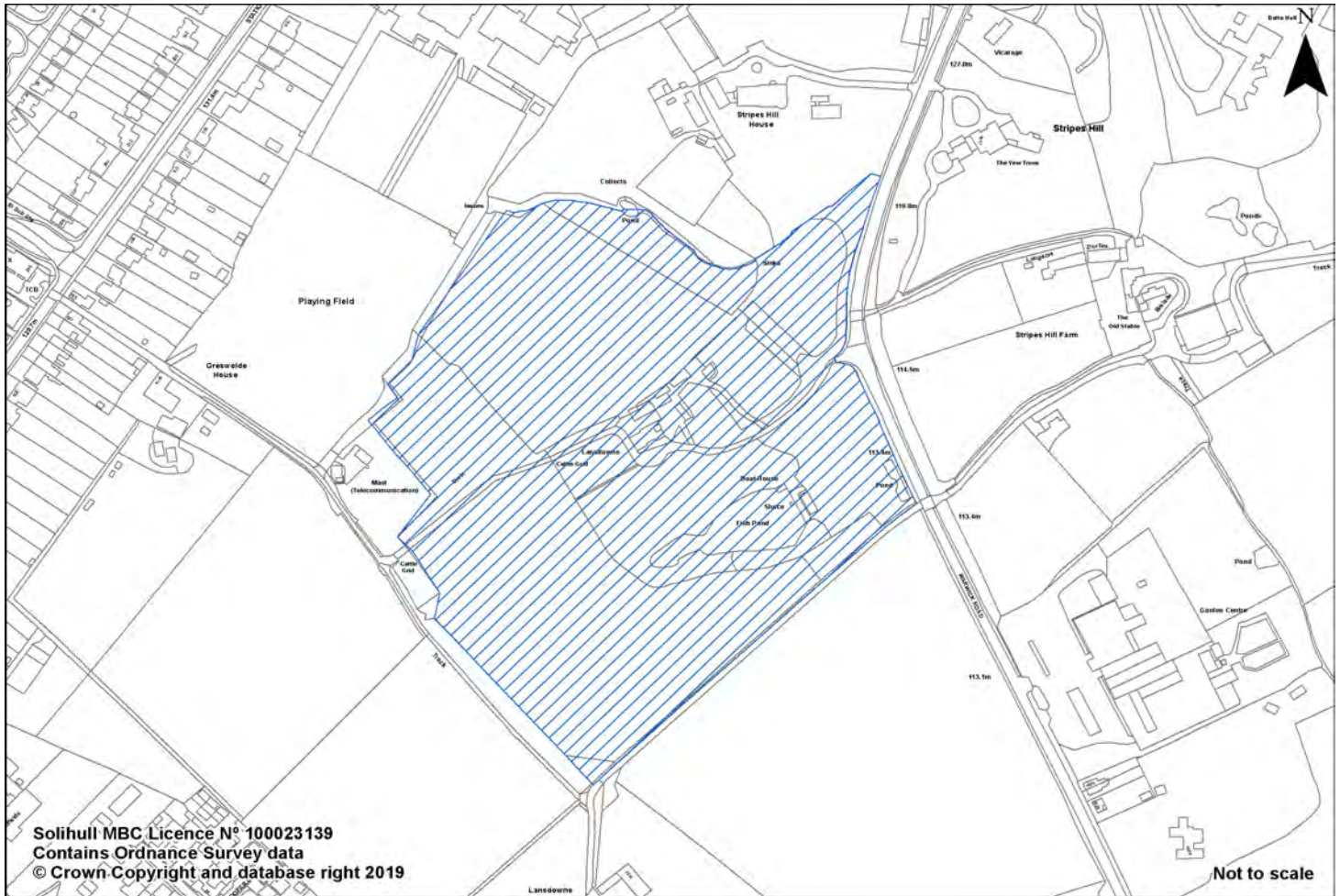
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	148	<b>Site Name</b>	Lansdowne
<b>Gross Area (Ha)</b>	8.45	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	Estimated 198	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Group TPO across entire site
<b>Soft constraints</b>	PROW SL22 along boundary of site    Overhead cables    Habitats of wildlife interest

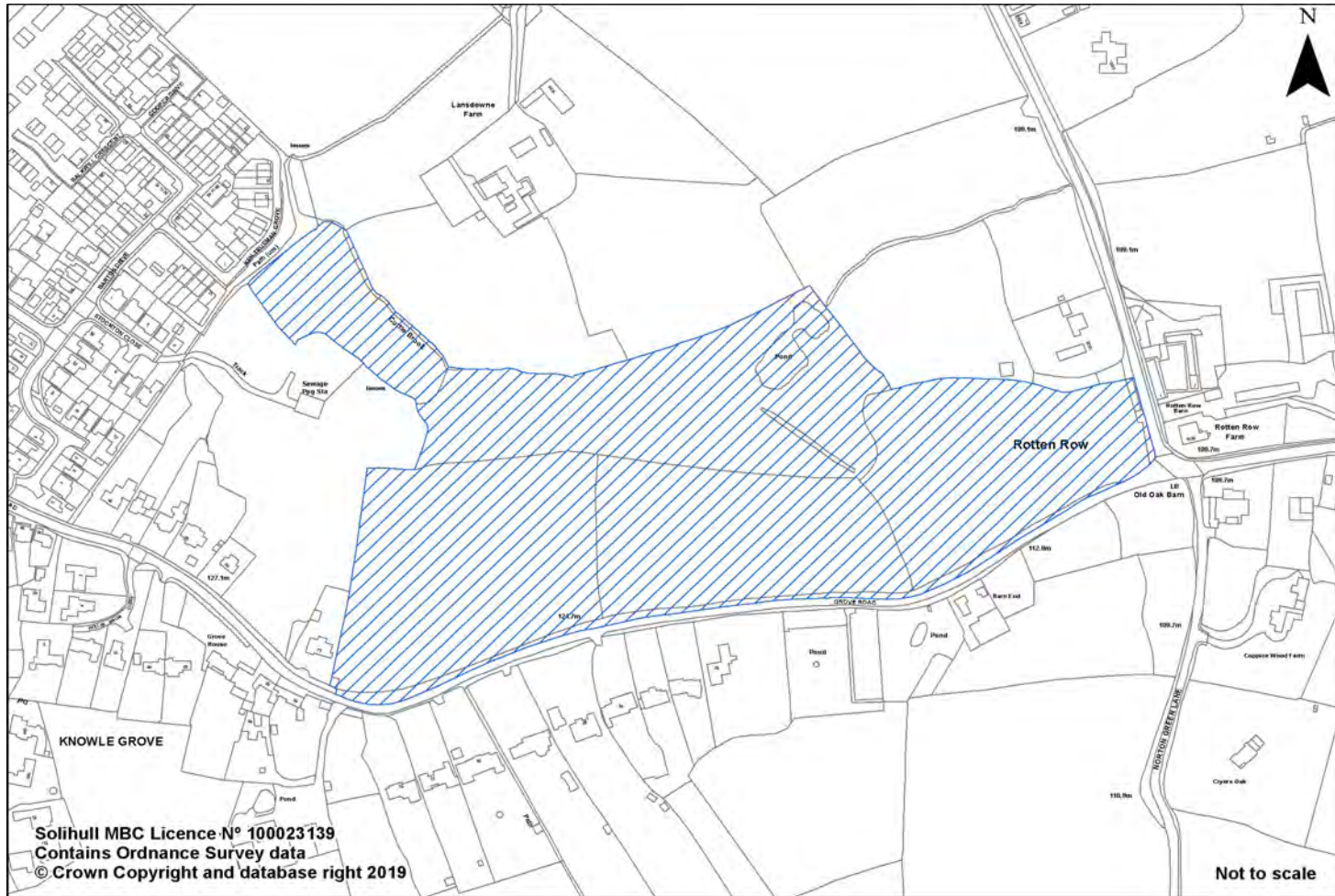
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1010 - Category 1
<b>Accessibility Study</b>	Primary School: High Food Store: Very High GP Surgery: Medium Public Transport: Medium (Bus) Overall: Medium/High Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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 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 future scheme. The SA
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	149	<b>Site Name</b>	Lansdowne Farm Part D
<b>Gross Area (Ha)</b>	8.45	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	Estimated 198	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Proximity to Listed building
<b>Soft constraints</b>	Part of site includes Local Wildlife Site   Hedgerows   Proximity to locally listed buildings

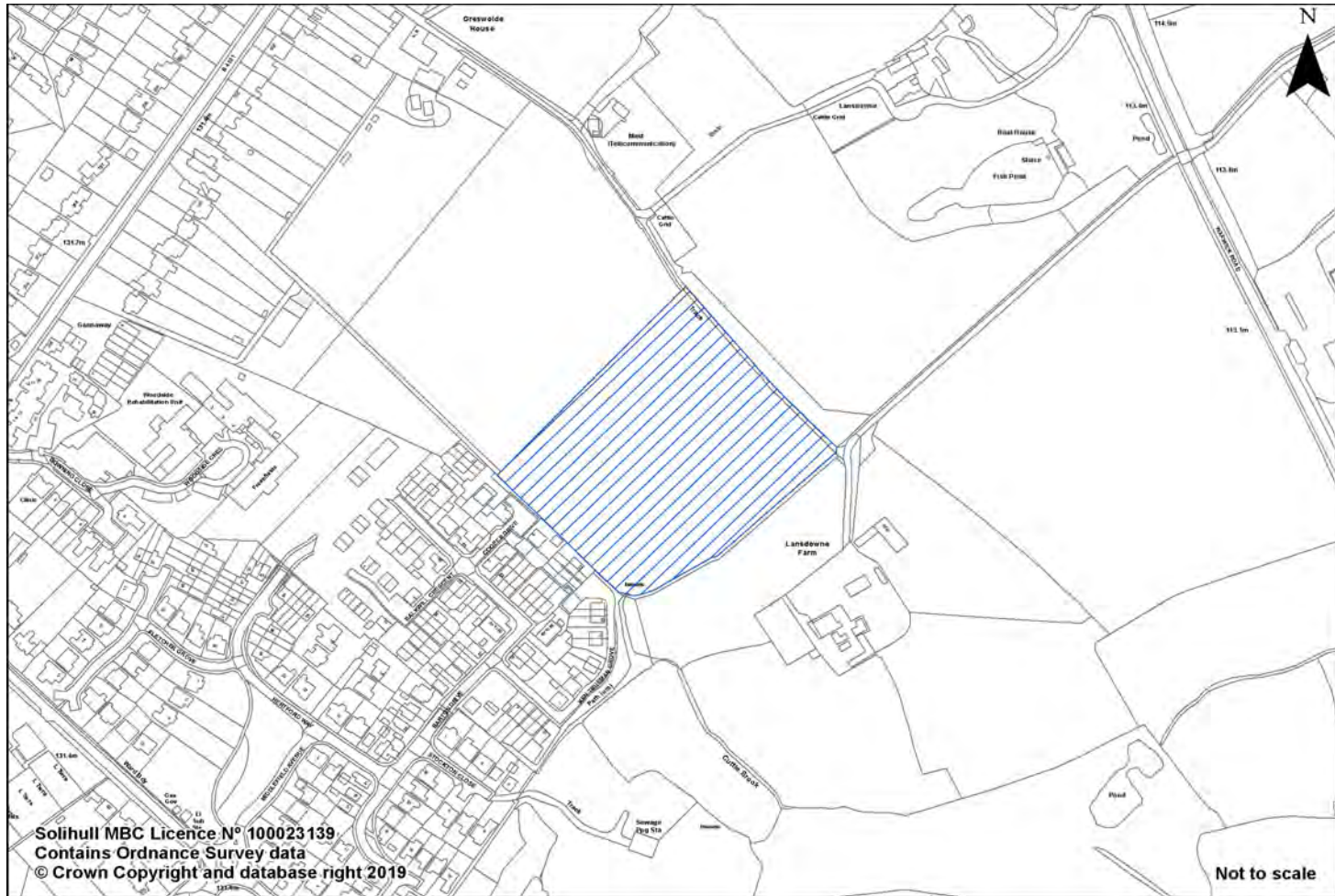
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1010 - Category 1
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: Low GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Low/Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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 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 future scheme. The SA identifies 5 negative and 7 positive effects. Development
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	150	<b>Site Name</b>	Lansdowne Farm Part A
<b>Gross Area (Ha)</b>	2.28	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	Estimated 53	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on boundary of site
<b>Soft constraints</b>	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

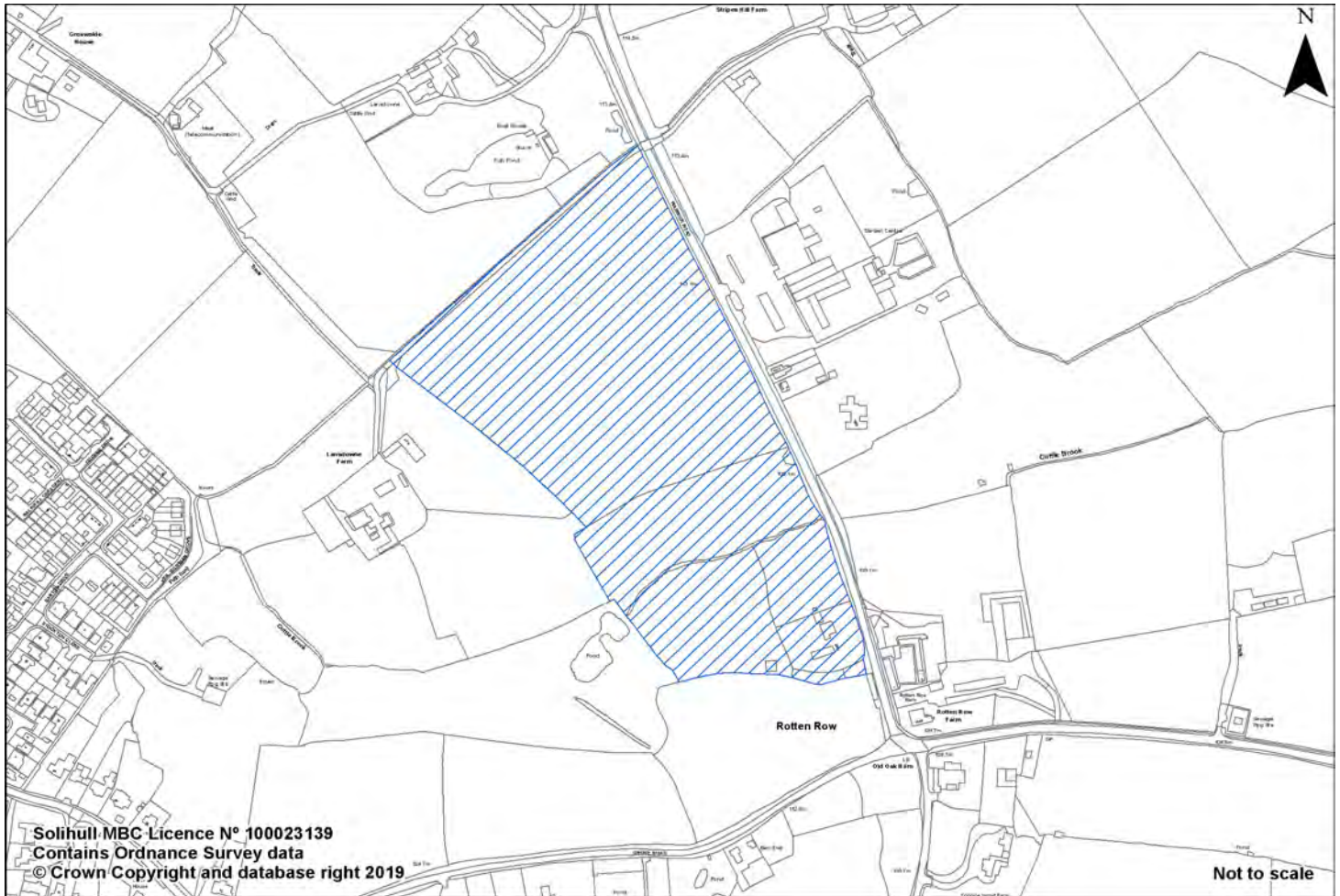
### Commentary

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 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 future scheme. The SA identifies 5 negative and 7 positive effects. Development of the site would be consistent with Option G of the Spatial Strategy

### Site Selection Step 2

G

<b>Site Reference</b>	151	<b>Site Name</b>	Lansdowne Farm Part B & 1928 Warwick Rd
<b>Gross Area (Ha)</b>	7.99	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	Estimated 187	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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



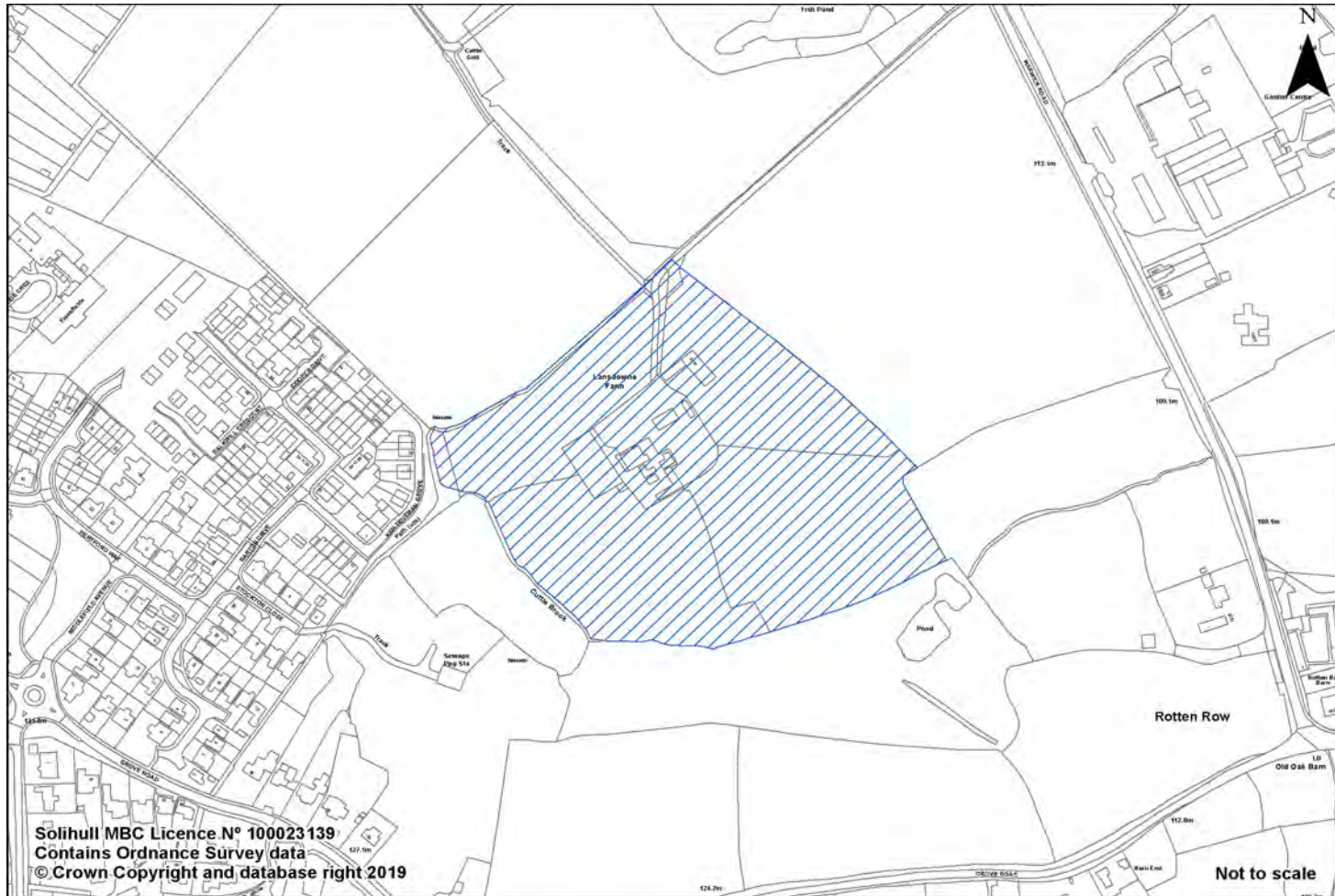
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1010 - Category 1
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: Medium GP Surgery: Low Public Transport: Low/Medium (Bus) Overall: Low/Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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 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 future scheme. The SA identifies 5 negative and 7 positive effects. Development of the site would be consistent with Option G of the Spatial Strategy
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	152	<b>Site Name</b>	Lansdowne Farm Part C & Jacknett Barn
<b>Gross Area (Ha)</b>	4.93	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	Estimated 115	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on boundary of site
<b>Soft constraints</b>	PROW SL22 on the boundary of site Adjacent to Local Wildlife Site Habitats of wildlife interest Existing property on site

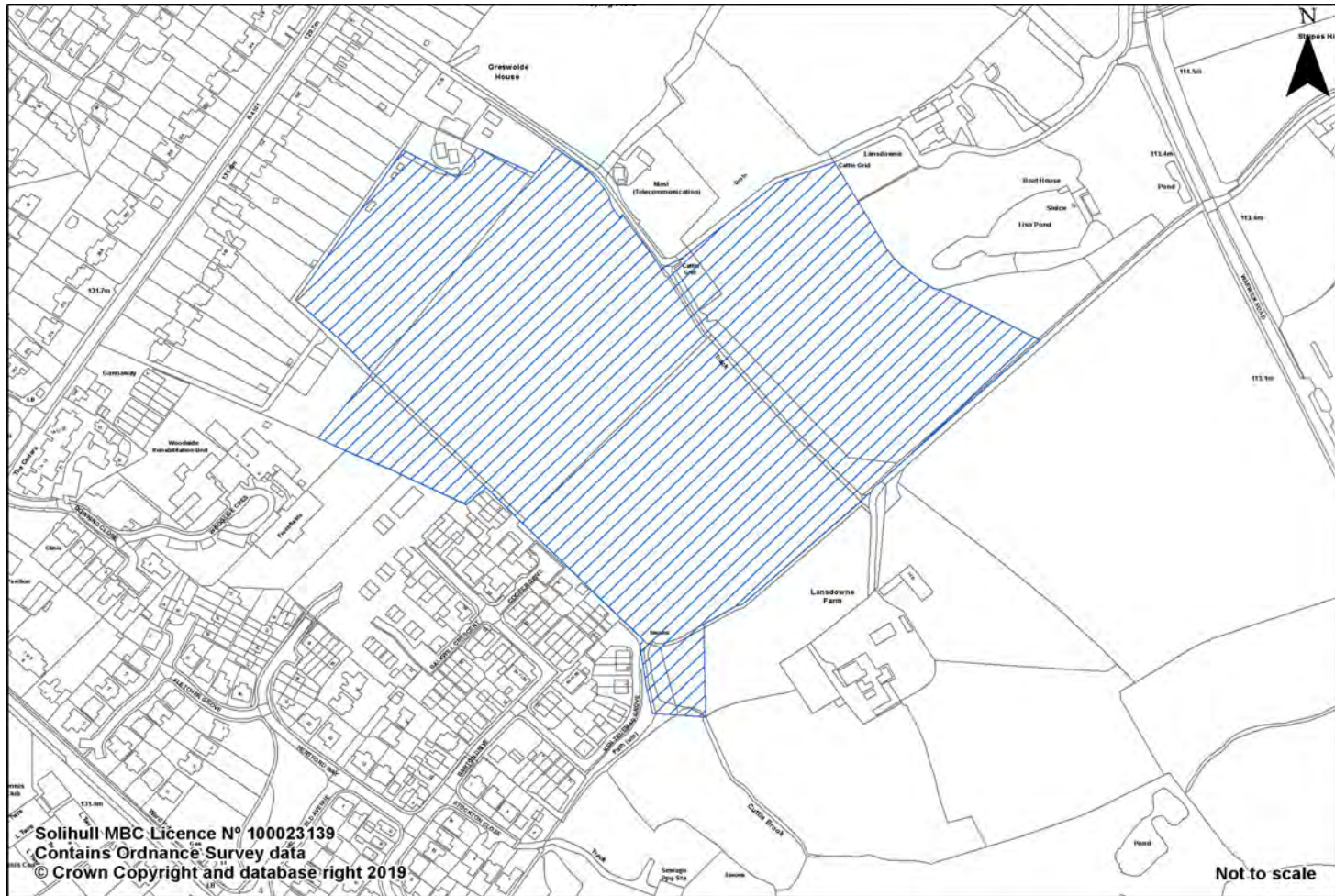
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1010 - Category 1
<b>Accessibility Study</b>	Primary School: Medium Food Store: High GP Surgery: Low/Medium Public Transport: Low/Medium (Bus) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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 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 future scheme. The SA identifies 5 negative and 7 positive effects. Development
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	153	<b>Site Name</b>	Proposed new Arden Academy Site
<b>Gross Area (Ha)</b>	9.04	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	Put forward for ed	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on part of the site
<b>Soft constraints</b>	PROW SL23 through the site   Habitats of wildlife interest   Overhead cables

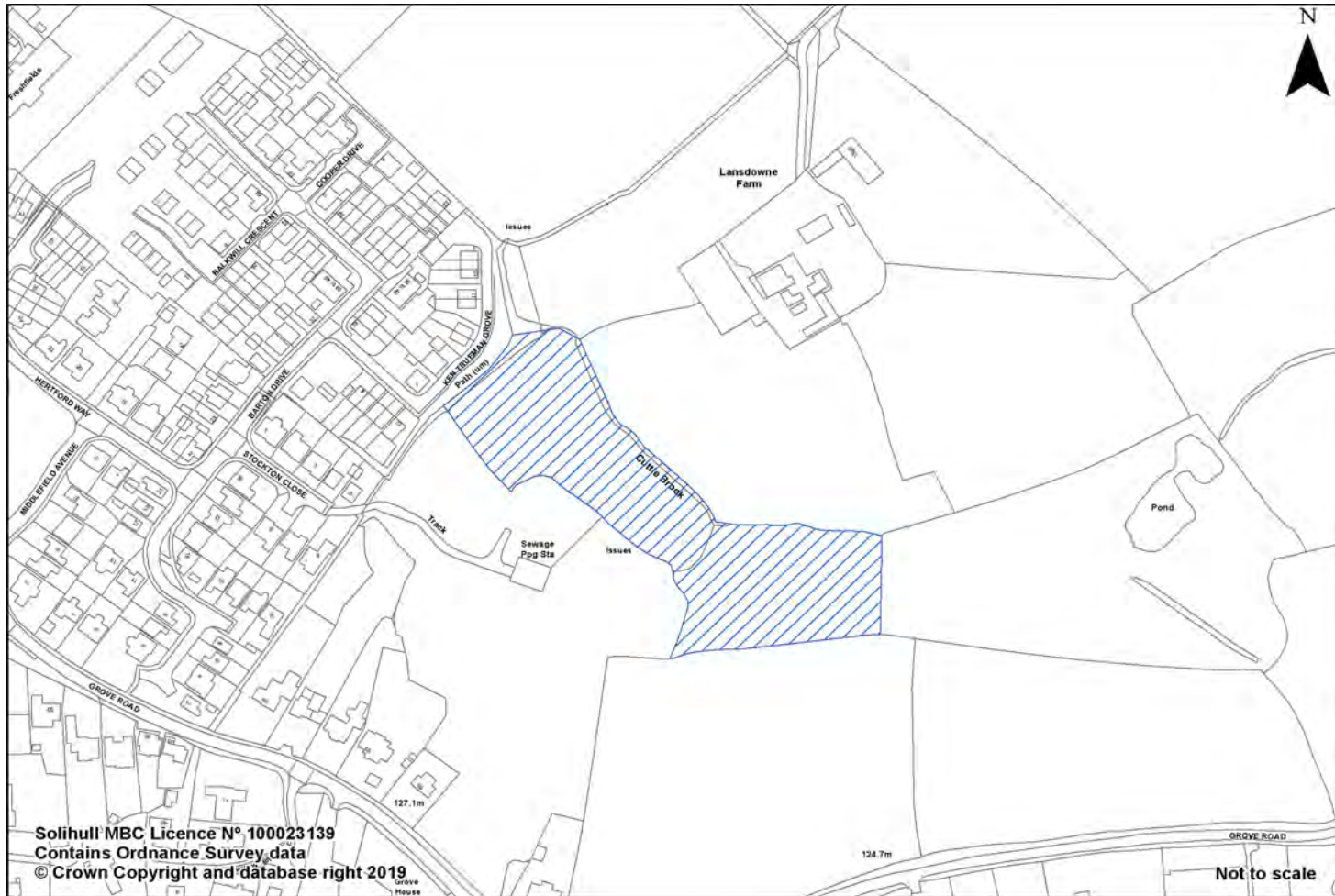
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1010 - Category 1
<b>Accessibility Study</b>	Not included in Accessibility Study.
<b>Green Belt Assessment</b>	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	Site is public open space. 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 future scheme. The SA identifies 5 negative and 7 positive effects. Development of the site would be consistent with Option G of the Spatial Strategy for the significant expansion of rural villages.
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	154	<b>Site Name</b>	Potential site for a new 2FE Catholic Primary school
<b>Gross Area (Ha)</b>	1.21	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	Put forward for ed	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	PROW SL22 on the boundary of site    Local Wildlife Site

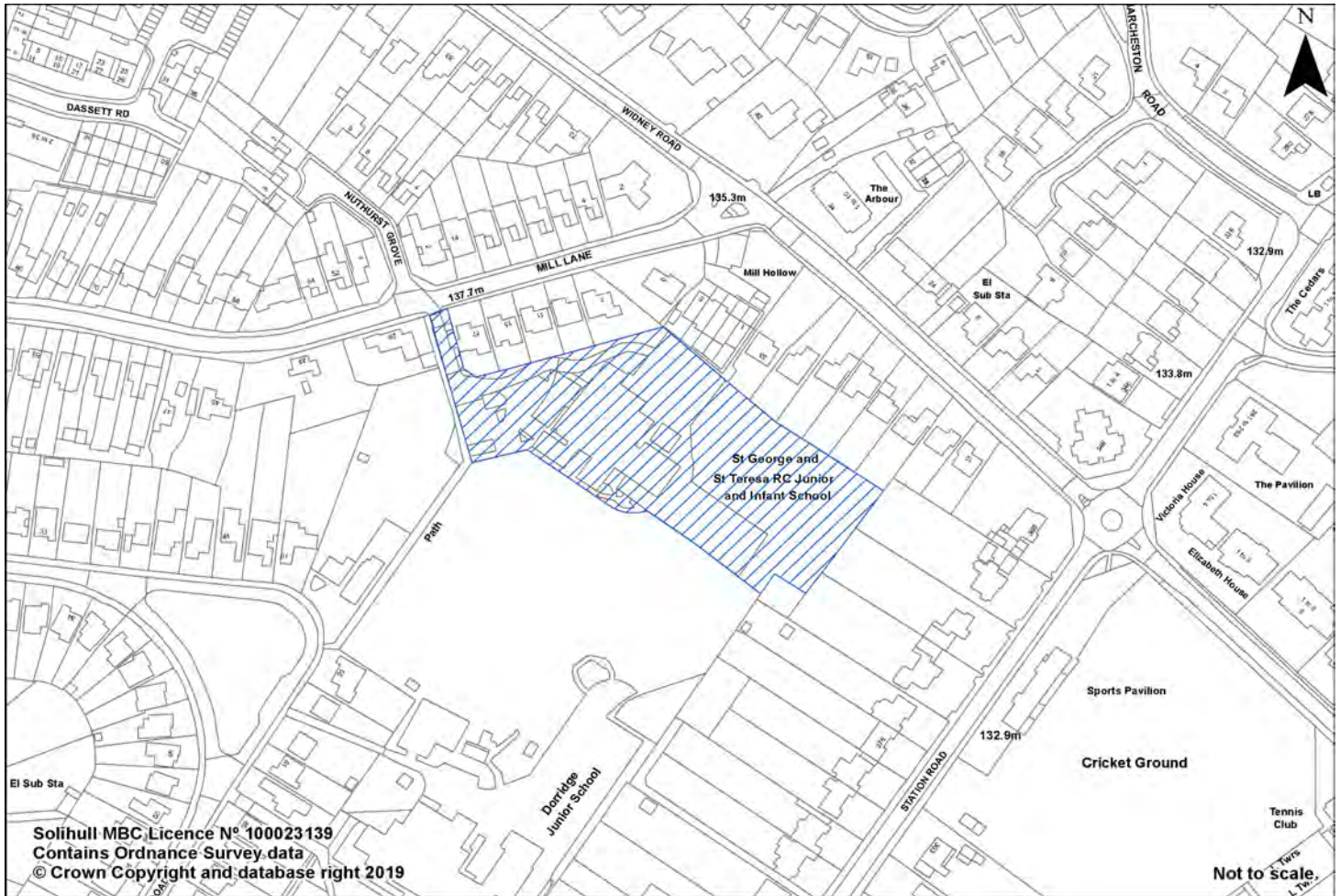
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1010 - Category 1
<b>Accessibility Study</b>	Not included in Accessibility Study.
<b>Green Belt Assessment</b>	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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 of any future scheme. The SA identifies 5 negative and 7 positive effects. Development of the site would be consistent with Option G of the Spatial Strategy for the significant expansion of rural villages.
<b>Site Selection Step 2</b>	G

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



### Constraints

<b>Policy Constraints</b>	None
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Existing school in use    Redevelopment costs



## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	1
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

Site Reference 156

Site Name Arden Academy

Gross Area (Ha) 6.14

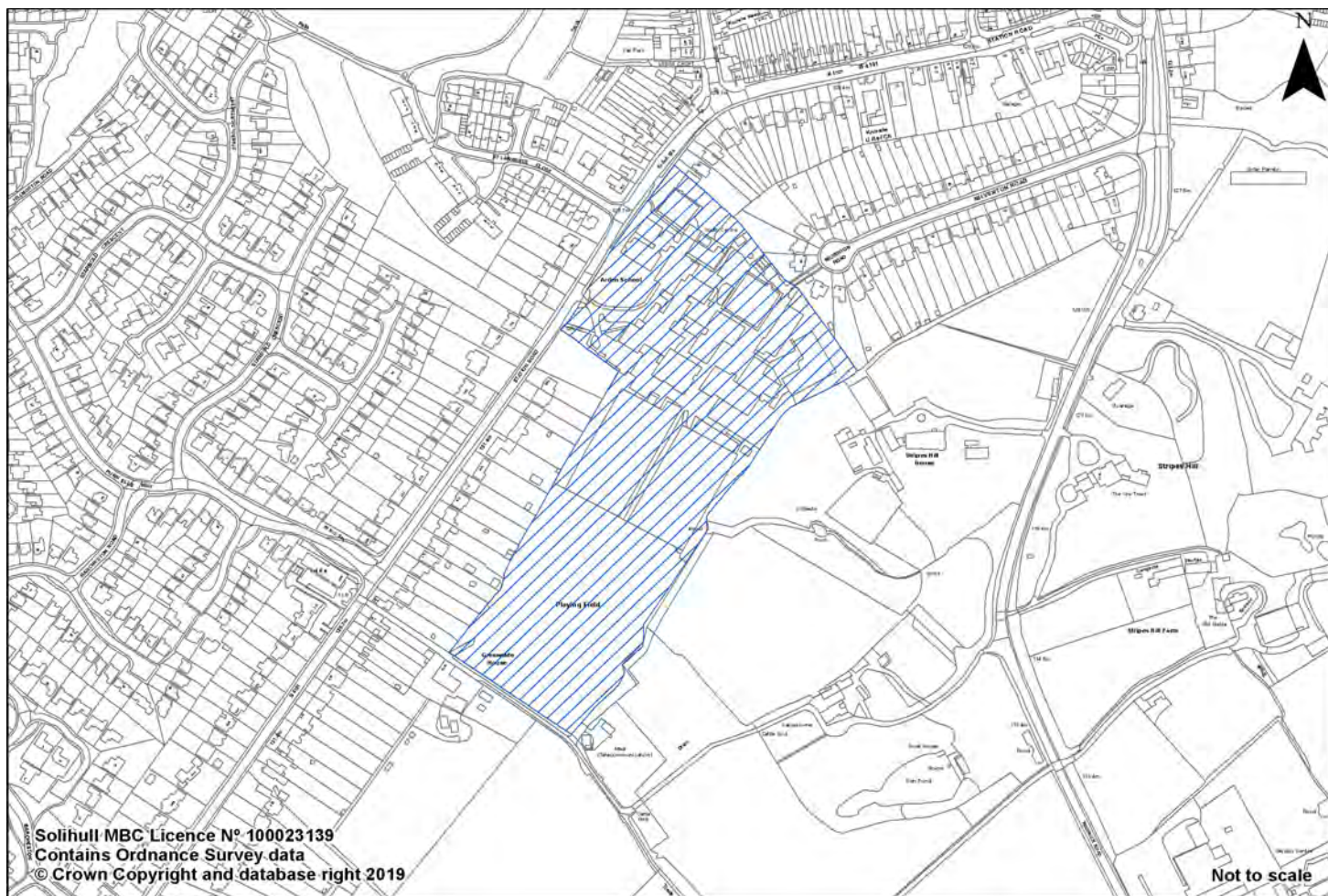
Ward Knowle

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

<b>SHELAA</b>	Assessed as part of SHELAA Site 1010 - Category 1
<b>Accessibility Study</b>	Primary School: High Food Store: Very High GP Surgery: Very High Public Transport: High (Bus) Overall: Very High Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Site not included in study area of Landscape Character Assessment.
<b>Sustainability Appraisal</b>	AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	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 a Local Wildlife Site, protected trees and other valued landscape features. These would need consideration in the design of any future scheme. The SA identifies 5 negative and 7 positive effects. Development of the site would be consistent with Option G of the Spatial Strategy for the significant expansion of rural
<b>Site Selection Step 2</b>	G

Site Reference 157

Site Name Land to east of Knowle forming part of Arden

Gross Area (Ha) 49.54

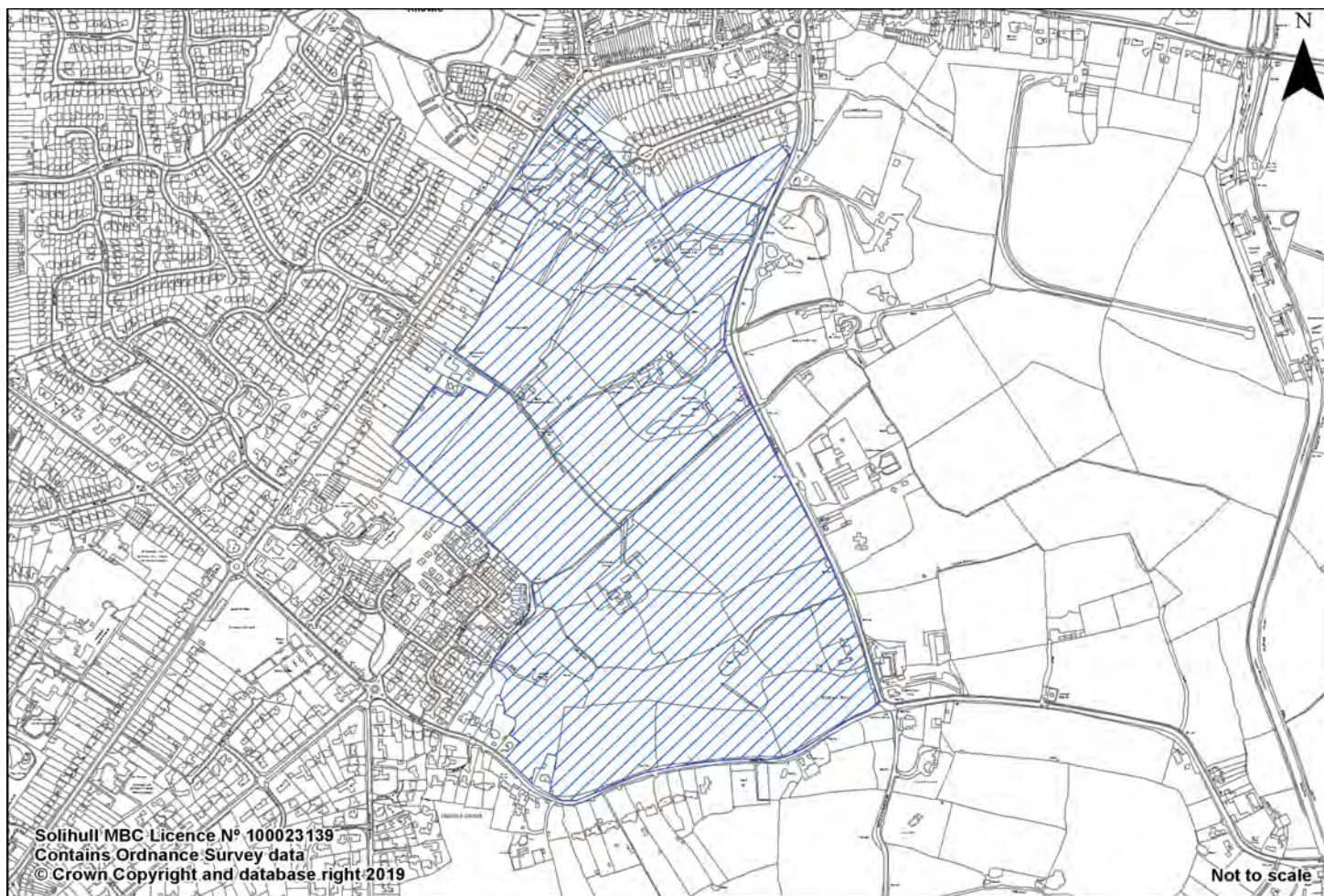
Ward Knowle

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 Overhead cables Local Wildlife Site on part of site 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: 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

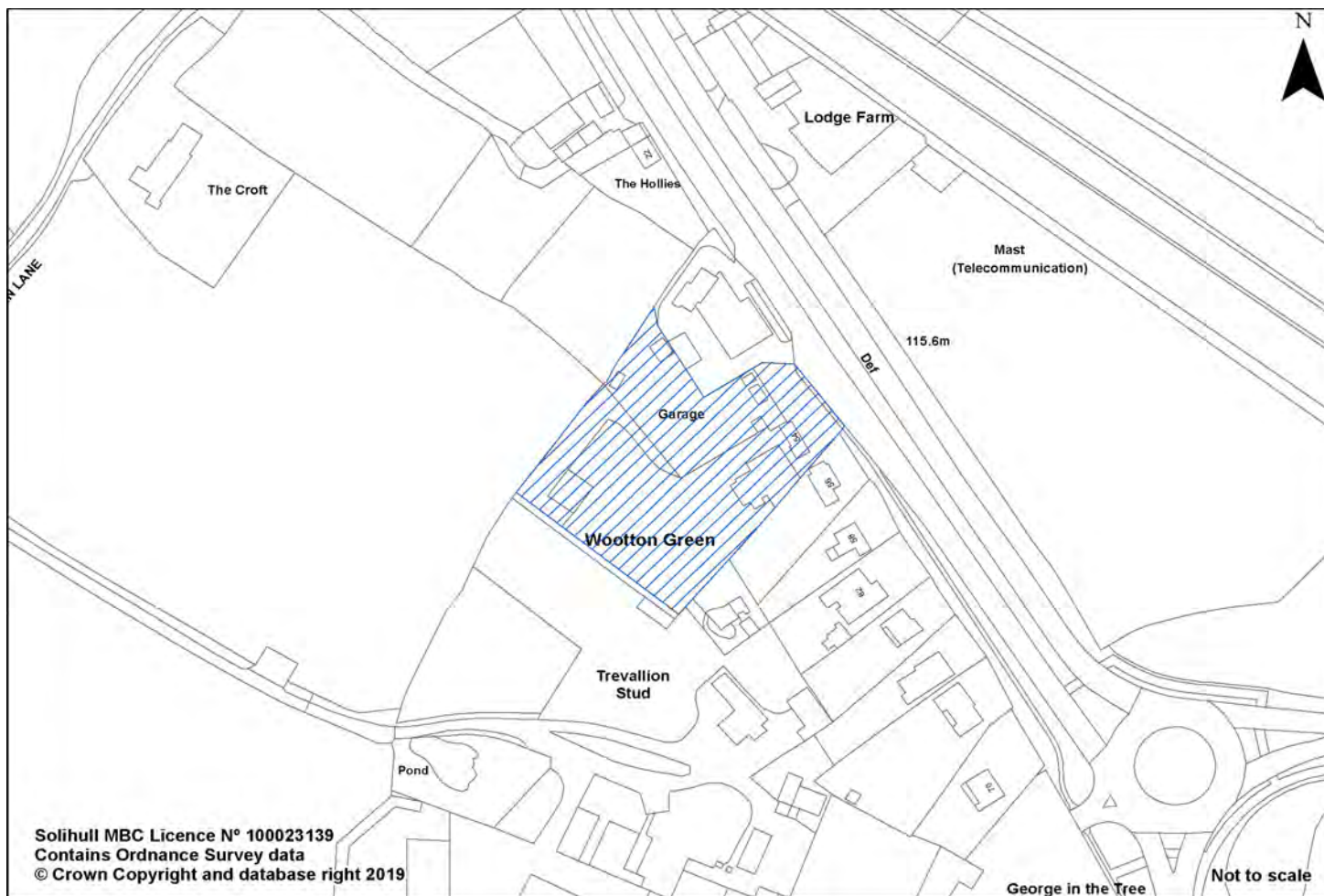
### Commentary

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 consideration in the design of any future scheme. The SA identifies 5 negative and 7 positive effects. 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

G

<b>Site Reference</b>	158	<b>Site Name</b>	Land RO Kenilworth Road, Balsall Common
<b>Gross Area (Ha)</b>	0.52	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 17	<b>Parish</b>	Balsall
<b>Green Belt</b>	87	<b>Greenfield/ Brownfield</b>	Brownfield



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

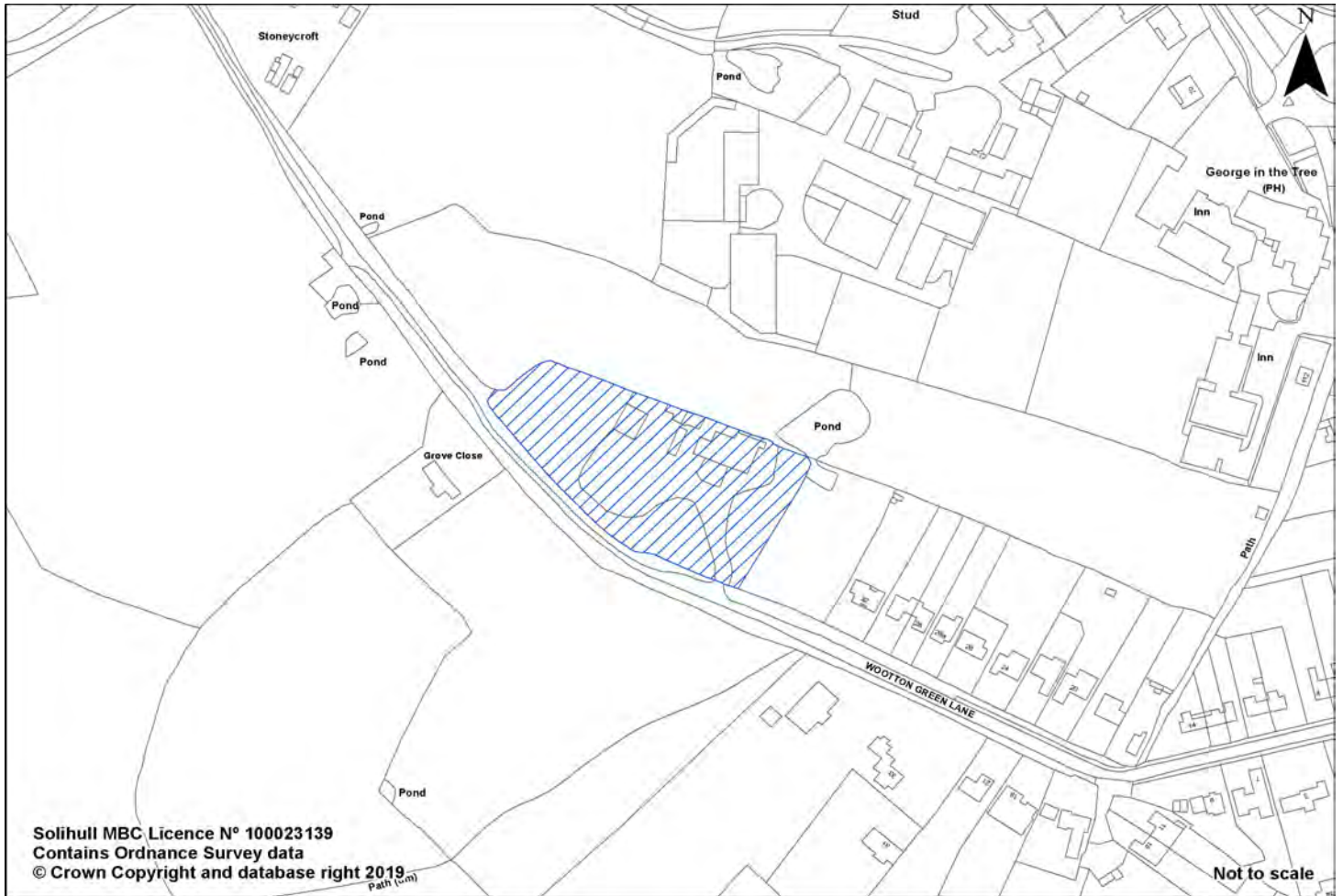
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very High GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: Existing footway
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	159	<b>Site Name</b>	Land fronting Wootton Green Lane
<b>Gross Area (Ha)</b>	0.63	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 20	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Brownfield



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**



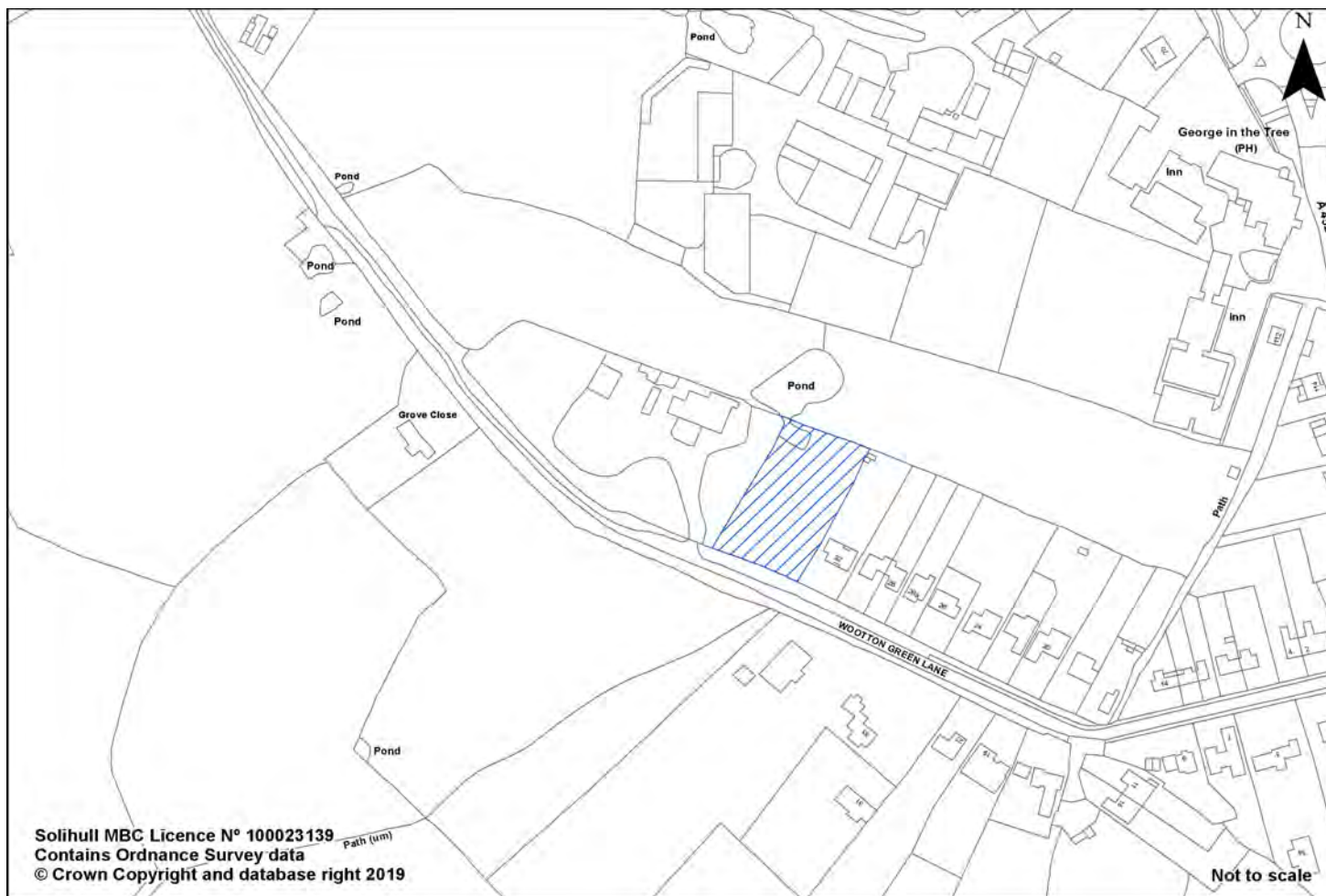
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very High GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Low/Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	160	<b>Site Name</b>	Land adj. 32 Wootton Green Lane
<b>Gross Area (Ha)</b>	0.22	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 8	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

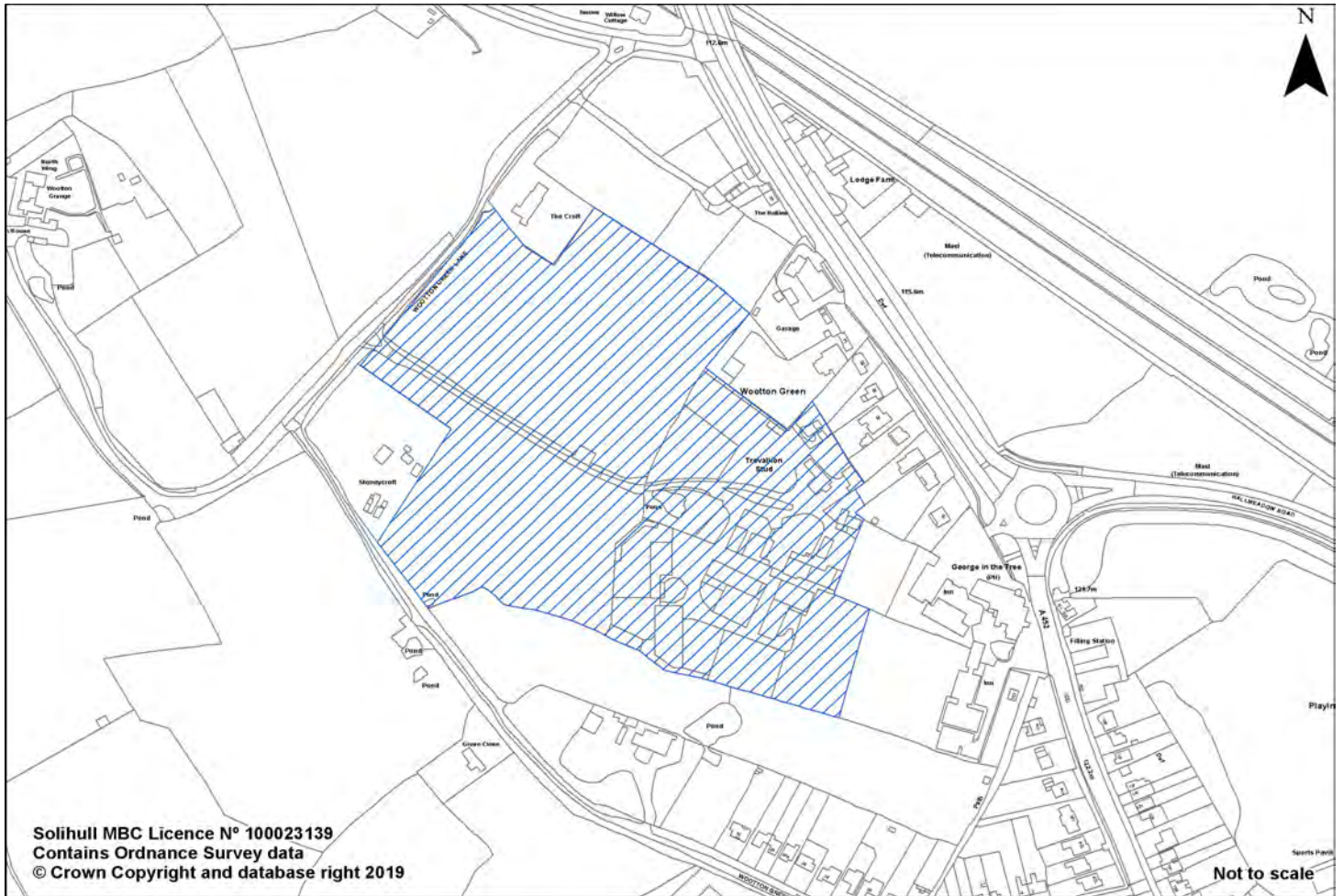
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very High GP Surgery: Low/Medium Public Transport: Low/Medium(Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	161	<b>Site Name</b>	Land at Wootton Green Lane
<b>Gross Area (Ha)</b>	6.65	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 156	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Brownfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** None

**Soft constraints** Existing use on site   Telegraph poles   Hedgerows

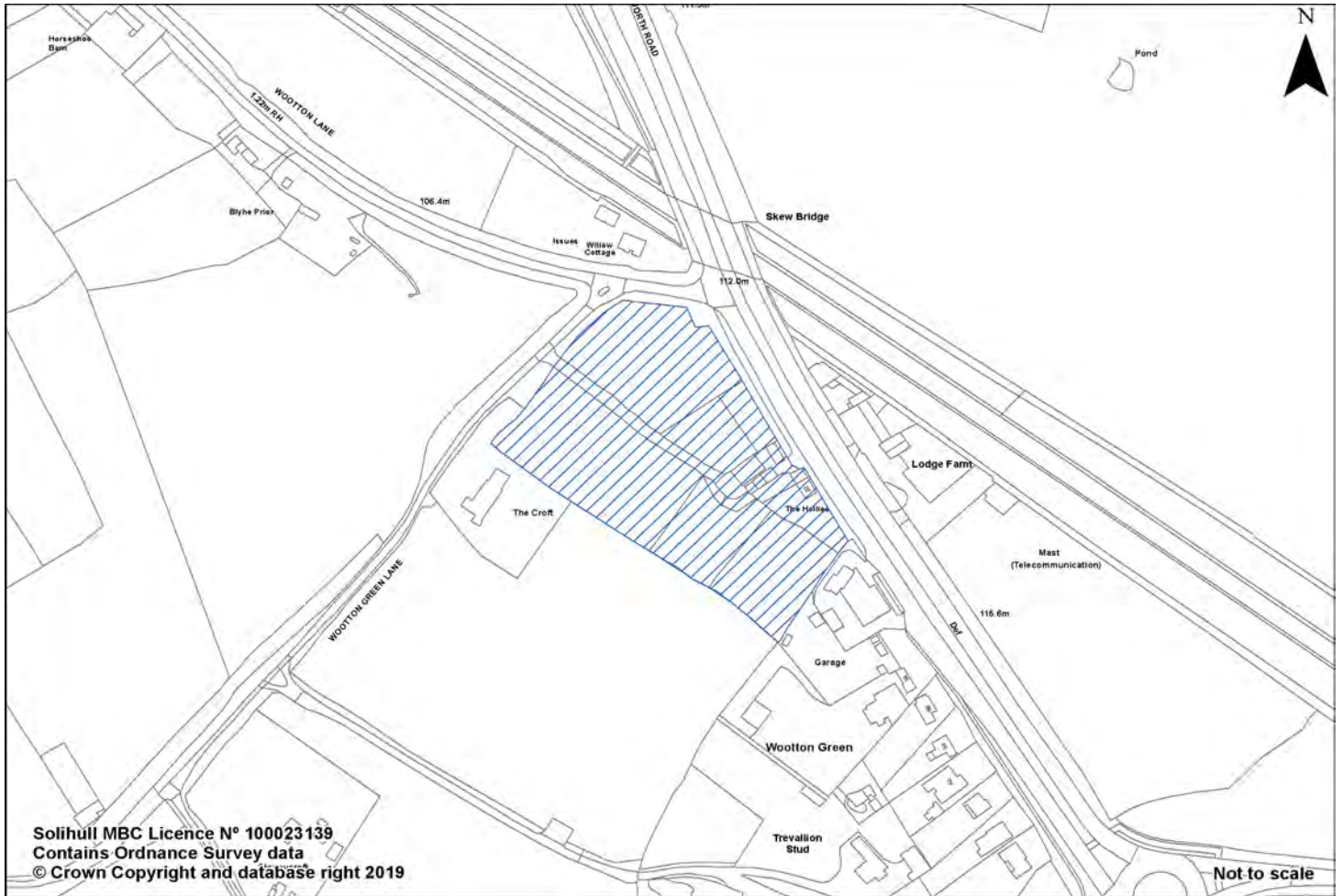
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very High GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	162	<b>Site Name</b>	Land at the Hollies, Kenilworth Rd
<b>Gross Area (Ha)</b>	1.44	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 41	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Part brownfield, part greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** None

**Soft constraints** Existing use on site   Telegraph poles

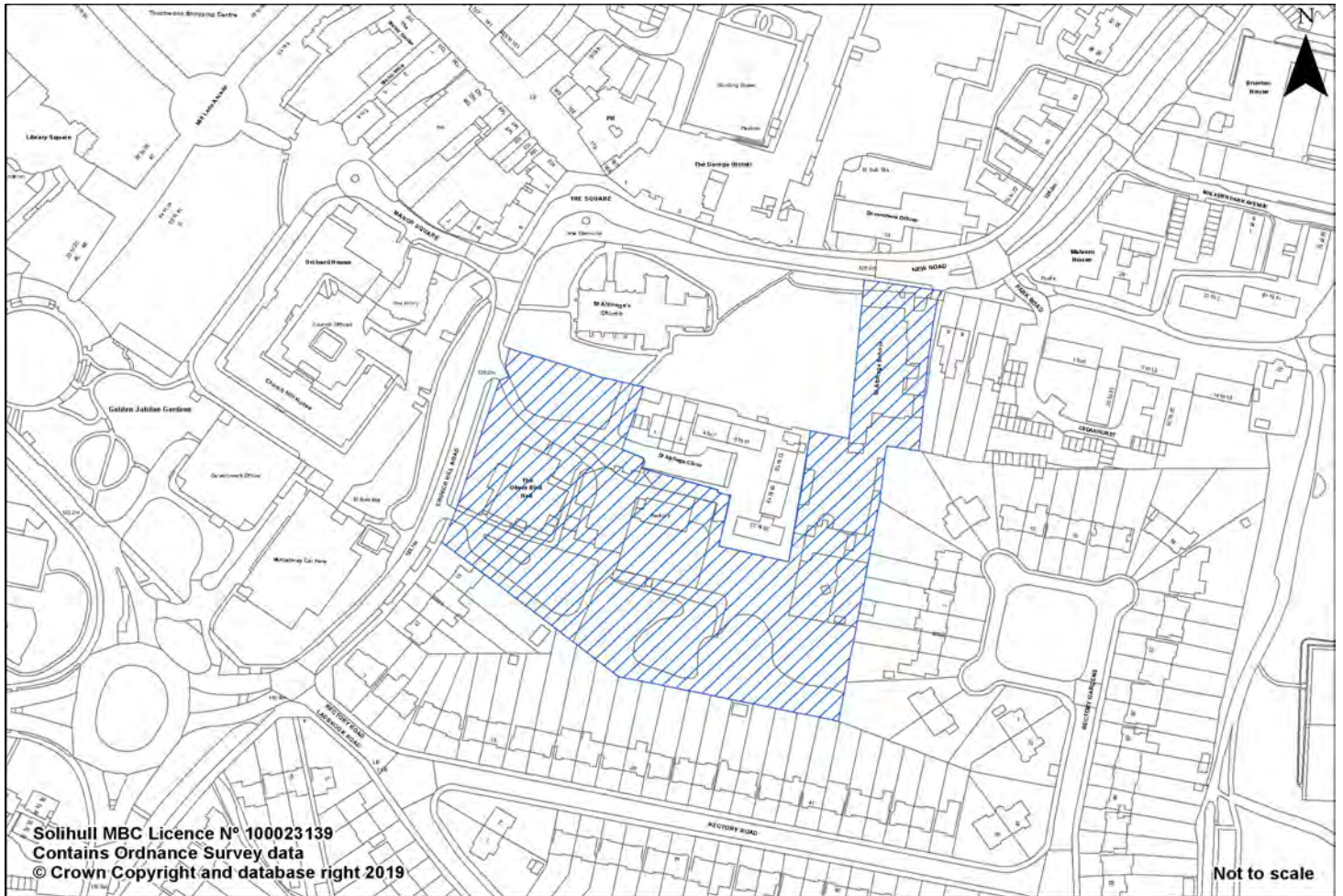
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very High GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	163	<b>Site Name</b>	The former Rectory and Glebe land
<b>Gross Area (Ha)</b>	1.67	<b>Ward</b>	St Alphege
<b>Capacity (SHELAA)</b>	17	<b>Parish</b>	
<b>Green Belt</b>	0	<b>Greenfield/ Brownfield</b>	Part greenfield, part brownfield



### Constraints

<b>Policy Constraints</b>	None
<b>Hard Constraints</b>	Listed building on site and adjacent to Grade I Listed building
<b>Soft constraints</b>	Within Conservation Area Existing uses on site



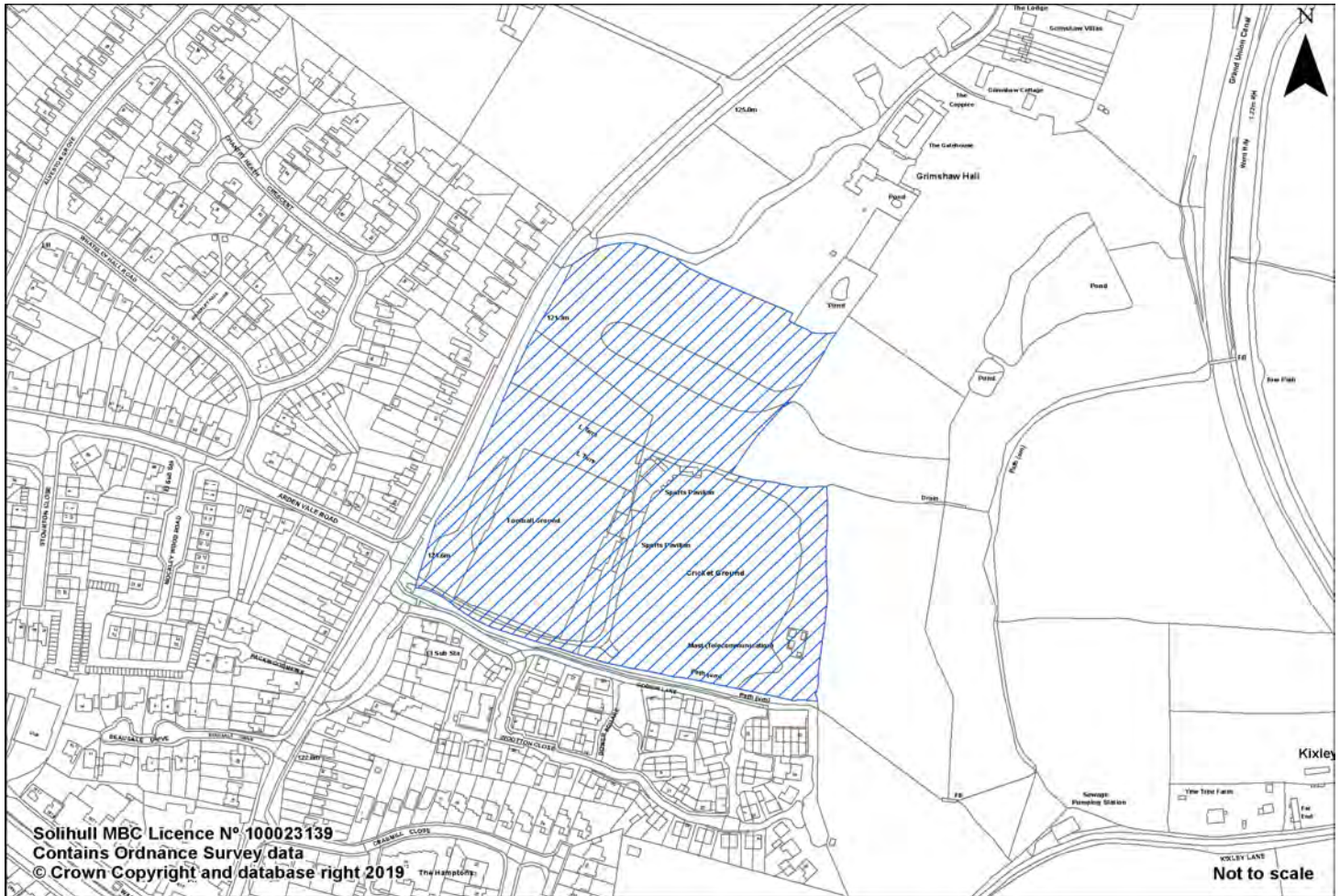
## Evidence

<b>SHELAA</b>	Category 3 (significant achievability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Medium Public Transport: Very High (Bus) Overall: Very High Access: Existing footway
<b>Green Belt Assessment</b>	Site not included in study area of Green Belt Assessment.
<b>Landscape Character Assessment</b>	Site not included in study area of Landscape Character Assessment.
<b>Sustainability Appraisal</b>	Site assessed as part of AECOM 45 for 2013 Local Plan as SLP Site 8.

## Site Selection

<b>Spatial Strategy</b>	Growth Option B: Solihull Town Centre
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	2
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	166	<b>Site Name</b>	Land north and south of Hampton Road, Knowle
<b>Gross Area (Ha)</b>	3.36	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	79	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

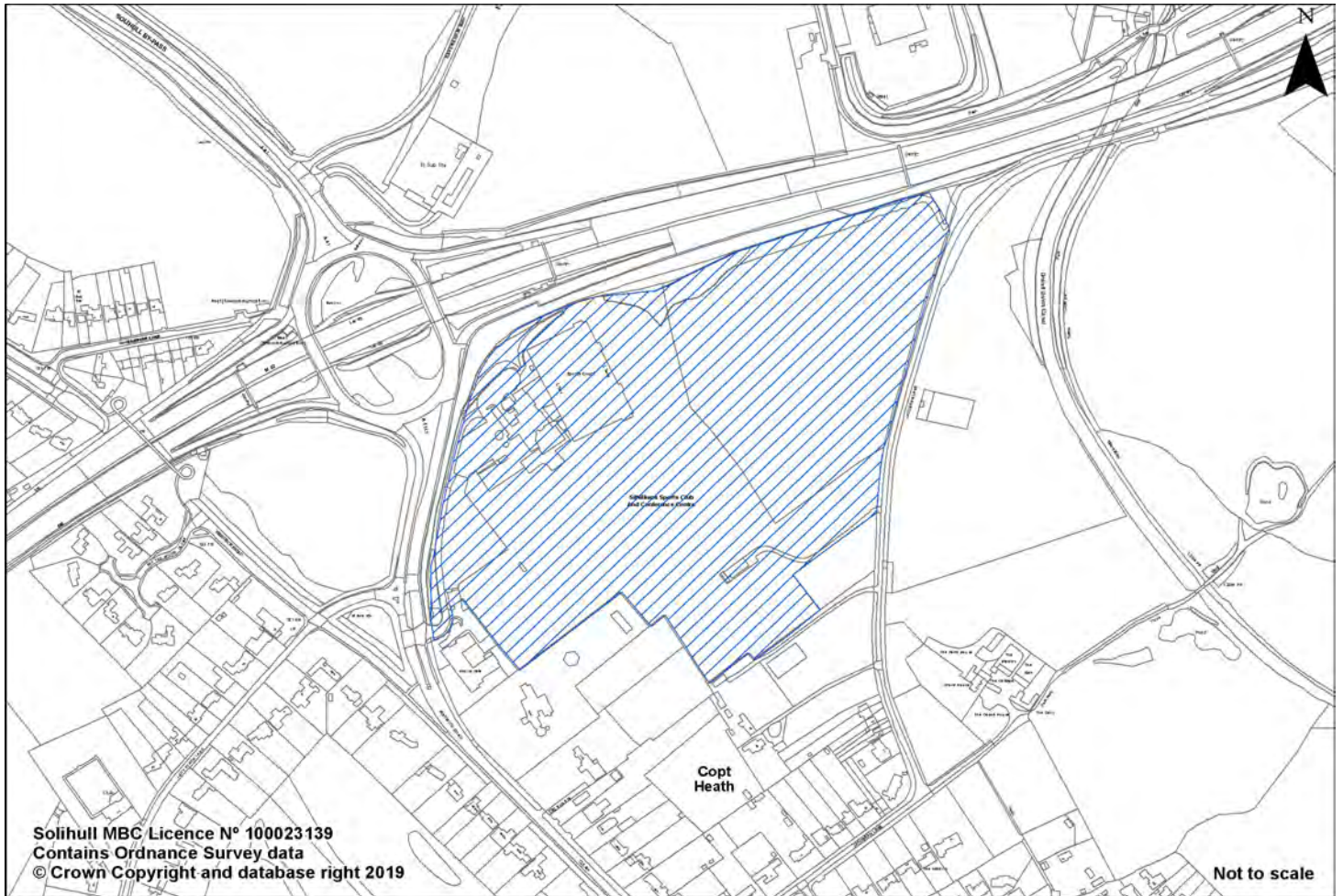
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Medium Food Store: Very High GP Surgery: Very High Public Transport: Very High (Bus) Overall: Very High Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing parcel (RP37) overall with a combined score of 11. *Highly performing in terms of purposes 1, 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Part of site assessed in AECOM 92 17 effects: 6 positive (3 significant); 8 neutral; 3 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	7
<b>Commentary</b>	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 development. The SA identifies 3 negative and 6 positive effects. Development of the site would be consistent with Option G of the Spatial Strategy for the significant expansion of rural villages.
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	167	<b>Site Name</b>	The Memorial Clubhouse and Grounds
<b>Gross Area (Ha)</b>	14.68	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	400	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Part greenfield, part brownfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Existing use on site    Potential habitats of wildlife interest    Proximity to M42

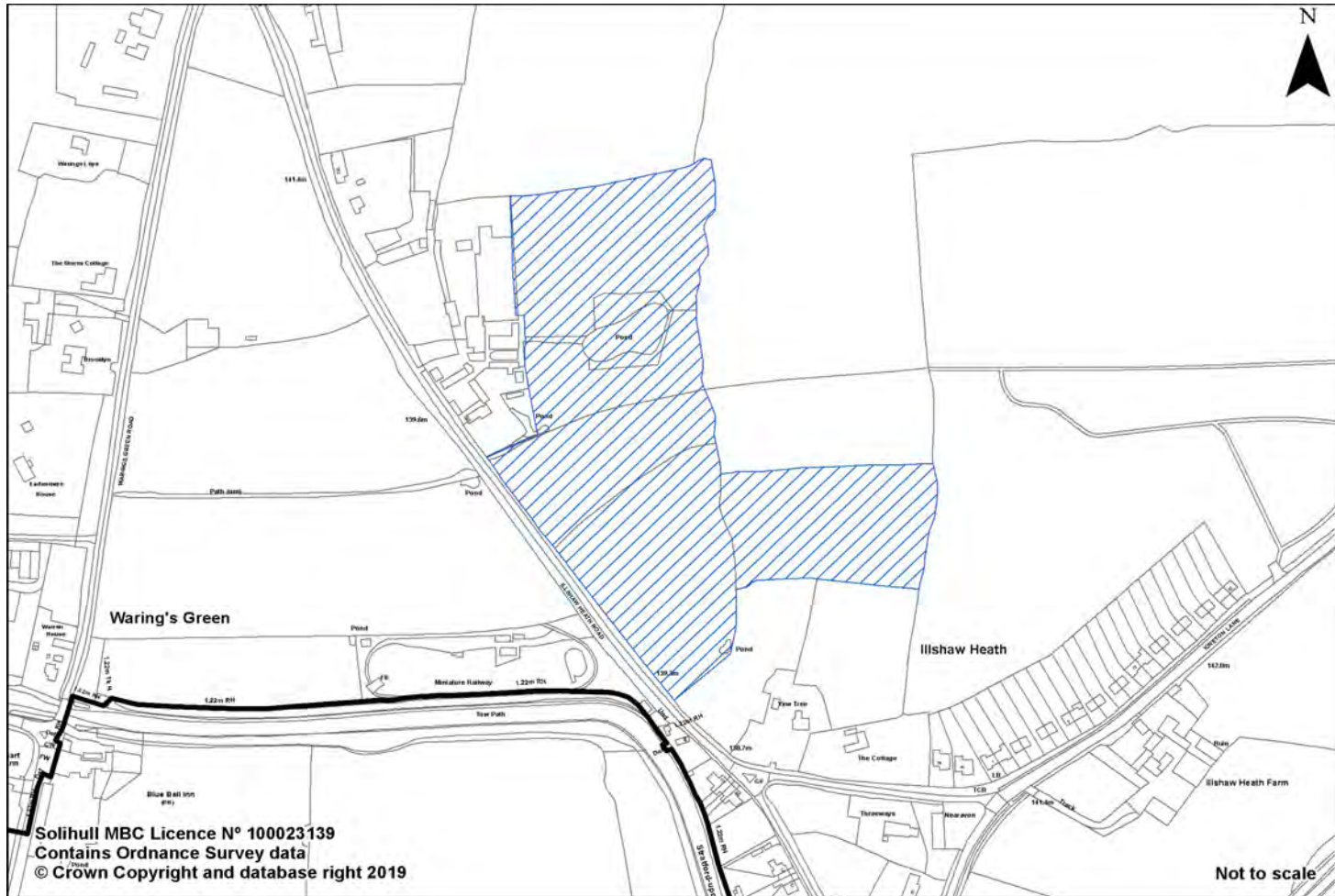
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could be considered as part of Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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 identifies 5 positive and 6 negative effects.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Proximity to Listed building
<b>Soft constraints</b>	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

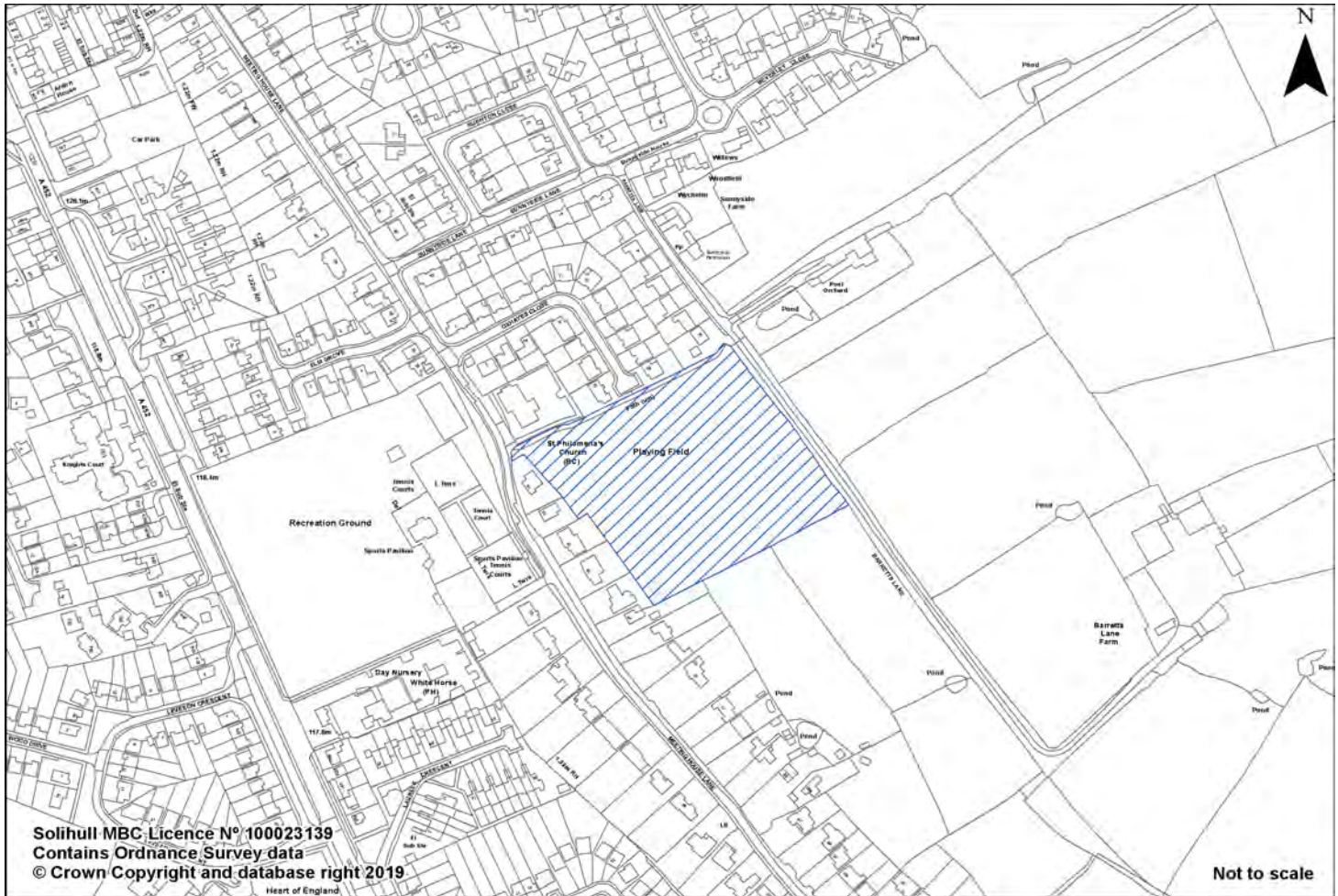
**Commentary**

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

<b>Site Reference</b>	169	<b>Site Name</b>	Blessed Robert Grissold
<b>Gross Area (Ha)</b>	1.87	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 47	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on boundary of site
<b>Soft constraints</b>	Recreation ground    PROW M193 runs along eastern boundary



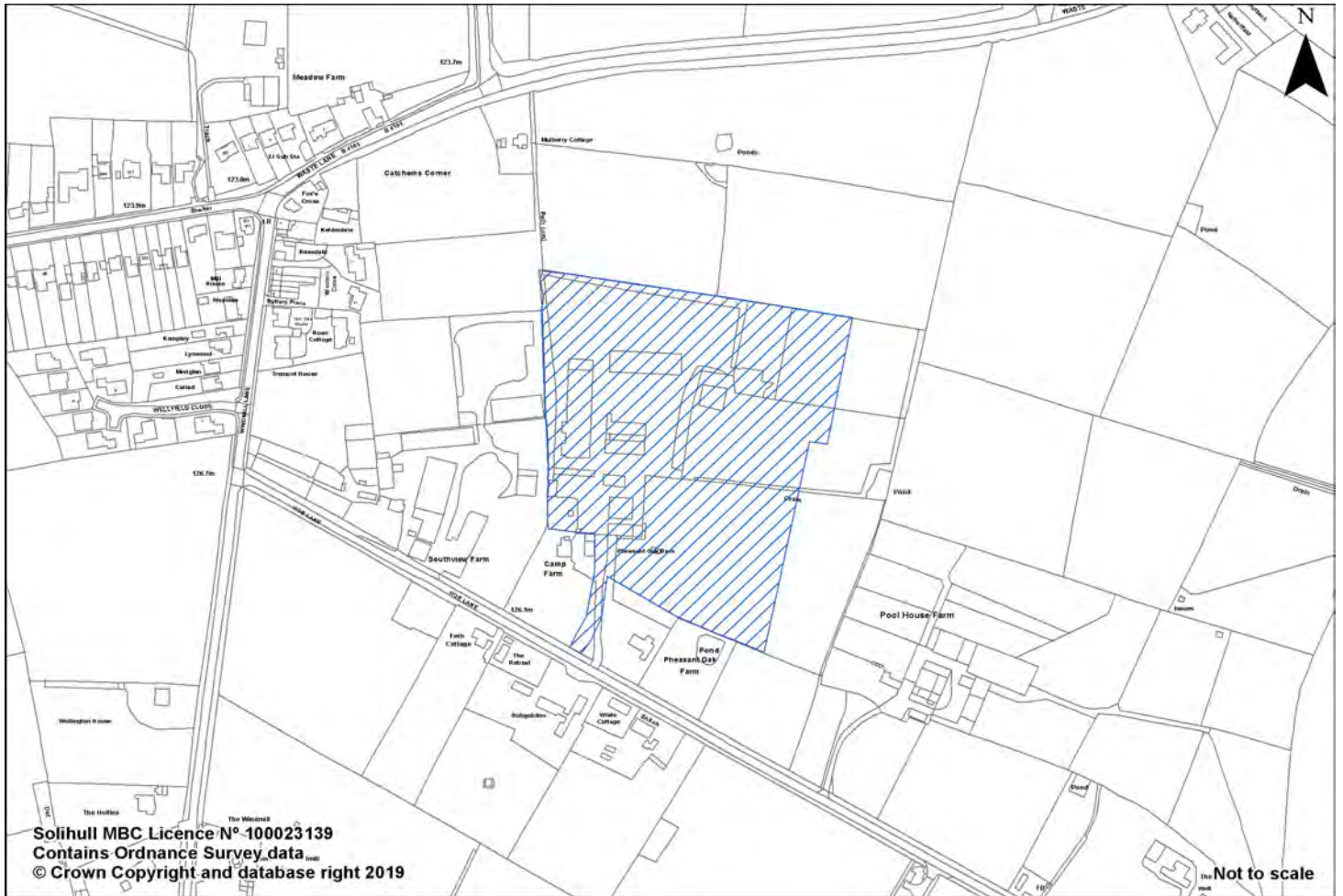
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1016 - Category 1
<b>Accessibility Study</b>	Primary School: Low Food Store: Very High GP Surgery: Very High Public Transport: Medium (Rail) Overall: Medium/High Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP54) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 97 17 effects: 6 positive (2 significant); 5 neutral; 6 negative (3 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	170	<b>Site Name</b>	Pheasant Oak Farm
<b>Gross Area (Ha)</b>	3.51	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	80	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

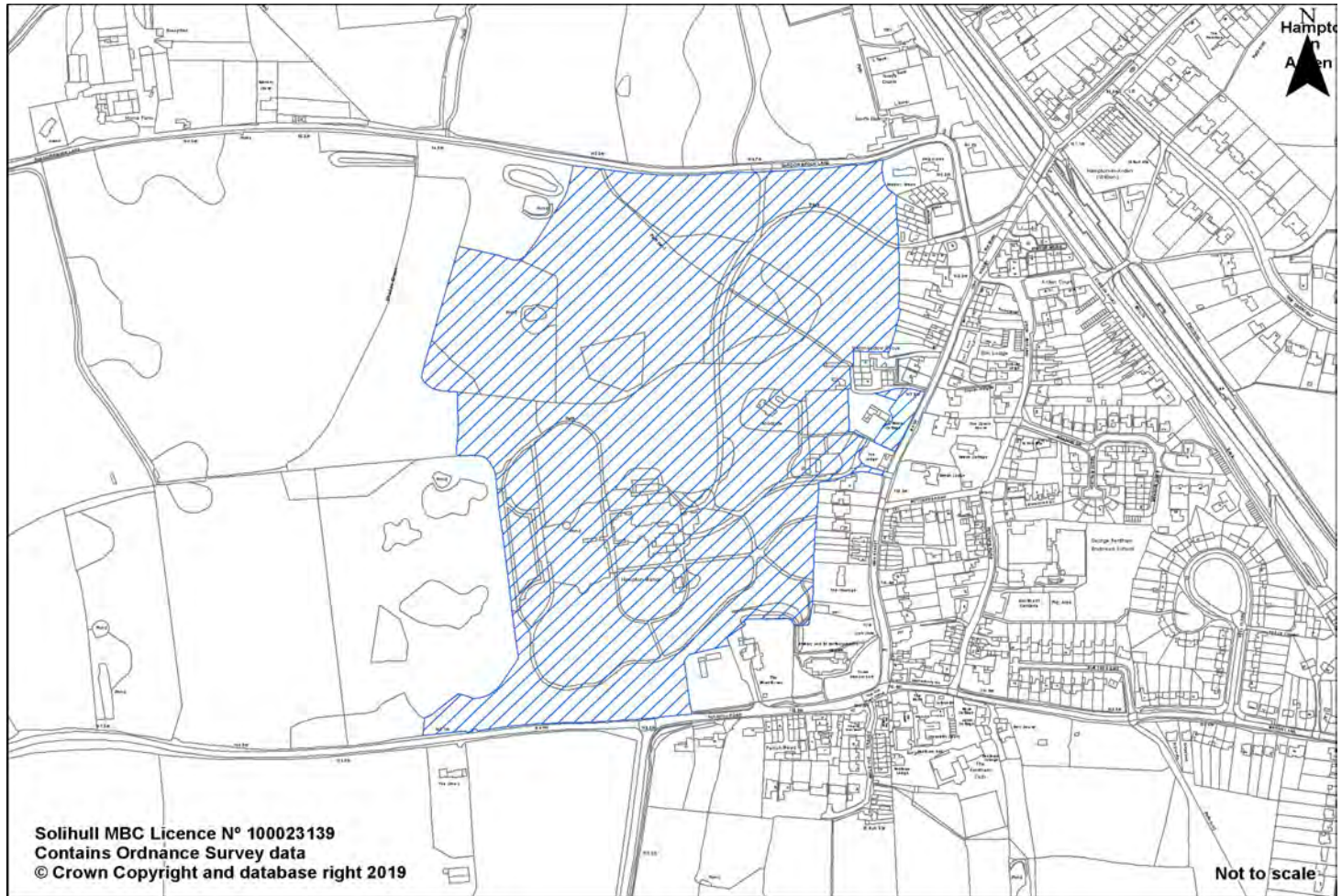
**Commentary**

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

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Listed buildings on site
<b>Soft constraints</b>	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 172

Site Name Service Station Site, Kenilworth Road

Gross Area (Ha) 0.13

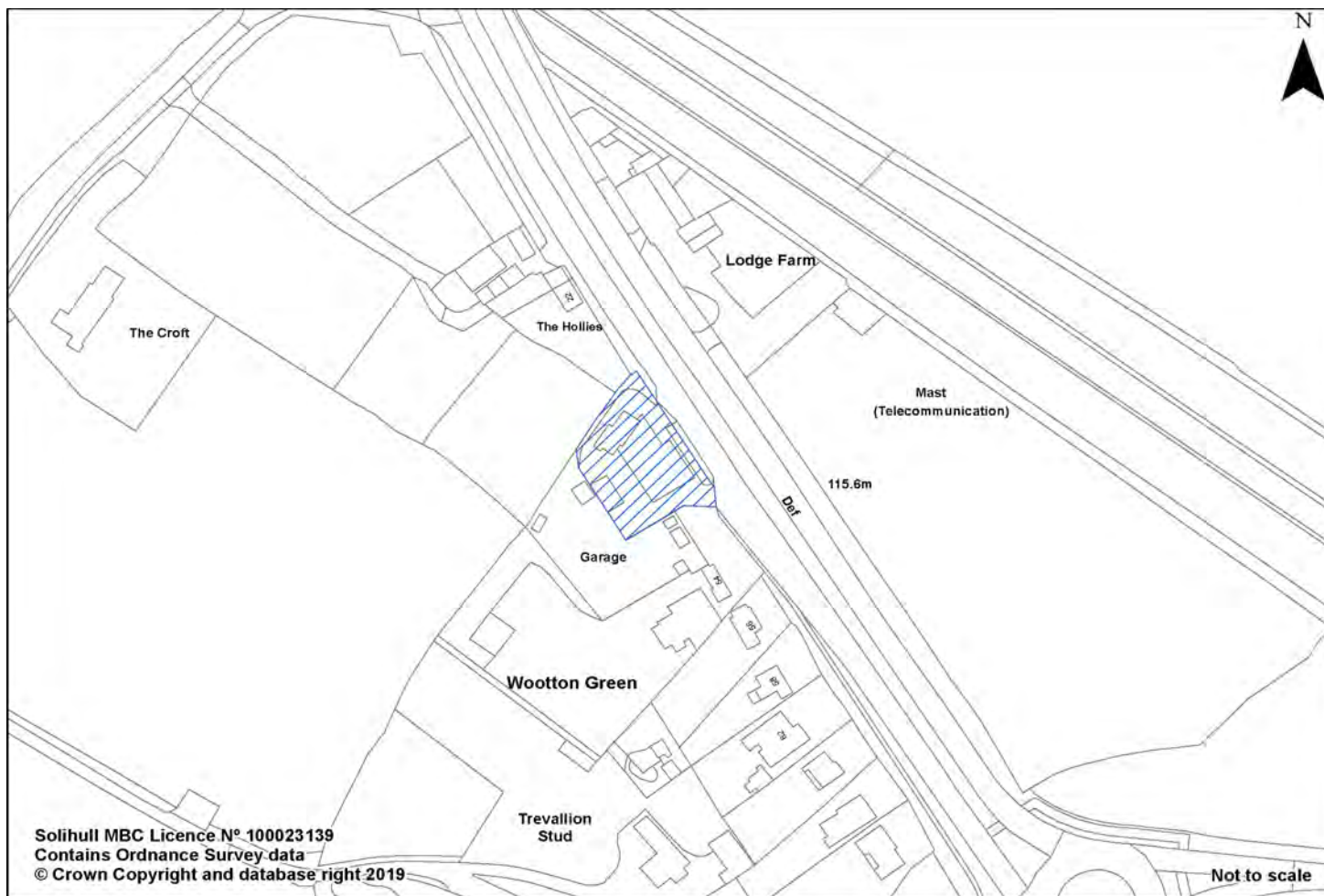
Ward Meriden

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

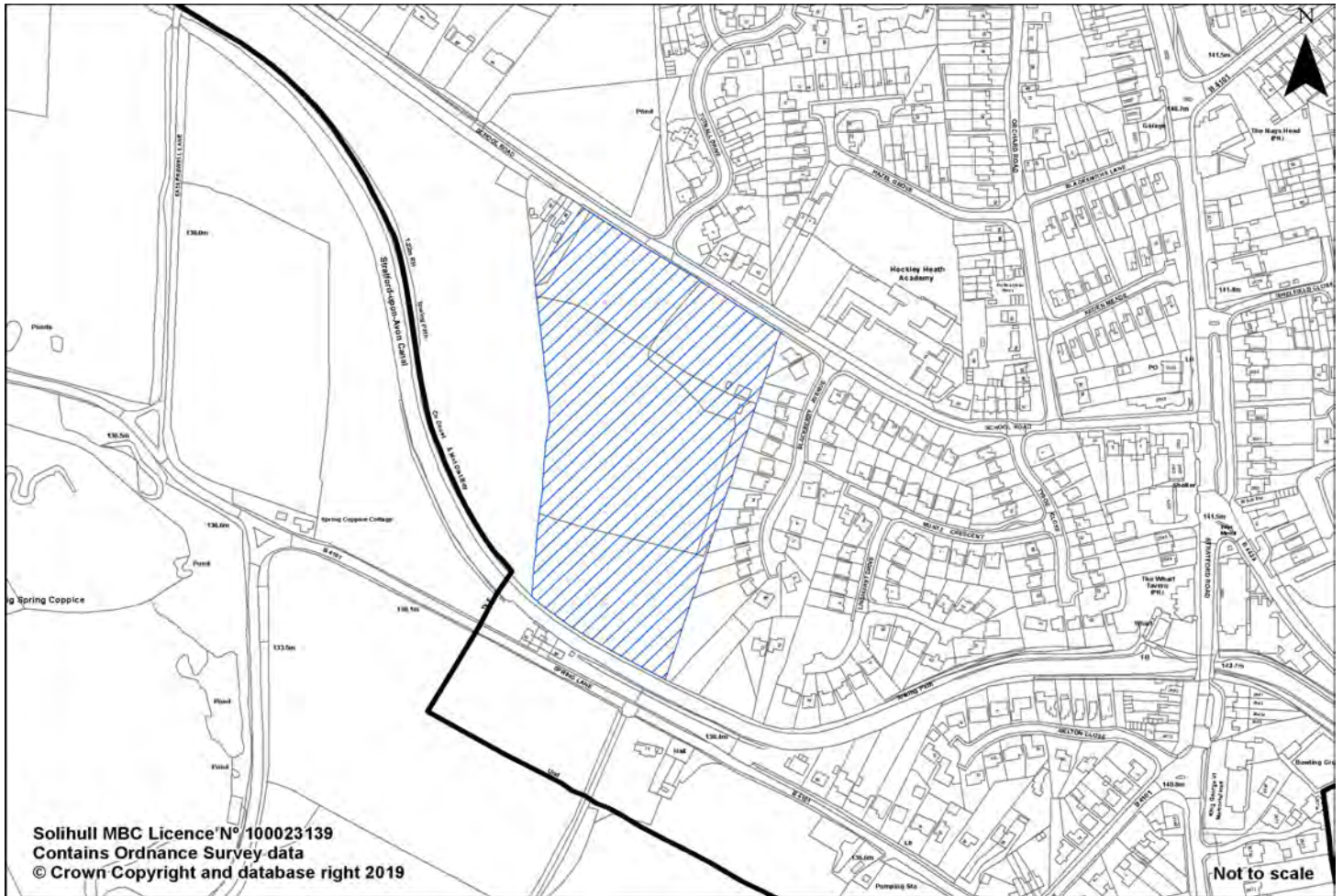
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very High GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

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



### Constraints

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



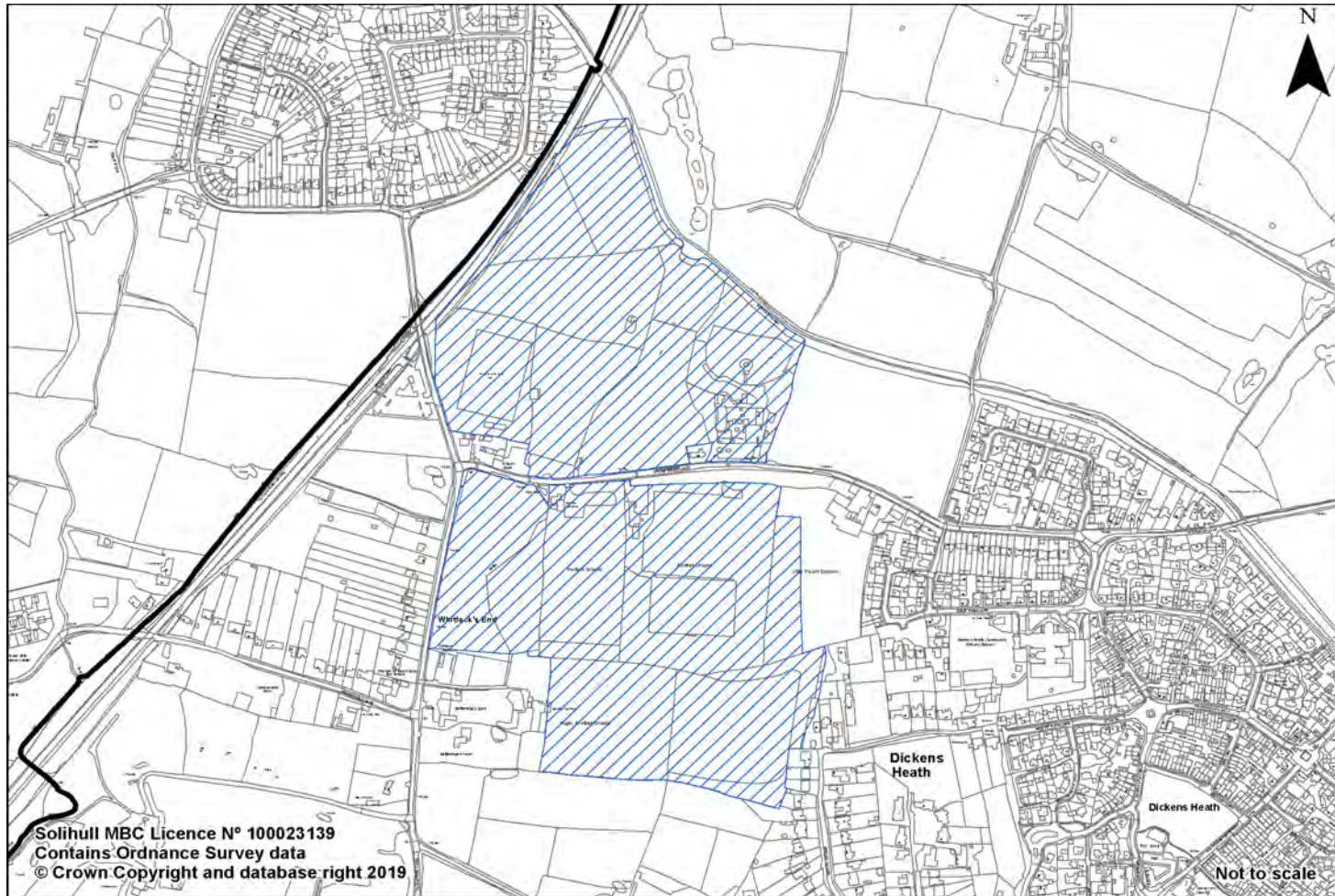
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1008 - Category 1
<b>Accessibility Study</b>	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
<b>Green Belt Assessment</b>	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 59 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	The site is within a lower performing parcel of Green Belt. It is adjacent to the 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.
<b>Site Selection Step 2</b>	G

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



### Constraints

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

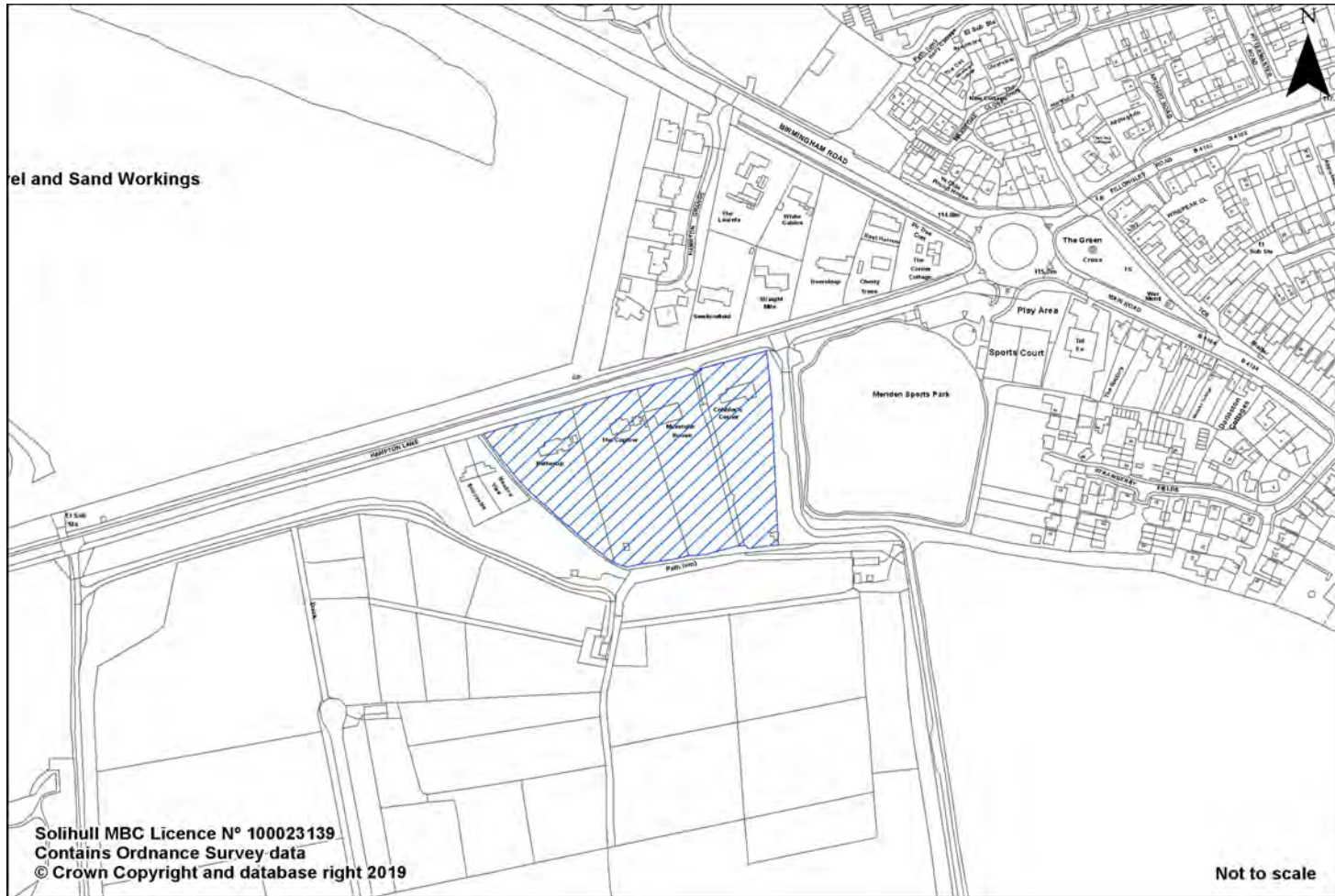
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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 should be re-provided. Development should protect the natural capital of the site and enhance green infrastructure links where possible, as well as be sympathetic to the surrounding landscape character, e.g. retain hedgerows where possible. Pedestrian and cycling connectivity should be facilitated through
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	179	<b>Site Name</b>	Hampton Lane, Meriden
<b>Gross Area (Ha)</b>	1.78	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	43	<b>Parish</b>	Meriden
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Part brownfield, part greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on site
<b>Soft constraints</b>	PROW M234x runs through the site Existing properties on site

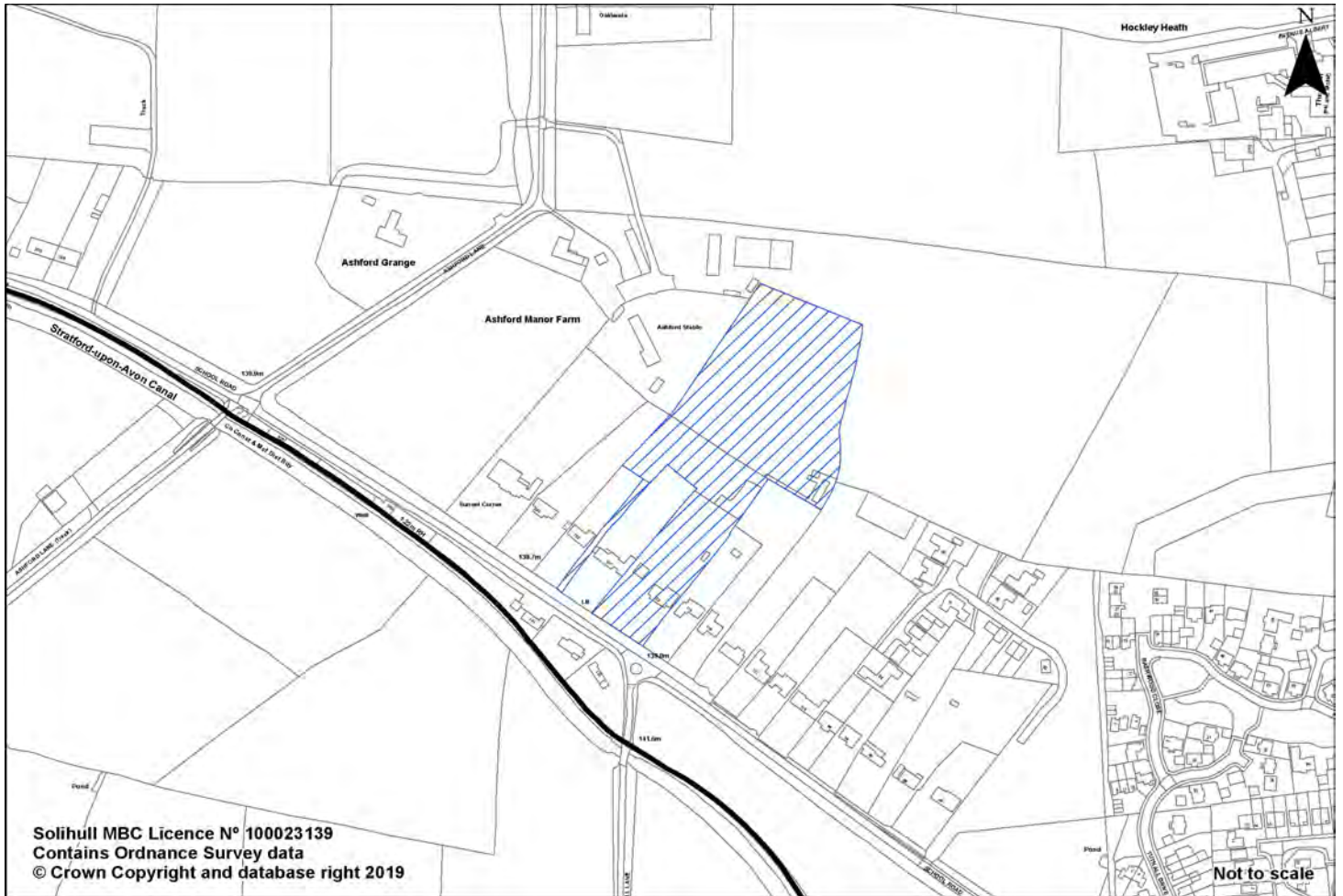
## Evidence

<b>SHELAA</b>	Category 3 (significant achievability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Low/Medium Public Transport: Very High (Bus) Overall: High Access: Existing footway
<b>Green Belt Assessment</b>	Higher performing broad area (BA05) overall with a combined score of 11. *Highly performing in terms of purposes 1, 2 and 3.
<b>Landscape Character Assessment</b>	Site not included in study area of Landscape Character Assessment.
<b>Sustainability Appraisal</b>	Site not assessed but located between AECOM 100 and AECOM 74.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Meriden village is identified as suitable for limited expansion. Backland development may not be considered appropriate.
<b>Site Selection Step 1</b>	7
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Access Existing properties on site

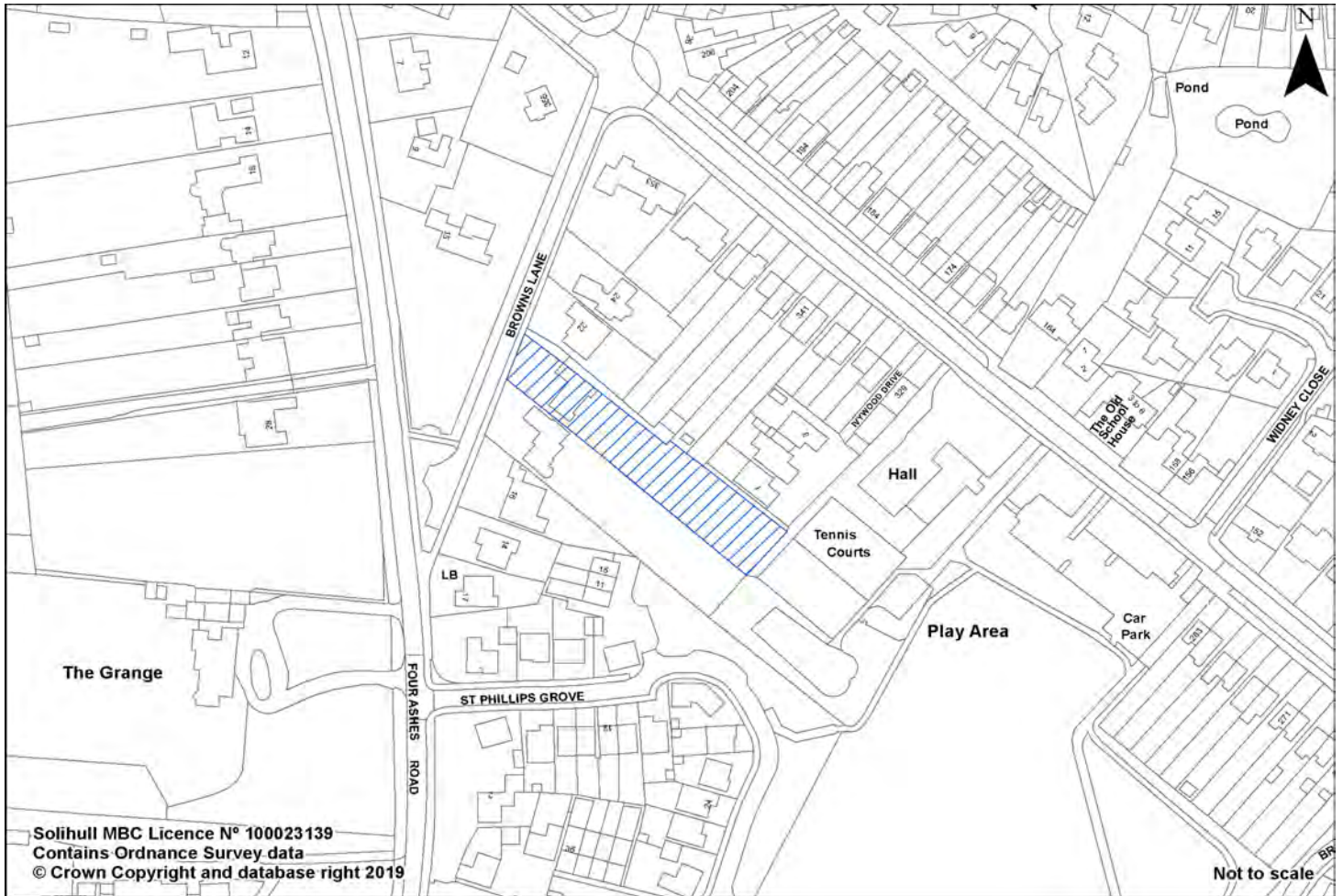
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**



## 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

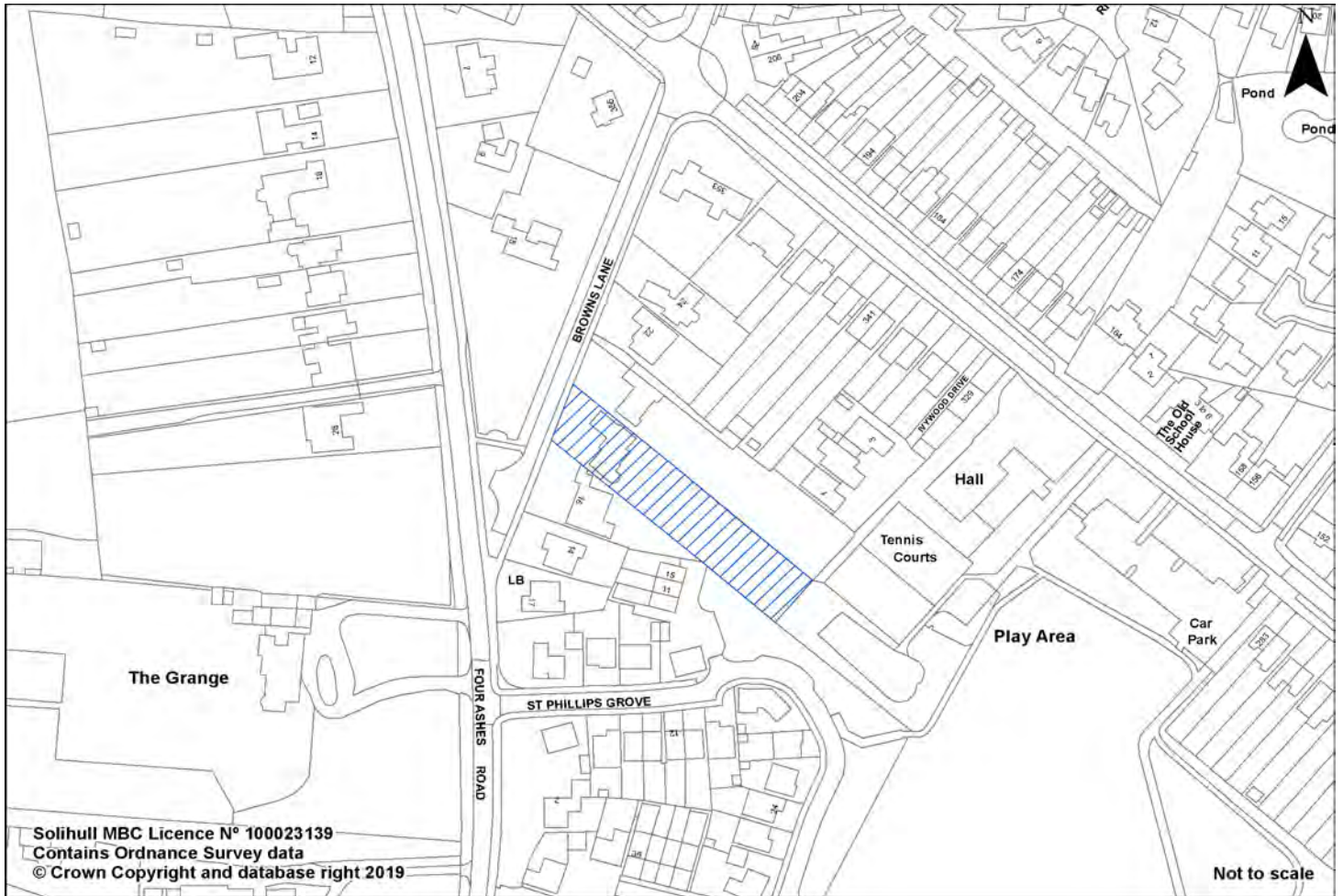
### Commentary

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

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



### Constraints

<b>Policy Constraints</b>	None
<b>Hard Constraints</b>	TPOs on boundary of site
<b>Soft constraints</b>	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

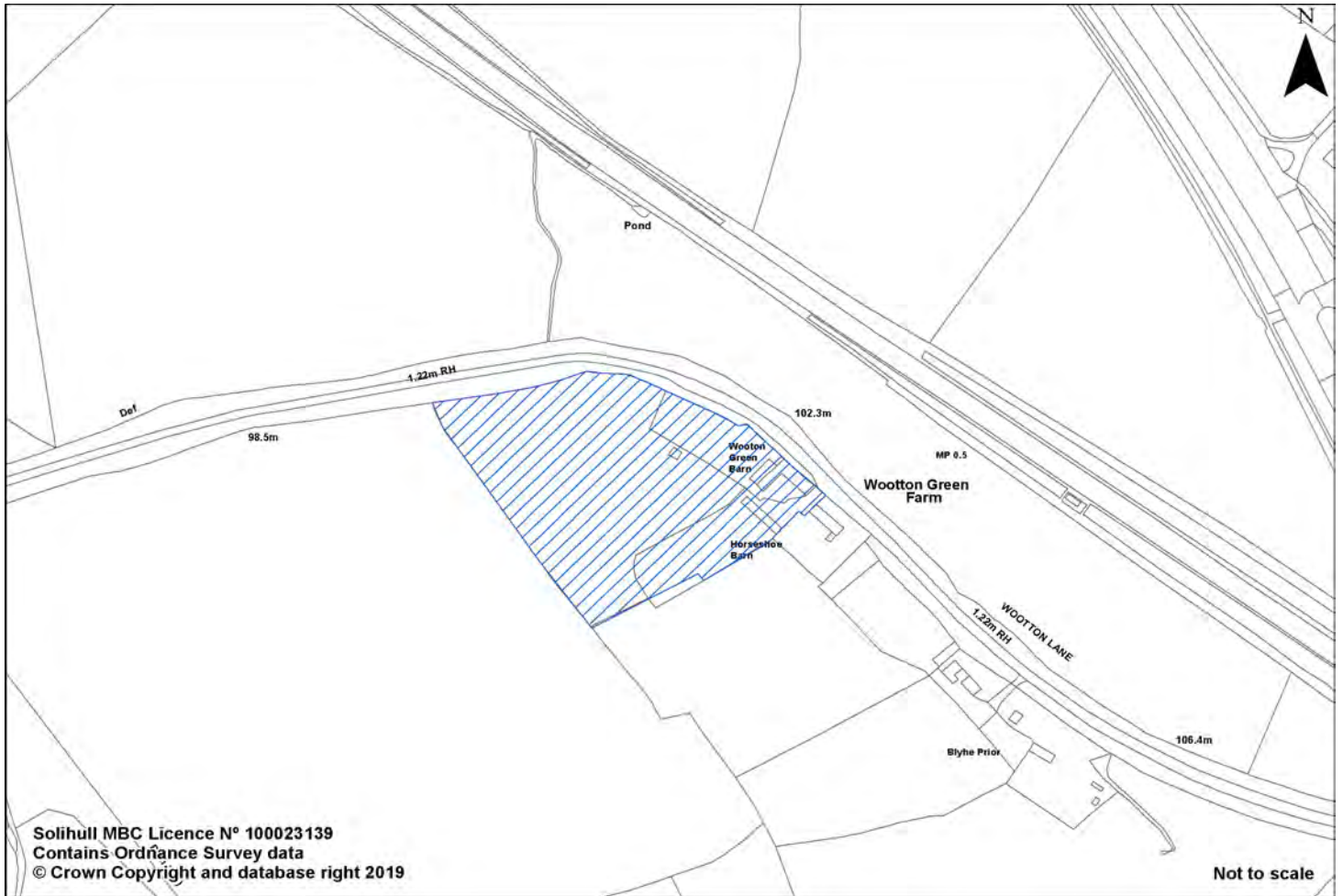
### Commentary

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

<b>Site Reference</b>	183	<b>Site Name</b>	Wootton Green Barn
<b>Gross Area (Ha)</b>	0.93	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	28	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

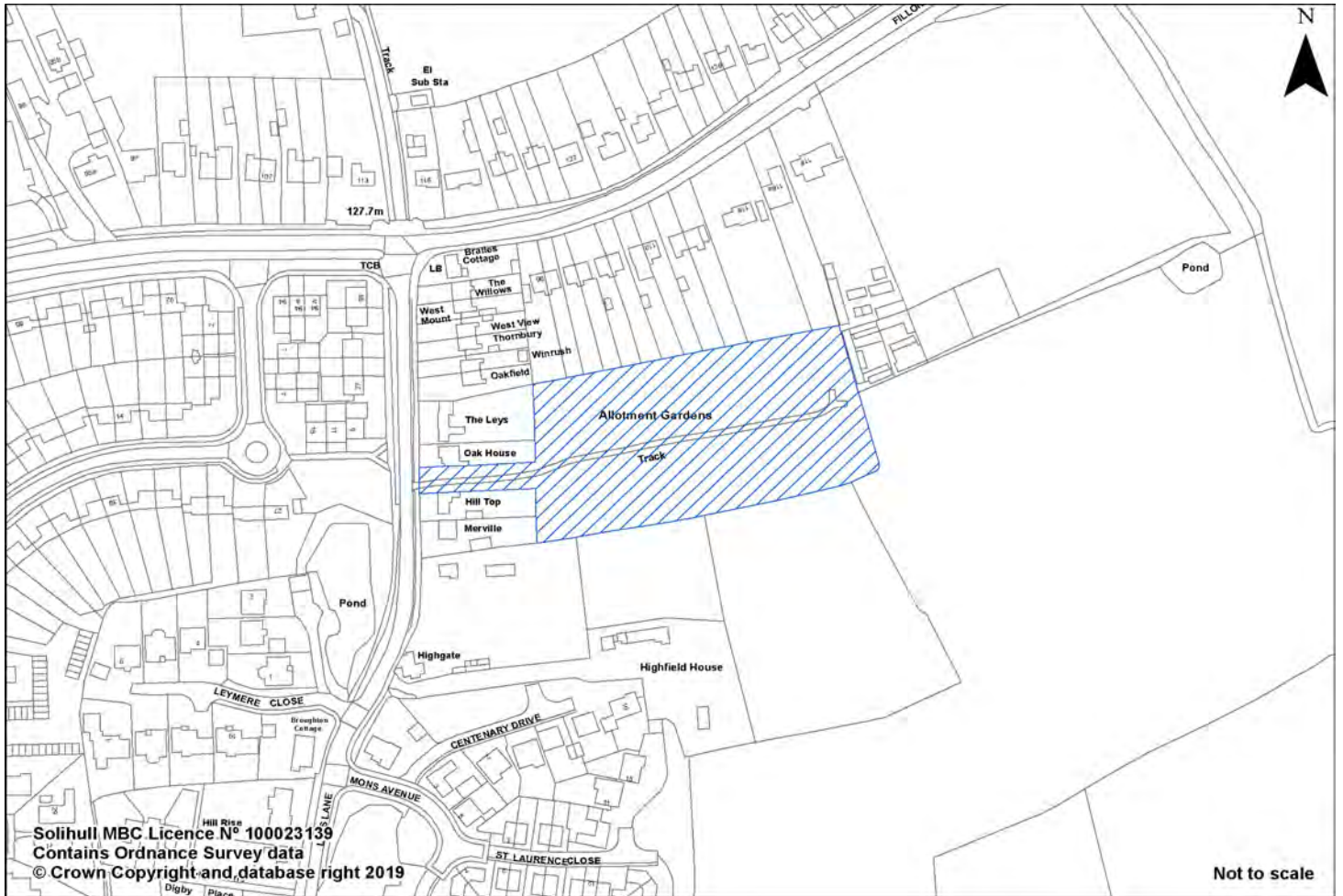
## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: High GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low/Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing broad area (BA03) overall with a combined score of 12. *Highly performing in terms of all purposes.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	186	<b>Site Name</b>	Land to east of Leys Lane
<b>Gross Area (Ha)</b>	0.91	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 21	<b>Parish</b>	Meriden
<b>Green Belt</b>	88	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Mineral safeguarding area for Coal
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Access Existing allotments on site

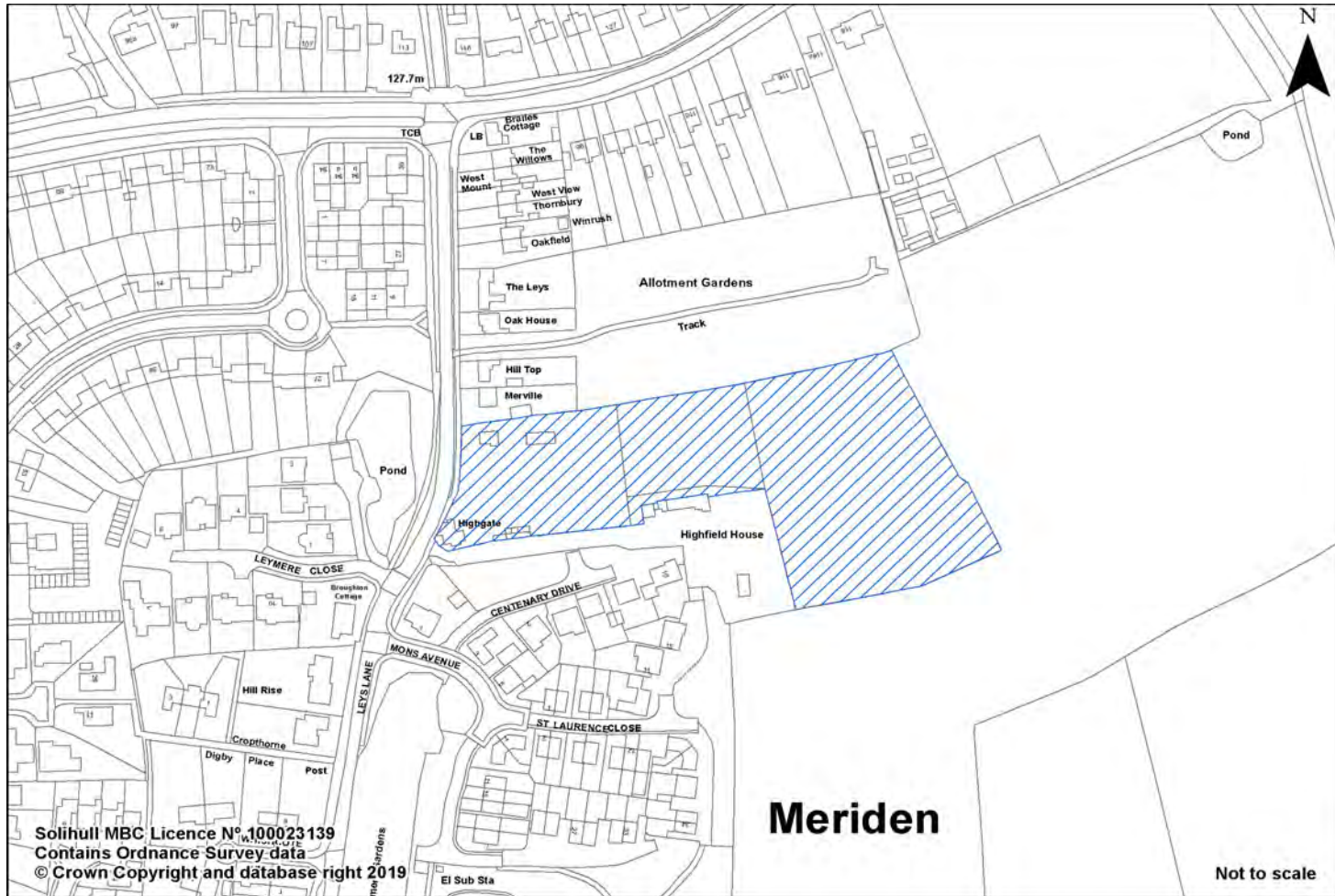
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1014 - Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: High Public Transport: Very High Overall: Very High Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
<b>Landscape Character Assessment</b>	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 61 17 effects: 6 positive (4 significant); 2 neutral; 9 adverse (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Meriden village is identified as suitable for limited expansion.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	187	<b>Site Name</b>	Land to the east of Leys Lane
<b>Gross Area (Ha)</b>	1.27	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 37	<b>Parish</b>	Meriden
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Mineral safeguarding area for Coal
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Existing properties on site



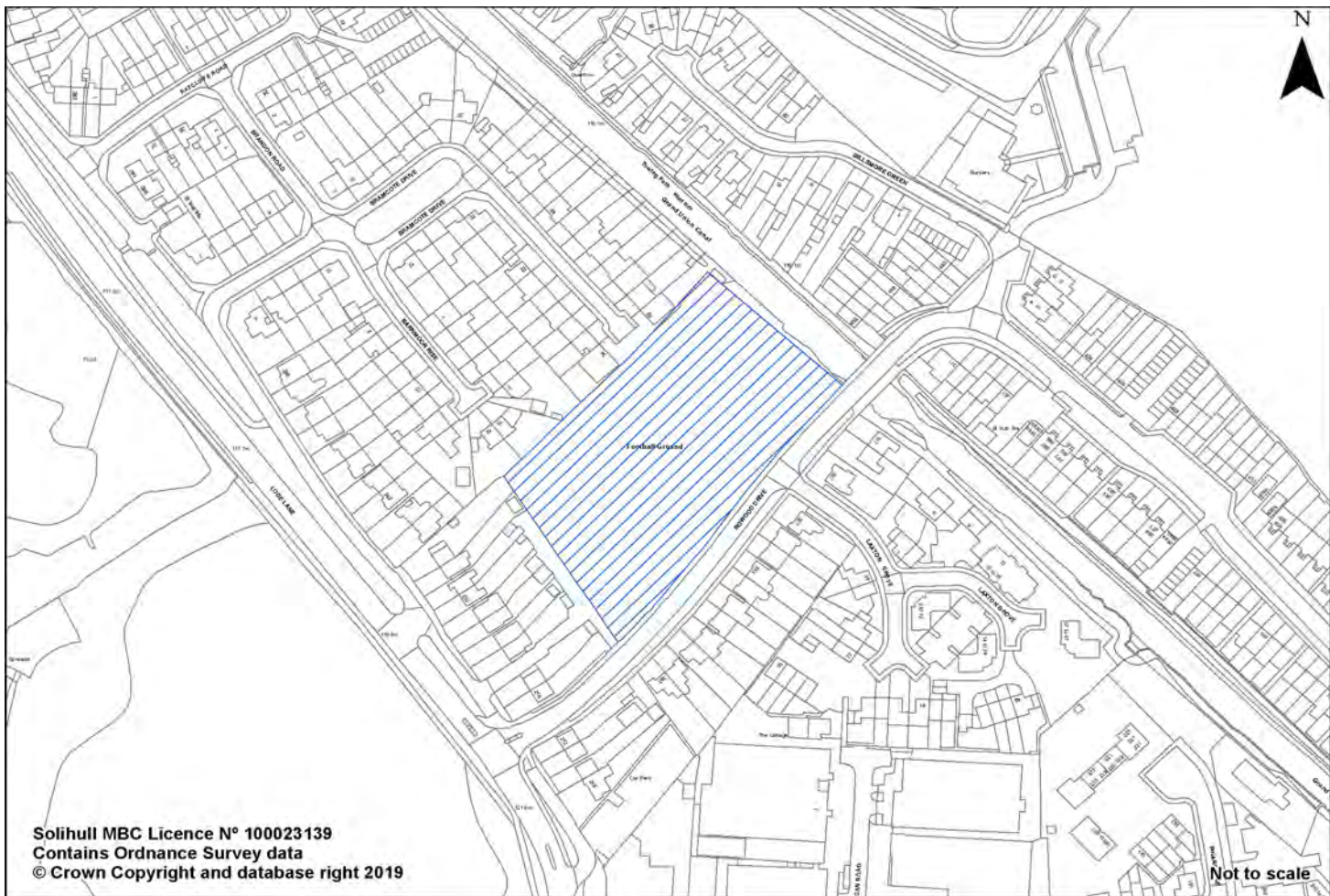
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1014 - Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
<b>Landscape Character Assessment</b>	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 61 17 effects: 6 positive (4 significant); 2 neutral; 9 adverse (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Meriden village is identified as suitable for limited expansion.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	188	<b>Site Name</b>	Land at Rowood Drive and associated with Lode
<b>Gross Area (Ha)</b>	0.95	<b>Ward</b>	Silhill
<b>Capacity (SHELAA)</b>	31	<b>Parish</b>	
<b>Green Belt</b>	0	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	None
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	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**

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**

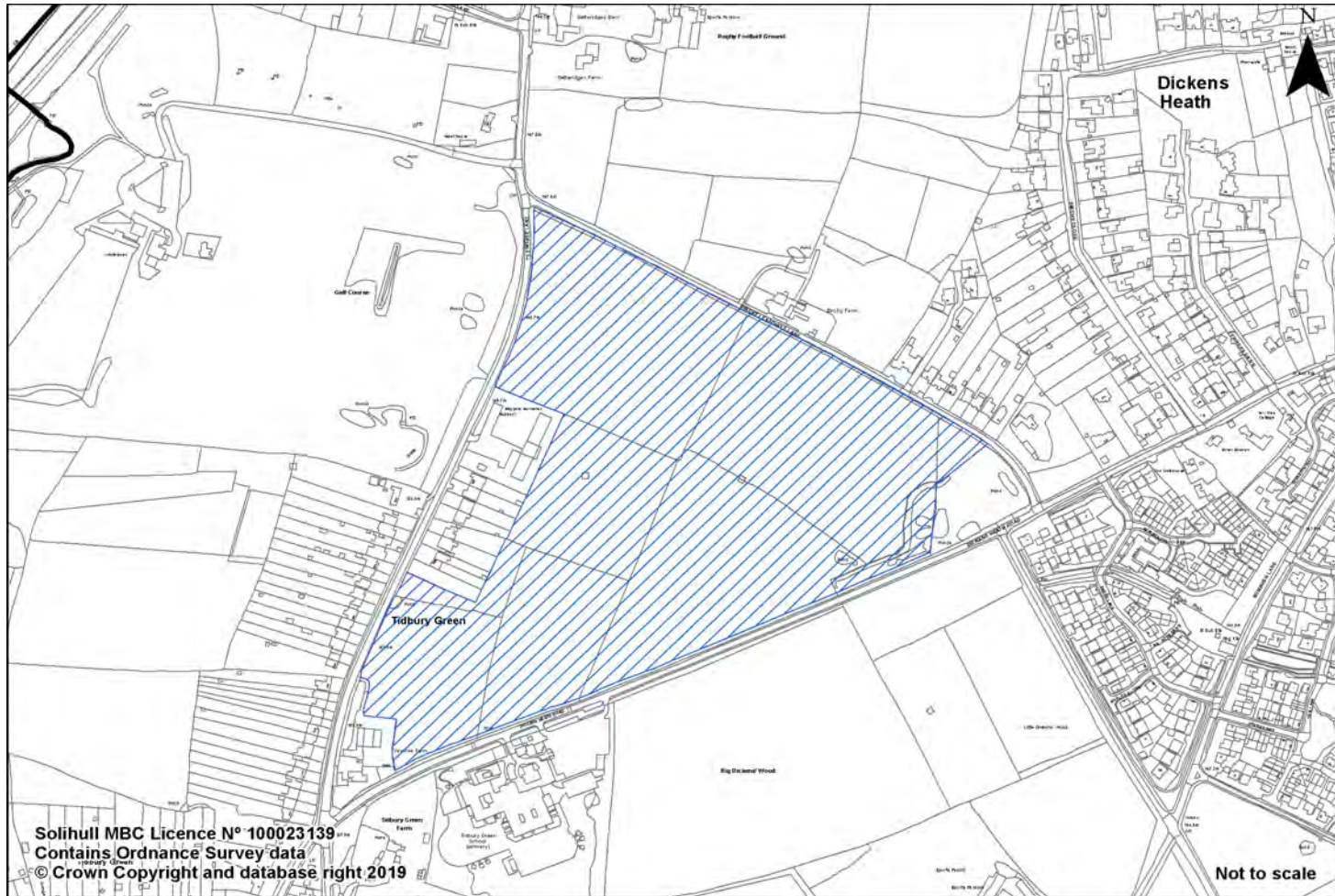
**Commentary**

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**

G

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



### Constraints

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

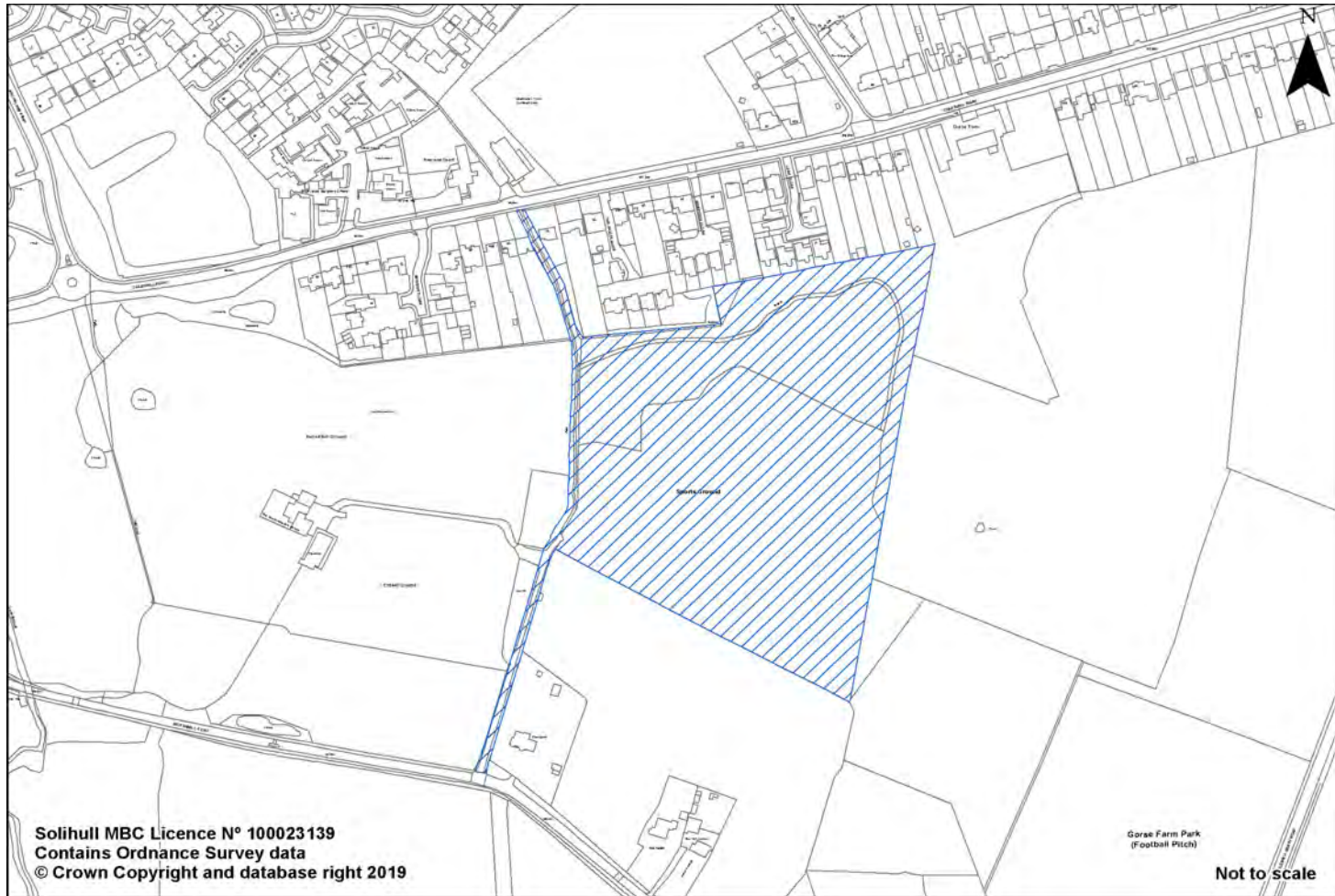
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Dickens Heath is identified as suitable for significant growth, although ensuring key gaps are protected and within walking distance to rail station.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

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

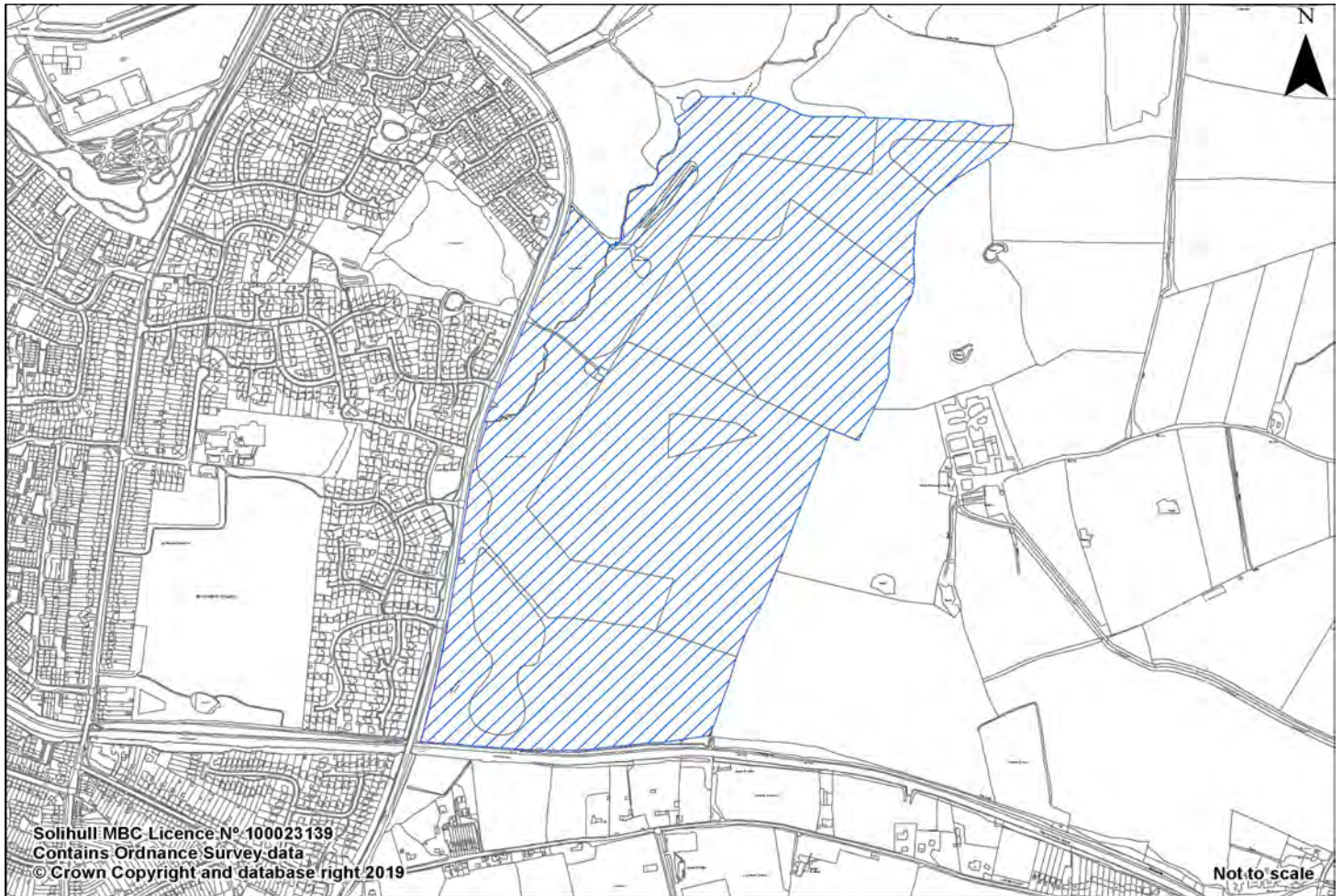
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	Site falls within Growth Option G – Area A: South-east of Chelmsley Wood. Area not considered suitable for major growth.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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

<b>SHELAA</b>	Category 3 (significant suitability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Low GP Surgery: Low Public Transport: Low (Bus) Overall: Low Access: No existing footway provision
<b>Green Belt Assessment</b>	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 performing in t
<b>Landscape Character Assessment</b>	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 109 18 Effects: 10 positive (2 significant); 5 neutral; 3 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

Site Reference 196

Site Name Land at Bickenhill Road

Gross Area (Ha) 21.15

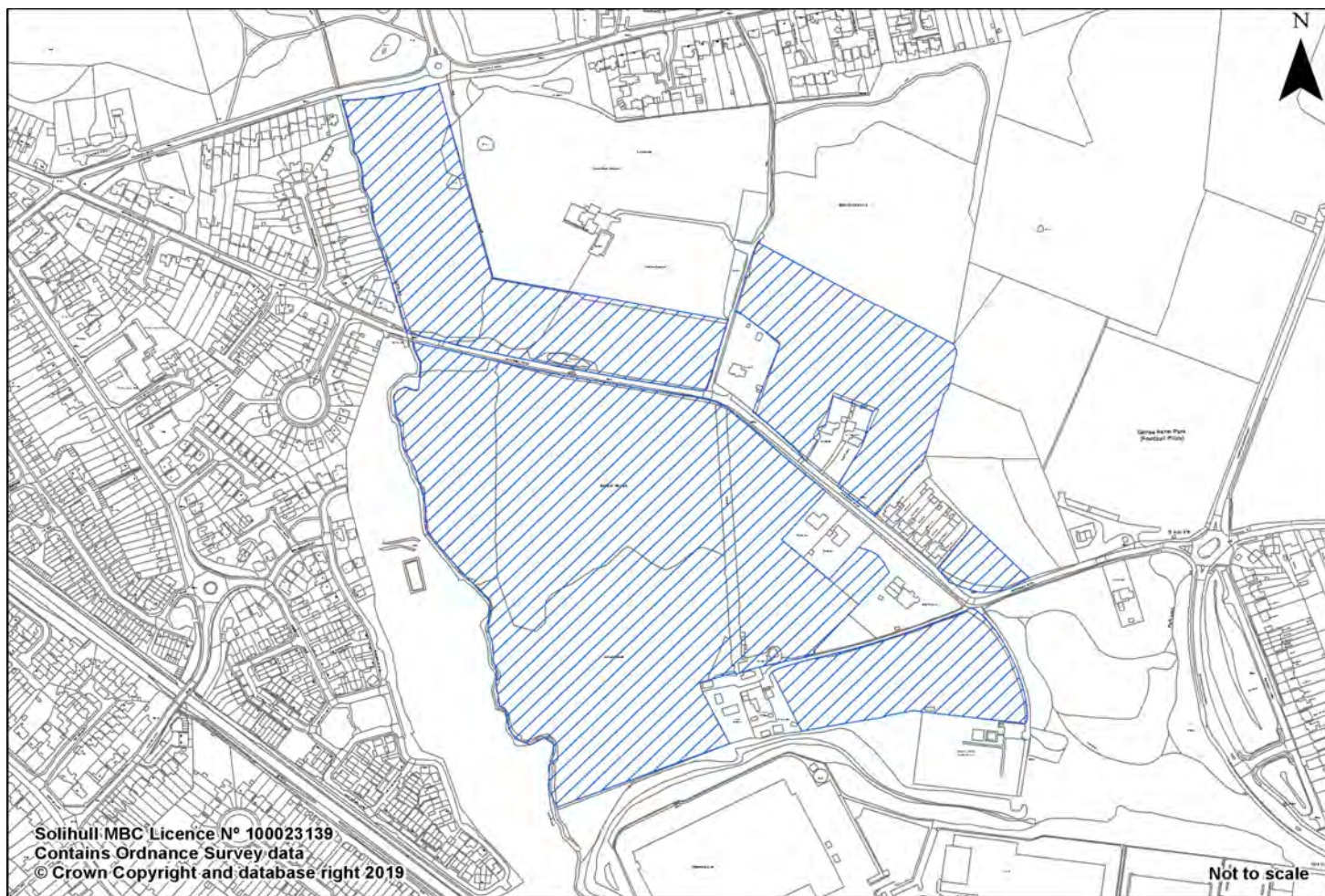
Ward Bickenhill

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 PROW M101 runs along boundary Local Wildlife Site included within site Flood Zone 3 on western boundary

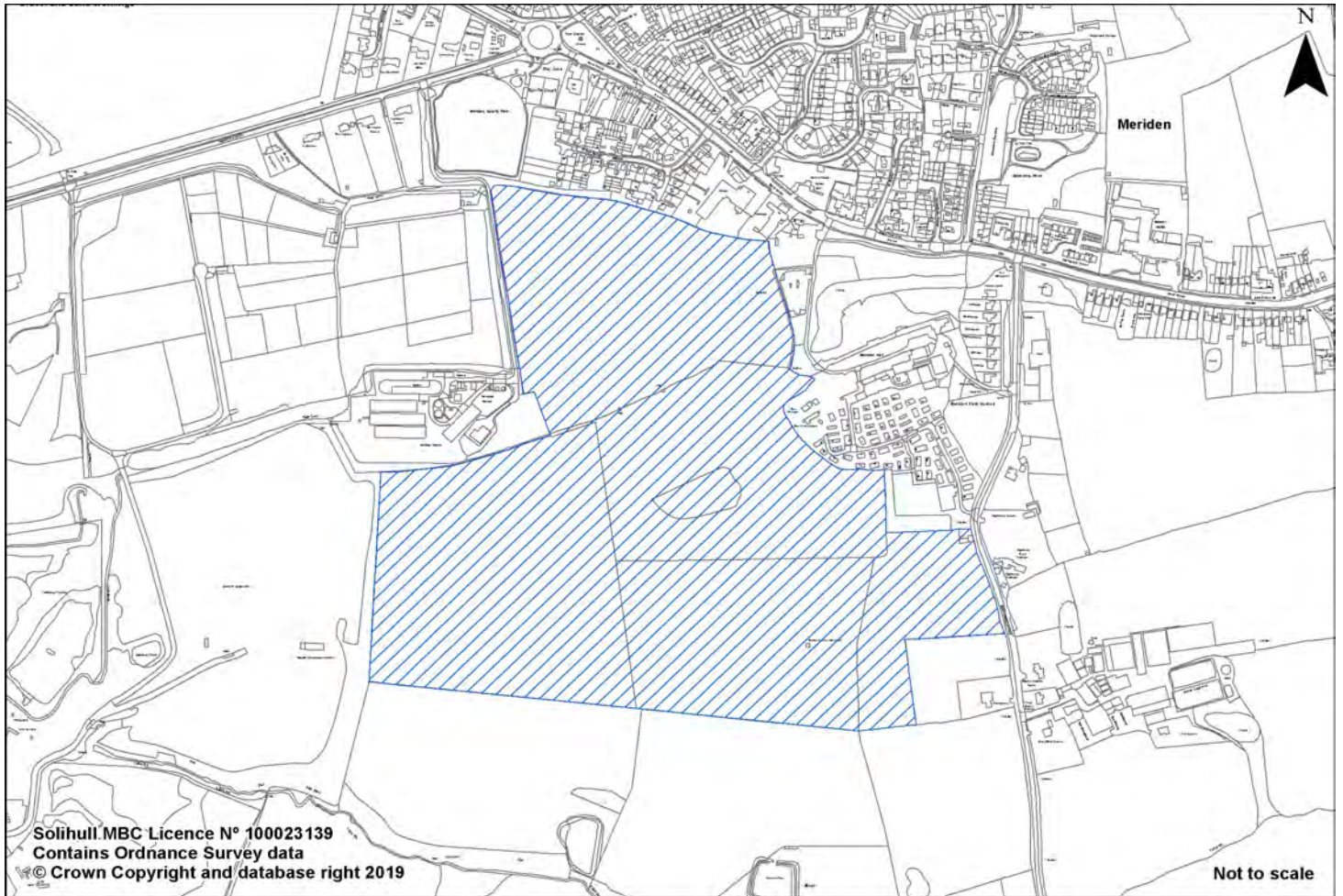
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	Site falls within Growth Option G – Area A: South-east of Chelmsley Wood. Area not considered suitable for major growth.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	197	<b>Site Name</b>	Land south of Meriden
<b>Gross Area (Ha)</b>	34.56	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	200	<b>Parish</b>	Meriden
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Mineral Safeguarding Area/Area of Search Part of site in Mineral Safeguarding Area for Coal to the east
<b>Hard Constraints</b>	Listed building on site and proximity to Listed building to the east
<b>Soft constraints</b>	PROWs M233 and M235 run through the site Small part of site is in Flood Zone 2/3 to the west X

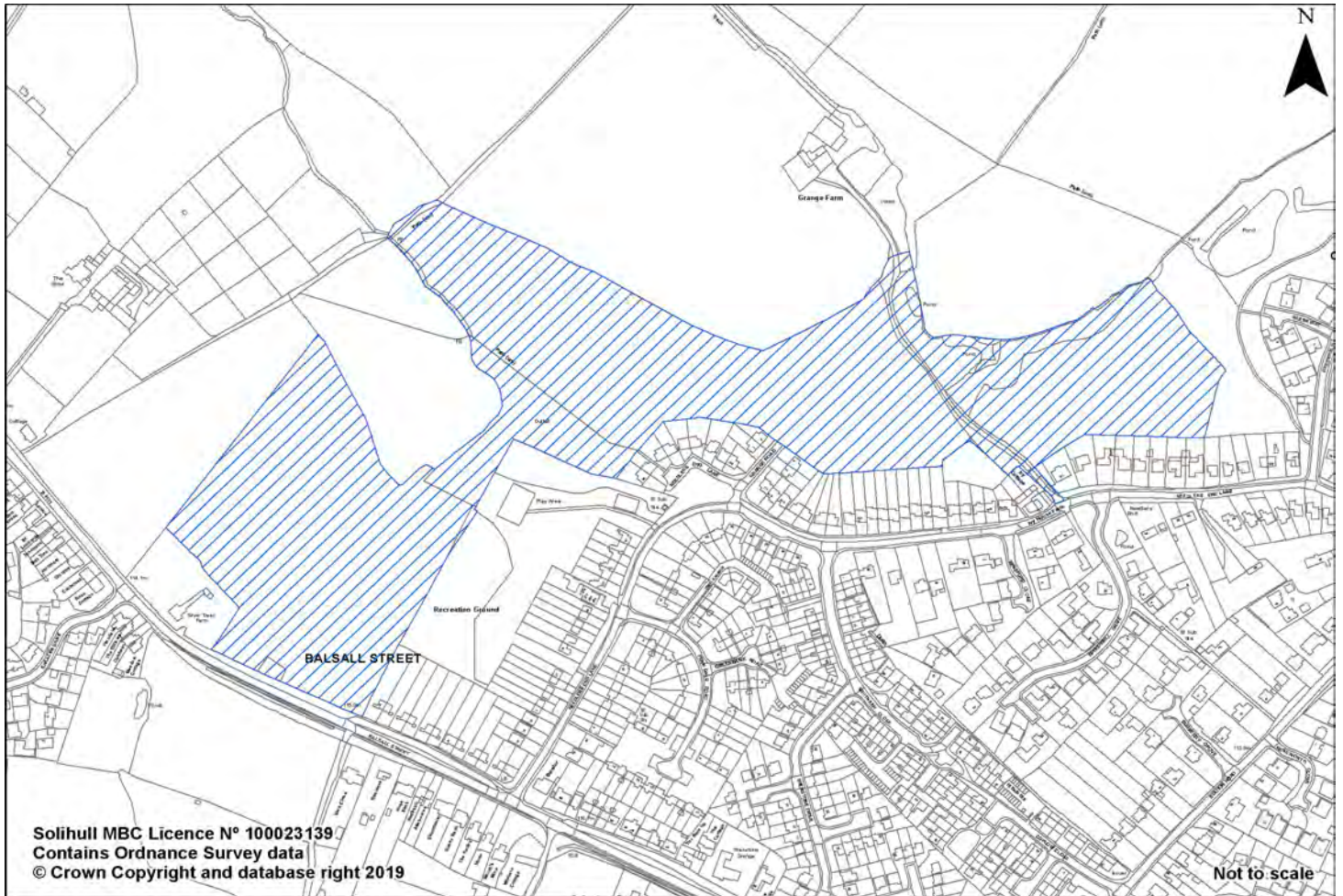
## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: High Food Store: Very High GP Surgery: Very High Public Transport: Medium (Bus) Overall: High Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing broad area (BA05) overall with a combined score of 11. *Highly performing in terms of purposes 1, 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 74 17 effects: 7 positive (3 significant); 2 neutral; 8 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Meriden village is identified as suitable for limited expansion, but not significant growth.
<b>Site Selection Step 1</b>	7
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	198	<b>Site Name</b>	Land north-west of Balsall Common, Solihull
<b>Gross Area (Ha)</b>	11.53	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 270	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** None

**Soft constraints** PROWs M150 and M150a cross the site Adjacent to locally listed building Part of site to the east is a Local Wildlife Site Habitats of wildlife interest

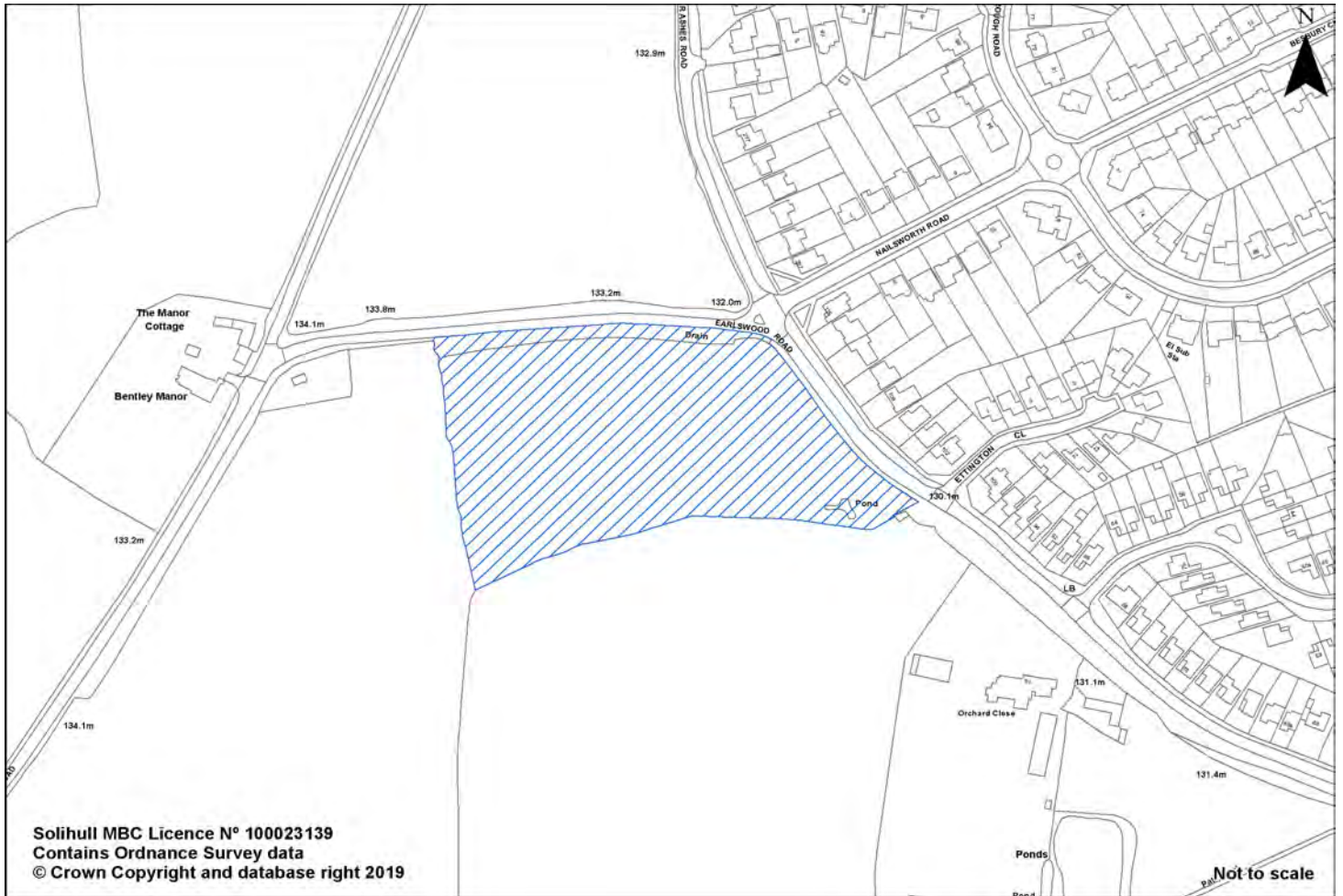
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1015 - Category 1
<b>Accessibility Study</b>	Primary School: Low Food Store: Very High GP Surgery: Very High Public Transport: Medium (Bus) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 76 17 effects: 6 positive (2 significant) 4 neutral 7 negative (2 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	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 accommodate new development. The SA identifies mainly neutral effects, with 4 positive and 3 negative effects.

**Site Selection Step 2**

R

<b>Site Reference</b>	201	<b>Site Name</b>	Brook Farm
<b>Gross Area (Ha)</b>	1.50	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	38	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Existing use on site    PROW M166 runs through site

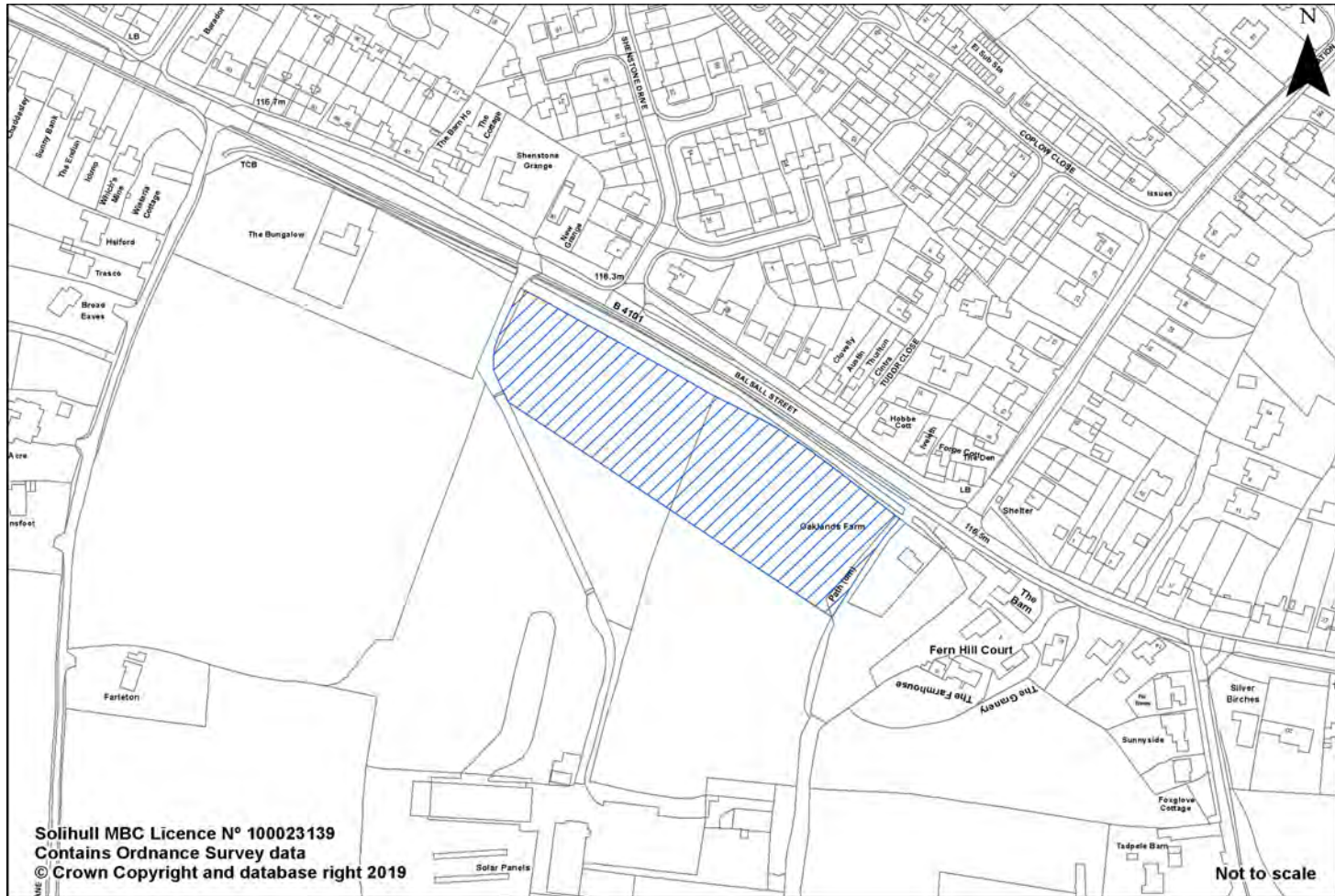
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	204	<b>Site Name</b>	Land at Oaklands Farm
<b>Gross Area (Ha)</b>	1.19	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	34	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Opposite Listed building
<b>Soft constraints</b>	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 205

Site Name Land adj. to Widney Manor Road

Gross Area (Ha) 8.53

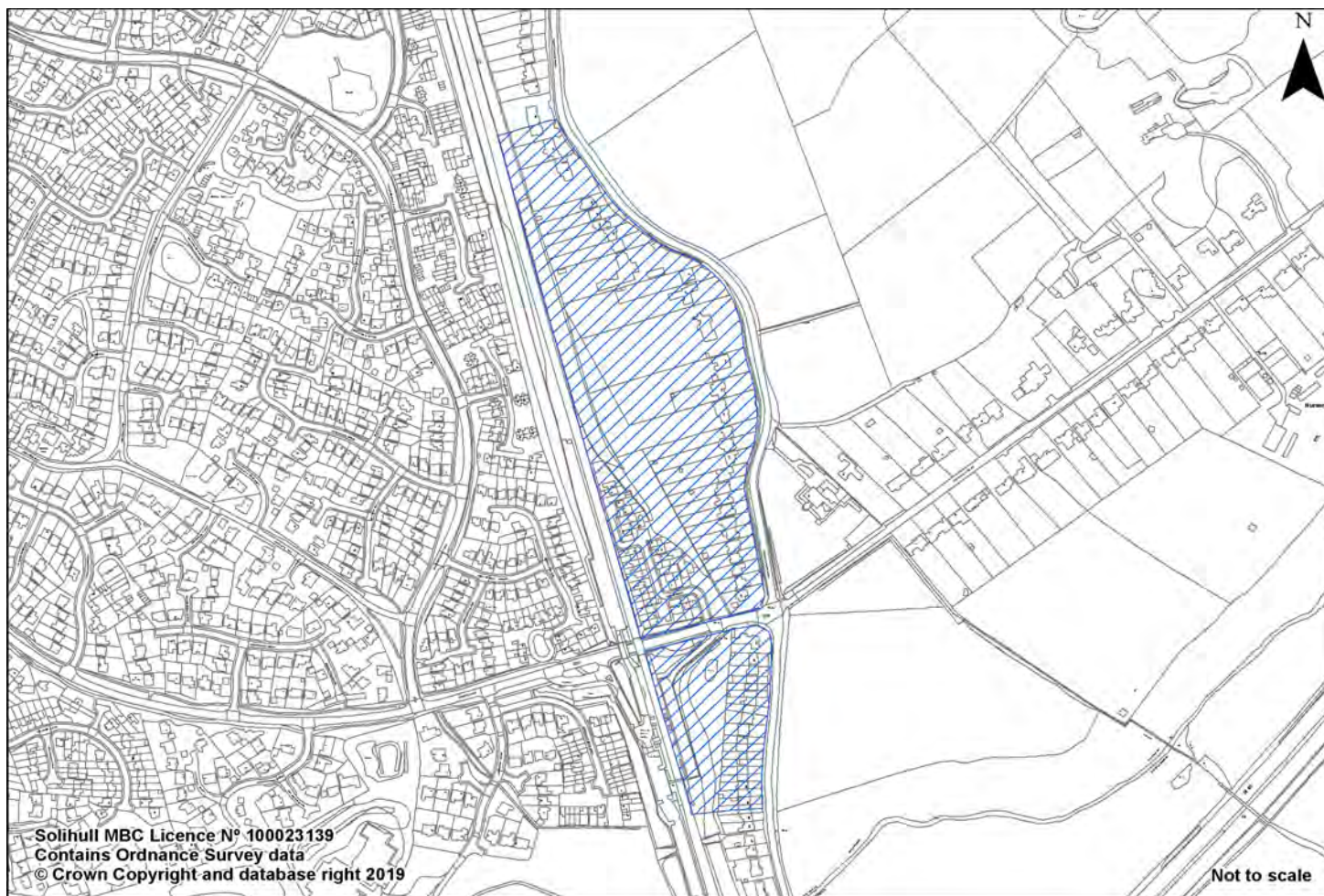
Ward St Alphege

Capacity (SHELAA) Site Excluded From

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

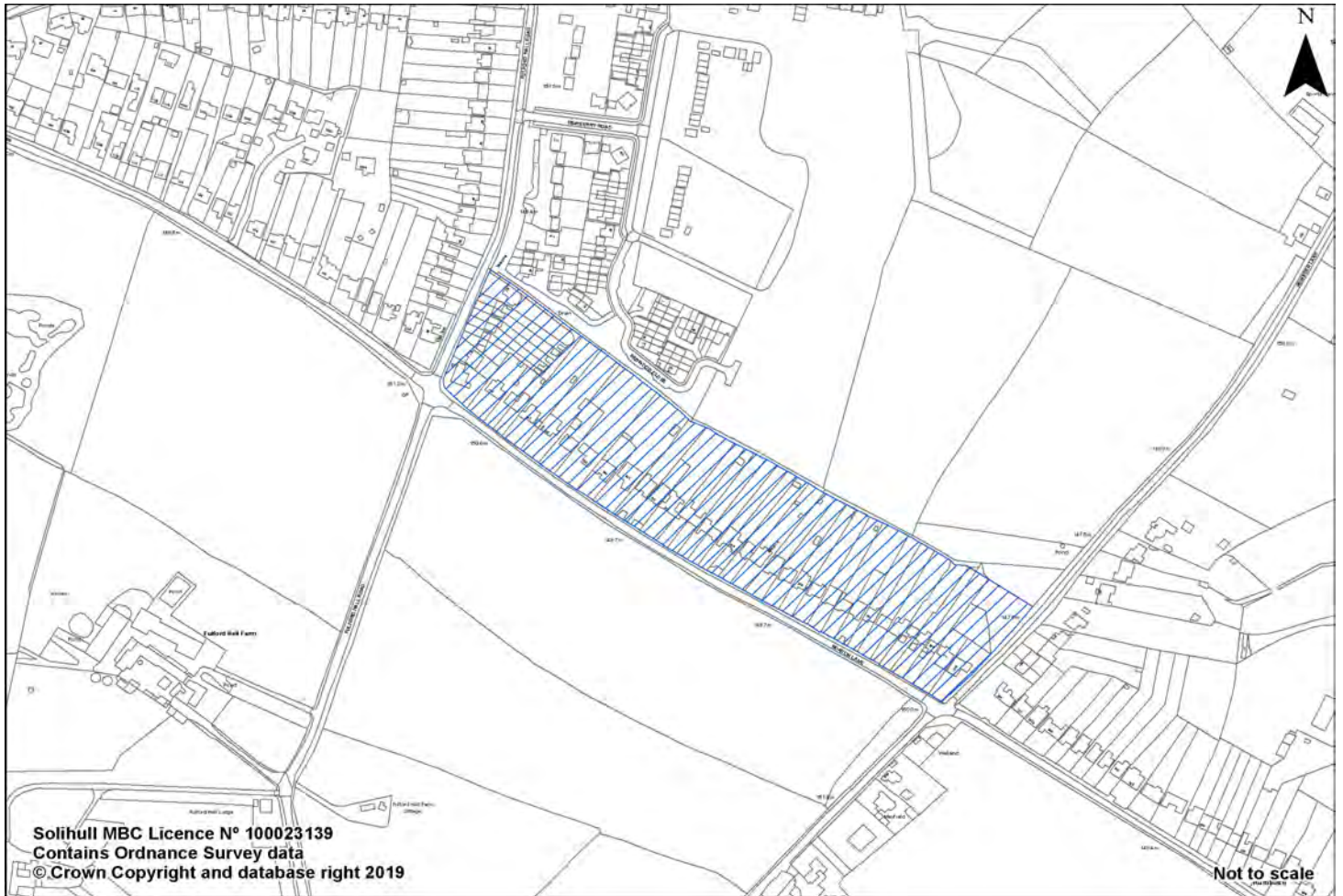
## Evidence

<b>SHELAA</b>	Site excluded from study
<b>Accessibility Study</b>	Primary School: High Food Store: Low GP Surgery: Low Public Transport: Very High (Both) Overall: Medium Access: Existing footway
<b>Green Belt Assessment</b>	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
<b>Landscape Character Assessment</b>	Site not included in study area of Landscape Character Assessment.
<b>Sustainability Appraisal</b>	AECOM 57 17 effects: 3 positive (2 significant); 10 neutral; 4 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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. Adjustments to the Green Belt boundary mean that the part of this site north of Widney Lane could come forward as a windfall development. 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.
<b>Site Selection Step 2</b>	R

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



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** TPOs on site

**Soft constraints** Existing properties within ribbon development



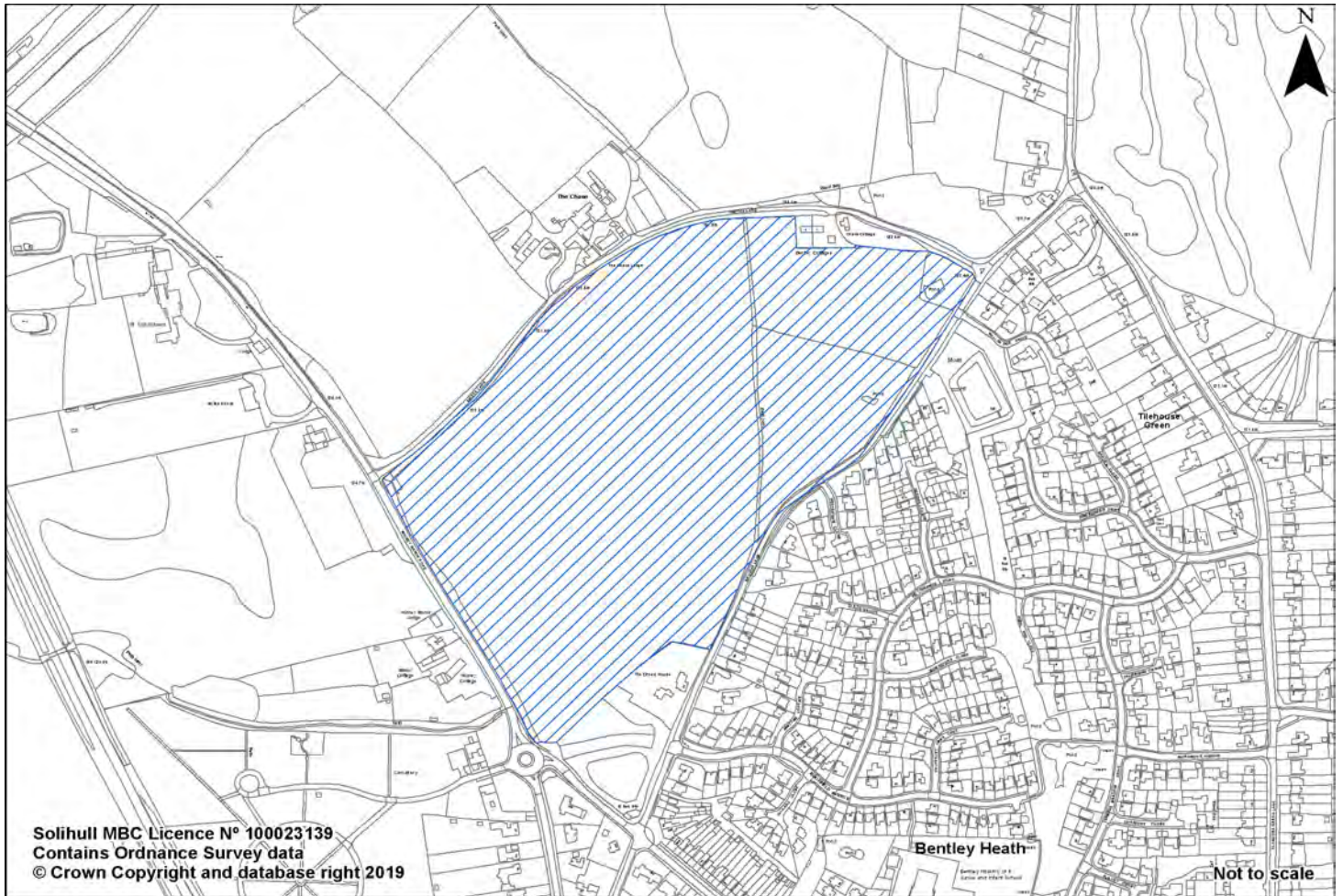
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Tidbury Green village is identified as unsuitable for expansion, but suitable for infilling. Backland development may not be considered appropriate.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** TPO on boundary

**Soft constraints** PROW SL60 runs through the site Hedgerows

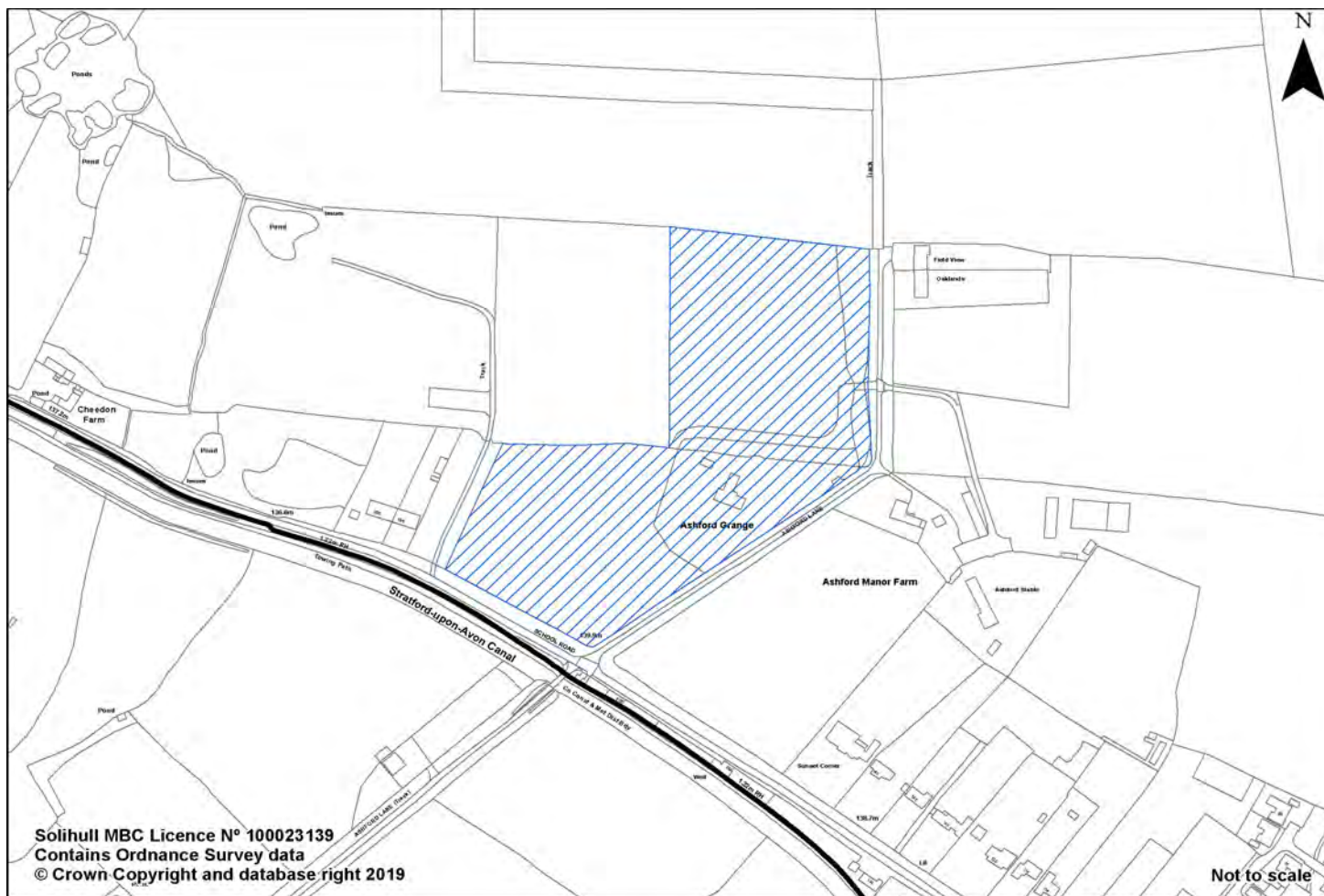
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** None

**Soft constraints** Existing properties on site    Oil pipeline

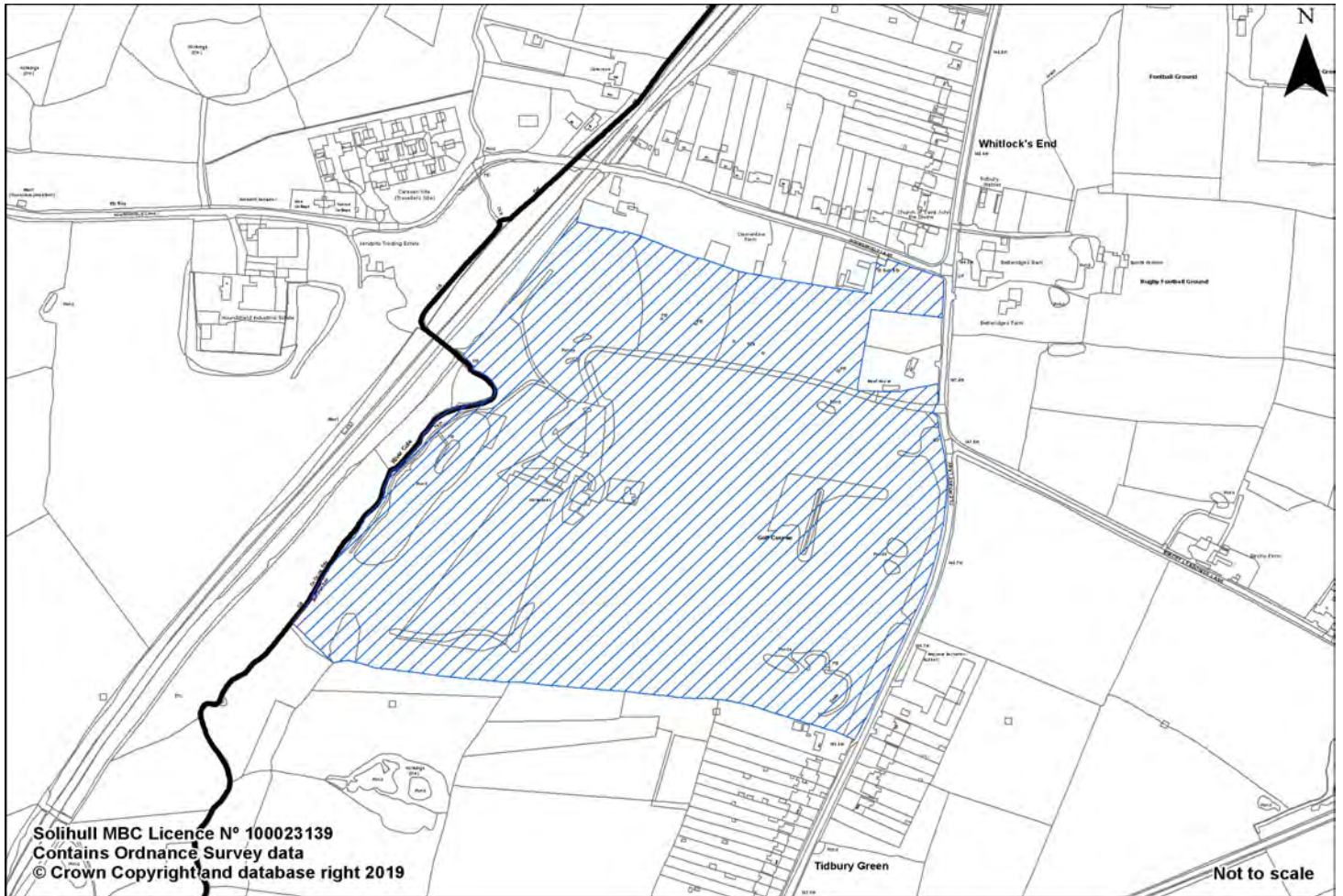
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Site is isolated and detached from Hockley Heath village. The settlement is identified as suitable for limited expansion only.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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

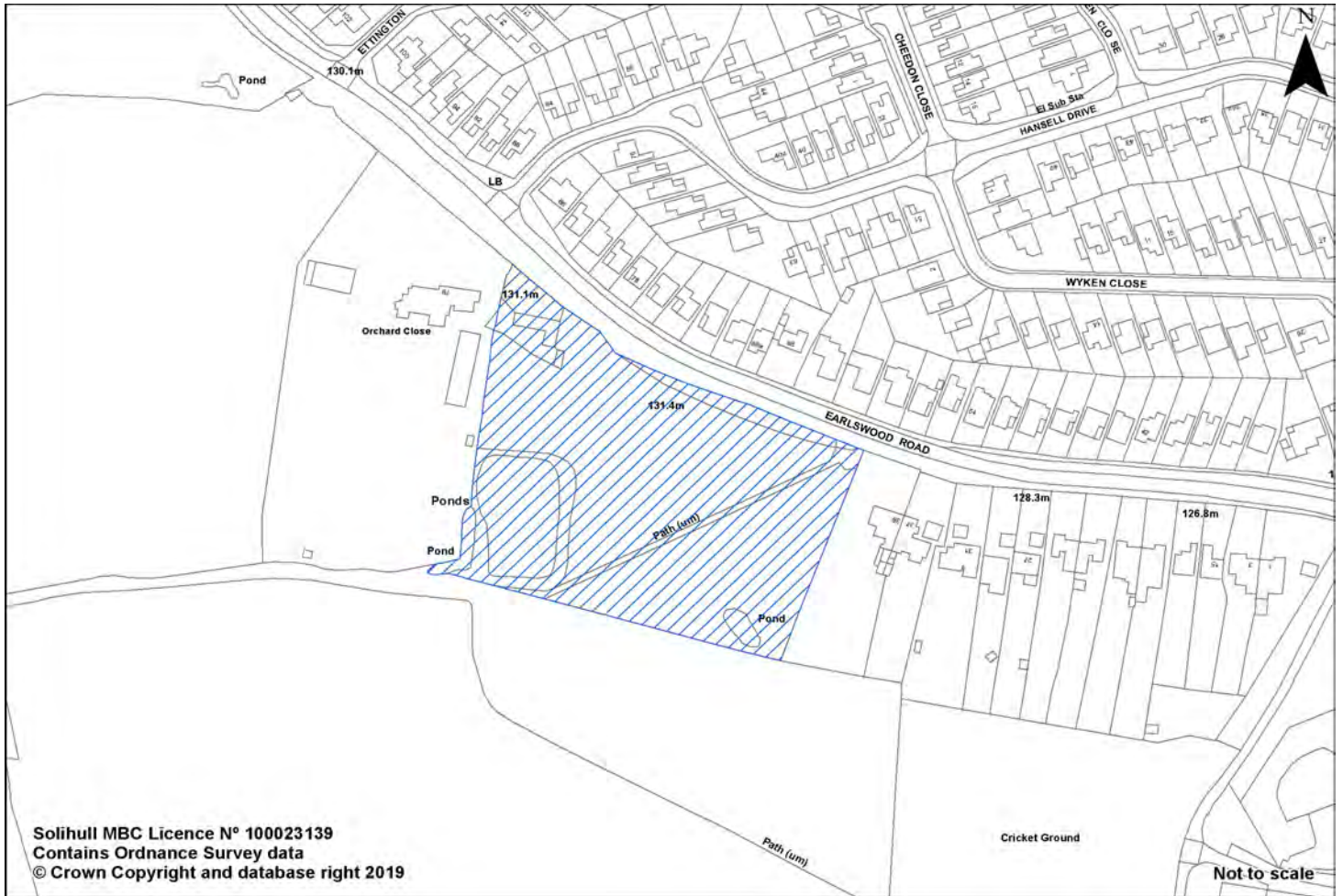
## Evidence

<b>SHELAA</b>	Category 3 (significant suitability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Low GP Surgery: Low/Medium Public Transport: Very High (Rail) Overall: Medium/High Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 48 17 effects: 7 positive (2 significant), 6 neutral, 4 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Tidbury Green village is identified as unsuitable for expansion, but suitable for infilling.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

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



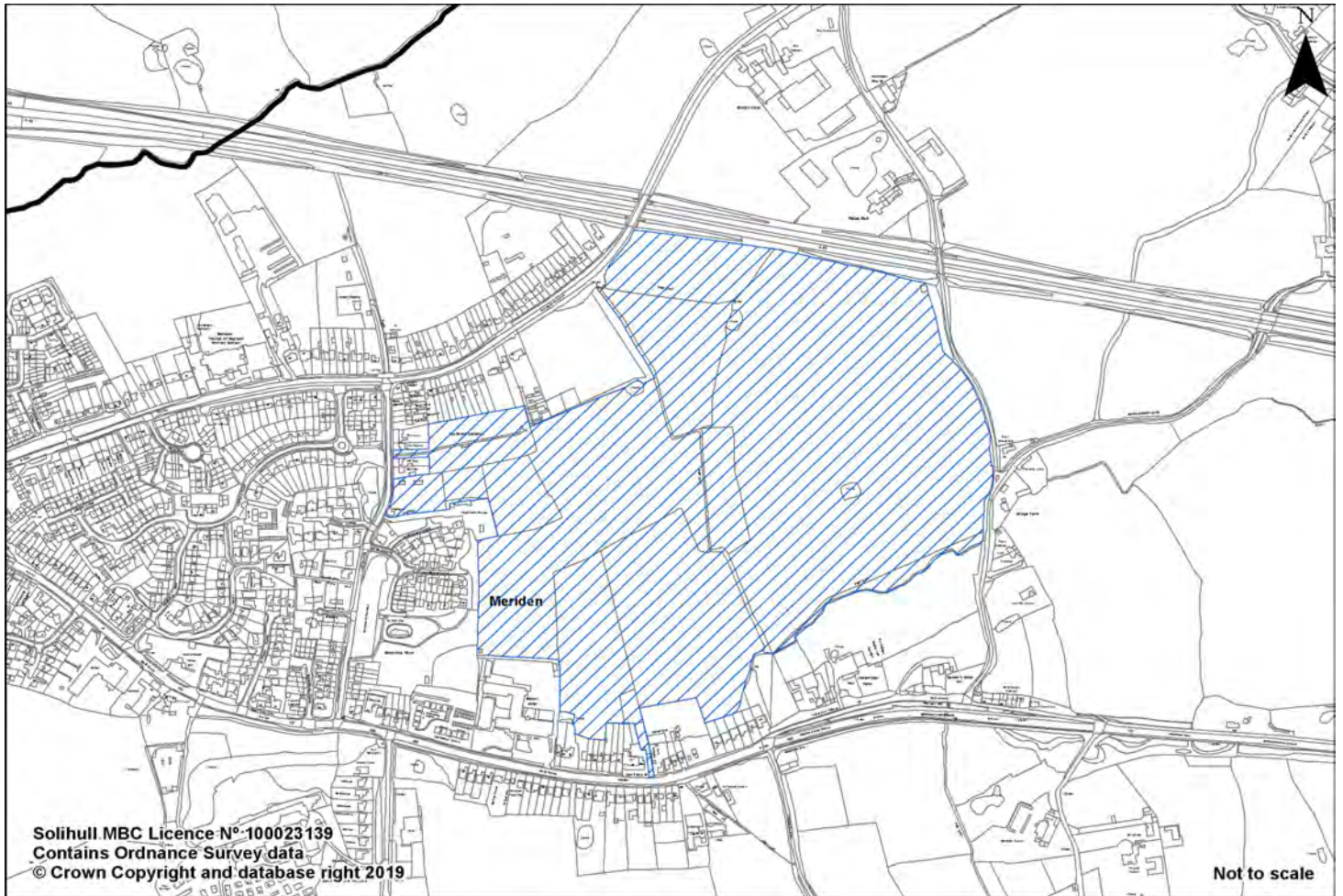
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	211	<b>Site Name</b>	Land between Main Road and Fillongley Road,
<b>Gross Area (Ha)</b>	29.95	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 700	<b>Parish</b>	Meriden
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

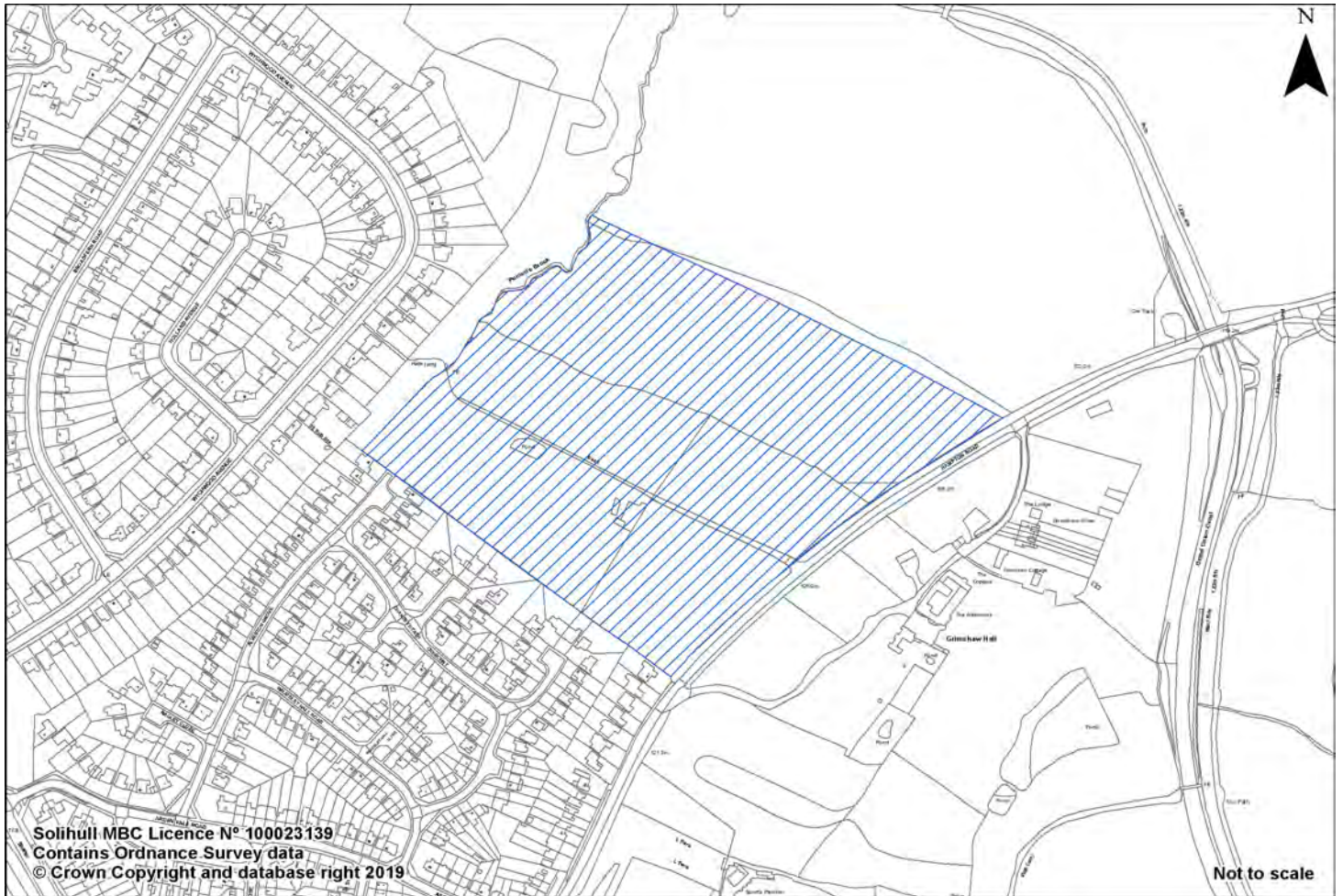
### Commentary

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

<b>Site Reference</b>	213	<b>Site Name</b>	Land north of Hampton Road (1)
<b>Gross Area (Ha)</b>	9.50	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	150	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

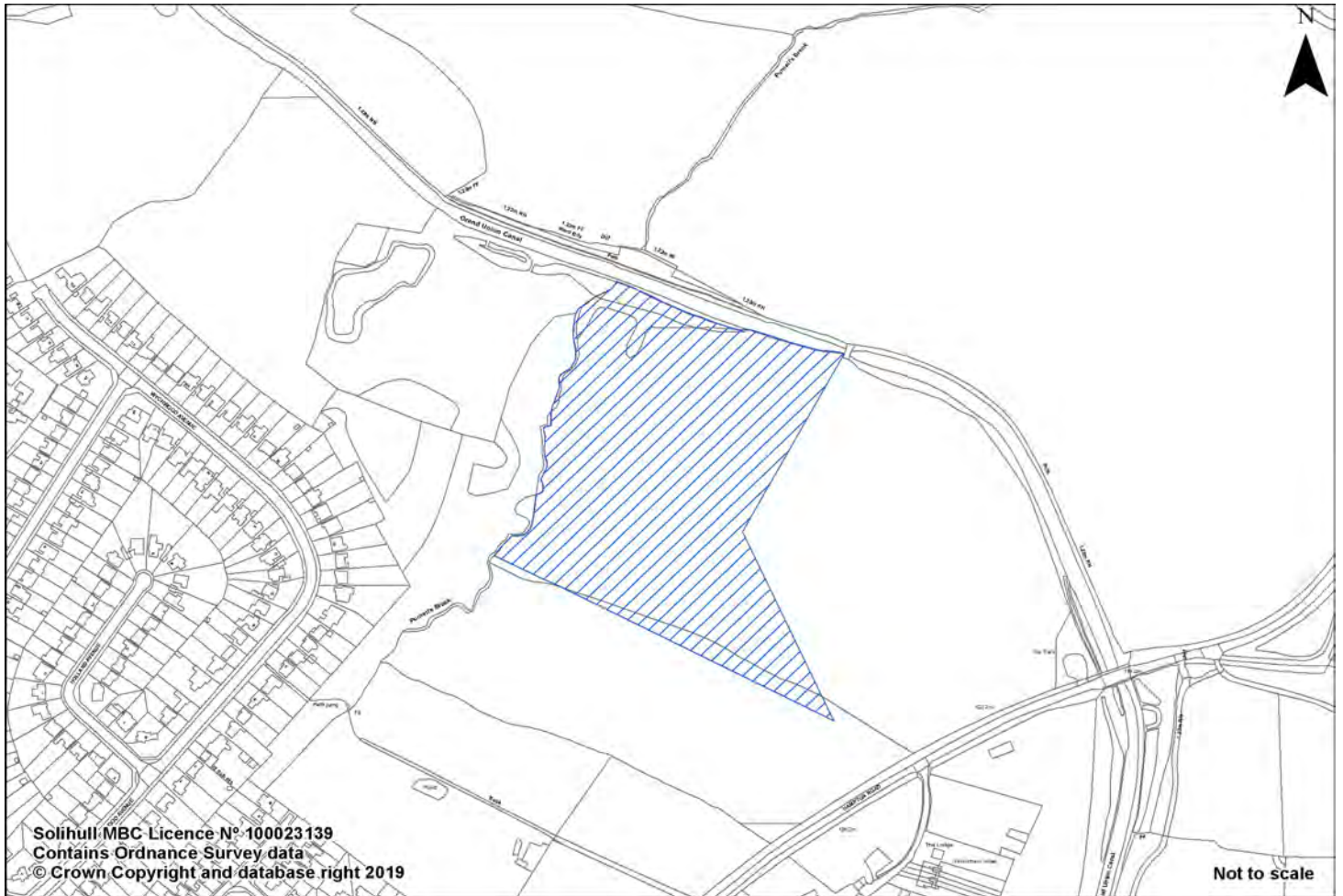
**Commentary**

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 capacity to accommodate new development. The SA identifies mainly neutral impacts and an equal number of positive and negative effects. Development of the site would be consistent with Option G of the Spatial Strategy for the significant expansion of rural villages, however, a defensible Green Belt boundary

**Site Selection Step 2**

G

<b>Site Reference</b>	214	<b>Site Name</b>	Land north of Hampton Road (2)
<b>Gross Area (Ha)</b>	5.23	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	100	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

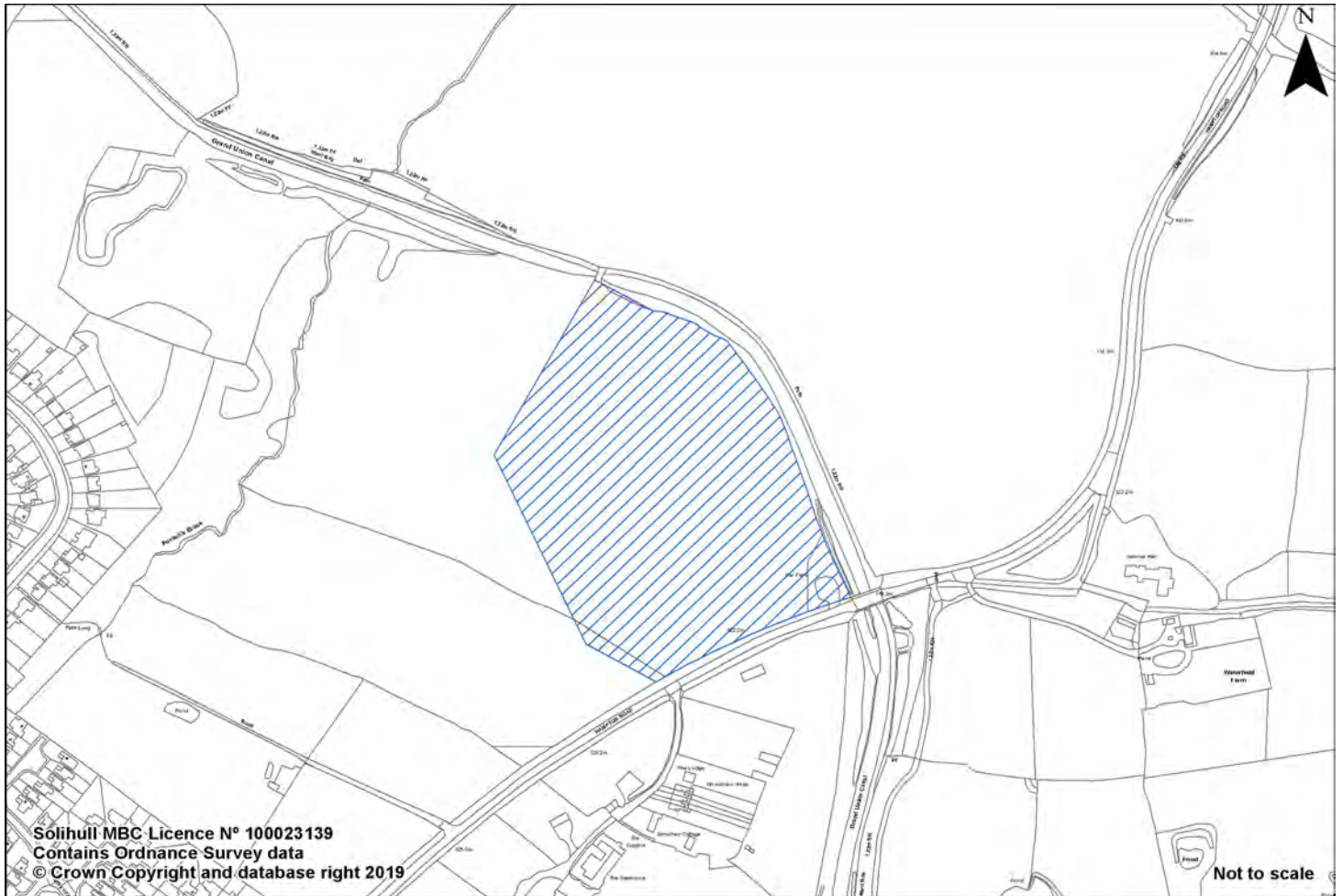
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low Food Store: Medium GP Surgery: Medium Public Transport: Low/Medium (Bus) Overall: Low/Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP36) overall with a combined score of 7. *Highly performing in terms of purpose 1.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site not included in SA

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	215	<b>Site Name</b>	Land north of Hampton Road (3)
<b>Gross Area (Ha)</b>	5.64	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	100	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** Group TPO covers the entire site

**Soft constraints** Habitats of wildlife interest    Adjacent to canal



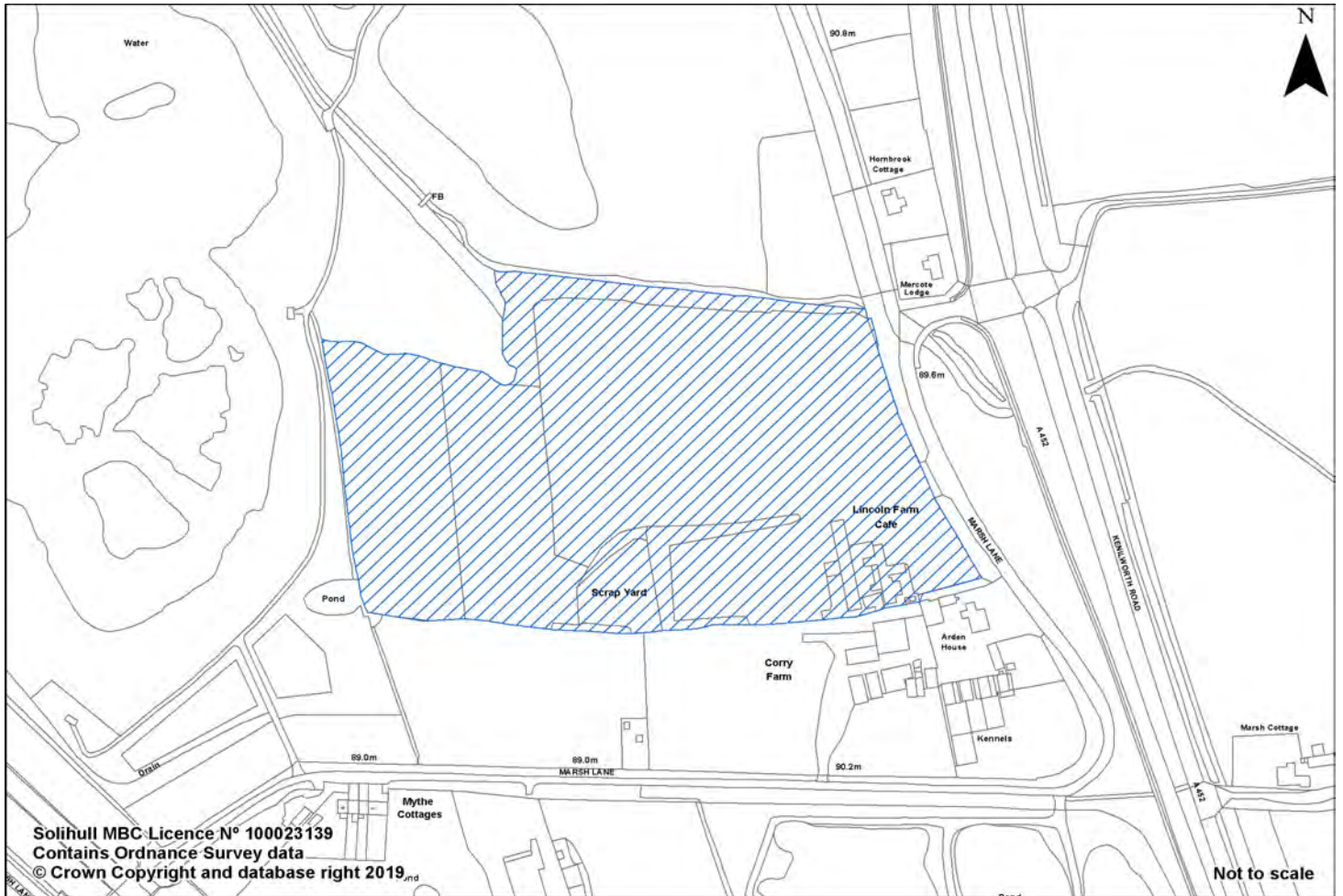
## Evidence

<b>SHELAA</b>	Category 2 (Some achievability constraints)
<b>Accessibility Study</b>	Primary School: Low Food Store: Medium GP Surgery: Medium Public Transport: Low/Medium (Bus) Overall: Low/Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP36) overall with a combined score of 7. *Highly performing in terms of purpose 1.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site not included in SA

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	216	<b>Site Name</b>	Land at Lincoln Farm Truckstop
<b>Gross Area (Ha)</b>	4.20	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	98	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

<b>SHELAA</b>	Category 3 (significant suitability and significant achievability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Very Low Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing broad area (BA03) overall with a combined score of 12. *Highly performing in terms of all purposes.
<b>Landscape Character Assessment</b>	Within LCA8 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Varies from Low to High Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 84 17 effects: 1 positive; 6 neutral; 10 negative (4 significant).

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Although site is brownfield land, it is in an isolated location and would not fit into the spatial strategy.
<b>Site Selection Step 1</b>	8
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

Site Reference 217

Site Name Land at Creynolds Lane

Gross Area (Ha) 15.79

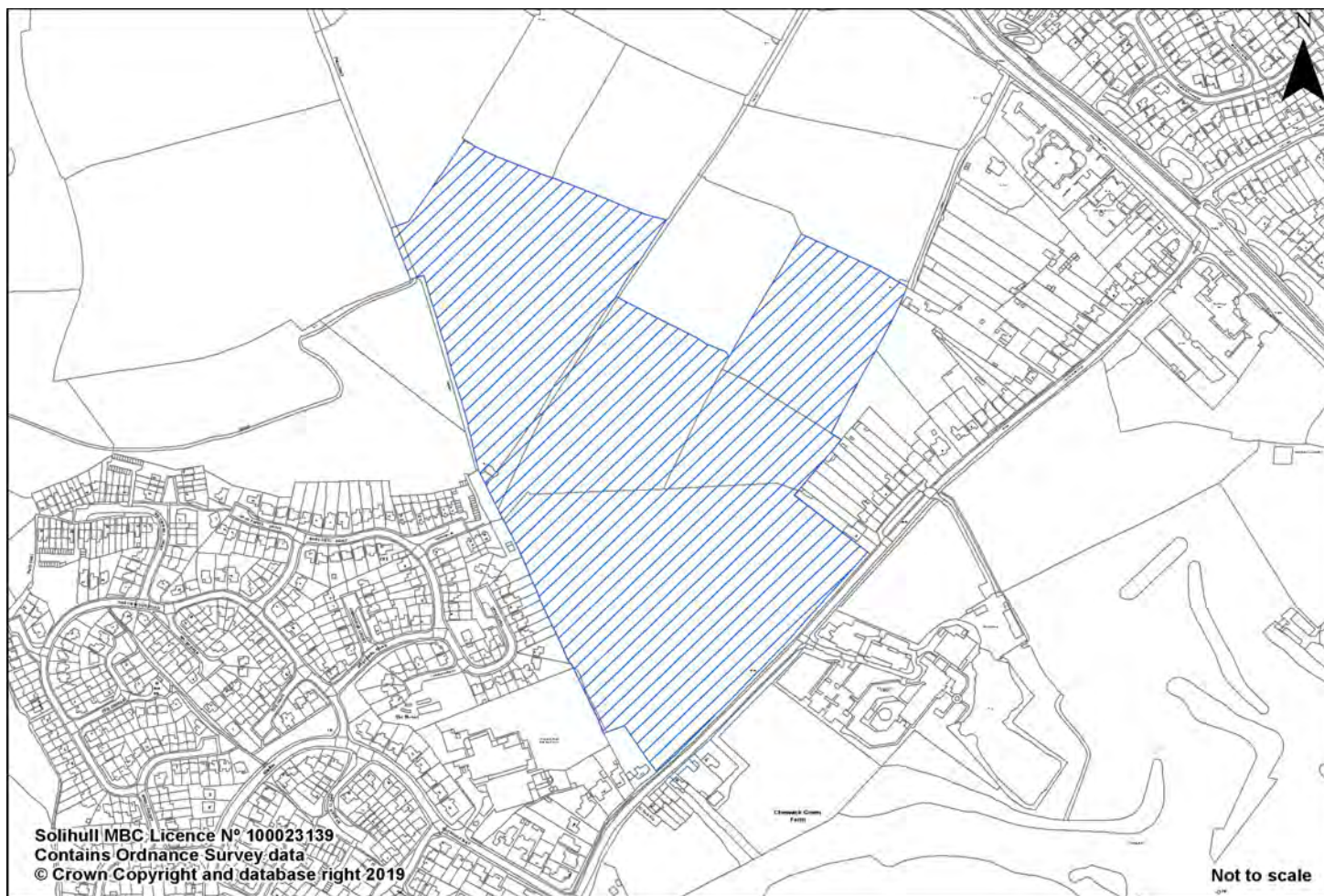
Ward Blythe

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 interest Overhead cables Habitats of wildlife interest

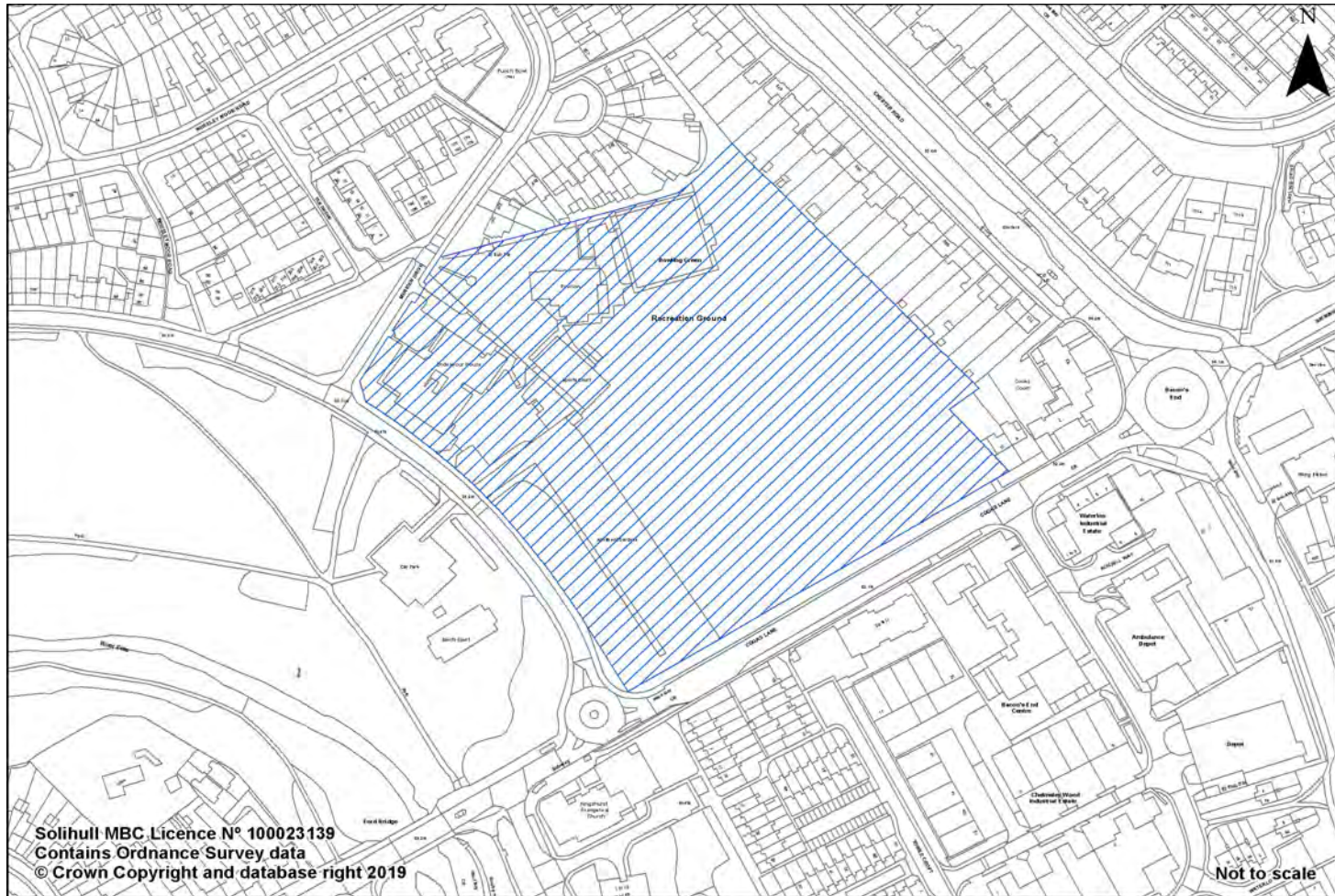
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1007 - Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Medium GP Surgery: Medium Public Transport: Low/Medium (Bus) Overall: Medium/High Access: Existing footway
<b>Green Belt Assessment</b>	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 of 6. *Highly
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	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

<b>Spatial Strategy</b>	Site could be considered as part of Growth Option G - Area E.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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 Chewick Green, resulting in an unacceptable incursion into the countryside.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Existing sports grounds   Existing uses on site   Allotments

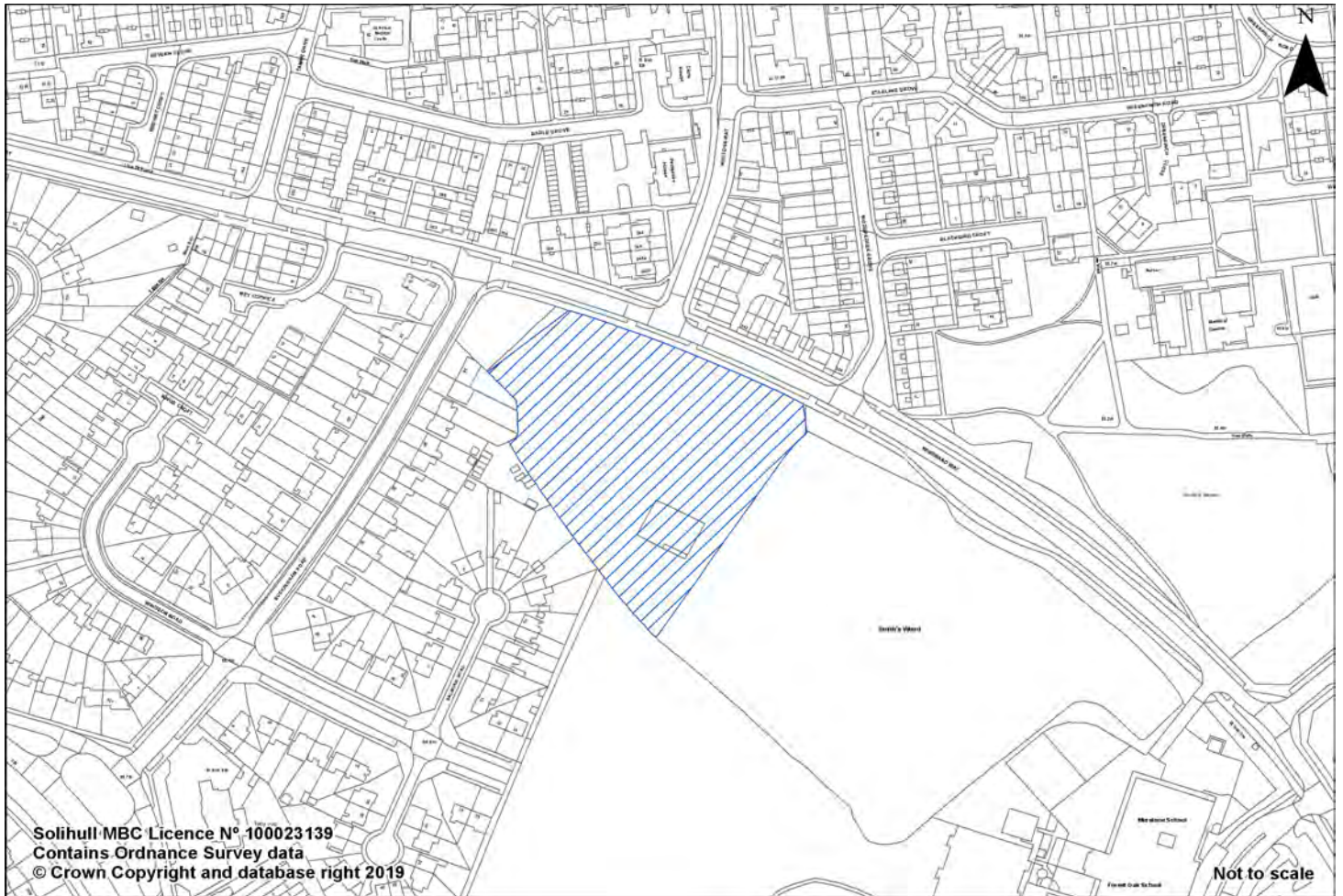
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option C: North Solihull/ Chelmsley Wood
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	219	<b>Site Name</b>	Land at Buckingham Road
<b>Gross Area (Ha)</b>	1.33	<b>Ward</b>	Smiths Wood
<b>Capacity (SHELAA)</b>	38	<b>Parish</b>	Smiths Wood
<b>Green Belt</b>	0	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	None
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Recreation ground Adjacent to LNR and Local Wildlife Site Smiths Wood



## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Bus)High Overall: High Access: Existing footway
<b>Green Belt Assessment</b>	Site not included in study area of Green Belt Assessment.
<b>Landscape Character Assessment</b>	Site not included in study area of Landscape Character Assessment.
<b>Sustainability Appraisal</b>	AECOM 123 18 effects: 8 positive (4 significant); 8 neutral; 2 negative

## Site Selection

<b>Spatial Strategy</b>	Growth Option C: North Solihull/ Chelmsley Wood
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	
<b>Commentary</b>	Greenfield site in urban area with high accessibility and performs well in sustainability appraisal. Would require replacement of recreation facility. Suitable as a deliverable SHELAA site.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	None
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	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 221

Site Name Onward Club and Chelmsley Wood Town

Gross Area (Ha) 3.44

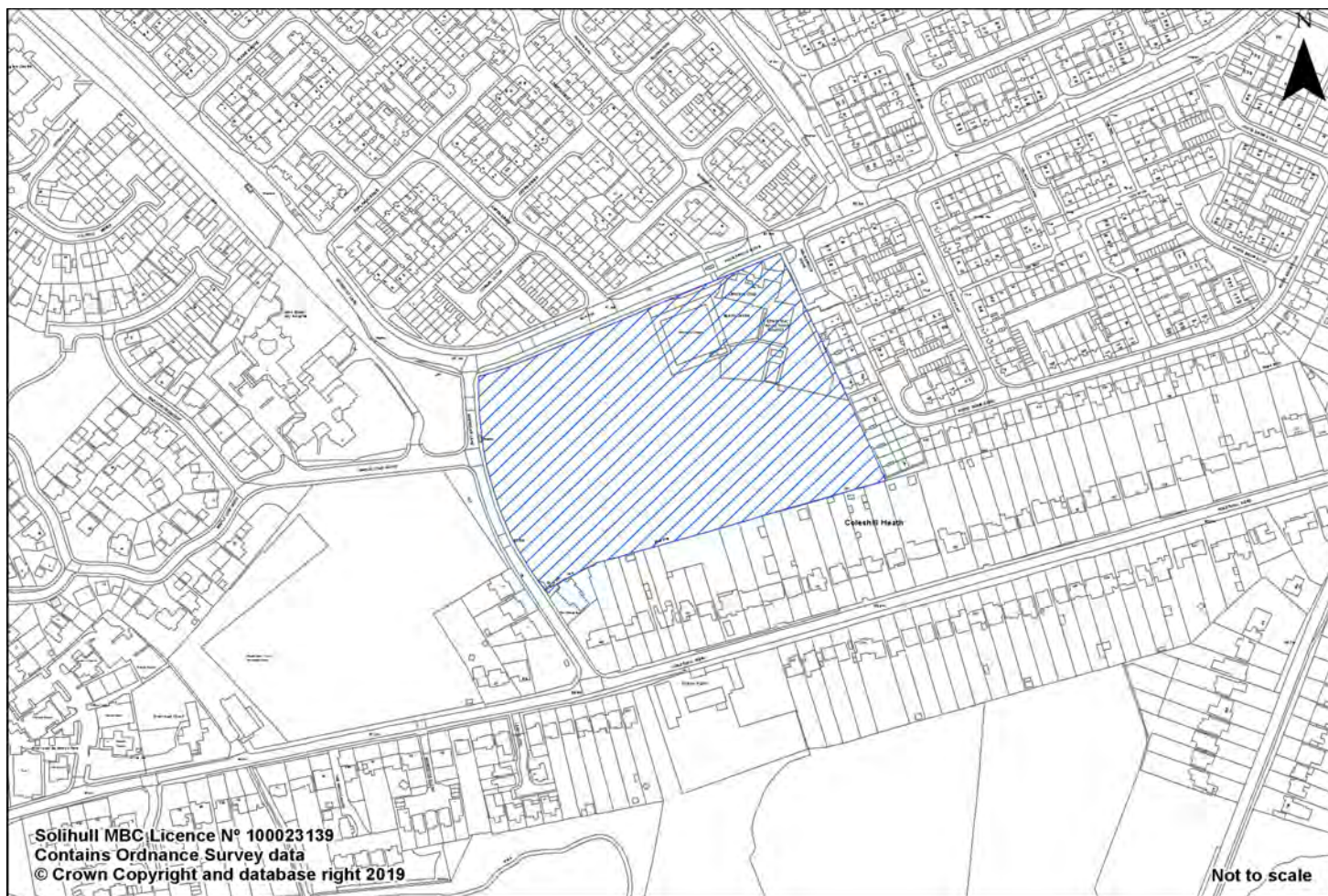
Ward Chelmsley Wood

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

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option C: North Solihull/ Chelmsley Wood
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	
<b>Commentary</b>	Site is accessible in the urban area and performs well in the SA, but would require replacement of playing pitch in area.
<b>Site Selection Step 2</b>	R

Site Reference 222

Site Name Moat Lane Depot and Vulcan House Industrial

Gross Area (Ha) 3.05

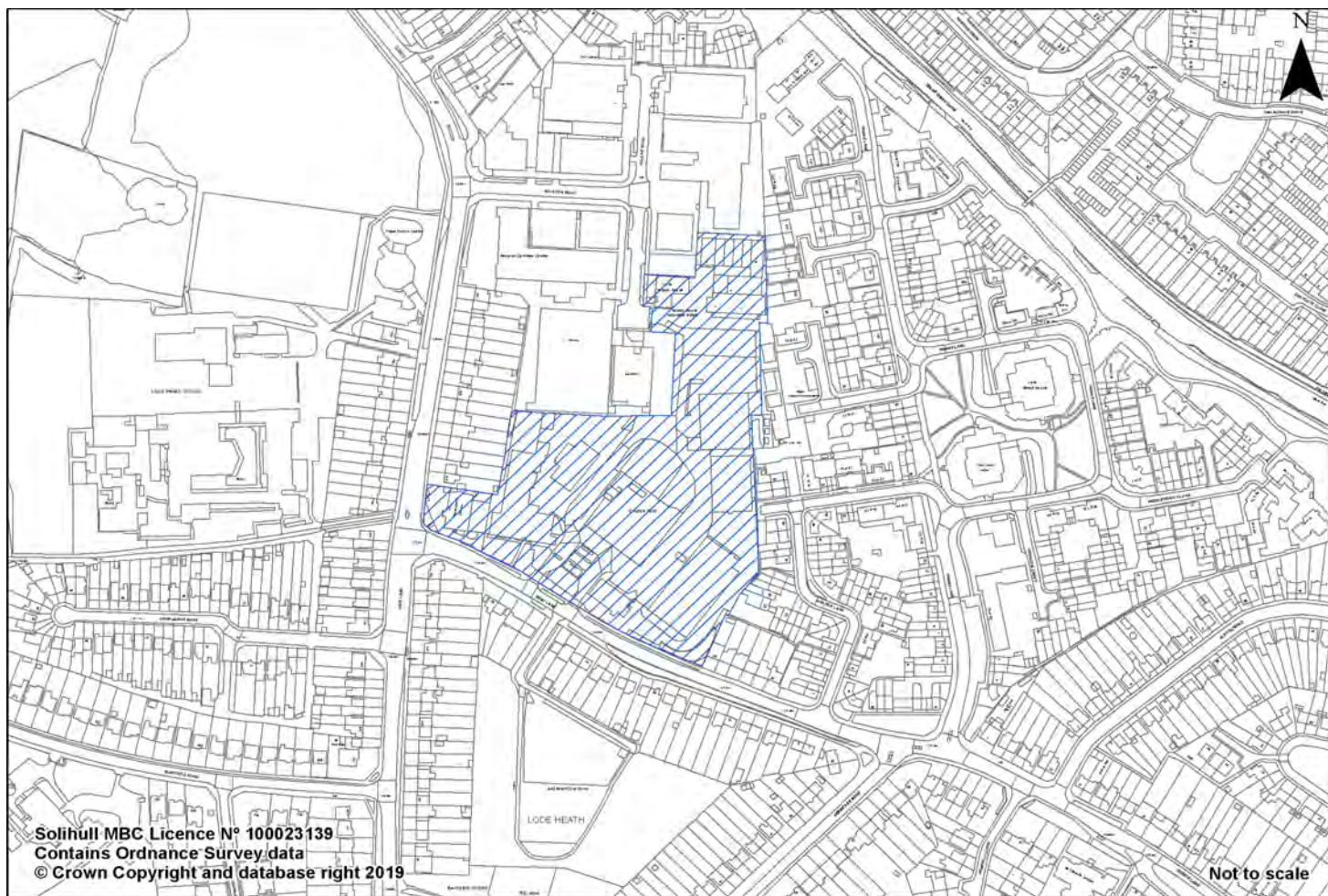
Ward Silhill

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

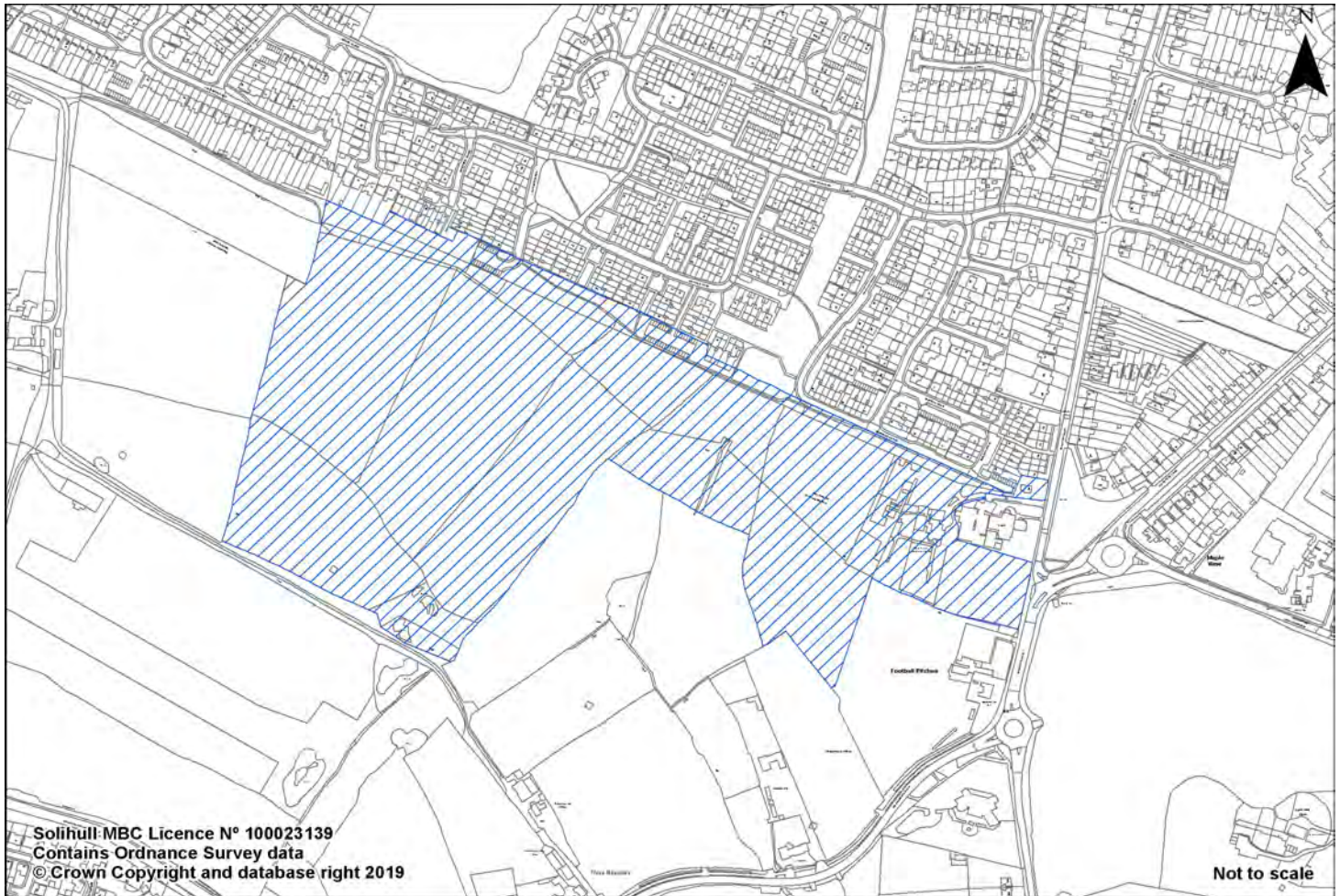
**Commentary**

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

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



### Constraints

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



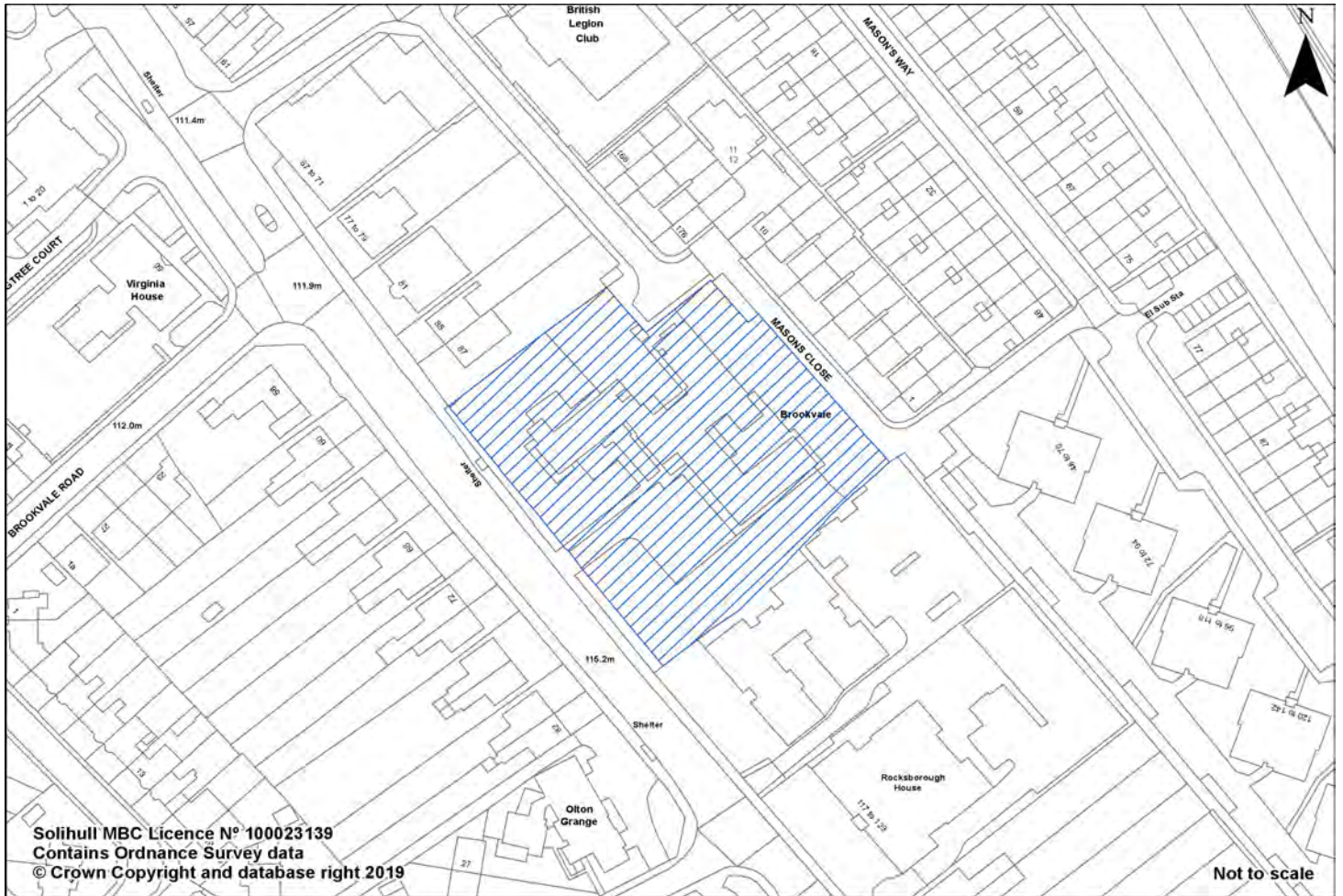
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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**

**Hard Constraints**

**Soft constraints**

## 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 225

Site Name Chelmsley Wood Town Centre (ongoing)

Gross Area (Ha) 16.55

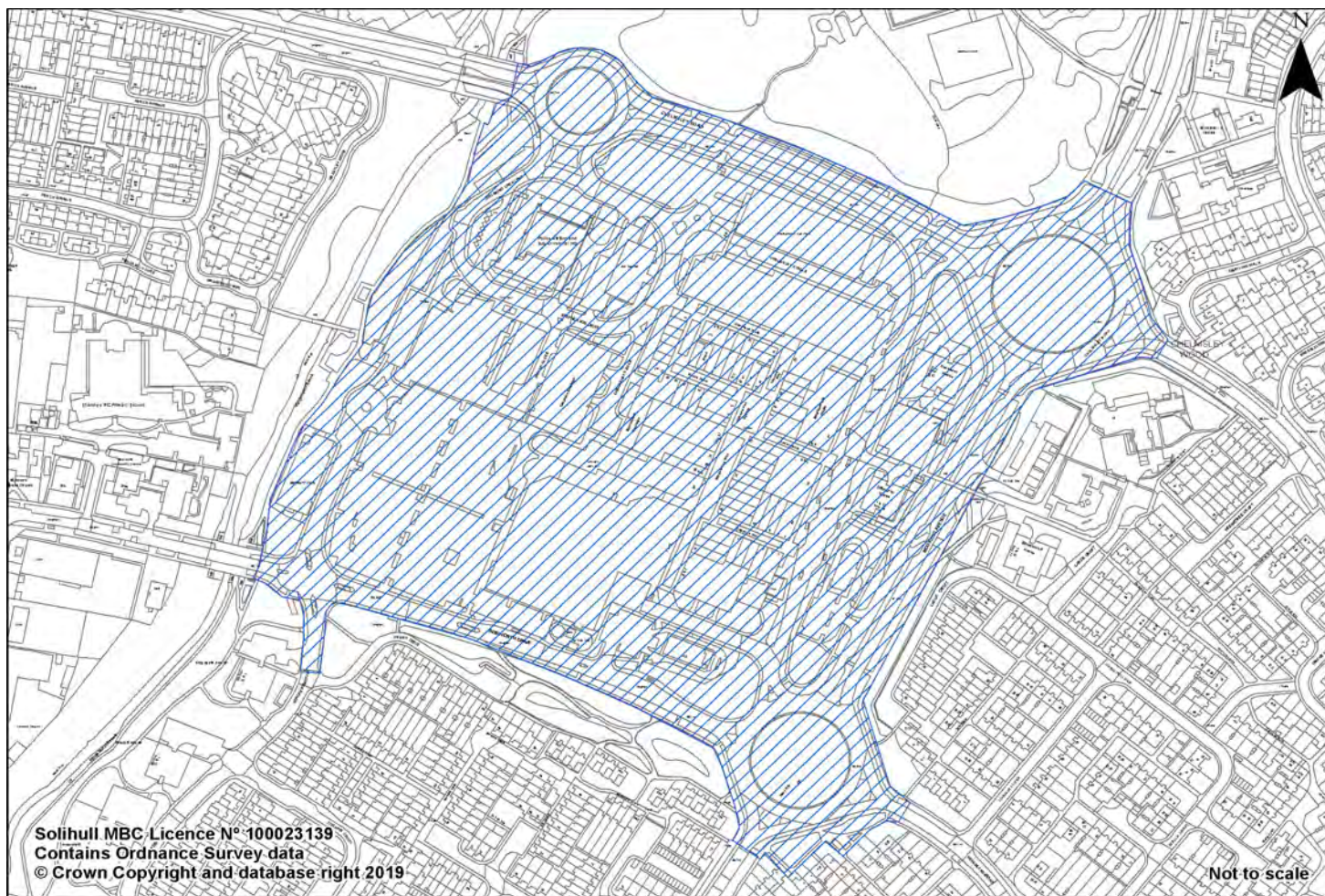
Ward Chelmsley Wood

Capacity (SHELAA) Site excluded from

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

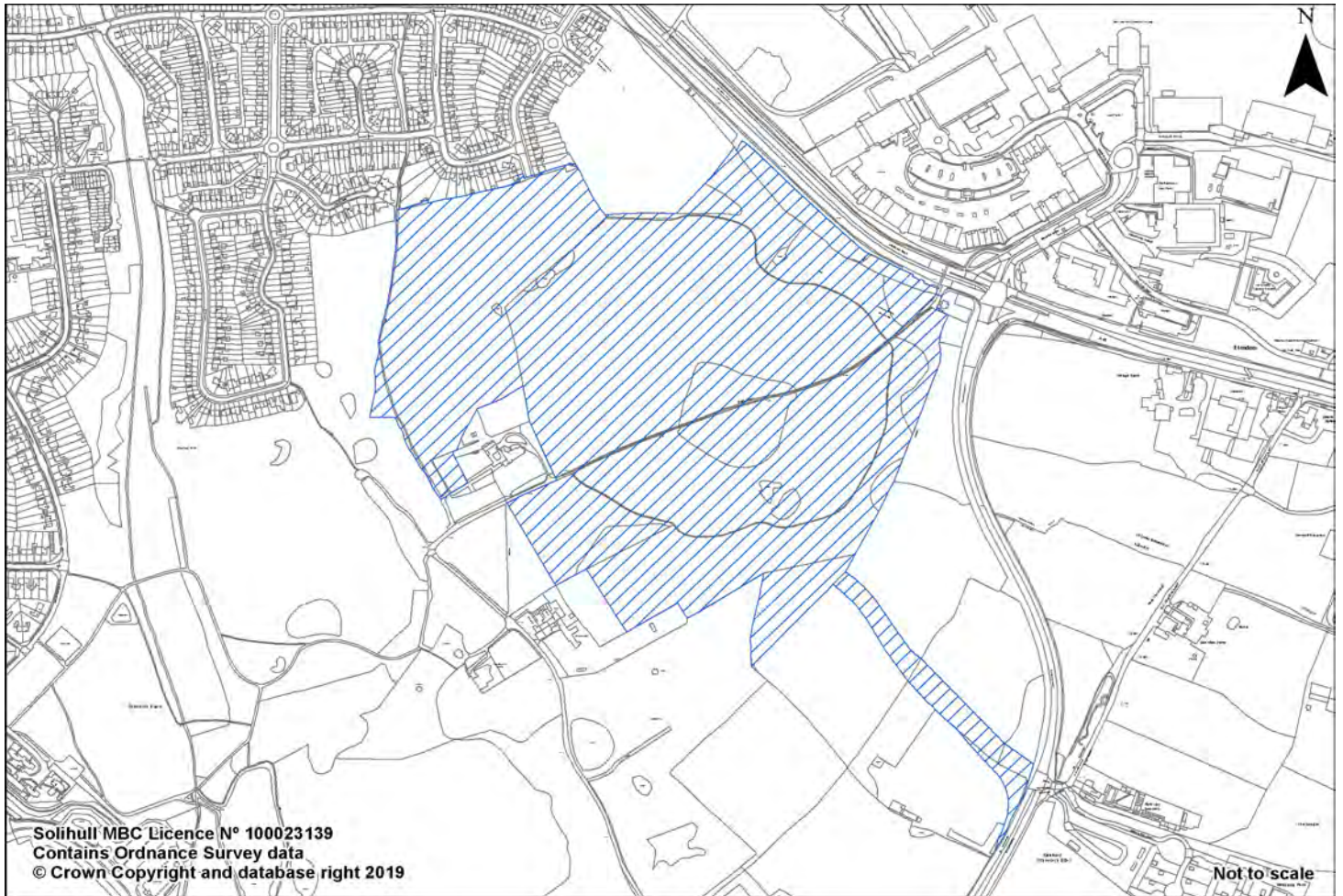
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option C: North Solihull/ Chelmsley Wood
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	1
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

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

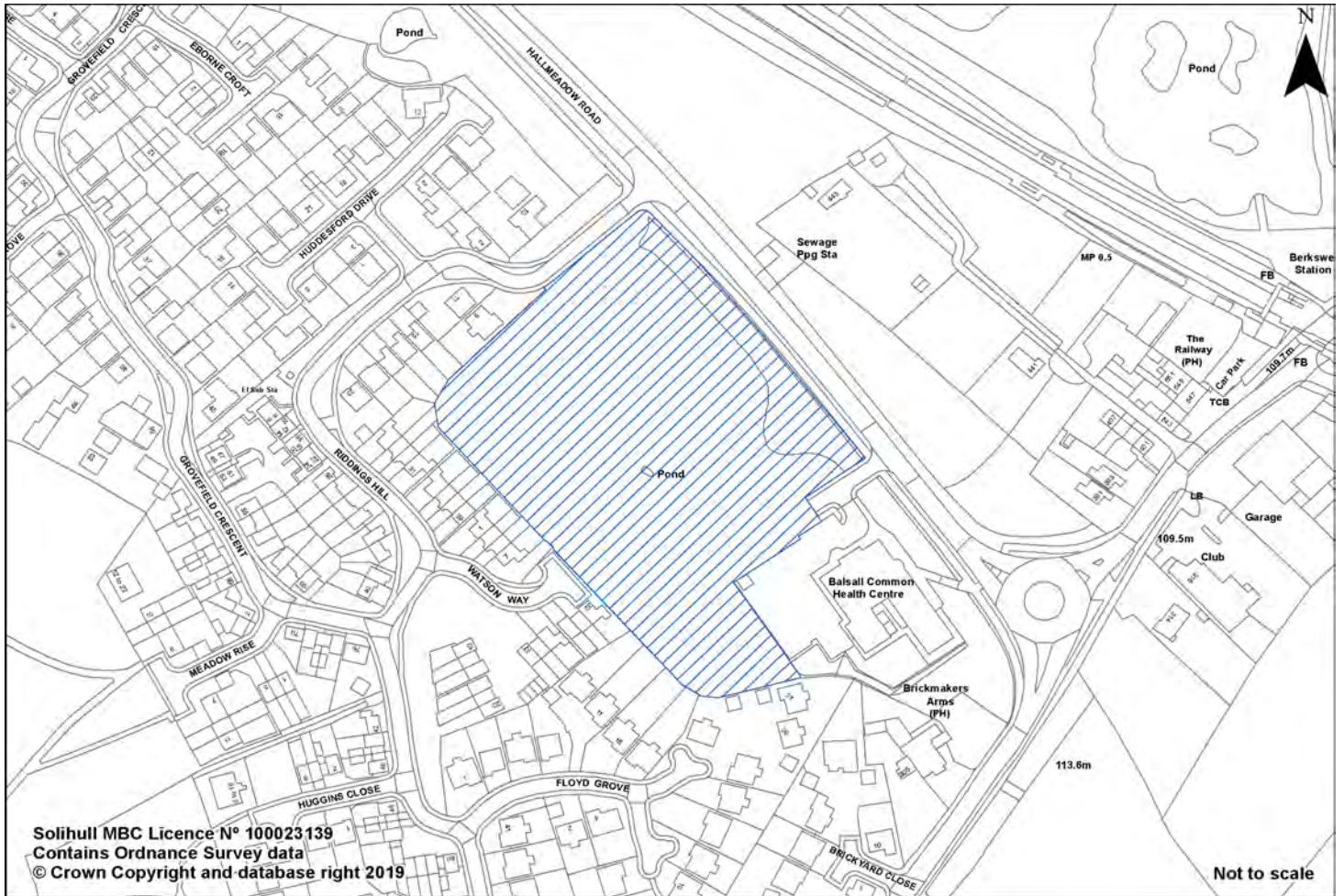
**Commentary**

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

<b>Site Reference</b>	227	<b>Site Name</b>	Land at Hallmeadow Road
<b>Gross Area (Ha)</b>	1.81	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	65	<b>Parish</b>	Berkswell
<b>Green Belt</b>	12	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt (part of site) Includes land allocated as part of SLP Site 19
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	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 229

Site Name Kingshurst Village Centre

Gross Area (Ha) 3.56

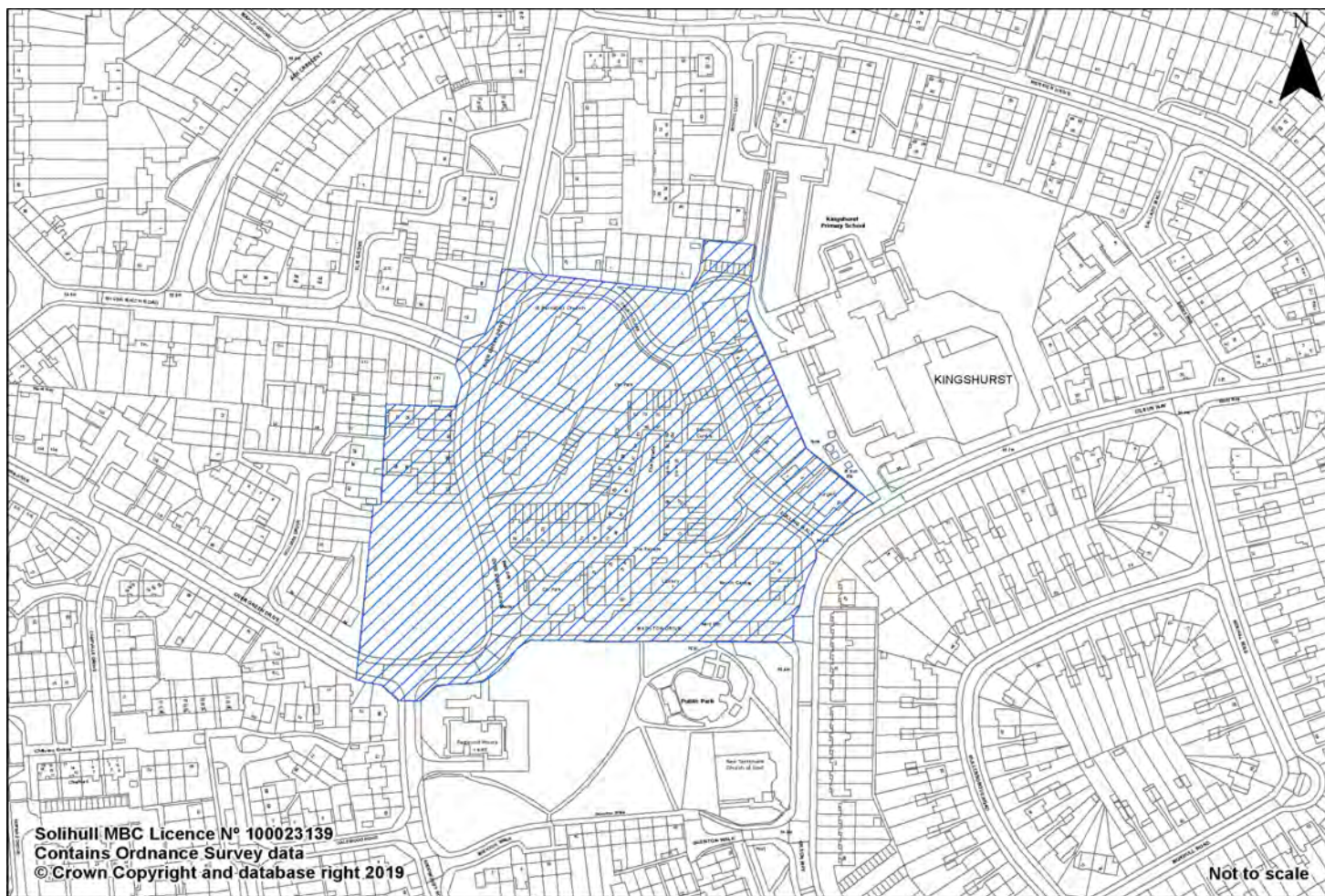
Ward Smiths Wood

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

<b>SHELAA</b>	Category 3 (significant achievability and some suitability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
<b>Green Belt Assessment</b>	Site not included in study area of Green Belt Assessment.
<b>Landscape Character Assessment</b>	Site not included in study area of Landscape Character Assessment.
<b>Sustainability Appraisal</b>	AECOM 102 16 effects: 9 positive (6 significant); 5 neutral; 2 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option C: North Solihull/ Chelmsley Wood
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	1
<b>Commentary</b>	Brownfield site in urban area with very high accessibility and performs very well in sustainability appraisal, but with significant achievability and suitability constraints. In area identified as having potential for growth
<b>Site Selection Step 2</b>	G

**Site Reference** 230

**Site Name** Land at Lugtrout Lane

**Gross Area (Ha)** 16.31

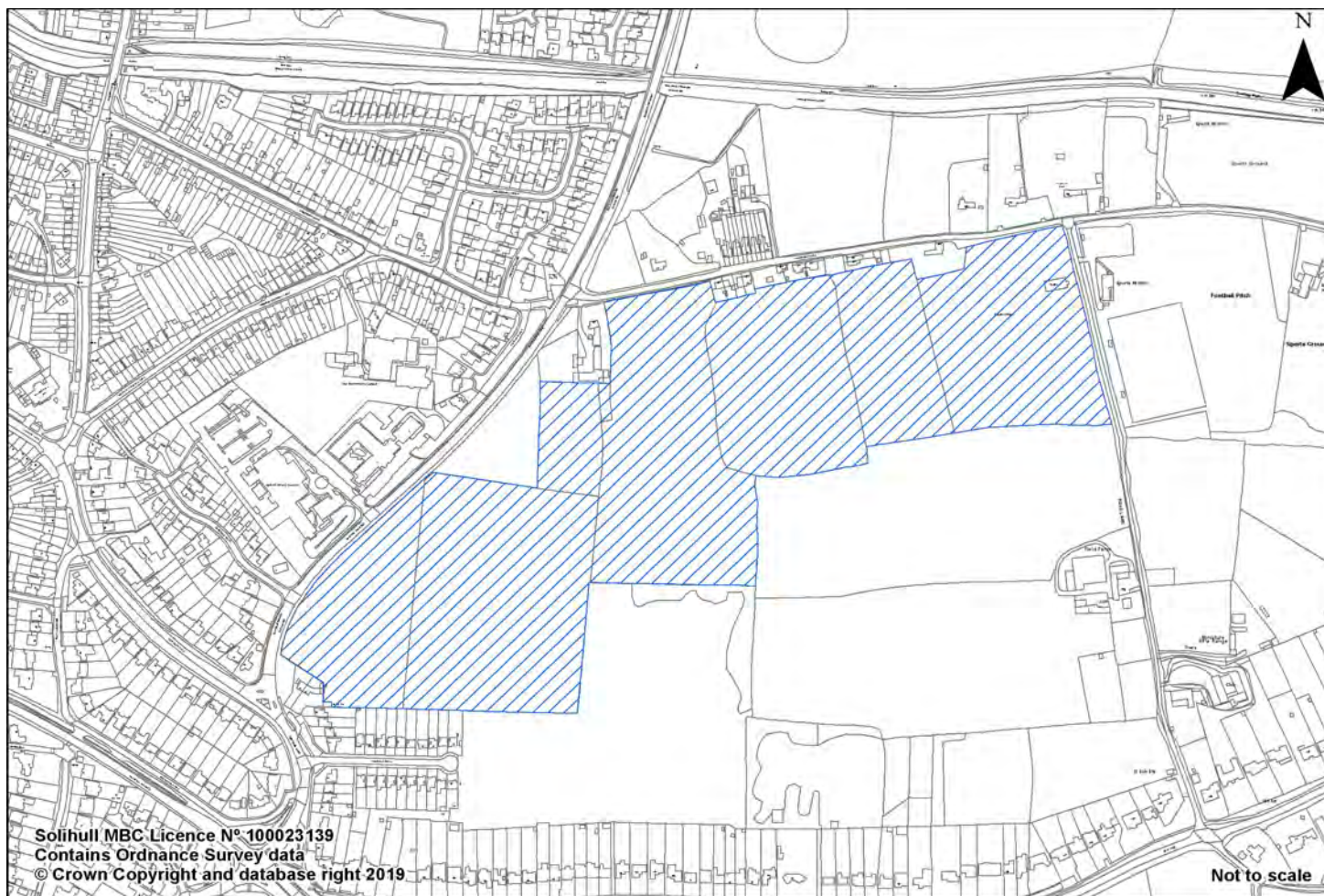
**Ward** Bickenhill

**Capacity (SHELAA)** Estimated 382

**Parish** Hampton-in-Arden (April 2

**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

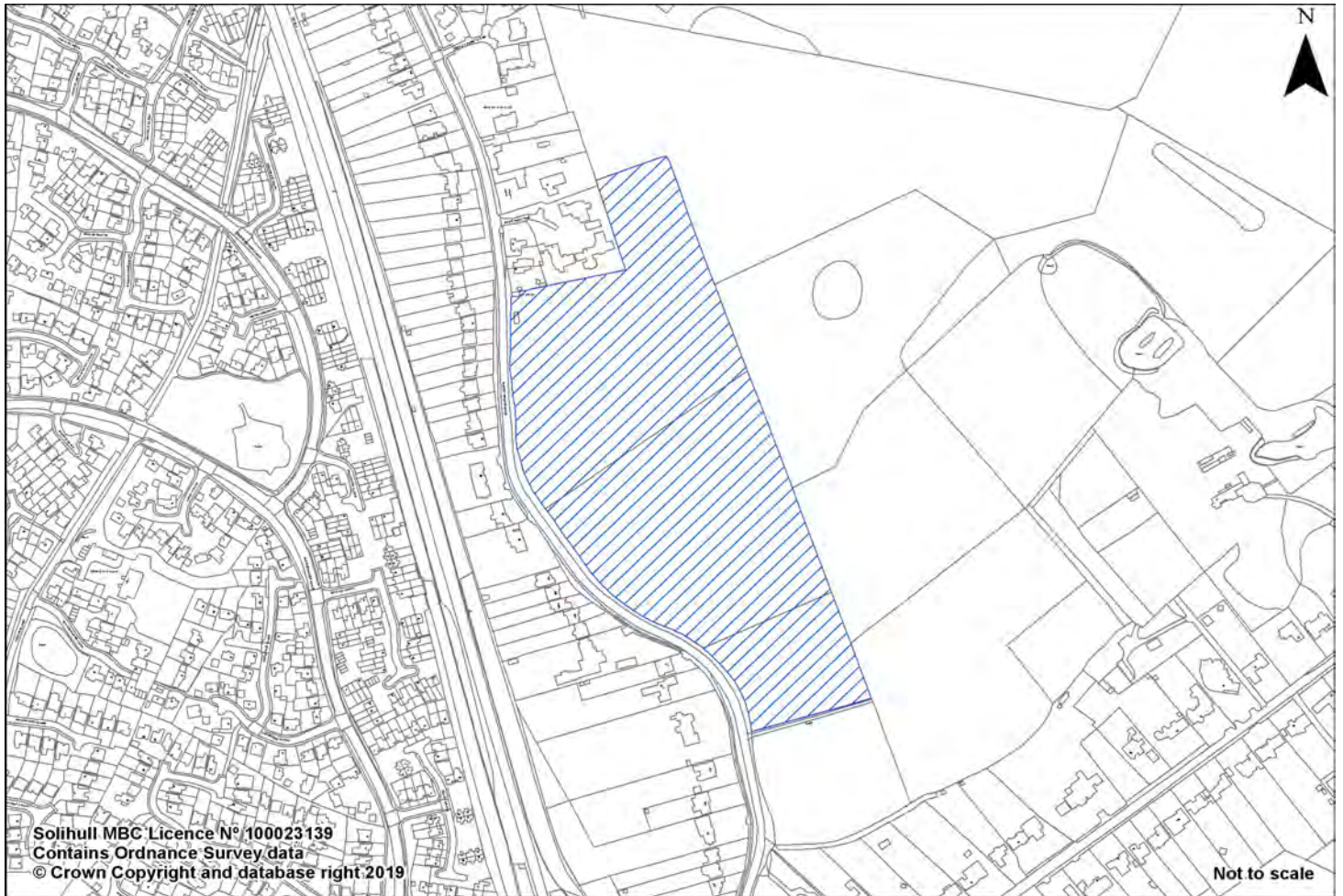
### Commentary

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

<b>Site Reference</b>	231	<b>Site Name</b>	Land at Widney Manor Road
<b>Gross Area (Ha)</b>	6.76	<b>Ward</b>	St Alphege
<b>Capacity (SHELAA)</b>	158	<b>Parish</b>	N/A
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Low GP Surgery: Very Low Public Transport: Very High (Both) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP42) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 57 17 effects: 3 positive (2 significant); 10 neutral; 4 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

Site Reference 232

Site Name Simon Digby Campus

Gross Area (Ha) 5.11

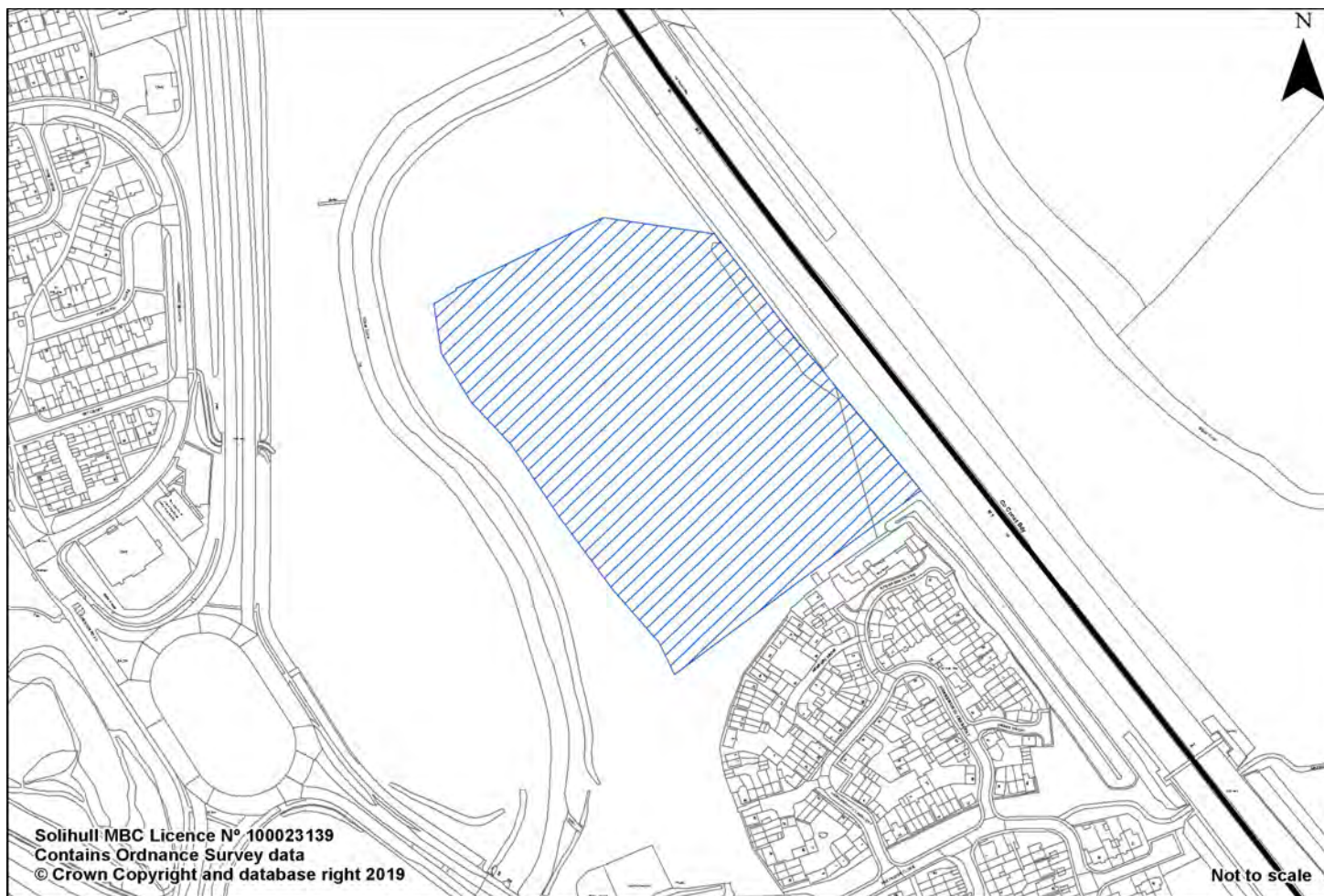
Ward Chelmsley Wood

Capacity (SHELAA) 200 in 2013 Local P

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

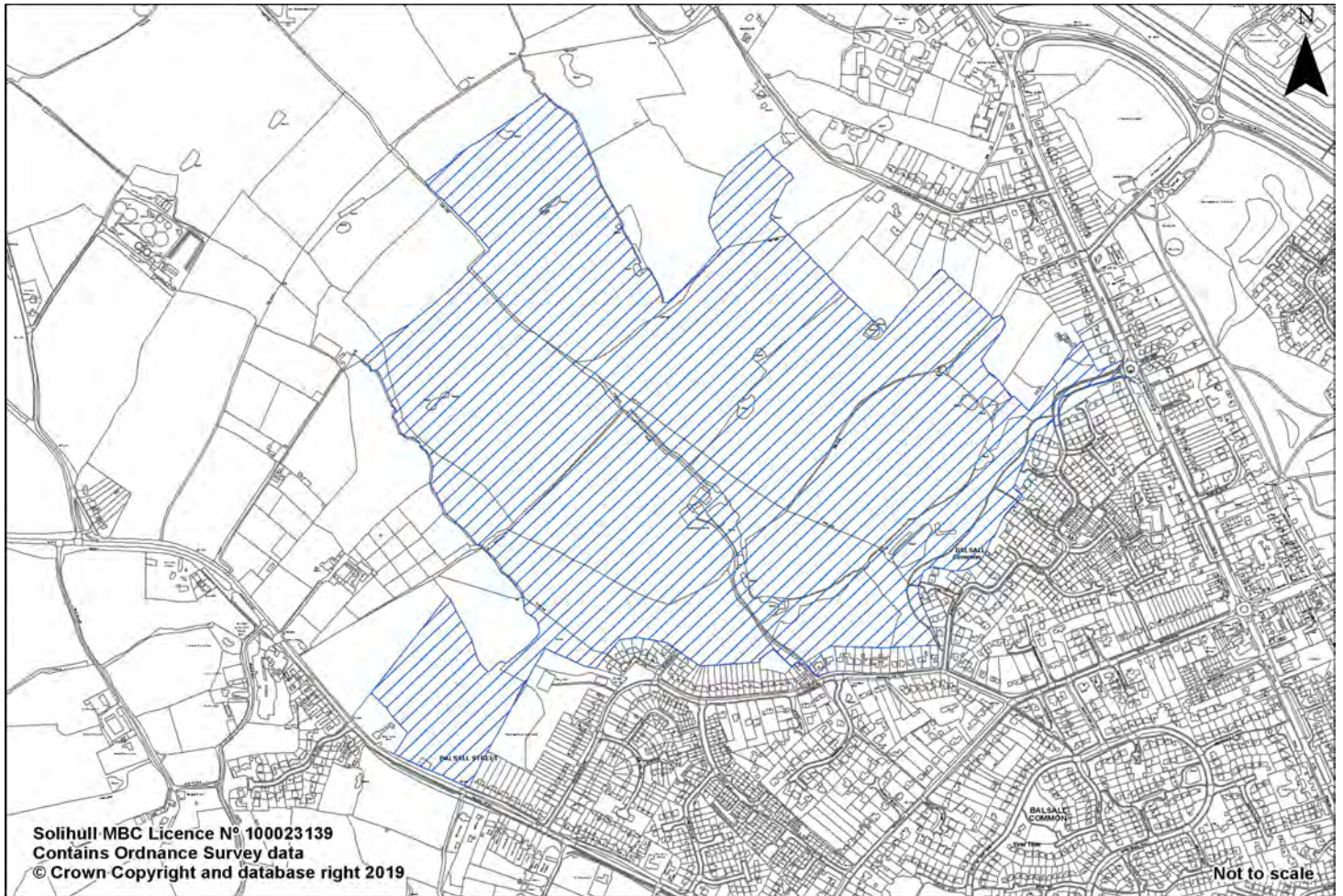
**Commentary**

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

<b>Site Reference</b>	233	<b>Site Name</b>	Land north-west of Balsall Common
<b>Gross Area (Ha)</b>	65.67	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 1,537	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

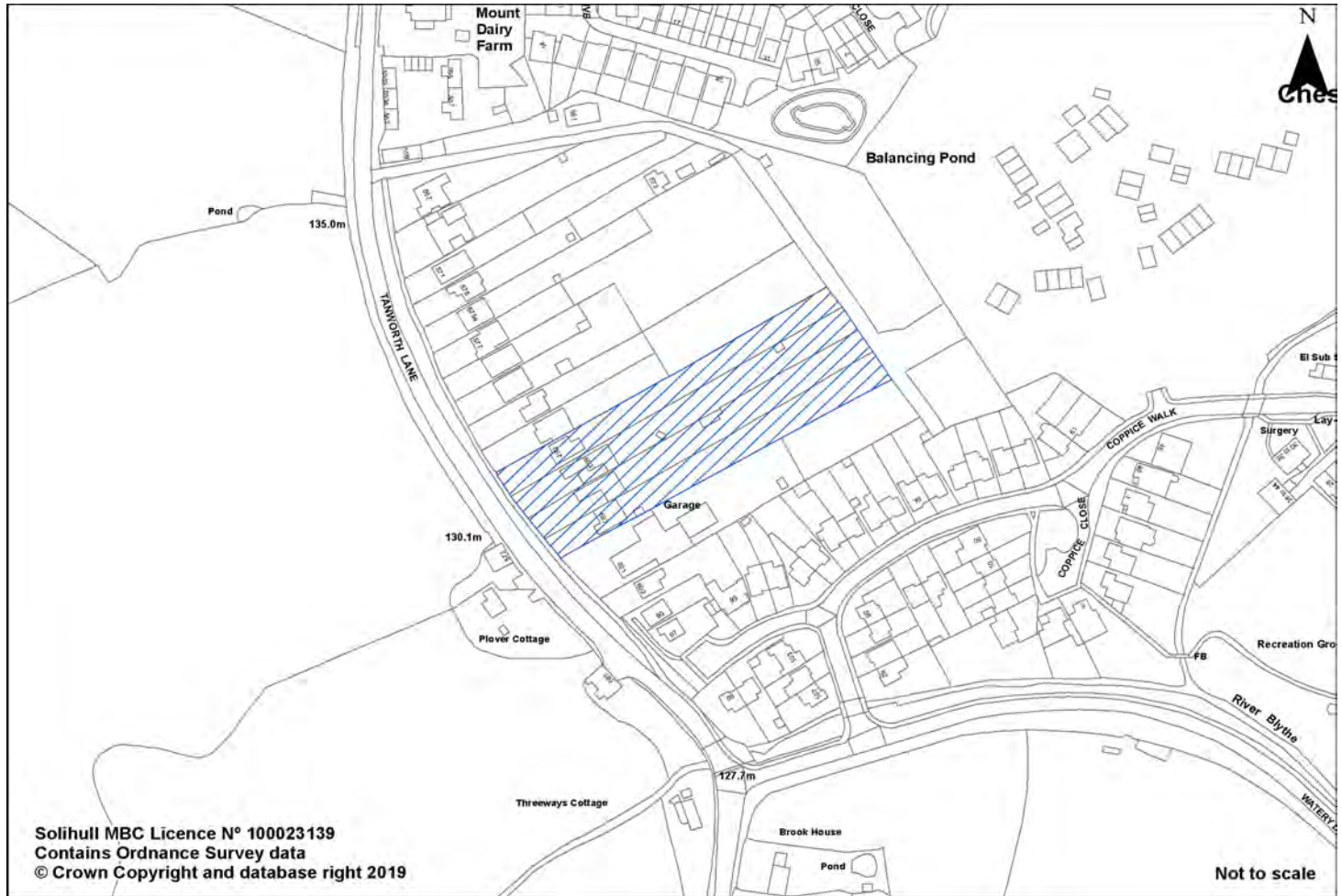
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1015 - Category 1
<b>Accessibility Study</b>	Primary School: Low Food Store: Very High GP Surgery: Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 76 17 effects: 6 positive (2 significant) 4 neutral 7 negative (2 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Existing properties on-site    Access

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

Site Reference 236

Site Name Land off Oxhaves Close

Gross Area (Ha) 4.25

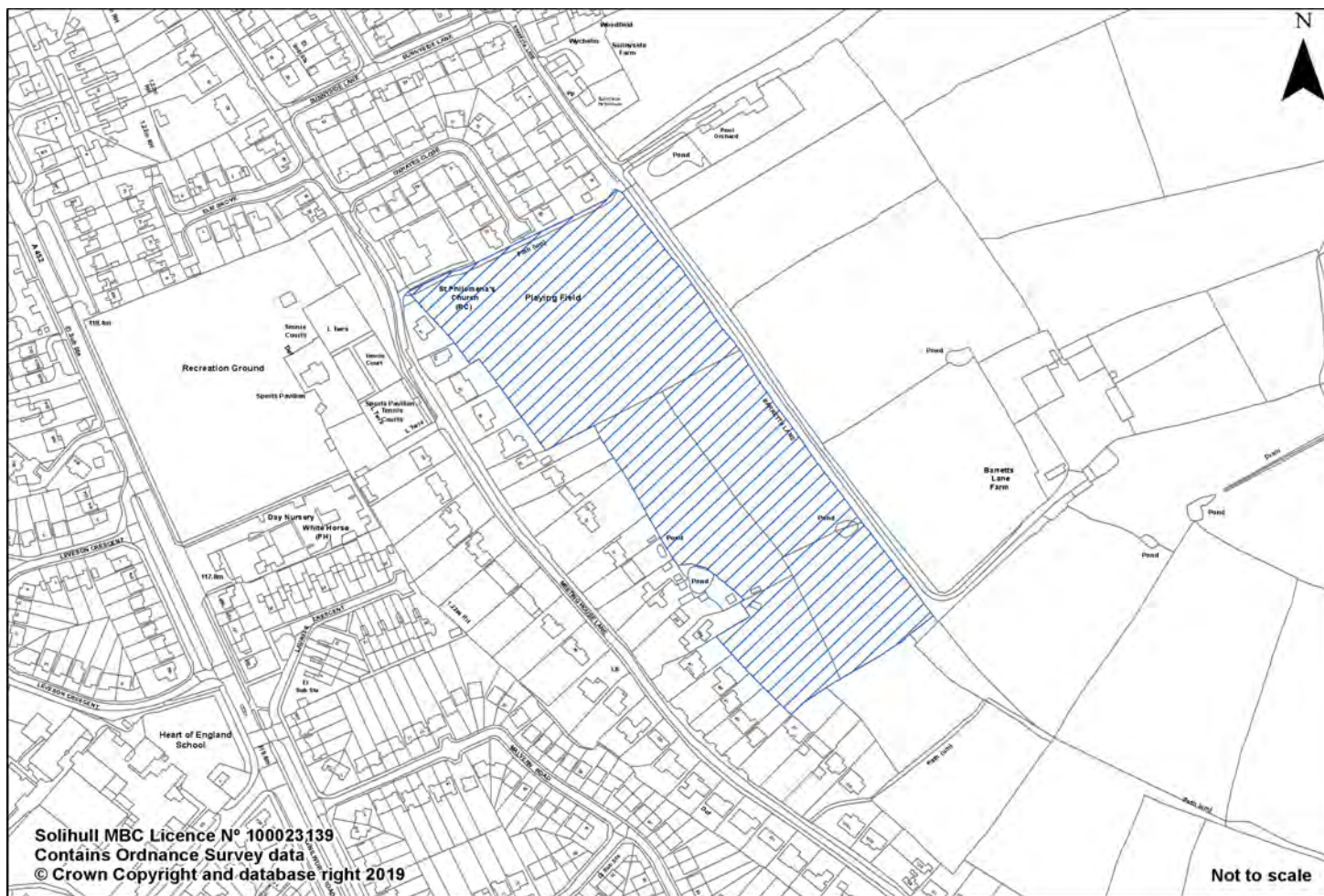
Ward Meriden

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

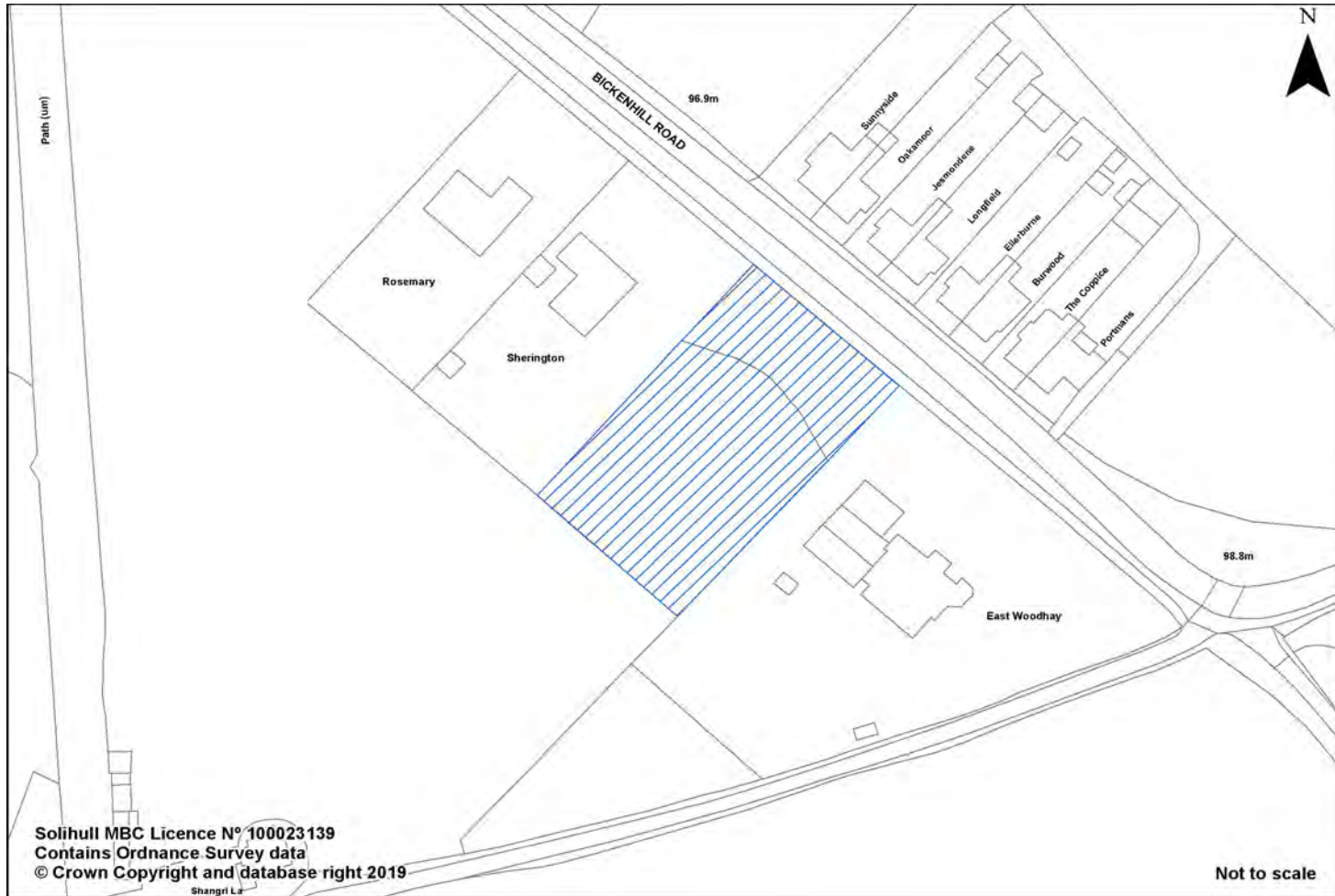
### Commentary

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

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Habitats of wildlife interest



## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	Site falls within Growth Option G – Area A: South-east of Chelmsley Wood. Area not considered suitable for major growth.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

Site Reference 238

Site Name 33 Wootton Green lane

Gross Area (Ha) 1.00

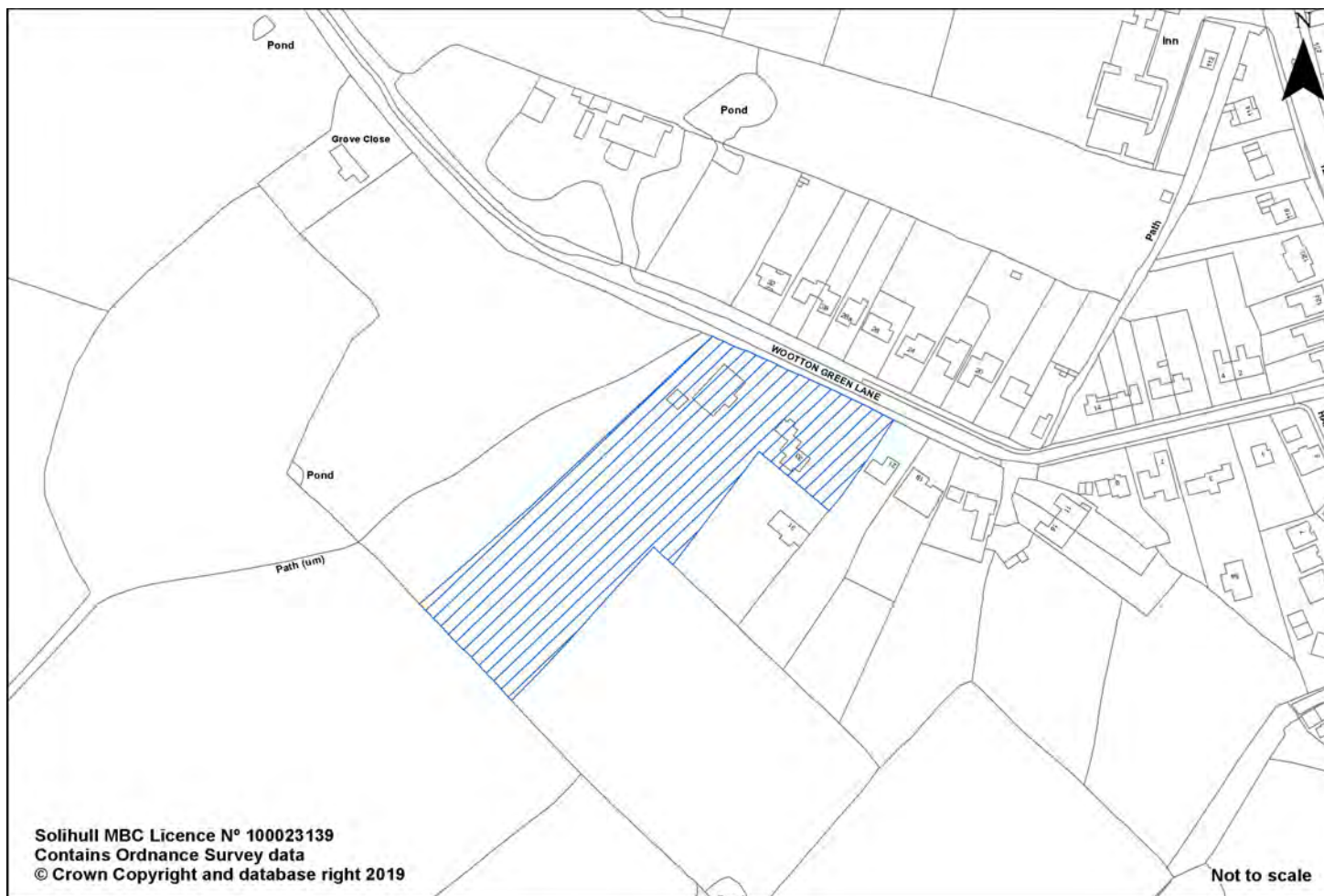
Ward Meriden

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

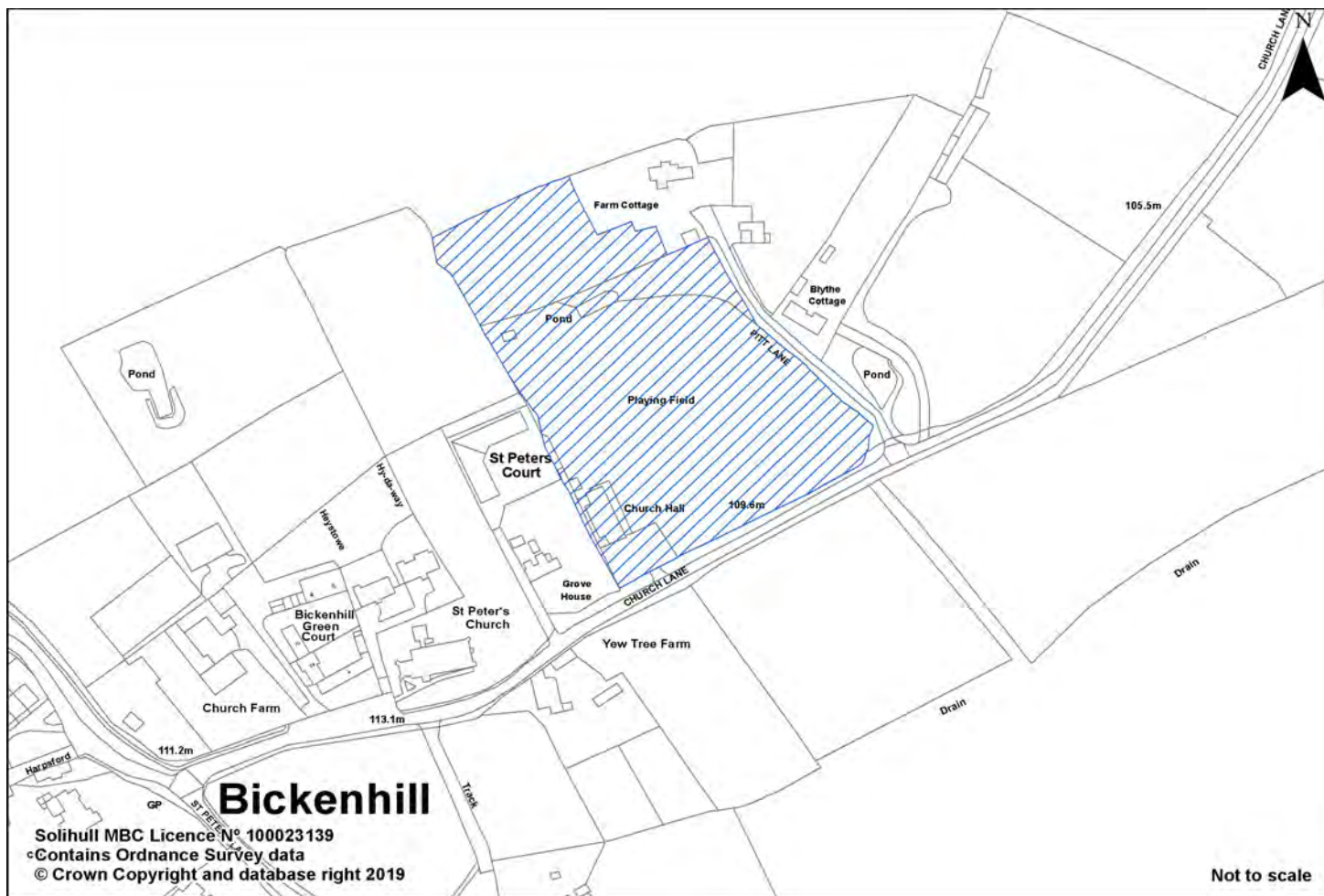
## Evidence

<b>SHELAA</b>	Category 2 (Some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very High GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

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

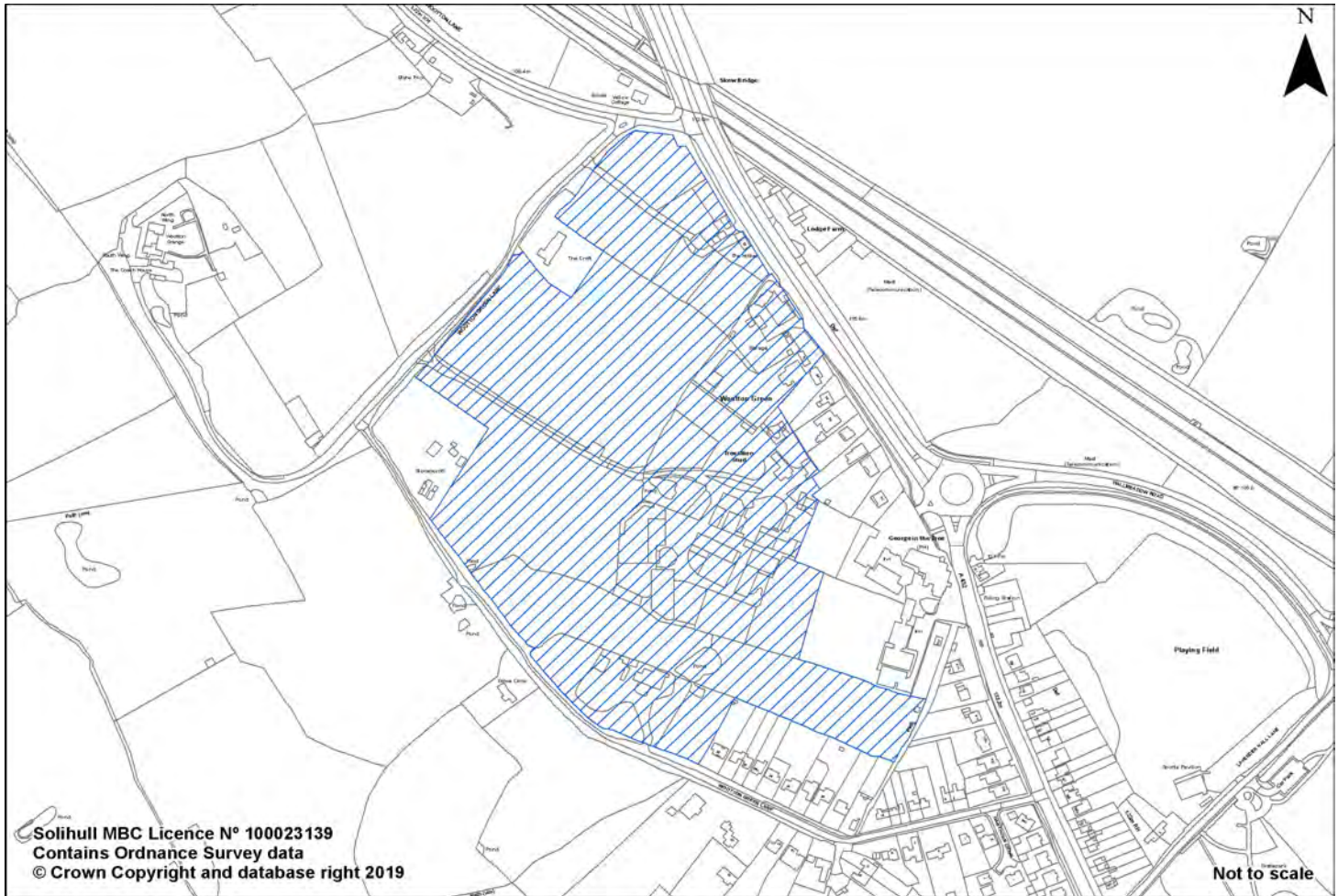
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Bickenhill is considered unsuitable for neither expansion or infilling.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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 signiifcant 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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	240	<b>Site Name</b>	Land at Wootton Green Lane and Kenilworth Road
<b>Gross Area (Ha)</b>	11.31	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	Estimated 265	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Part brownfield, part greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	TPO on part of site    Overhead cables    Contaminated Land (small area)    Existing uses on site    Hedgerows

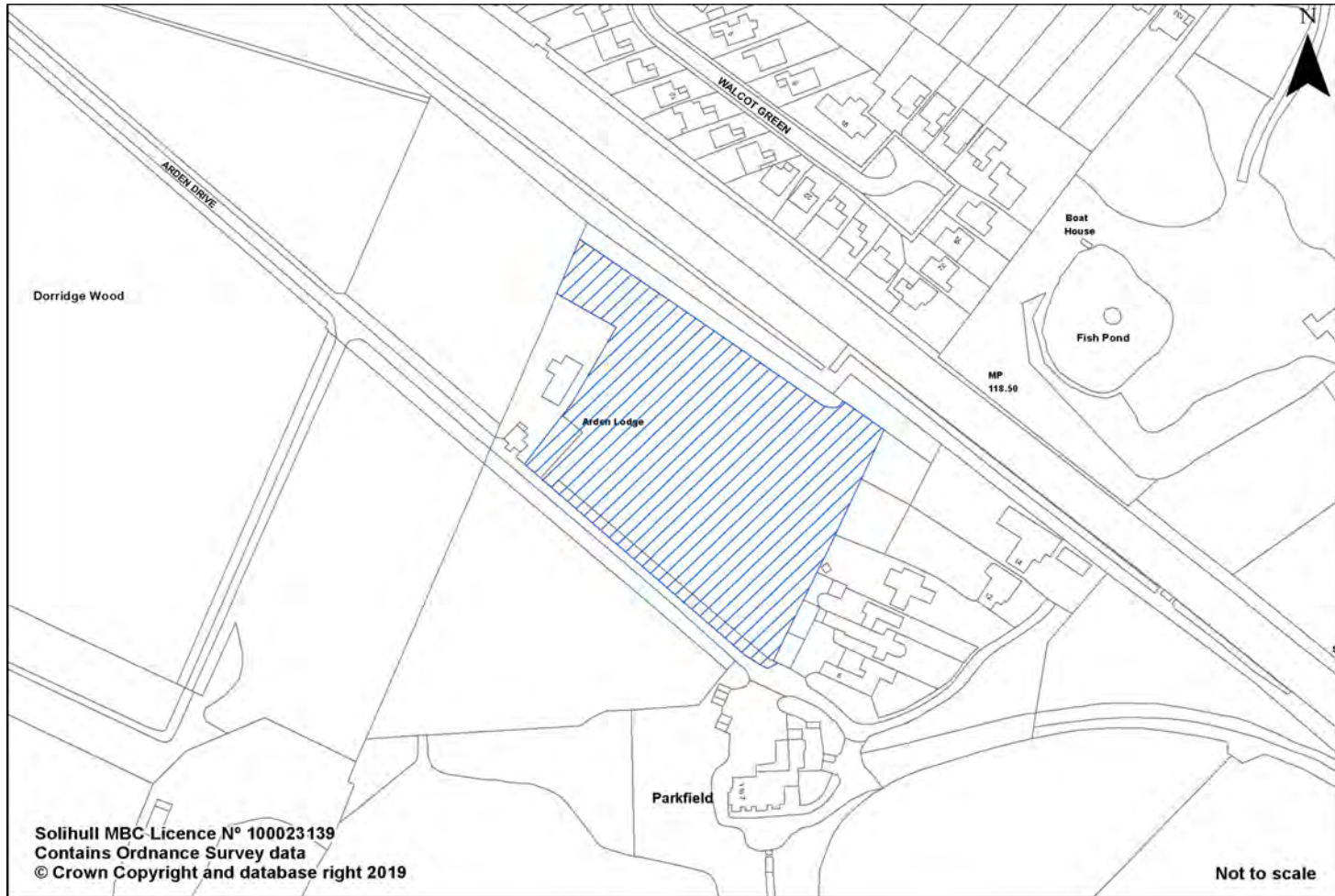
## Evidence

<b>SHELAA</b>	Assessed as part of SHELAA Site 1017 - Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very High GP Surgery: Low/Medium Public Transport: Low/Medium (Rail) Overall: Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 79 17 effects: 5 positive (1 significant); 6 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Group TPO on site
<b>Soft constraints</b>	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 242

Site Name Land east of Chadwick Manor

Gross Area (Ha) 2.78

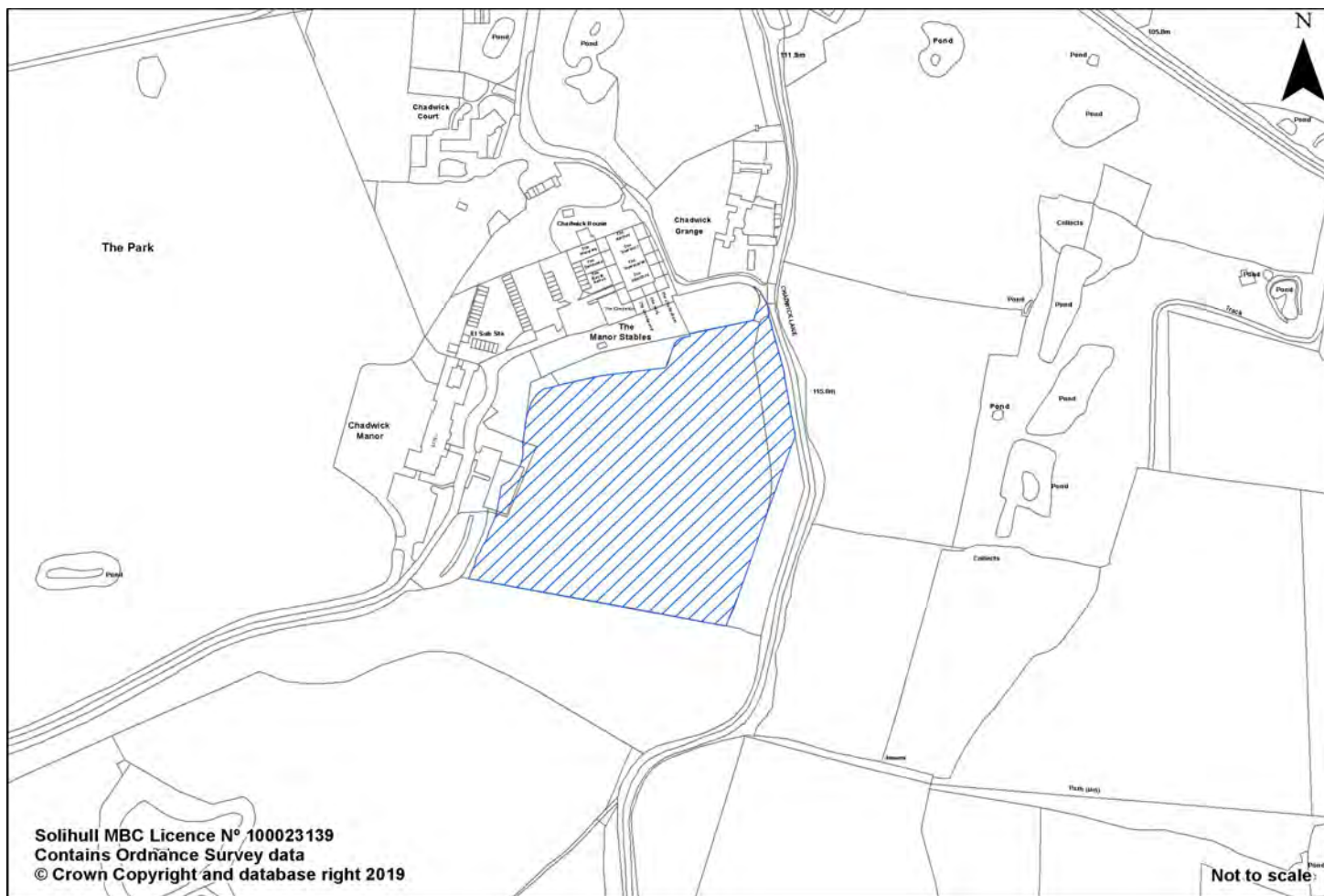
Ward Knowle

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

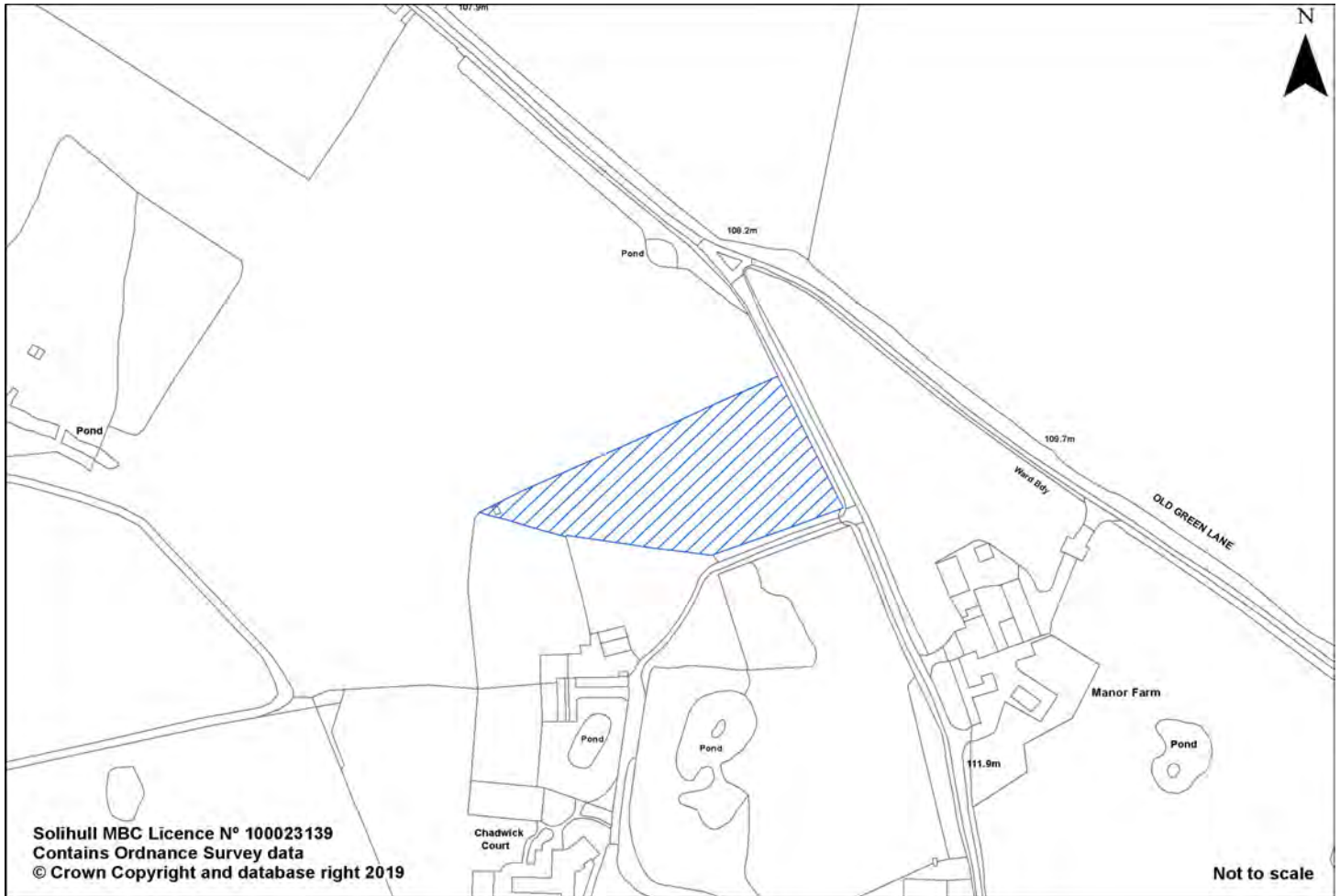
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA4B Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	This is an isolated Greenfield site in a highly performing area of Green Belt. Development would result in an unacceptable inursion 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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	243	<b>Site Name</b>	Land north of Chadwick Court
<b>Gross Area (Ha)</b>	0.79	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	15	<b>Parish</b>	Chadwick End
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

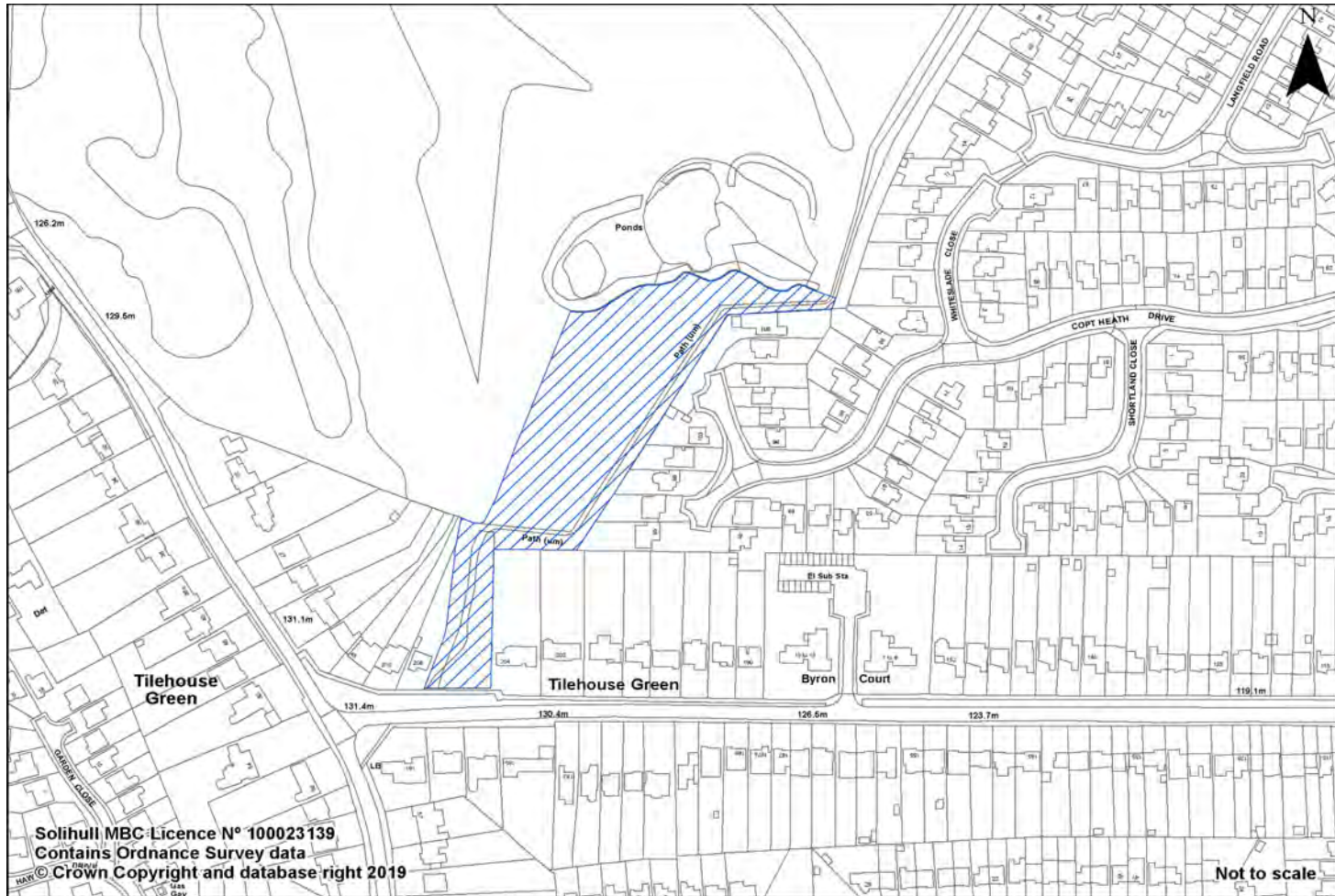
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA4B Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	244	<b>Site Name</b>	Land at Tilehouse Green - Copt Heath Golf Club
<b>Gross Area (Ha)</b>	1.05	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	30	<b>Parish</b>	
<b>Green Belt</b>	83	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt (most of site)
<b>Hard Constraints</b>	TPOs on site
<b>Soft constraints</b>	PROW SL10 through the site    Access    Habitats of wildlife interest

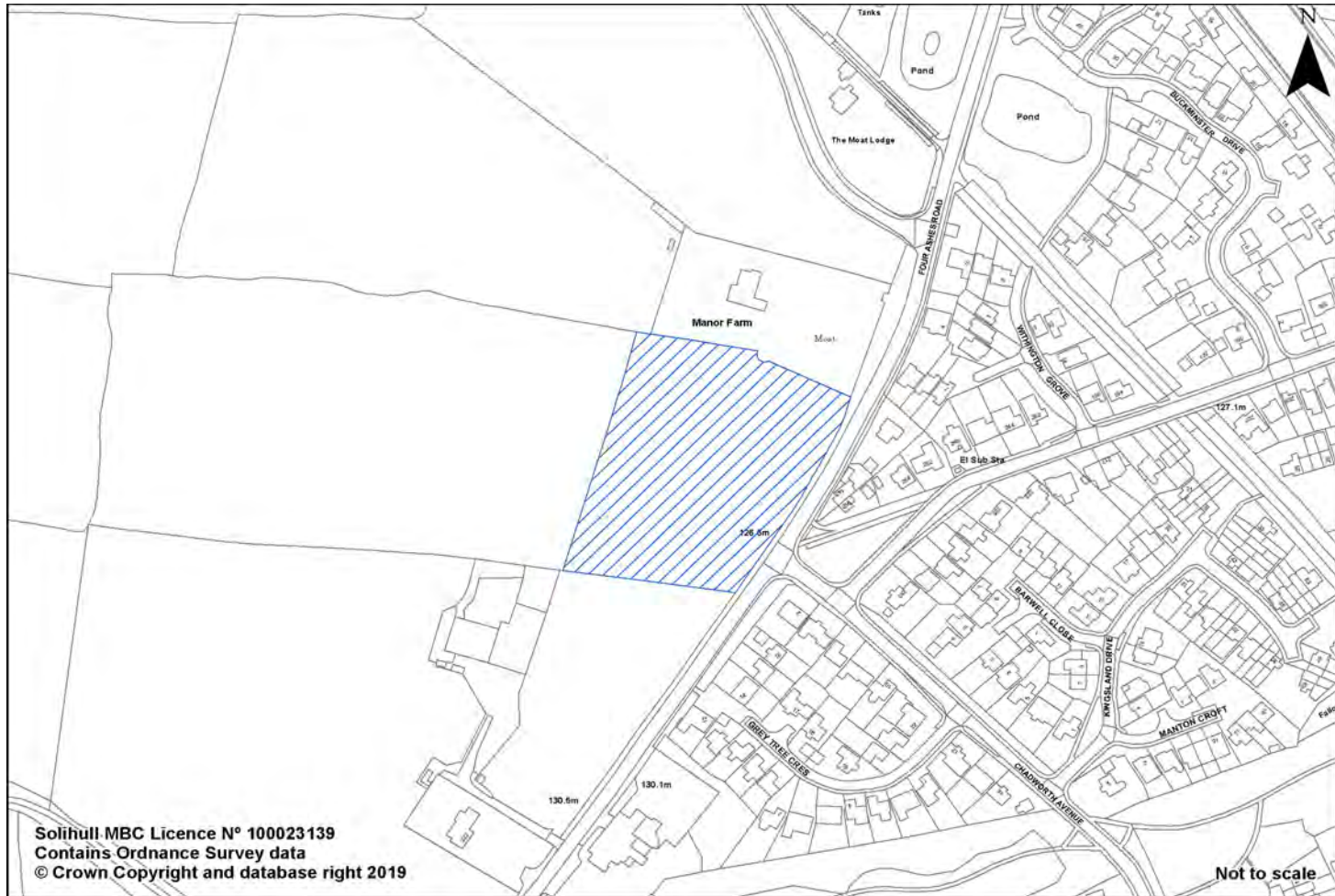
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: Medium GP Surgery: Medium Public Transport: Low/Medium (Bus) Overall: Medium Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP34) overall with a combined score of 3. Moderately performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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 appear 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, medium landscape value and a low landscape capacity to accommodate change.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Potential habitats of wildlife interest



## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	300	<b>Site Name</b>	Land adj. 50 Hampton Lane
<b>Gross Area (Ha)</b>	0.39	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	14	<b>Parish</b>	Hampton-in-Arden (April 2
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPO on boundary of site
<b>Soft constraints</b>	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**

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

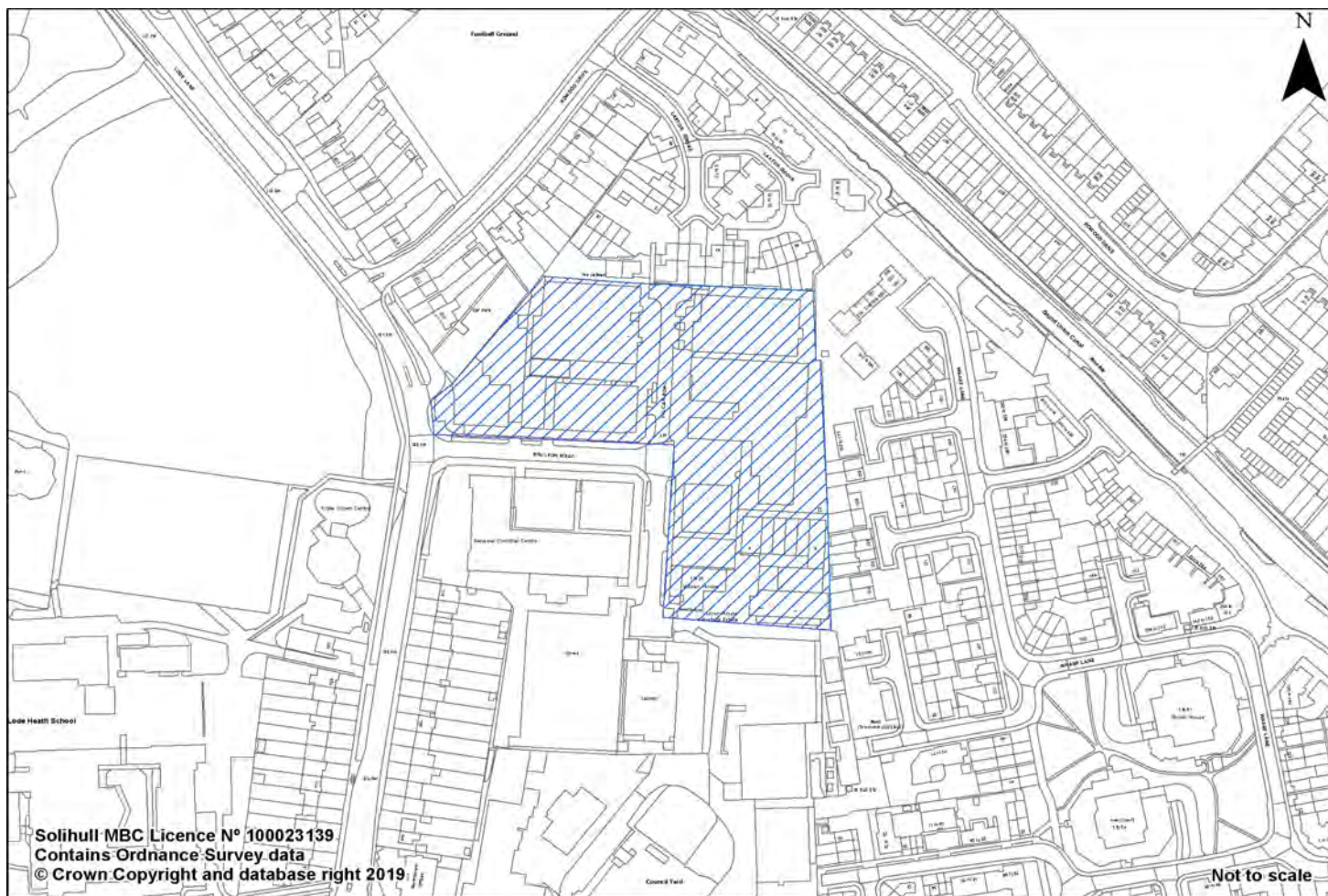
**Commentary**

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

<b>Site Reference</b>	301	<b>Site Name</b>	Vulcan Industrial Estate
<b>Gross Area (Ha)</b>	1.96	<b>Ward</b>	Silhill
<b>Capacity (SHELAA)</b>	55	<b>Parish</b>	N/A
<b>Green Belt</b>	0	<b>Greenfield/ Brownfield</b>	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

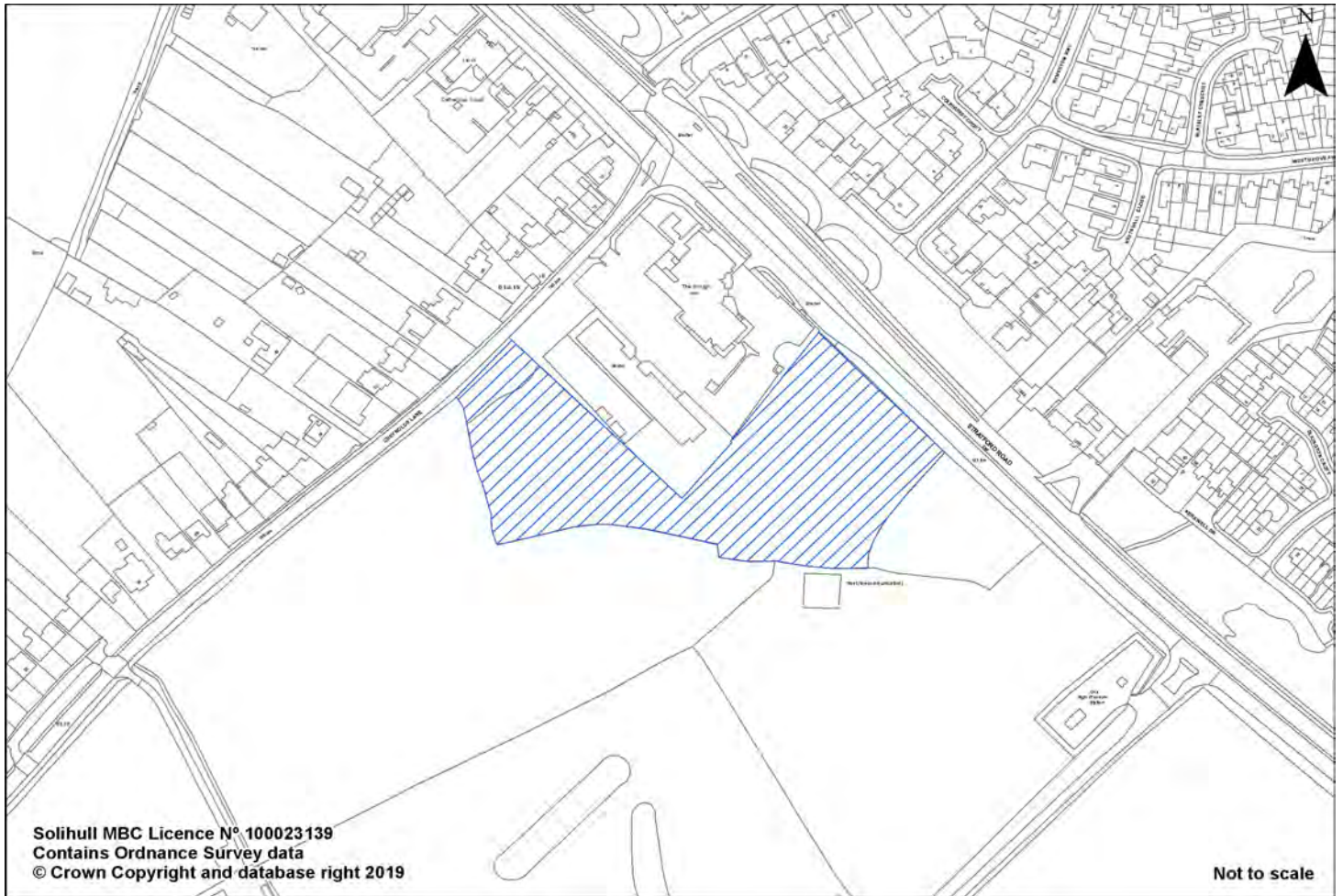
**Commentary**

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

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



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

## 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**

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

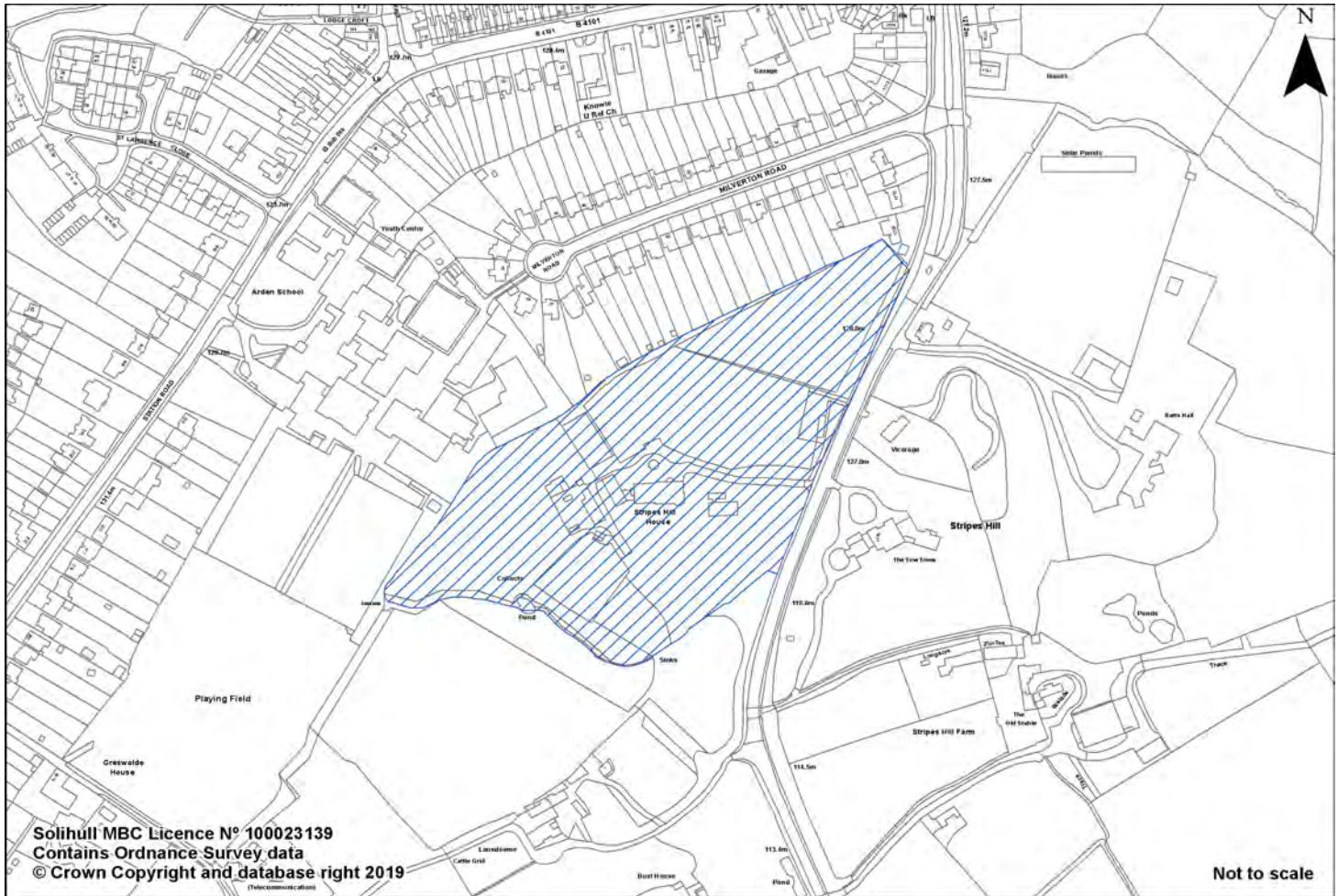
**Commentary**

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

<b>Site Reference</b>	303	<b>Site Name</b>	Stripes Hill Farm
<b>Gross Area (Ha)</b>	4.31	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	101	<b>Parish</b>	N/A
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on boundary
<b>Soft constraints</b>	Access Existing properties on site Hedgerows and trees



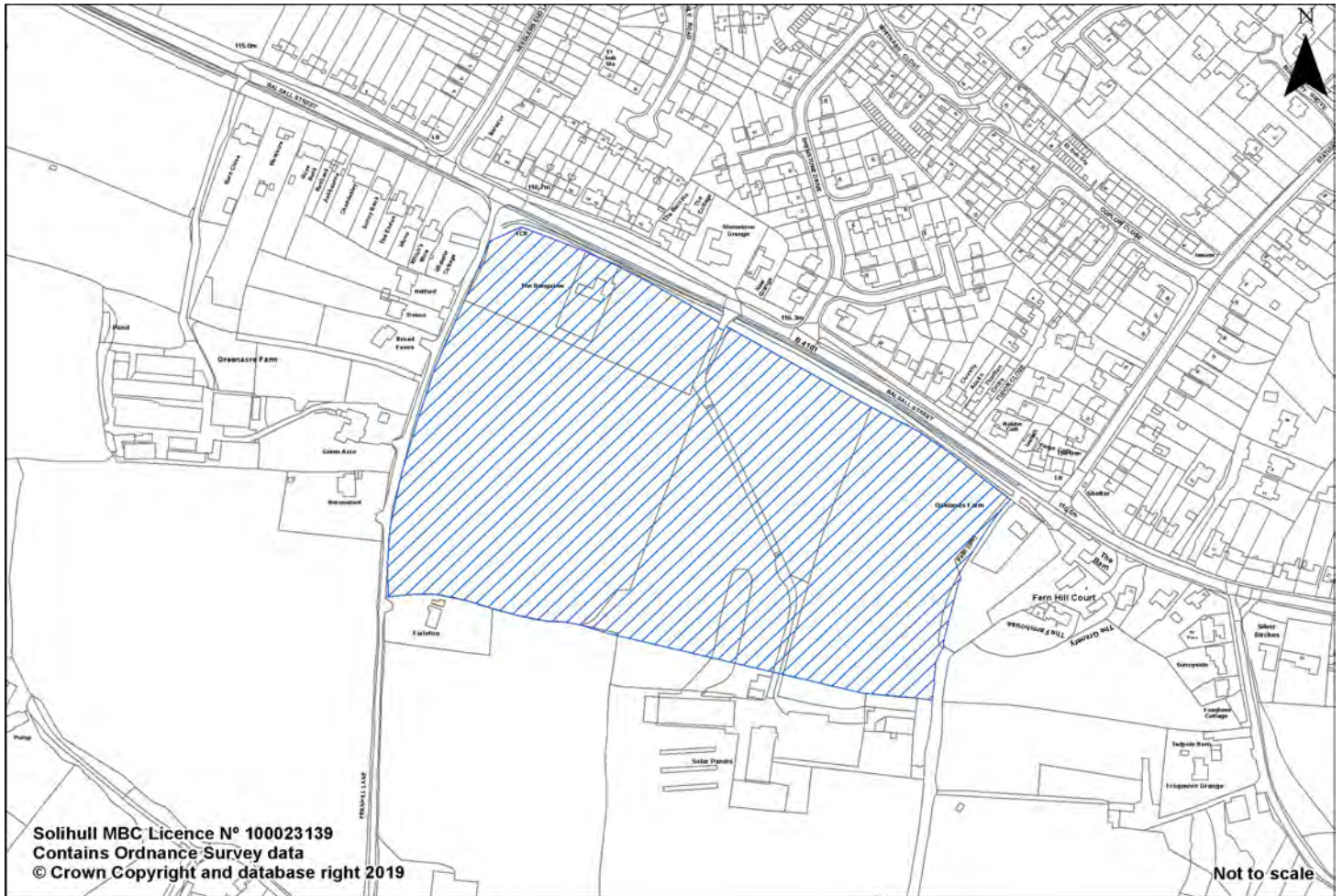
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: High Food Store: Very High GP Surgery: High Public Transport: Low/Medium (Bus) Overall: High Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP39) overall with a combined score of 5. Moderately performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site included within AECOM 90 17 effects: 7 positive (3 significant) 5 neutral 5 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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 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 of any future scheme. The SA identifies 7 positive and 5 negative effects. Development of the site would be
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	304	<b>Site Name</b>	Land at Oakes Farm
<b>Gross Area (Ha)</b>	7.50	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	176	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Adjacent to Listed buildings
<b>Soft constraints</b>	Telegraph poles Hedgerows PROW M160 through part of site

## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: High Food Store: High GP Surgery: Very Low Public Transport: Low (Both) Overall: Medium Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP60) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Site partly included within AECOM 72 17 effects: 5 positive; 6 neutral; 6 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

Site Reference 305

Site Name North of Balsall Common

Gross Area (Ha) 20.83

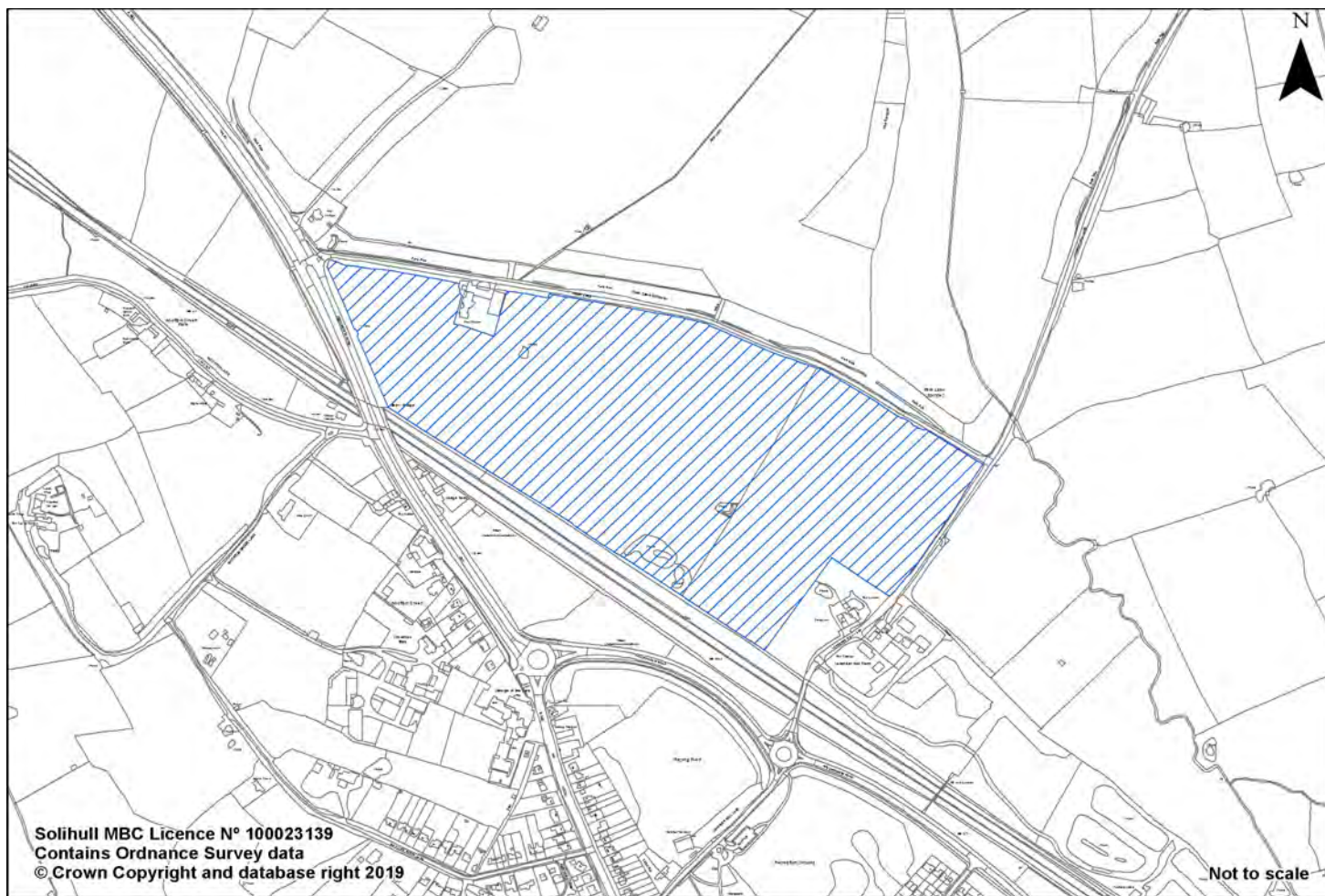
Ward Meriden

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

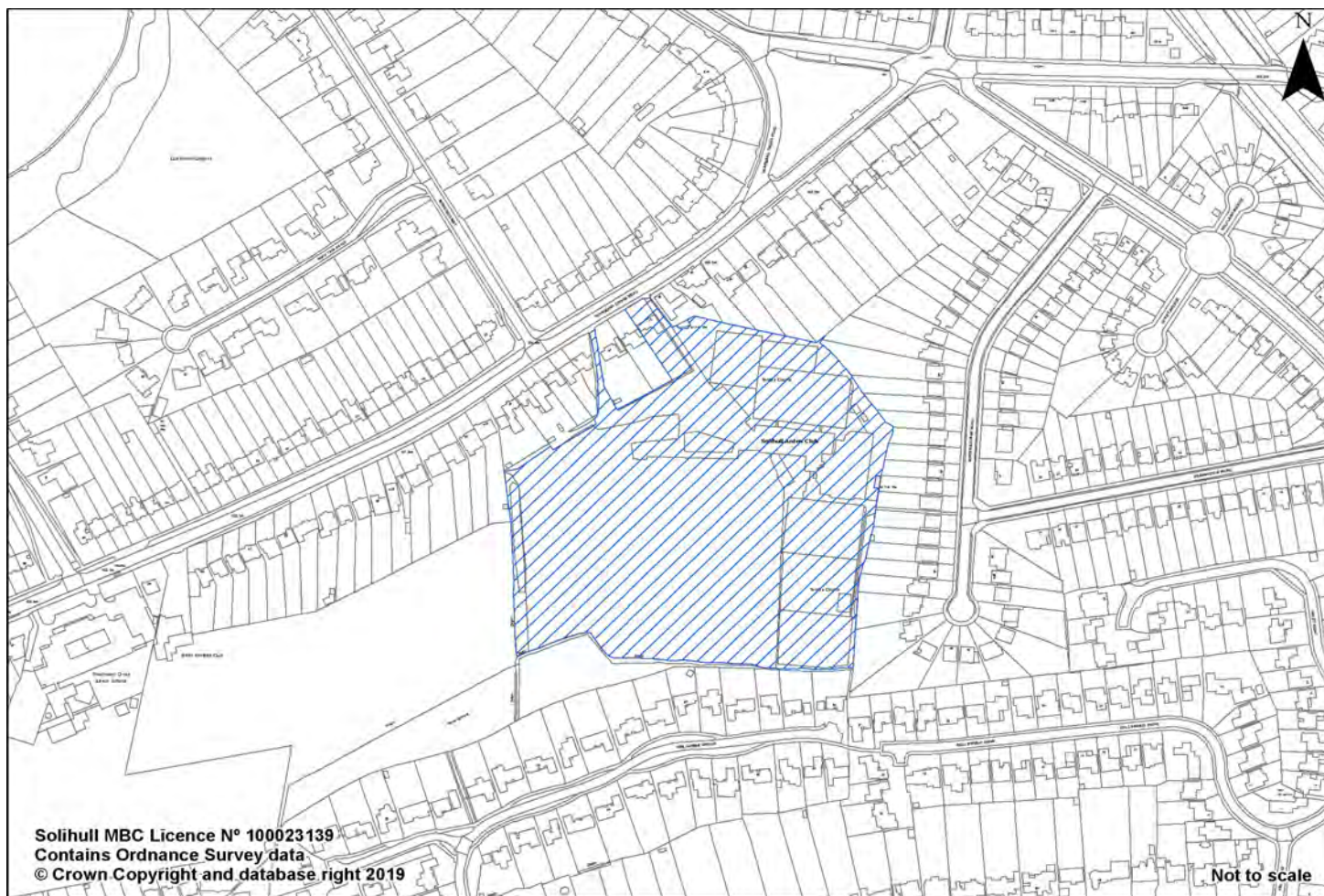
## Evidence

<b>SHELAA</b>	Category 2 (some suitability and some achievability constraints)
<b>Accessibility Study</b>	Primary School: High Food Store: Very High GP Surgery: Medium Public Transport: Low/Medium (Both) Overall: Medium/High Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
<b>Landscape Character Assessment</b>	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	306	<b>Site Name</b>	Land at Sharmans Cross Road and Arden Tennis
<b>Gross Area (Ha)</b>	4.33	<b>Ward</b>	St Alphege
<b>Capacity (SHELAA)</b>	113	<b>Parish</b>	N/A
<b>Green Belt</b>	0	<b>Greenfield/ Brownfield</b>	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**

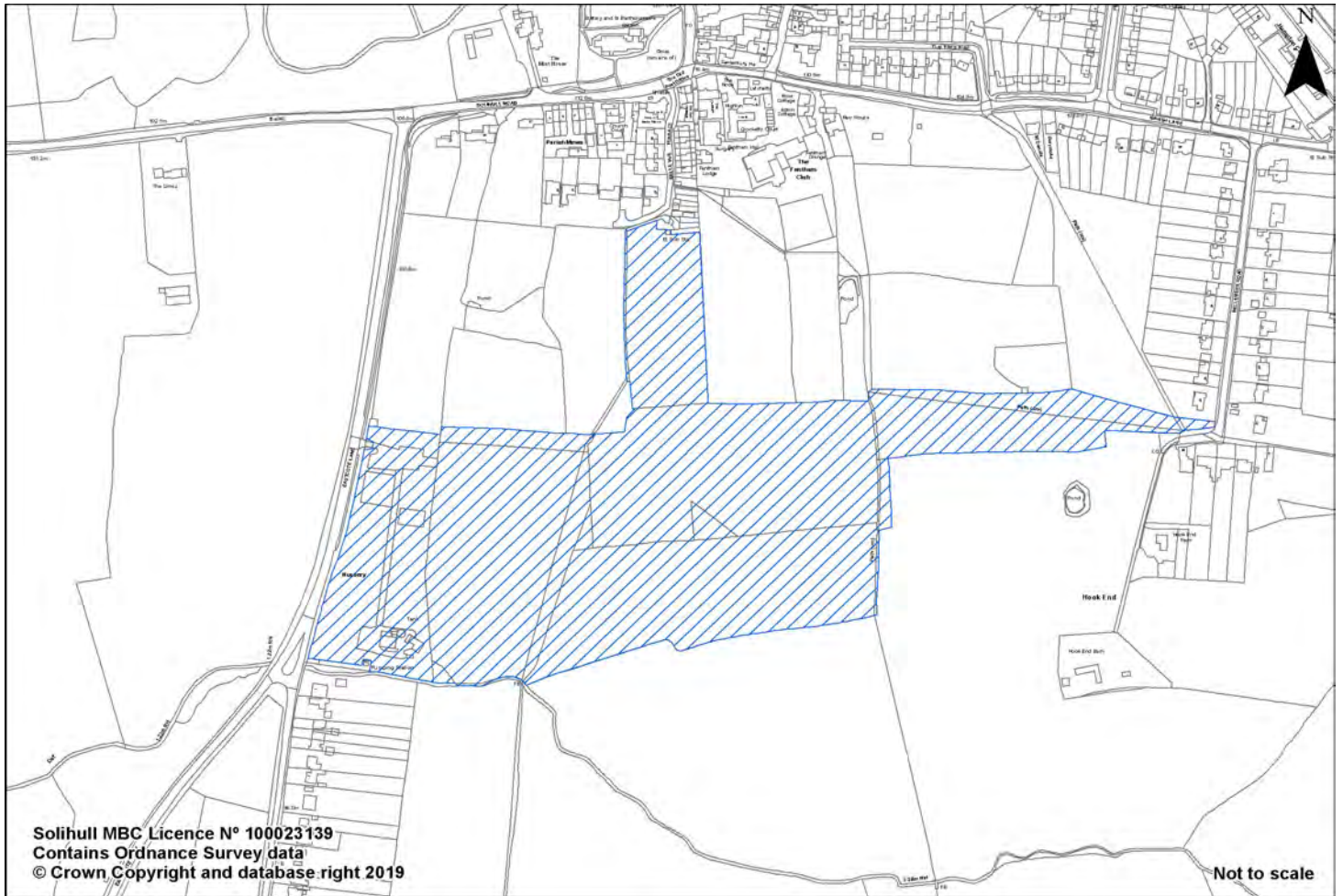
**Commentary**

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

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



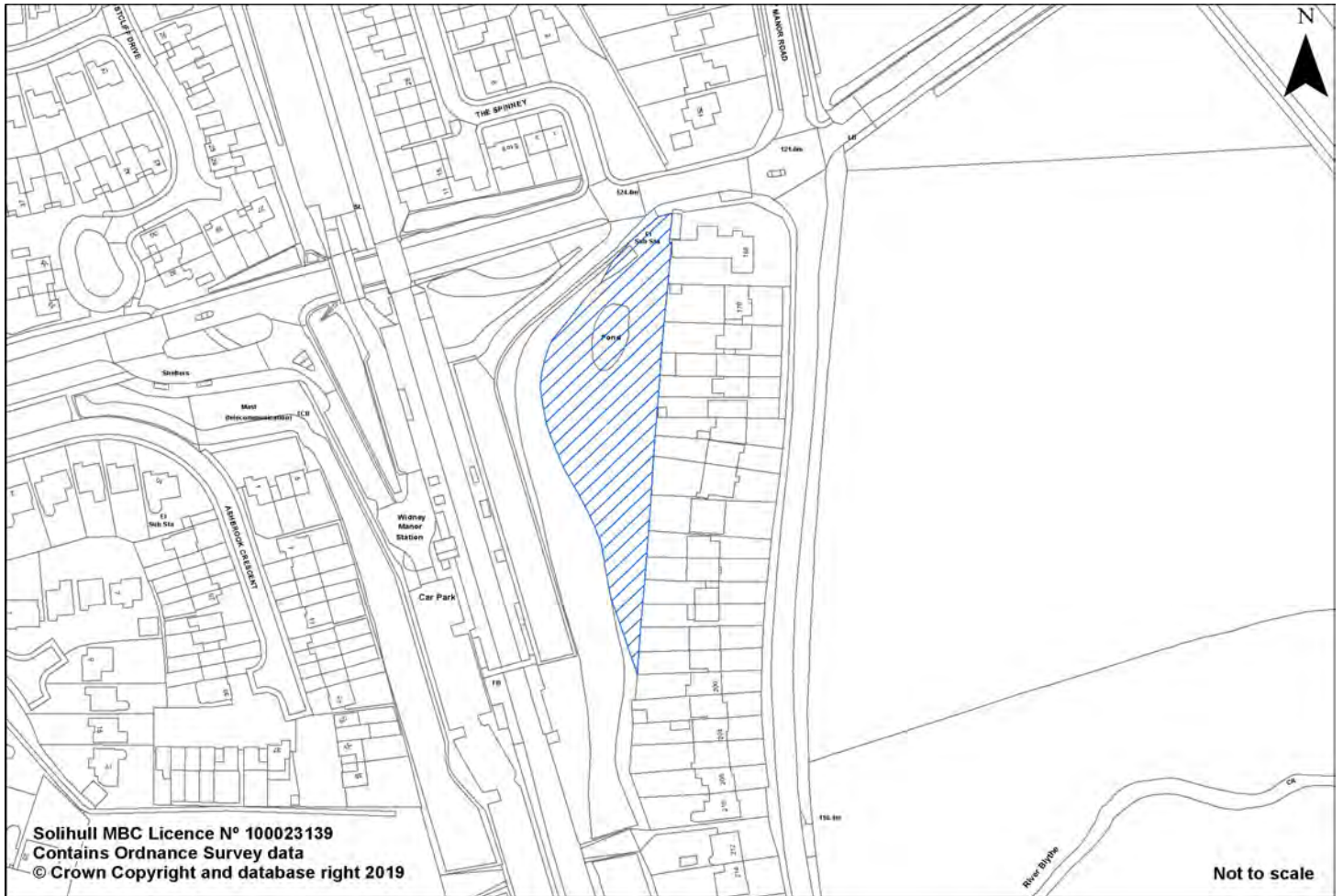
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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 an 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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	308	<b>Site Name</b>	Land between Widney Manor Station & Widney
<b>Gross Area (Ha)</b>	0.31	<b>Ward</b>	St Alphege
<b>Capacity (SHELAA)</b>	12	<b>Parish</b>	N/A
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	None
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Thin strip of land   Trees on site   Access

## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Medium Food Store: Low GP Surgery: Low Public Transport: Very High (Both) Overall: Medium Access: Existing footway
<b>Green Belt Assessment</b>	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
<b>Landscape Character Assessment</b>	Site not included in study area of Landscape Character Assessment.
<b>Sustainability Appraisal</b>	Site is included within AECOM 57 3 positive 2 significant positive 10 neutral 4 negative including 1 significant negative

## Site Selection

<b>Spatial Strategy</b>	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	309	<b>Site Name</b>	804 Warwick Road
<b>Gross Area (Ha)</b>	0.18	<b>Ward</b>	St Alphege
<b>Capacity (SHELAA)</b>	7	<b>Parish</b>	N/A
<b>Green Belt</b>	0	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	None
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	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

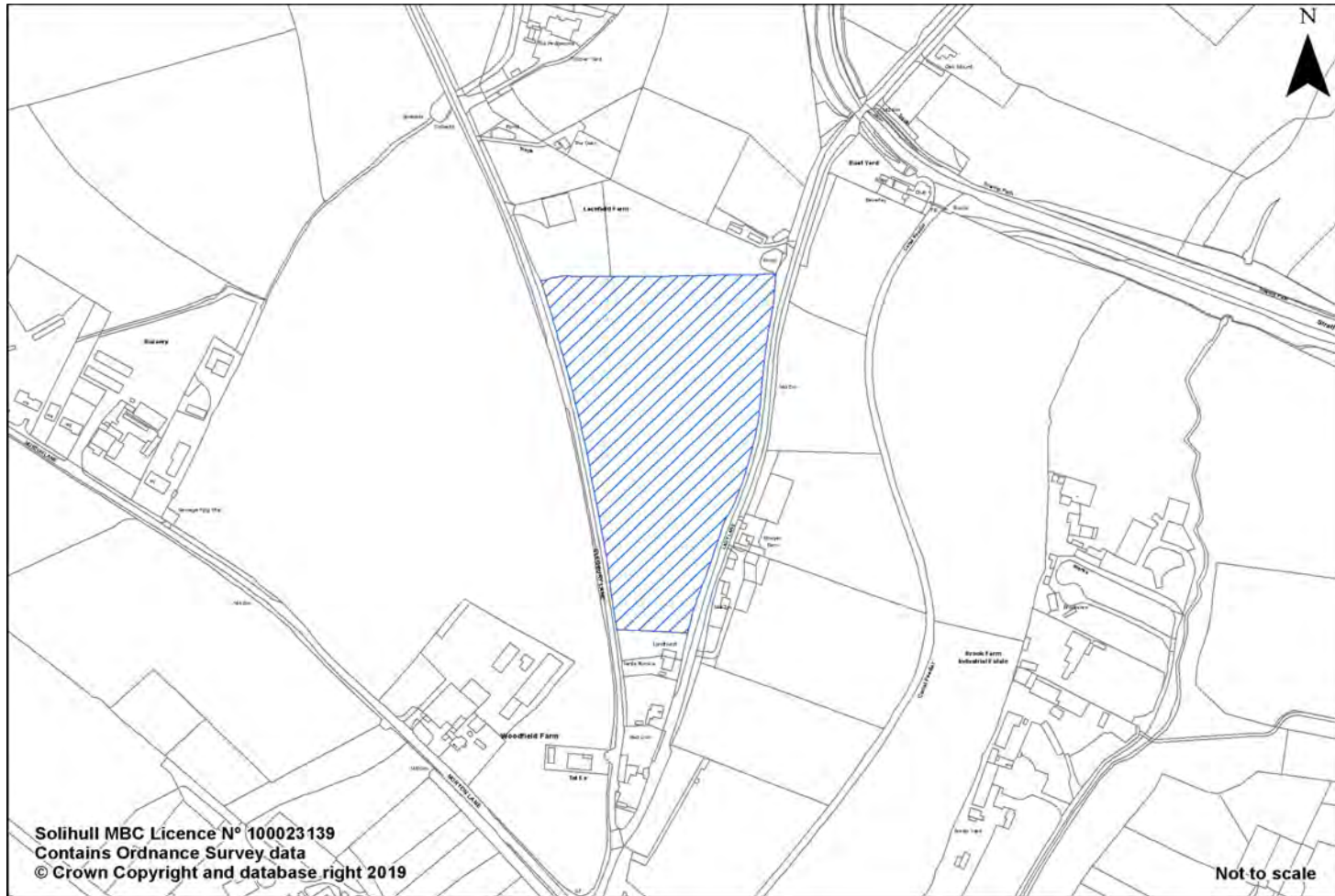
### Commentary

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

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Telegraph poles    Access

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	311	<b>Site Name</b>	Meriden Hall Mobile Home Park Site 1
<b>Gross Area (Ha)</b>	0.27	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	10	<b>Parish</b>	Meriden
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Minerals Safeguarding Area for Coal
<b>Hard Constraints</b>	TPOs on site
<b>Soft constraints</b>	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

<b>Site Reference</b>	312	<b>Site Name</b>	Meriden Hall Mobile Home Park Site 2
<b>Gross Area (Ha)</b>	0.73	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	24	<b>Parish</b>	Meriden
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Minerals Safeguarding Area for Coal
<b>Hard Constraints</b>	TPOs on site
<b>Soft constraints</b>	None - but see trees on site covered by TPO

## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: High Food Store: Very High GP Surgery: Very High Public Transport: Low/Medium (Bus) Overall: High Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP26) overall with a combined score of 3. Lower performing in terms of purposes 1, 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Site is directly adjacent to AECOM 74.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Meriden village is identified as suitable for limited expansion.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

Site Reference 313

Site Name Fulford Hall Farm

Gross Area (Ha) 76.53

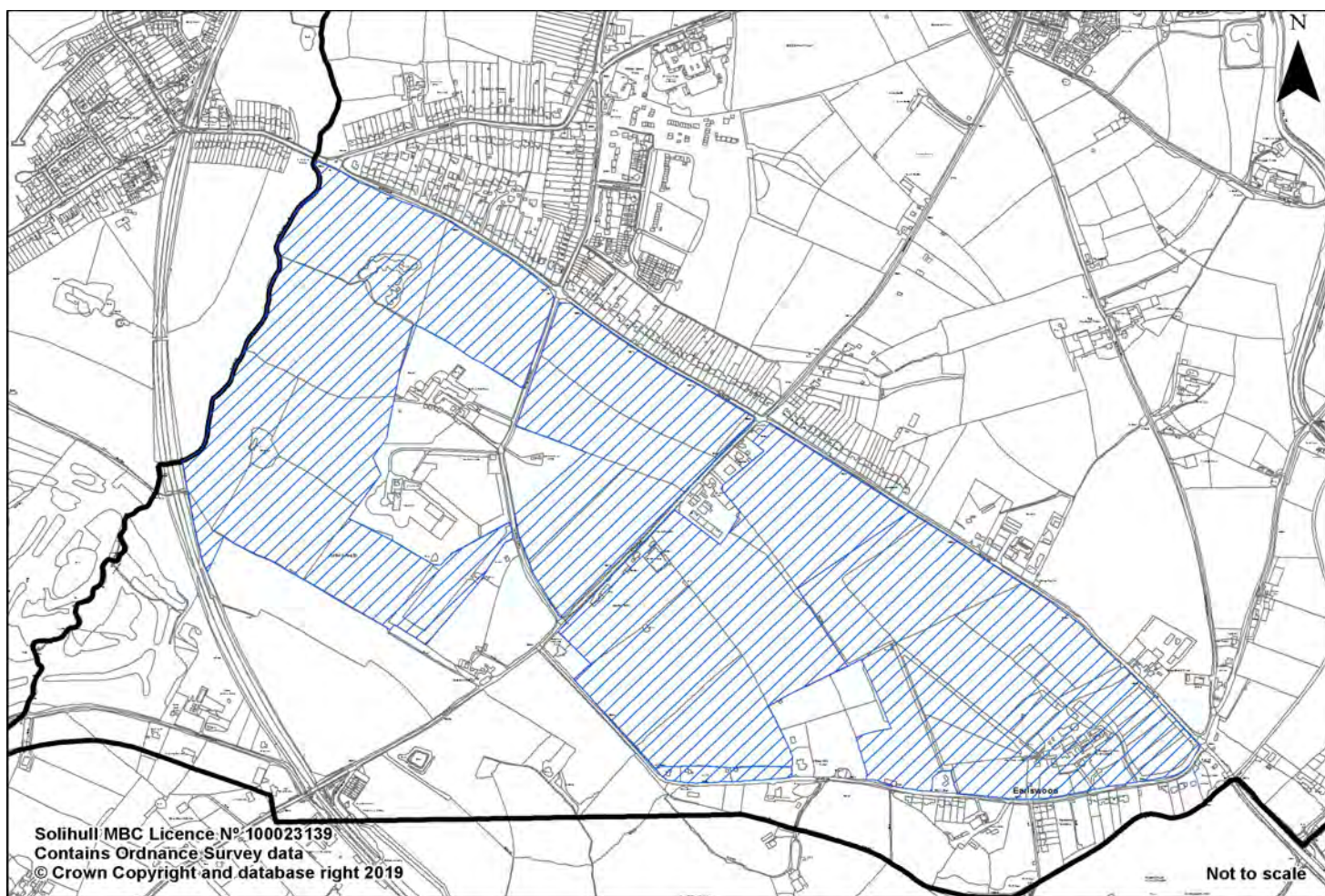
Ward Blythe

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

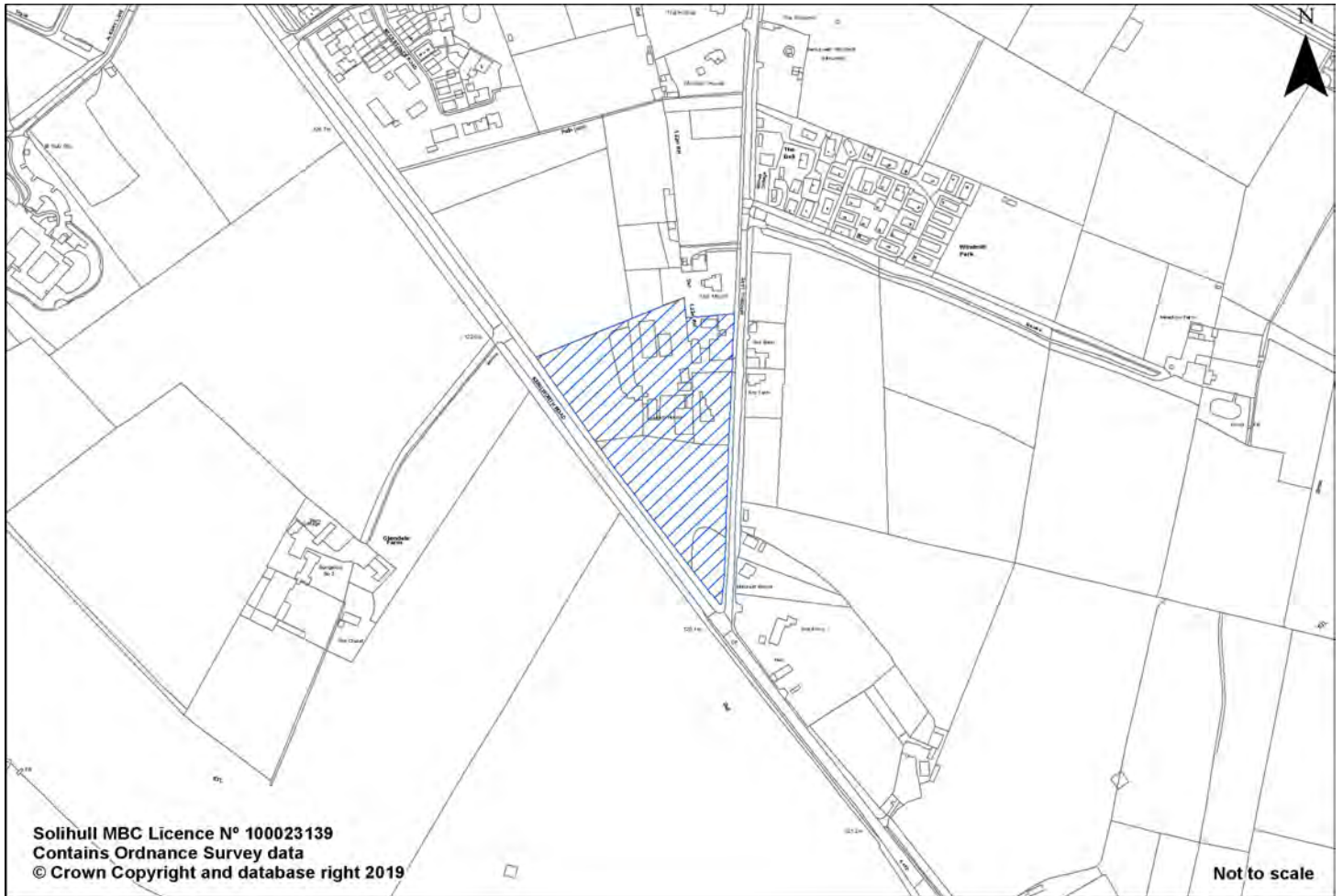
## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: High GP Surgery: Low Public Transport: Very High (Bus) Overall: High Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	(3 assessments) AECOM 130 19 effects: 4 positive; 11 neutral; 4 negative (1 significant) and AECOM 151 19 effects: 4 positive; 8 neutral; 7 negative (1 significant) and AECOM 154 19 effects: 2 positive; 11 neutral; 6 negative (1 s

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	The site is situated south of Tidbury Green village, which is considered suitable for infilling and unsuitable for expansion.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	314	<b>Site Name</b>	Leam Corner House
<b>Gross Area (Ha)</b>	2.07	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	49	<b>Parish</b>	Berkswell & Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

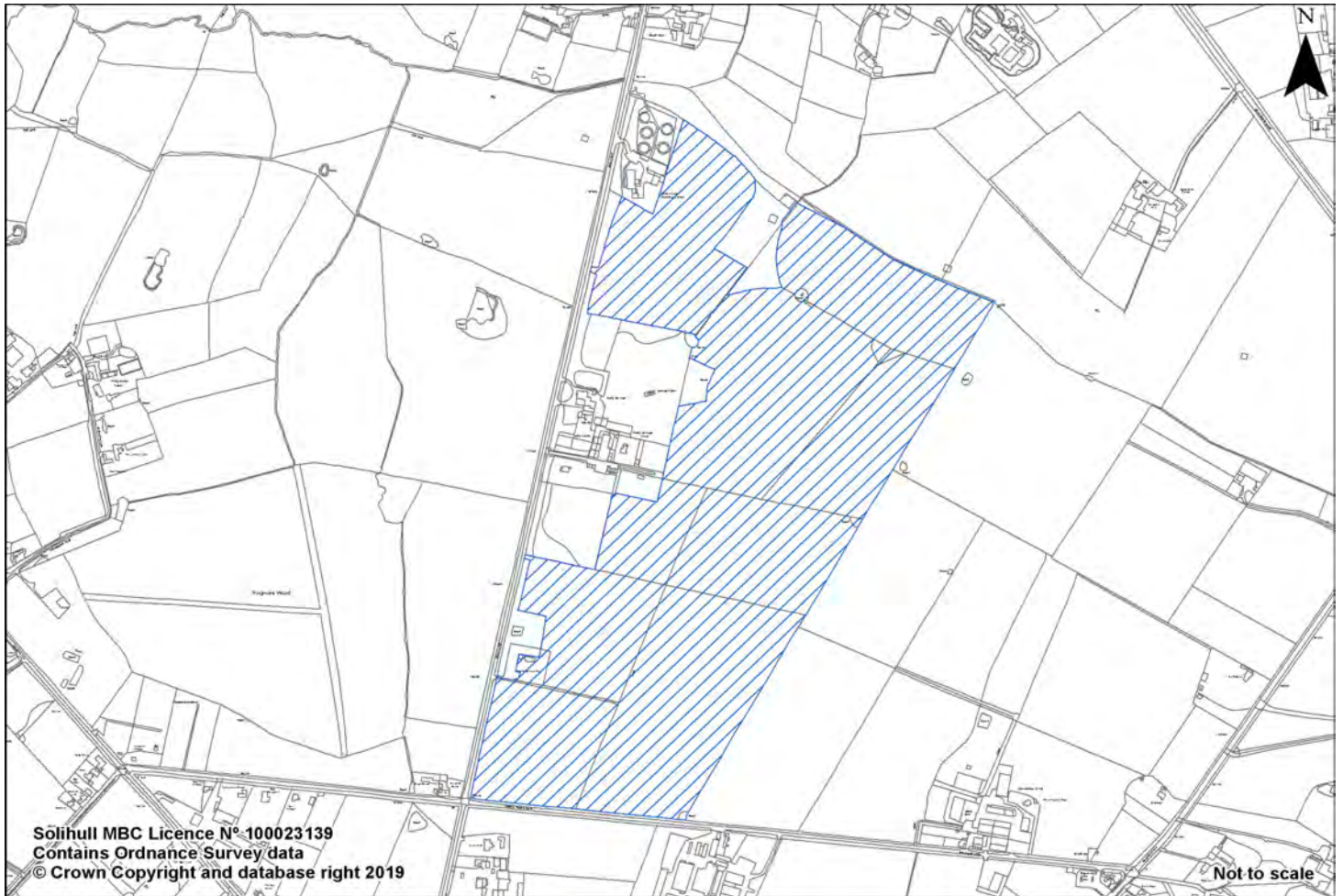
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: Low GP Surgery: Very Low Public Transport: Low (Bus) Overall: Low Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP57) overall with a combined score of 4. Moderately performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 131 19 effects: 3 positive (1 significant); 8 neutral; 8 negative (2 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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. There are significant ecological and heritage constraints that affect the site which will restrict the area for development. The settlement is identified for significant growth and this site is adjacent to land that has previously been allocated for development
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	315	<b>Site Name</b>	New Holly Lane Farm
<b>Gross Area (Ha)</b>	42.03	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	856	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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



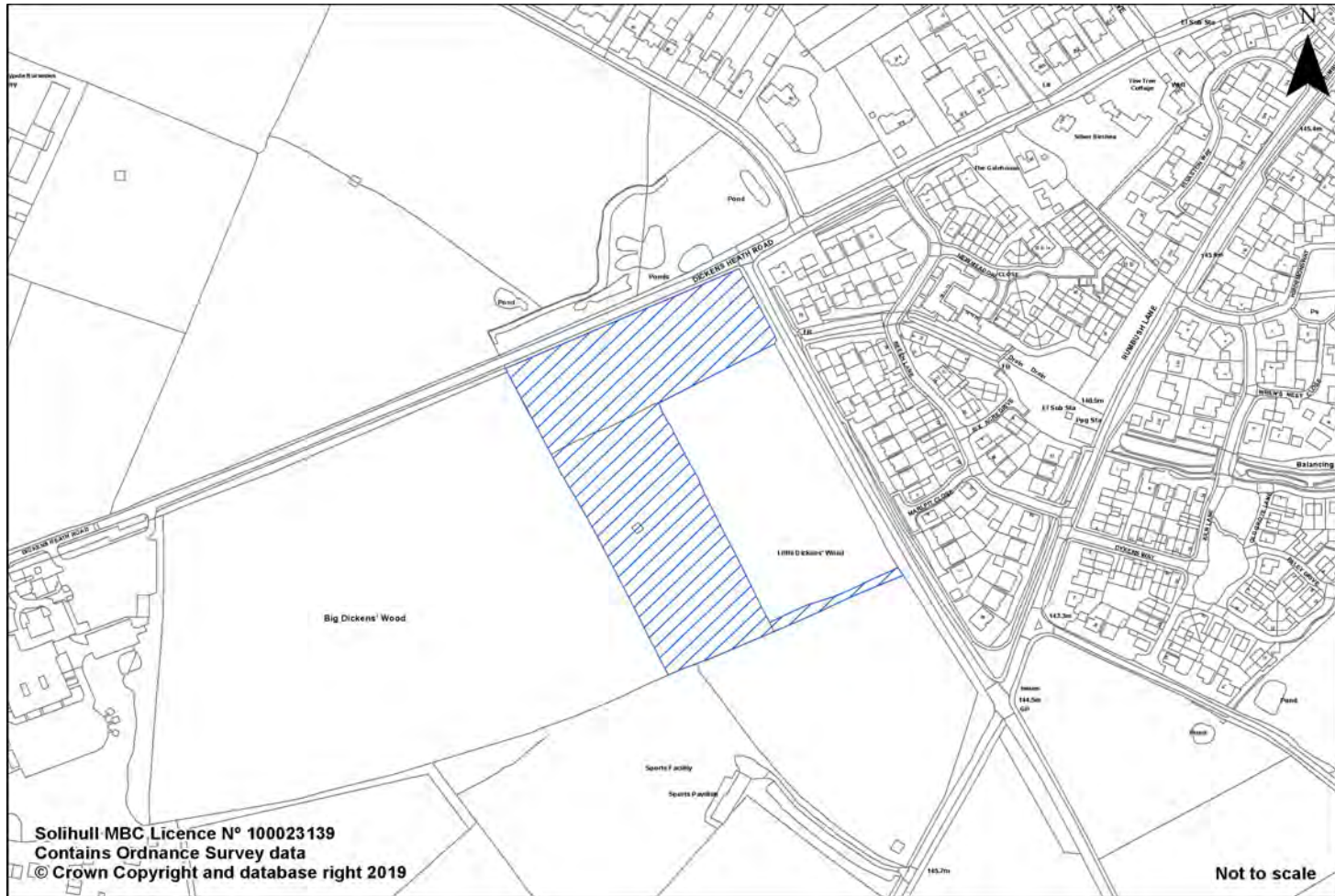
## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Medium Food Store: Low GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Low/Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA4A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

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

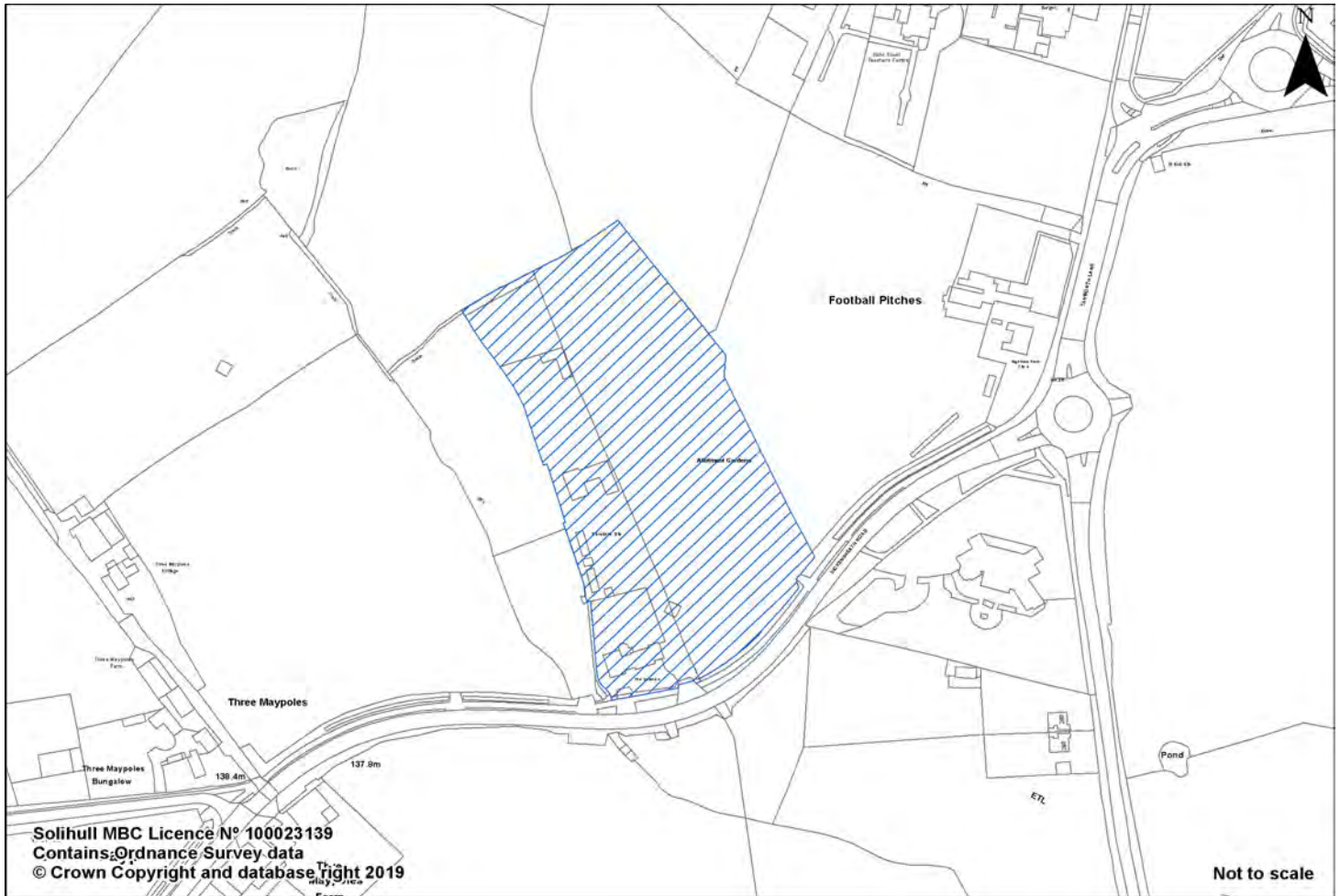
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Dickens Heath is identified as suitable for significant growth, although ensuring key gaps are protected and within walking distance to rail station.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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

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

## Site Selection

<b>Spatial Strategy</b>	Site could be considered within Growth Option G - Area F: Large scale urban extension.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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 strong defensible Green Belt boundary.
<b>Site Selection Step 2</b>	R

Site Reference 319

Site Name Land at 1939 Warwick Road

Gross Area (Ha) 10.09

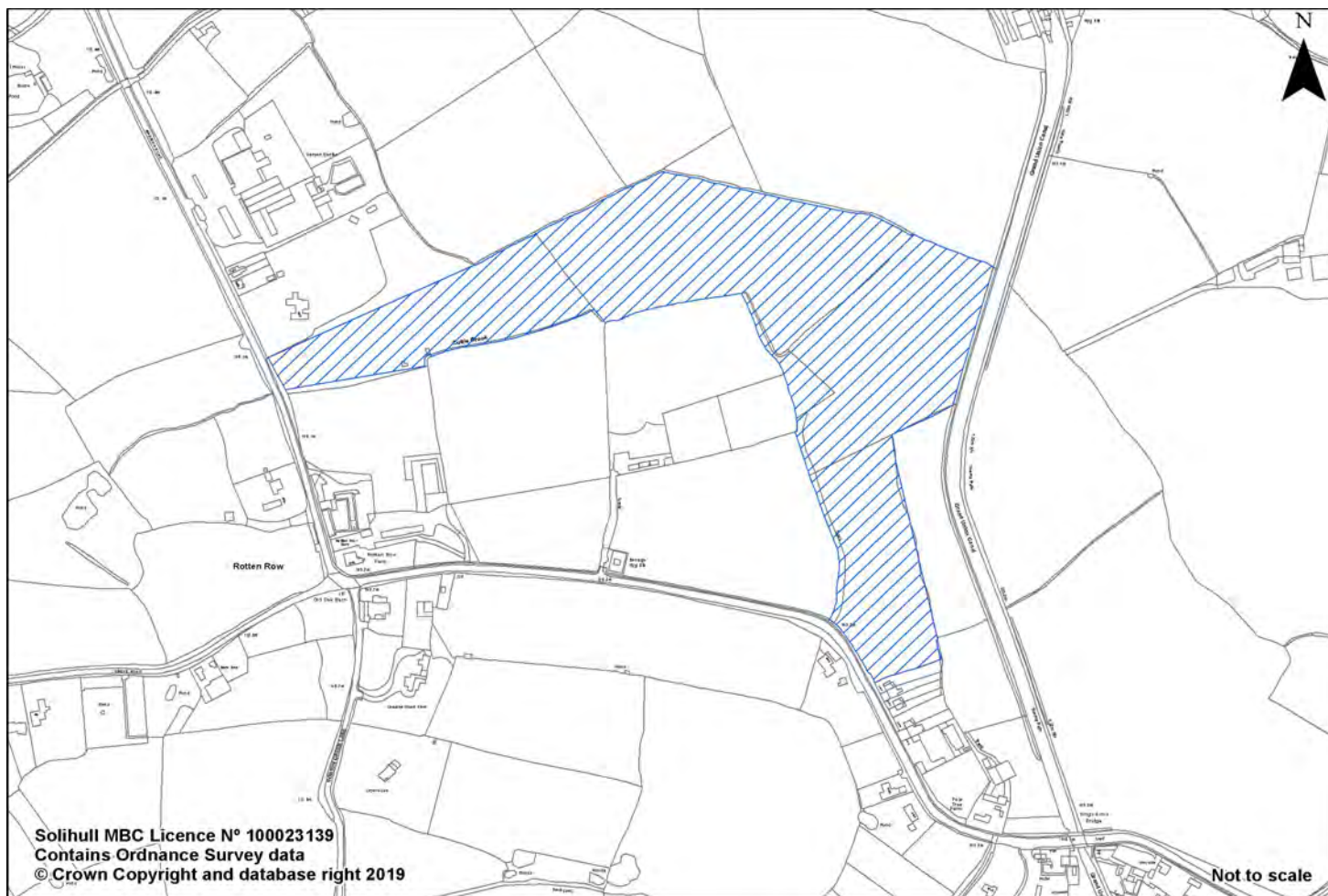
Ward Knowle

Capacity (SHELAA) 236

Parish

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints None

Soft constraints Access Hedgerows

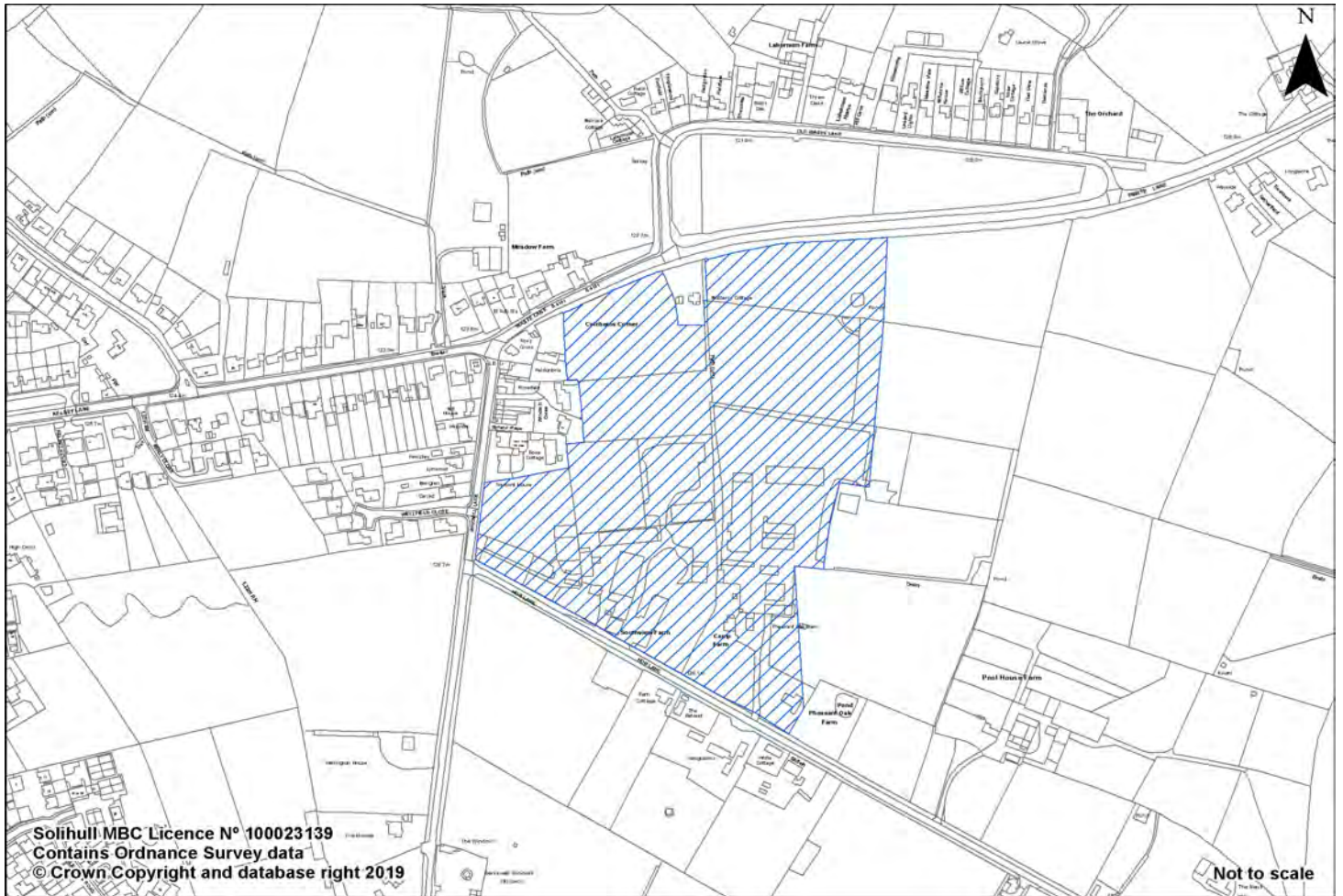
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low Food Store: Medium GP Surgery: Low Public Transport: Low/Medium (Bus) Overall: Low/Medium Access: Existing footway
<b>Green Belt Assessment</b>	Higher performing parcel (RP38) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 133 19 effects: 3 positive (1 significant); 9 neutral; 7 negative

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	320	<b>Site Name</b>	Land at Balsall Common, Pheasant Oak Farm, South
<b>Gross Area (Ha)</b>	8.04	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	188	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Part greenfield, part brownfield



### Constraints

<b>Policy Constraints</b>	Green Belt Minerals Safeguarding Area for Coal
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	PROW M190 runs through site Adjacent to locally listed buildings Existing uses on site



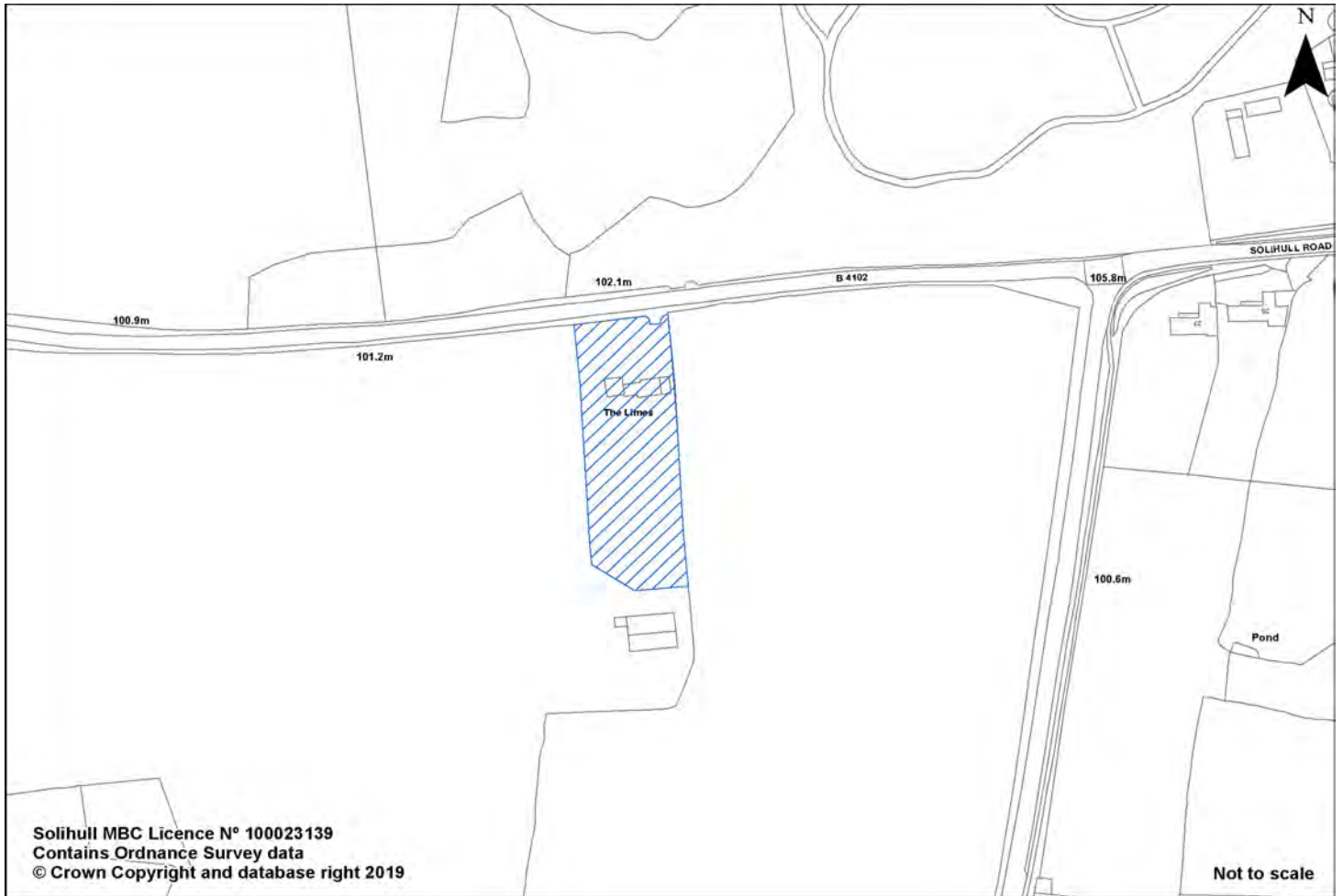
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: No existing footway provision
<b>Green Belt Assessment</b>	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 performing in t
<b>Landscape Character Assessment</b>	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site can be considered with AECOM 55 17 effects: 3 positive (1 significant); 8 neutral; 6 negative (2 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

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



### Constraints

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

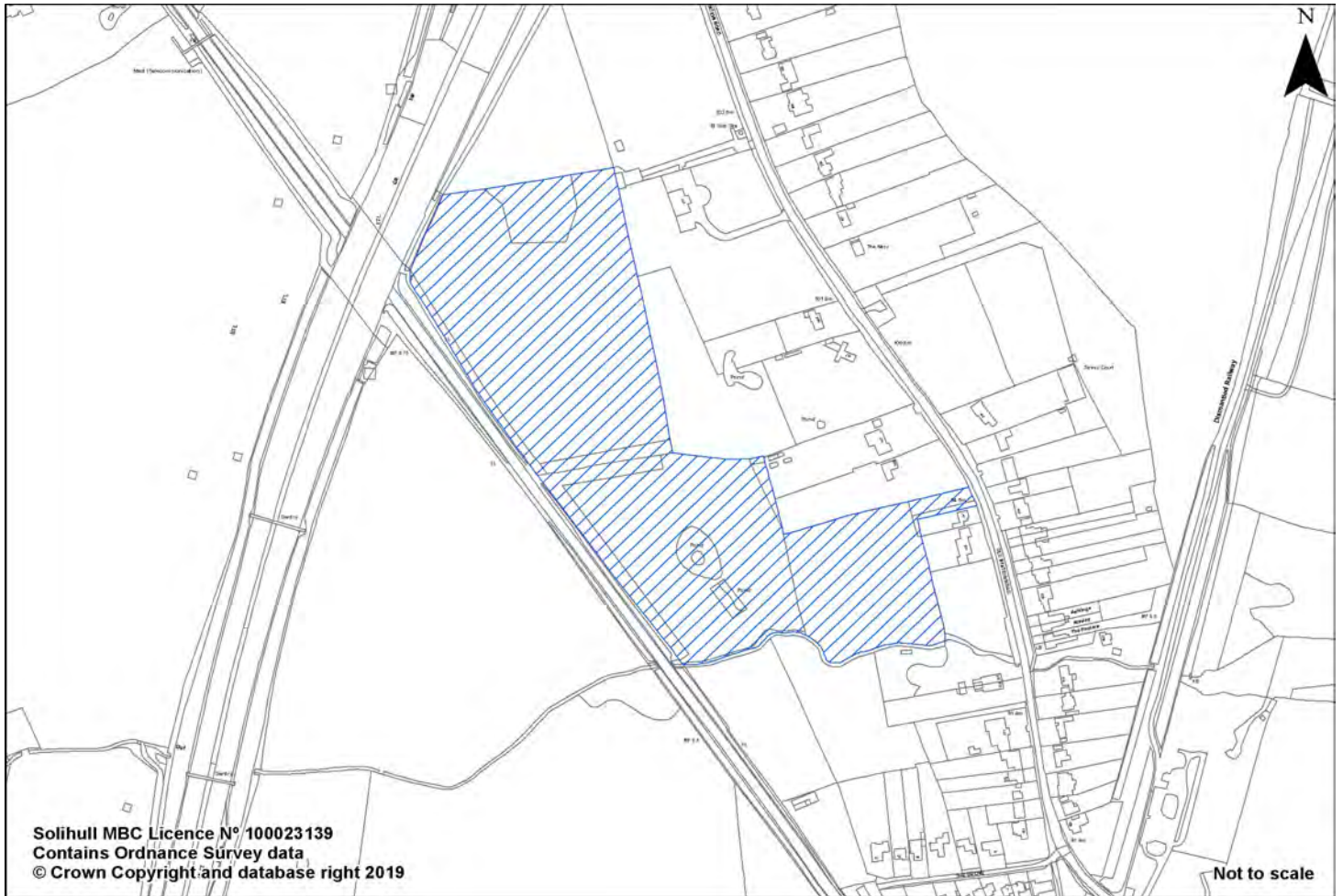
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Whilst Hampton-in-Arden village is identified as suitable for limited growth, the site is detached from the main settlement.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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

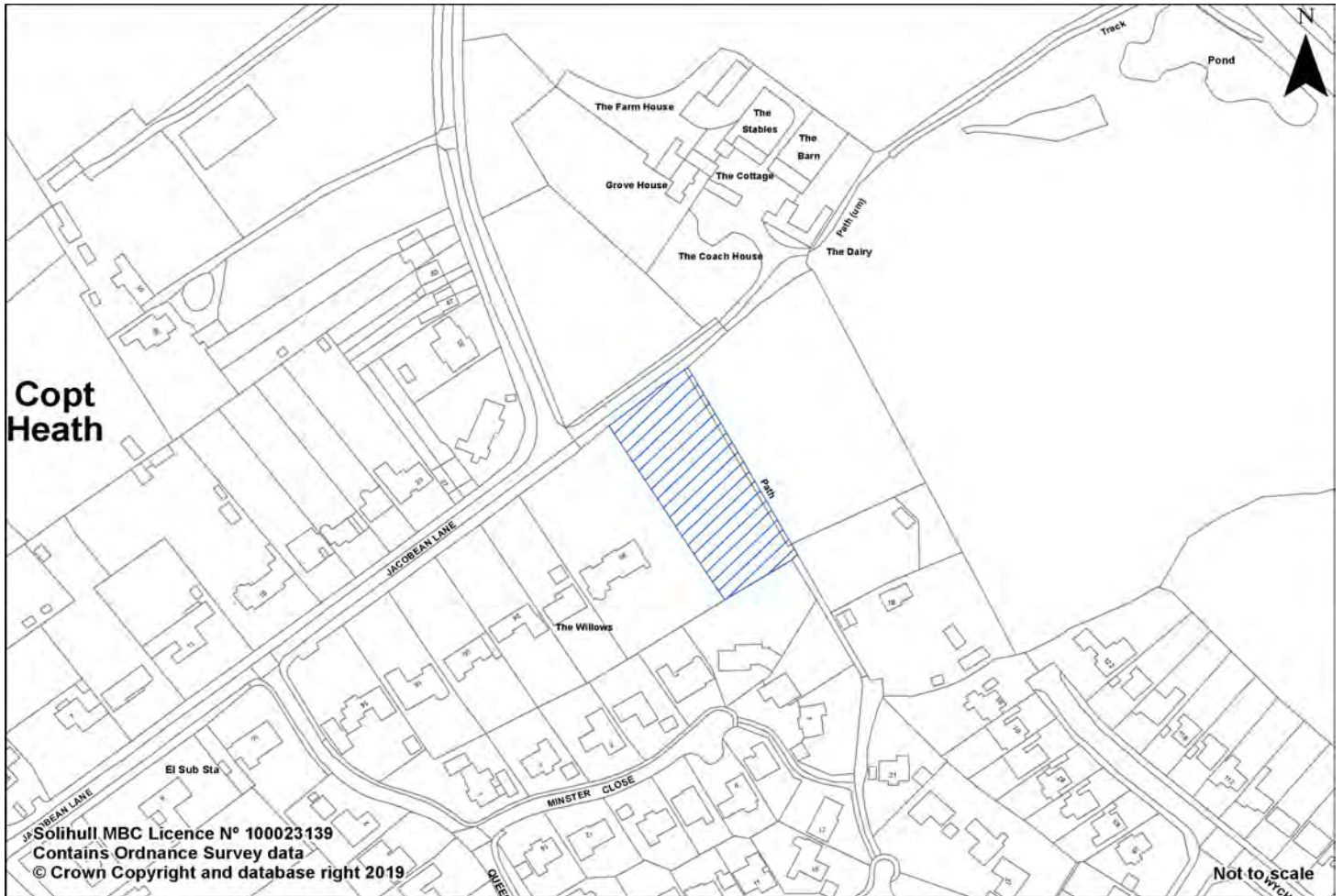
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	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

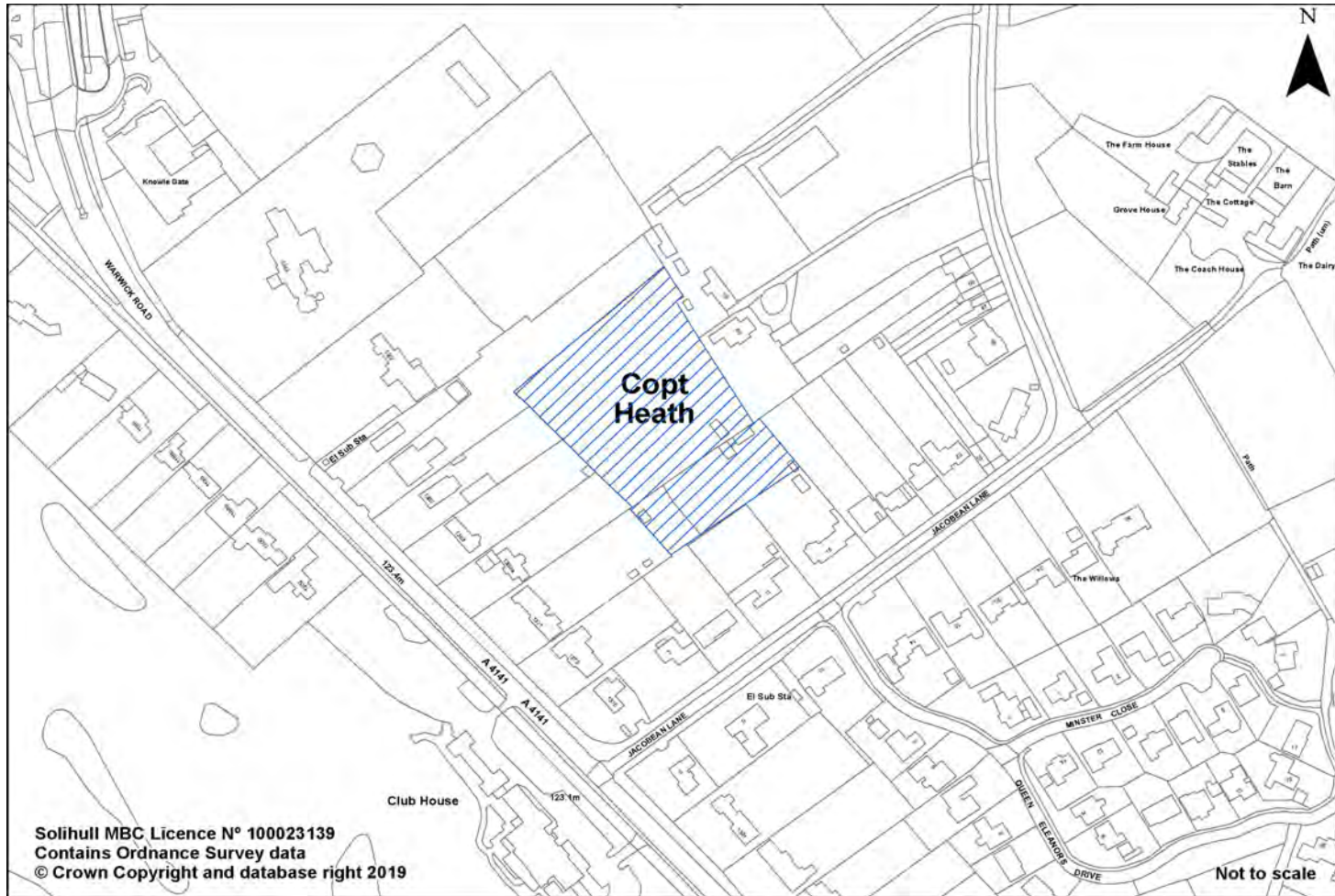
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Low GP Surgery: Low Public Transport: Low (Bus) Overall: Low Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP36) overall with a combined score of 7. *Highly performing in terms of purpose 1.
<b>Landscape Character Assessment</b>	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	Whilst the site lies adjacent to the settlement, it is a small site in a 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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	324	<b>Site Name</b>	Land rear 15 Jacobean Lane, Knowle
<b>Gross Area (Ha)</b>	0.90	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	29	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on site
<b>Soft constraints</b>	Access



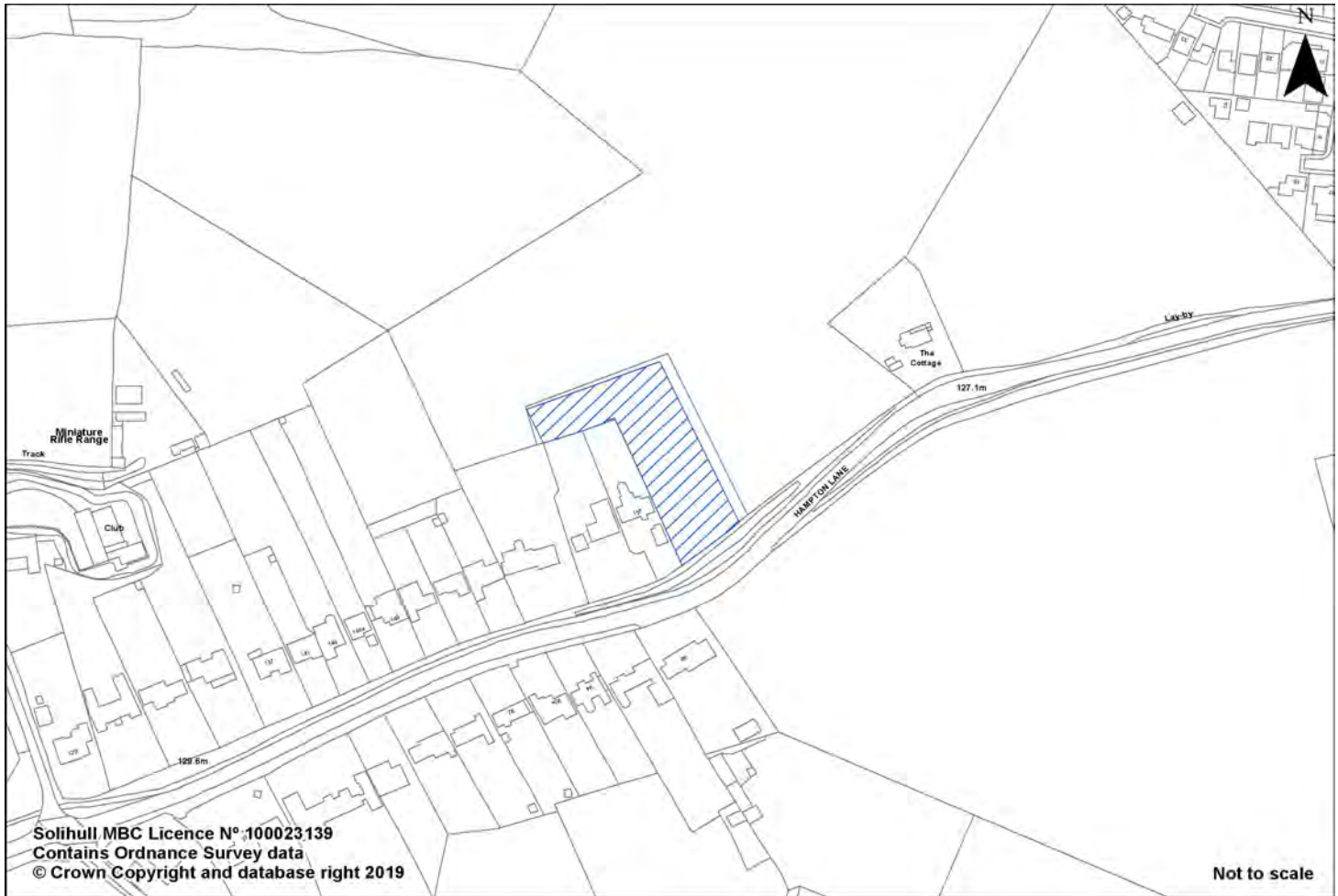
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Low GP Surgery: Low Public Transport: Low (Bus) Overall: Low Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP35) overall with a combined score of 5. *Highly performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site partly included in AECOM 56.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	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

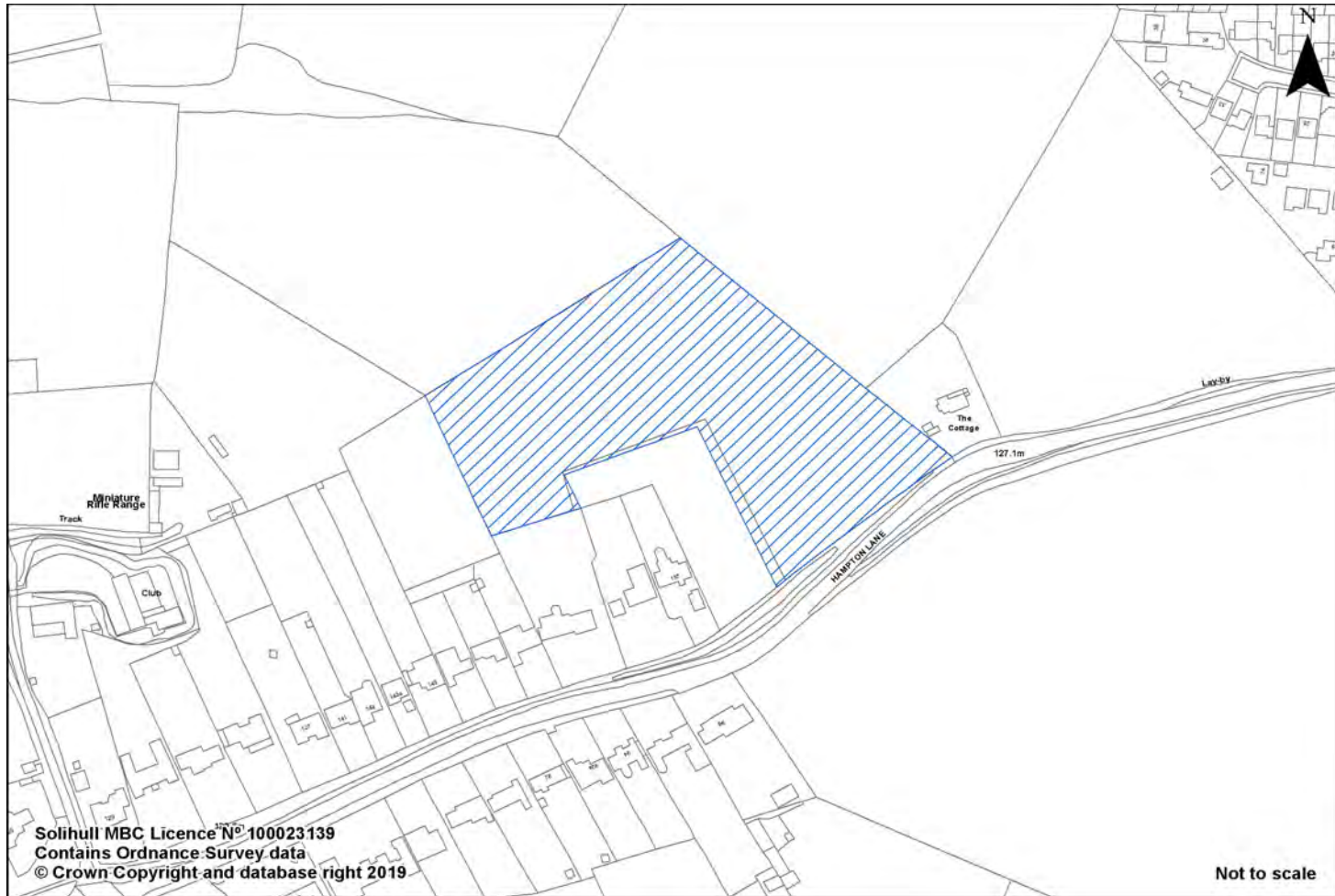
**Commentary**

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

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	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

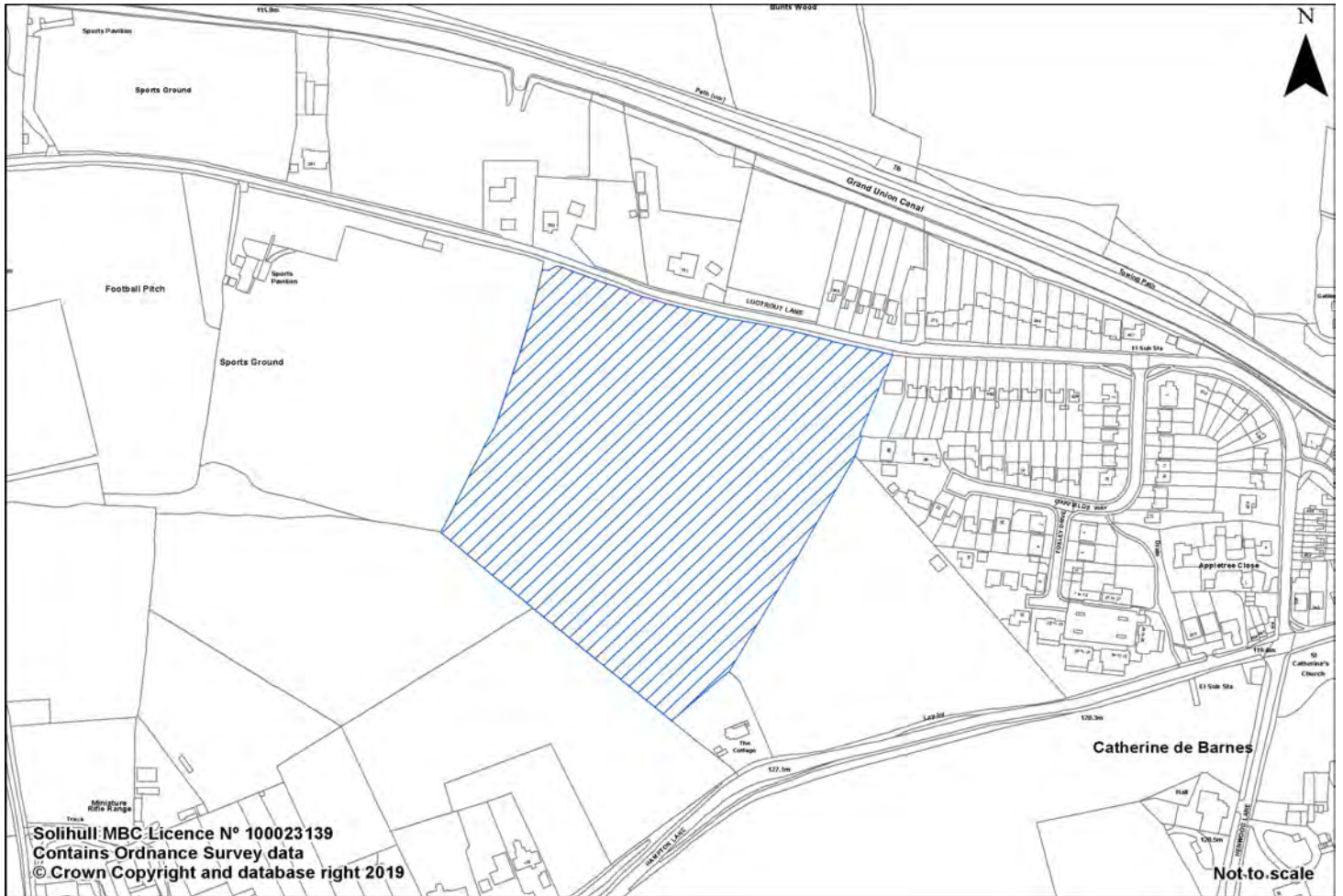
**Commentary**

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

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



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

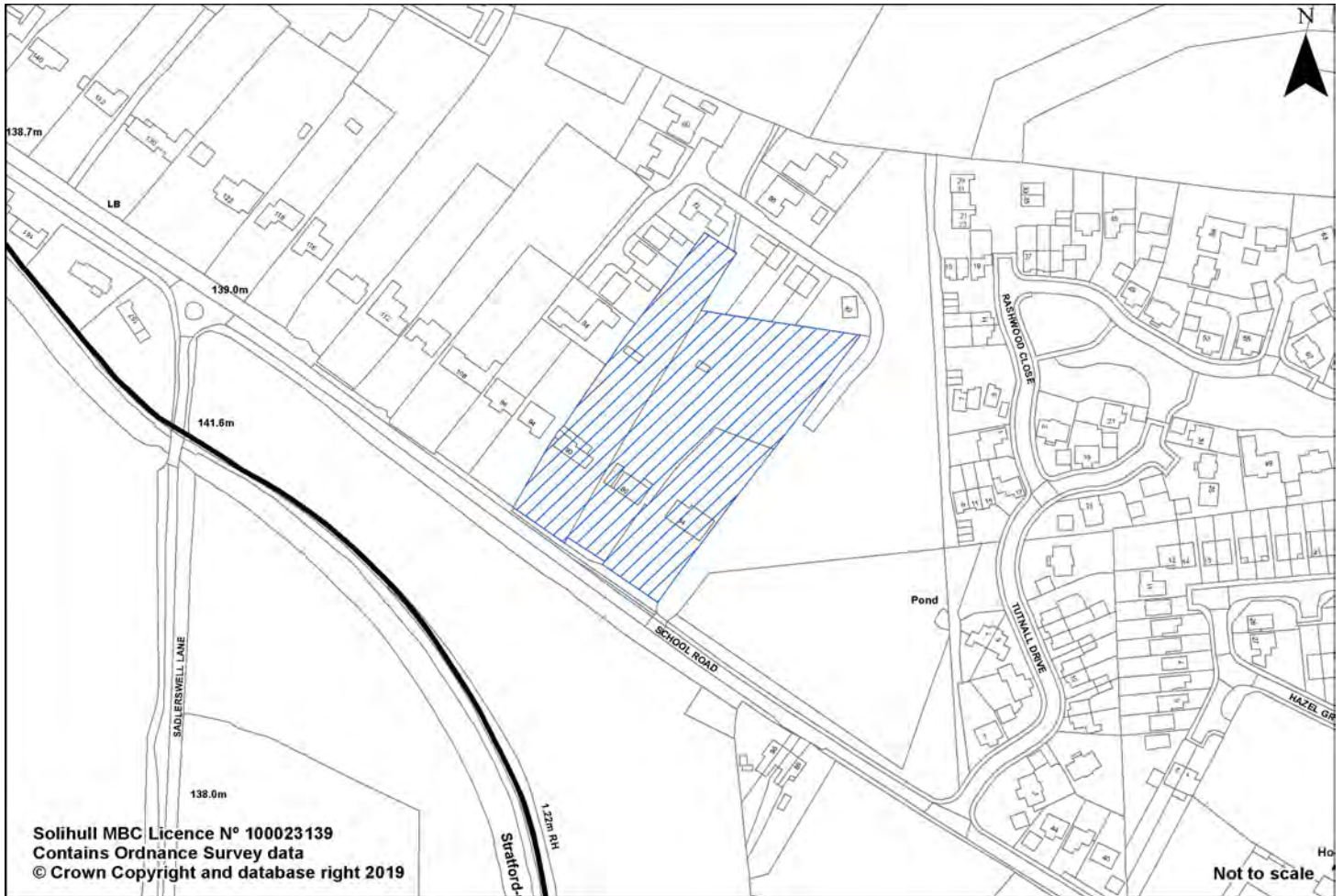
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

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



### Constraints

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



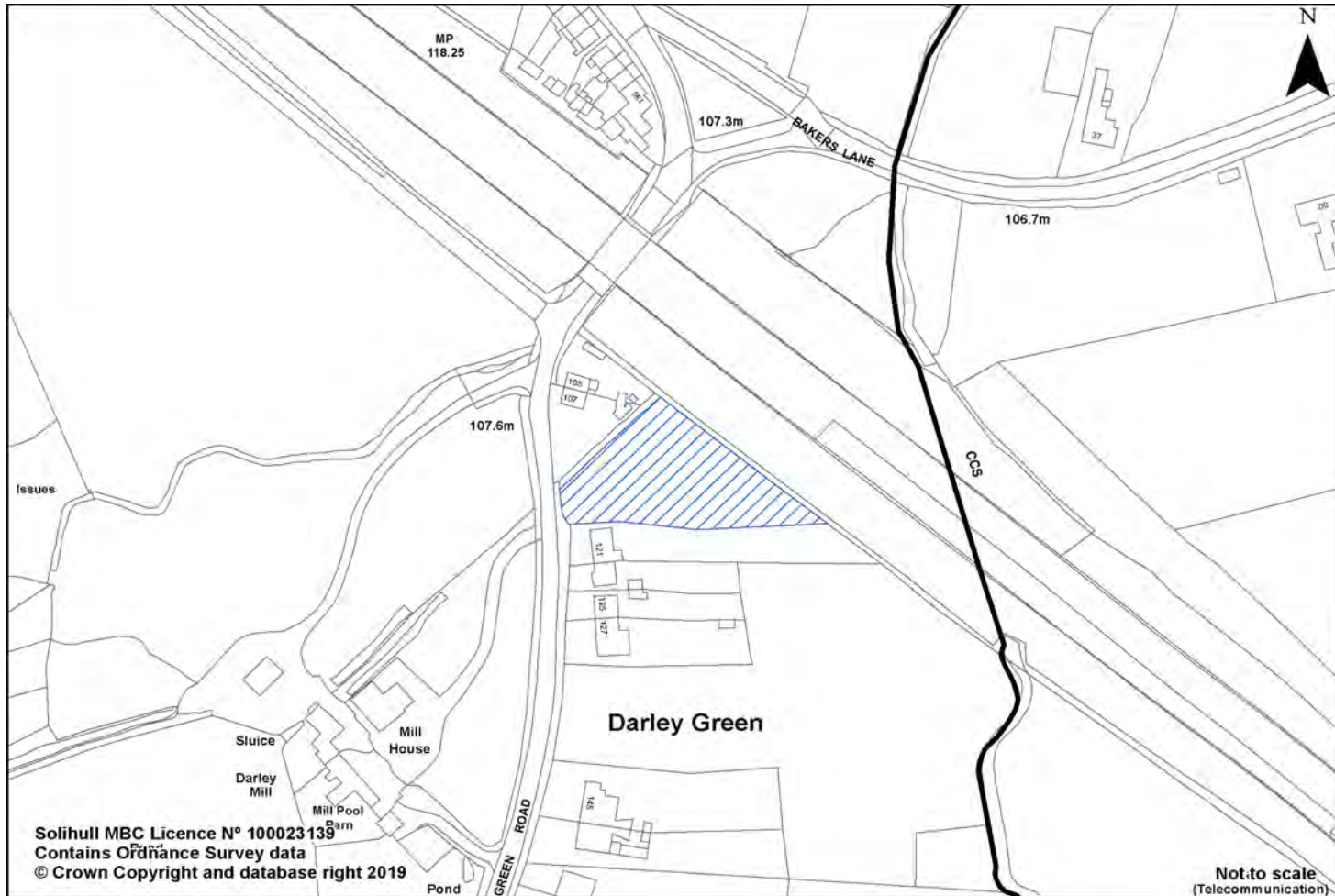
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

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



### Constraints

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

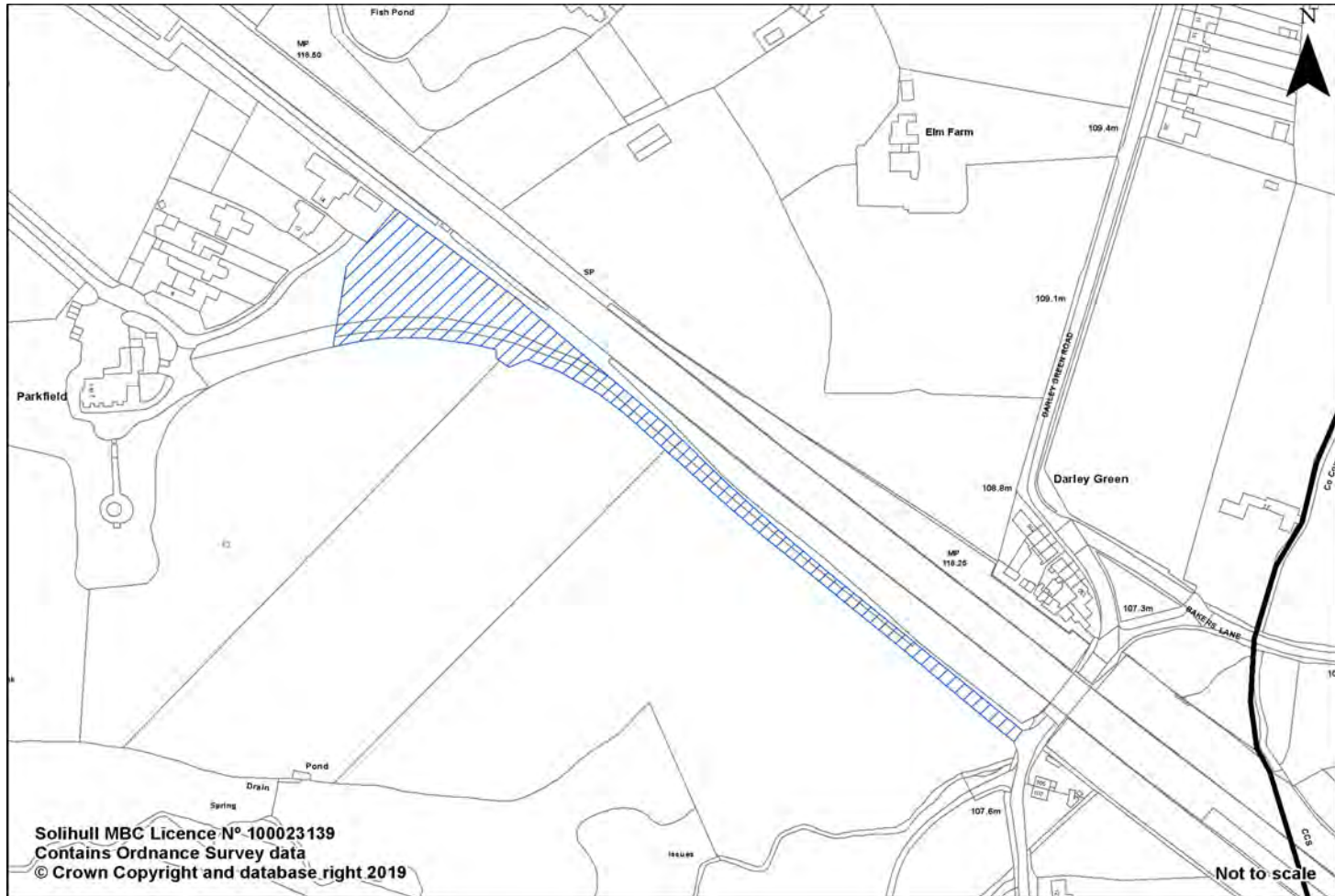
## Evidence

<b>SHELAA</b>	Site excluded from assessment as below site threshold.
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Low GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Low Access: Existing footway
<b>Green Belt Assessment</b>	Higher performing broad area (BA02) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	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 hierarchy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

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

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	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 hierarchy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

Site Reference 331

Site Name Widney Manor golf club

Gross Area (Ha) 44.36

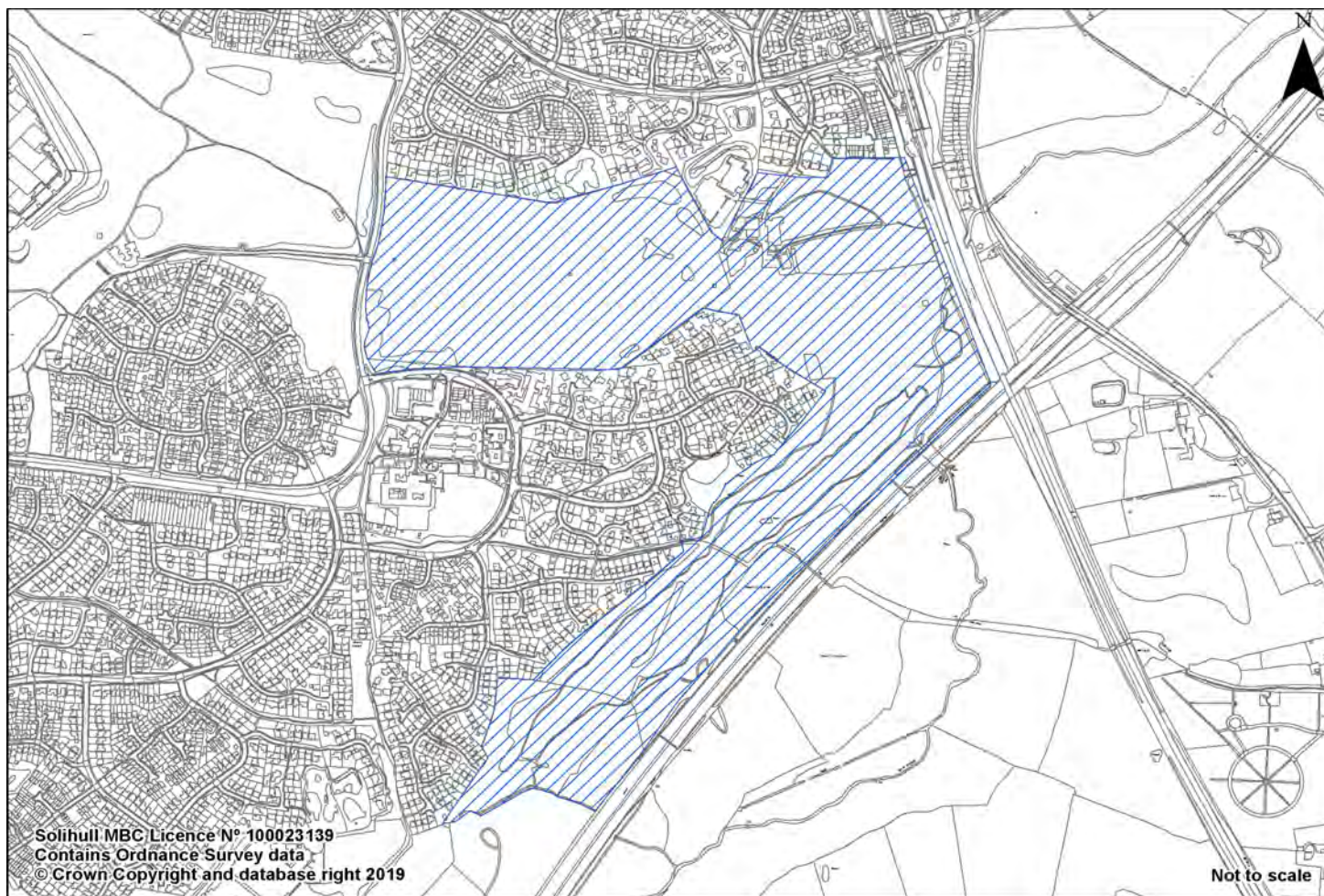
Ward St Alphege and Blythe

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

<b>SHELAA</b>	Category 3 (significant suitability and some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP43) overall with a combined score of 4. Moderately performing in terms of purposes 1 and 2.
<b>Landscape Character Assessment</b>	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 134 19 effects: 8 positive (2 significant); 6 neutral; 5 negative (2 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

Site Reference 332

Site Name West Midlands golf club

Gross Area (Ha) 13.25

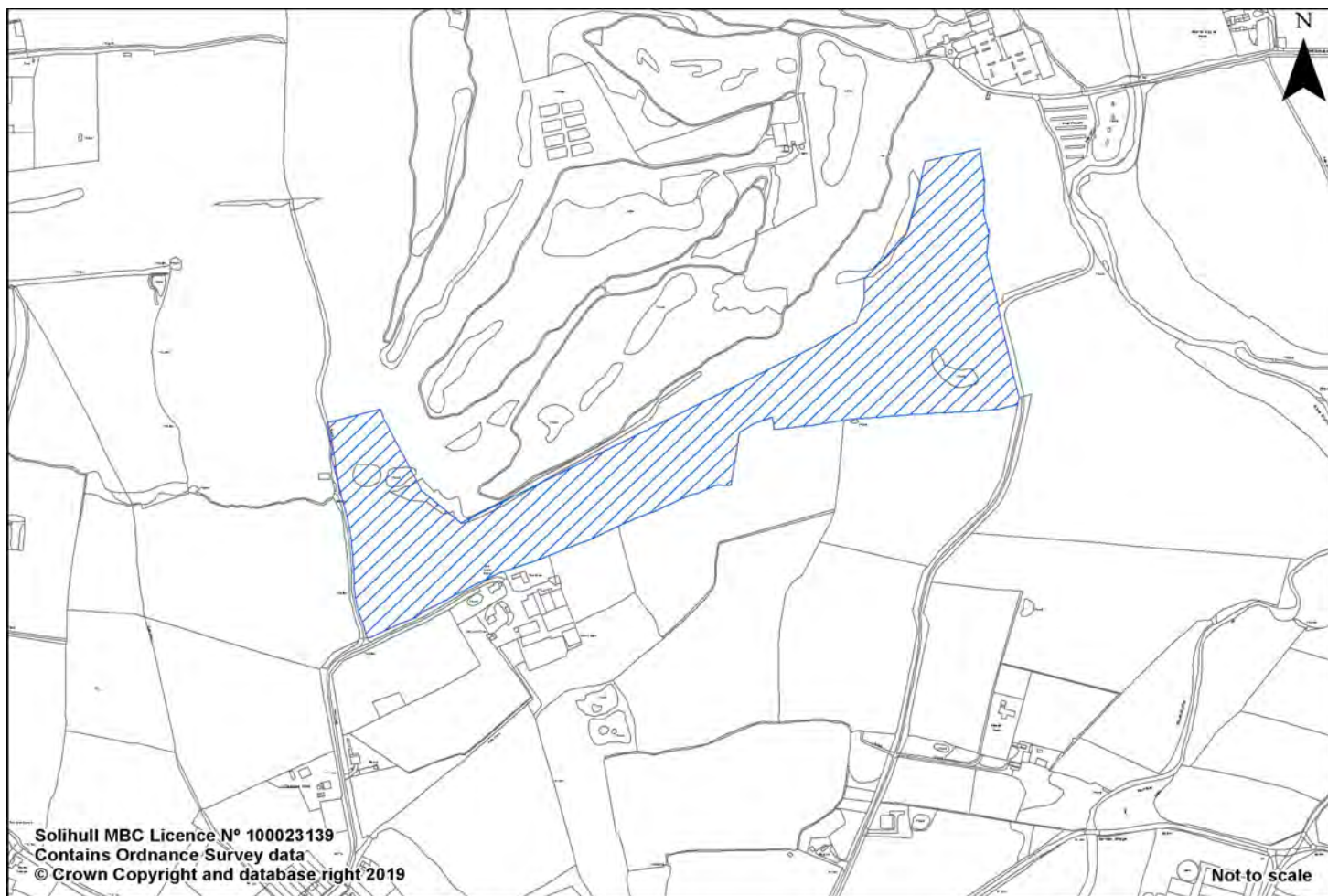
Ward Bickenhill

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



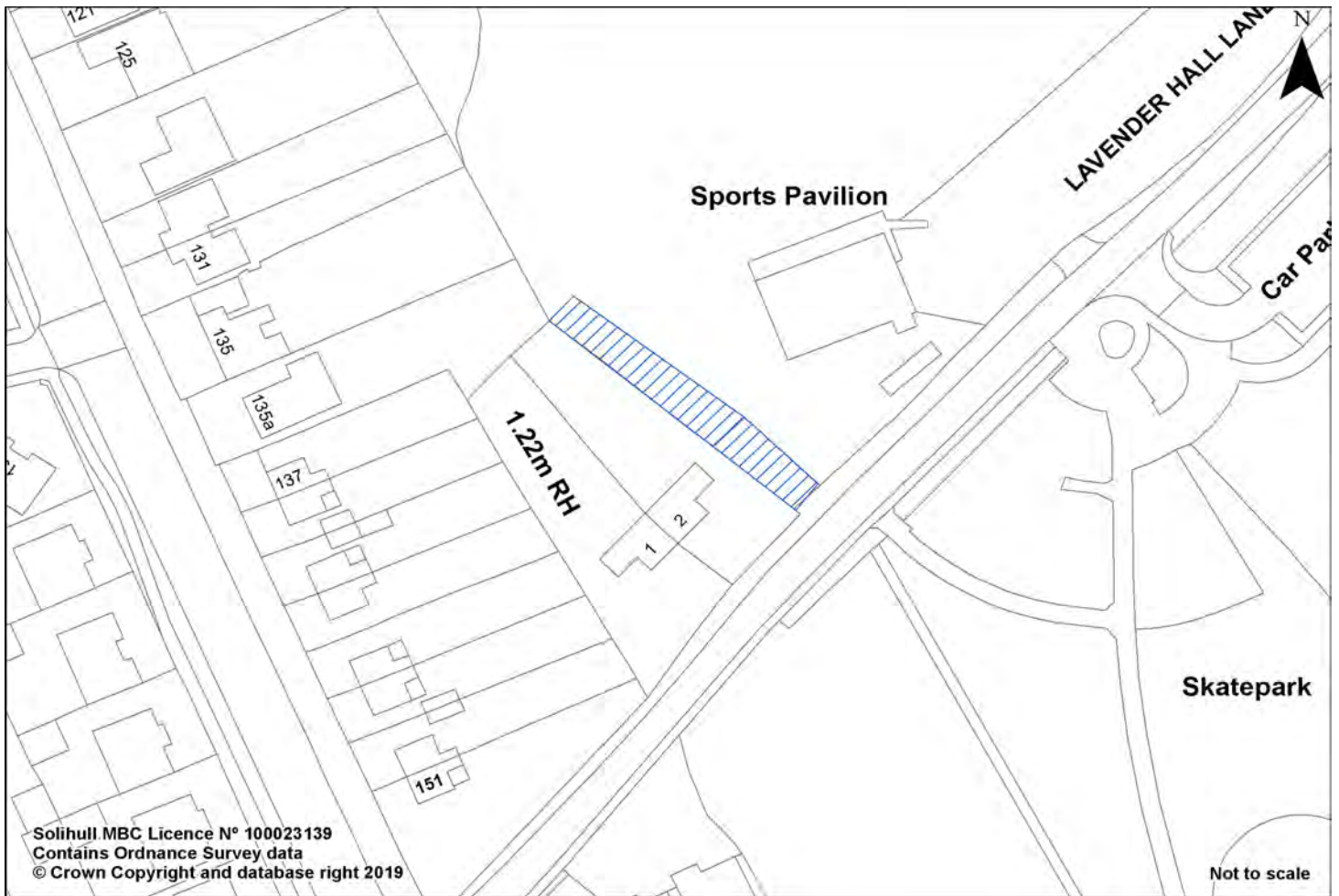
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	333	<b>Site Name</b>	2 Lavender Hall Lane
<b>Gross Area (Ha)</b>	0.03	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	1	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

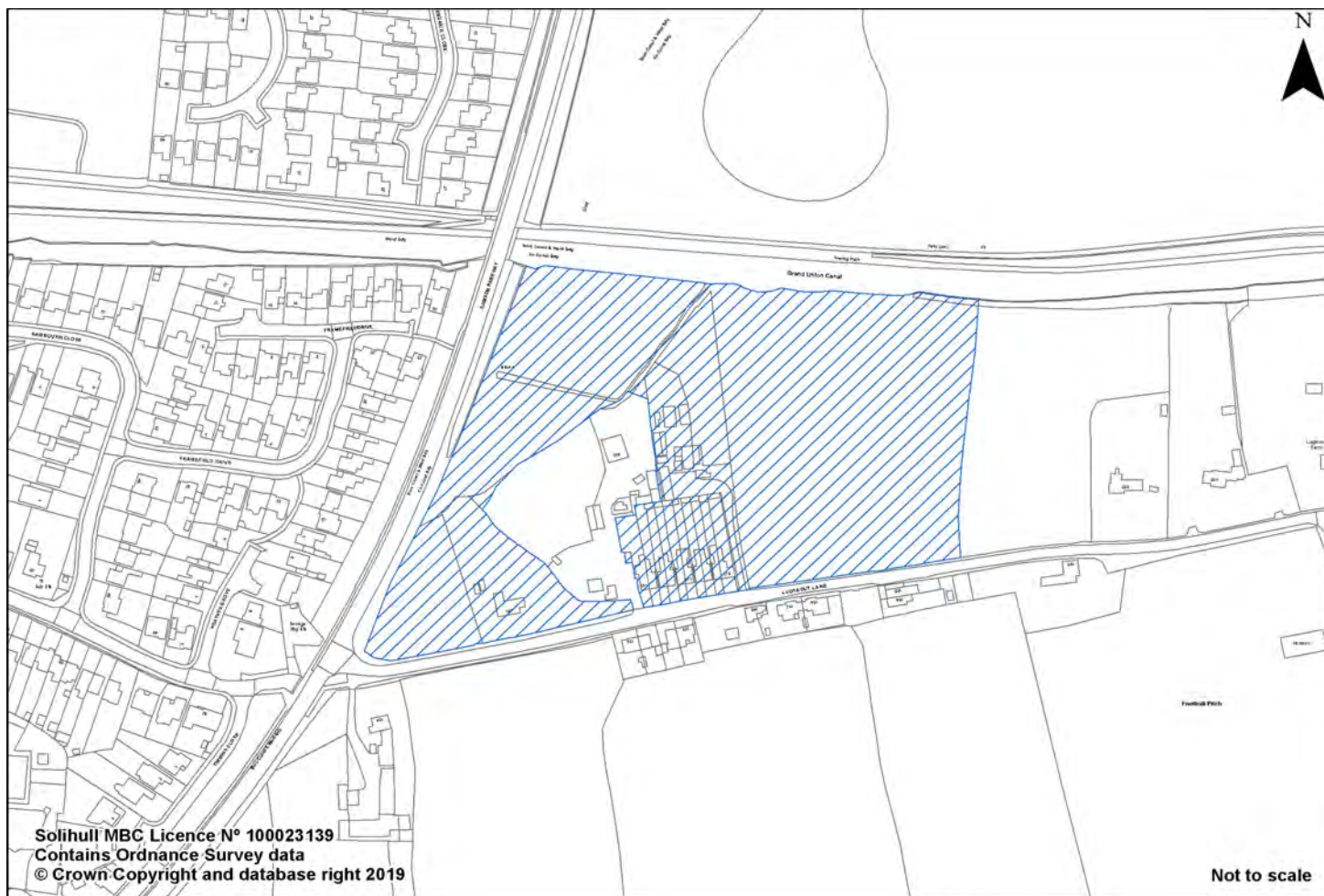
## Evidence

<b>SHELAA</b>	Site excluded from assessment as below site threshold.
<b>Accessibility Study</b>	Primary School: Low Food Store: Very High GP Surgery: High Public Transport: Medium (Rail) Overall: Medium/High Access: Existing footway
<b>Green Belt Assessment</b>	Moderately performing parcel (RP52) overall with a combined score of 6. Moderately performing in terms of purposes 1, 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

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



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

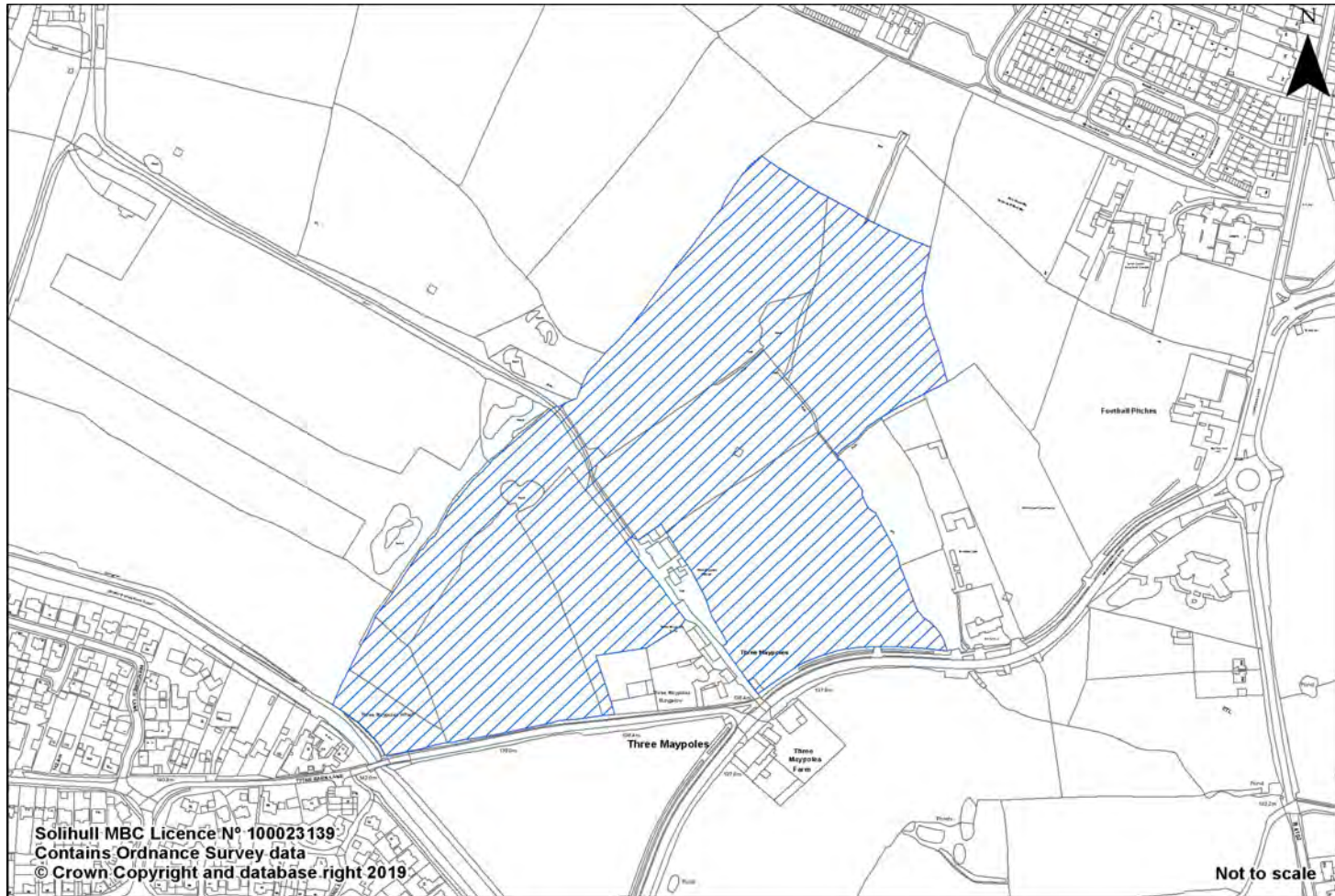
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on boundary
<b>Soft constraints</b>	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**

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

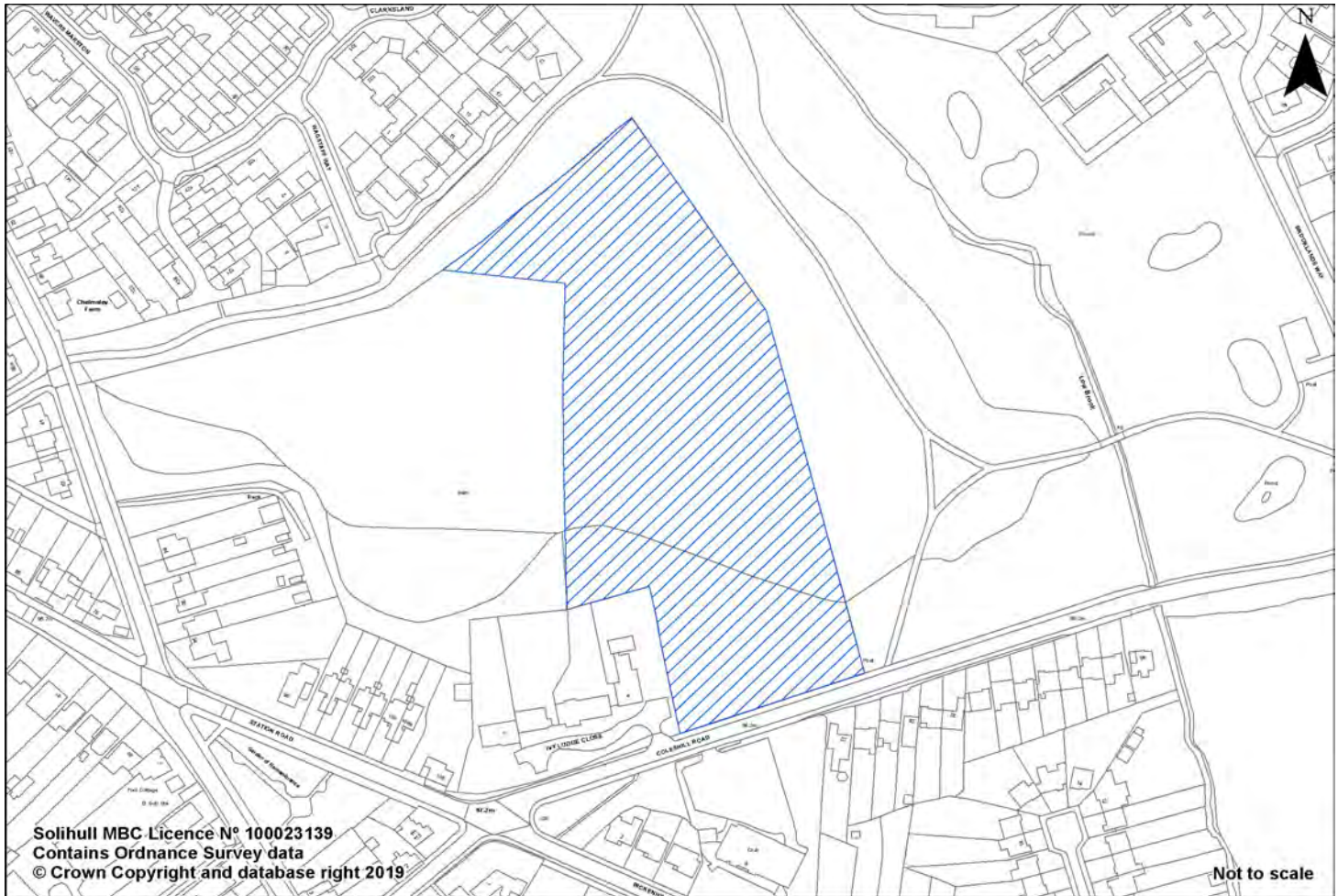
**Commentary**

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

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on site and on boundary
<b>Soft constraints</b>	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**

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 neagtive effects. However, it would reduce the narrow gap between Marston Green and Chelmsley Wood

**Site Selection Step 2**

R

Site Reference 342

Site Name Land RO 32 Creynolds Lane

Gross Area (Ha) 0.17

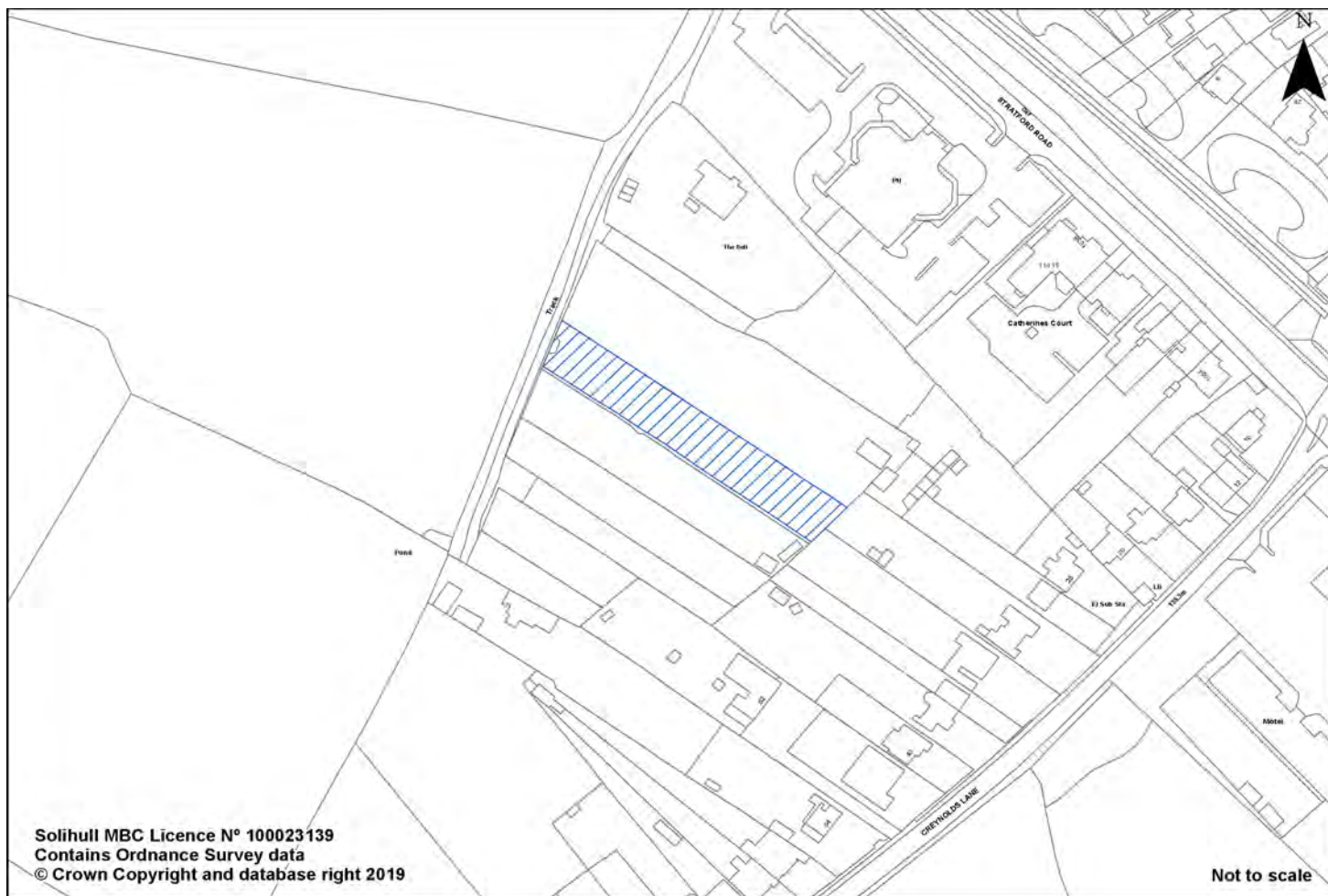
Ward Blythe

Capacity (SHELAA) 6

Parish Cheswick Green

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints None

Soft constraints Access

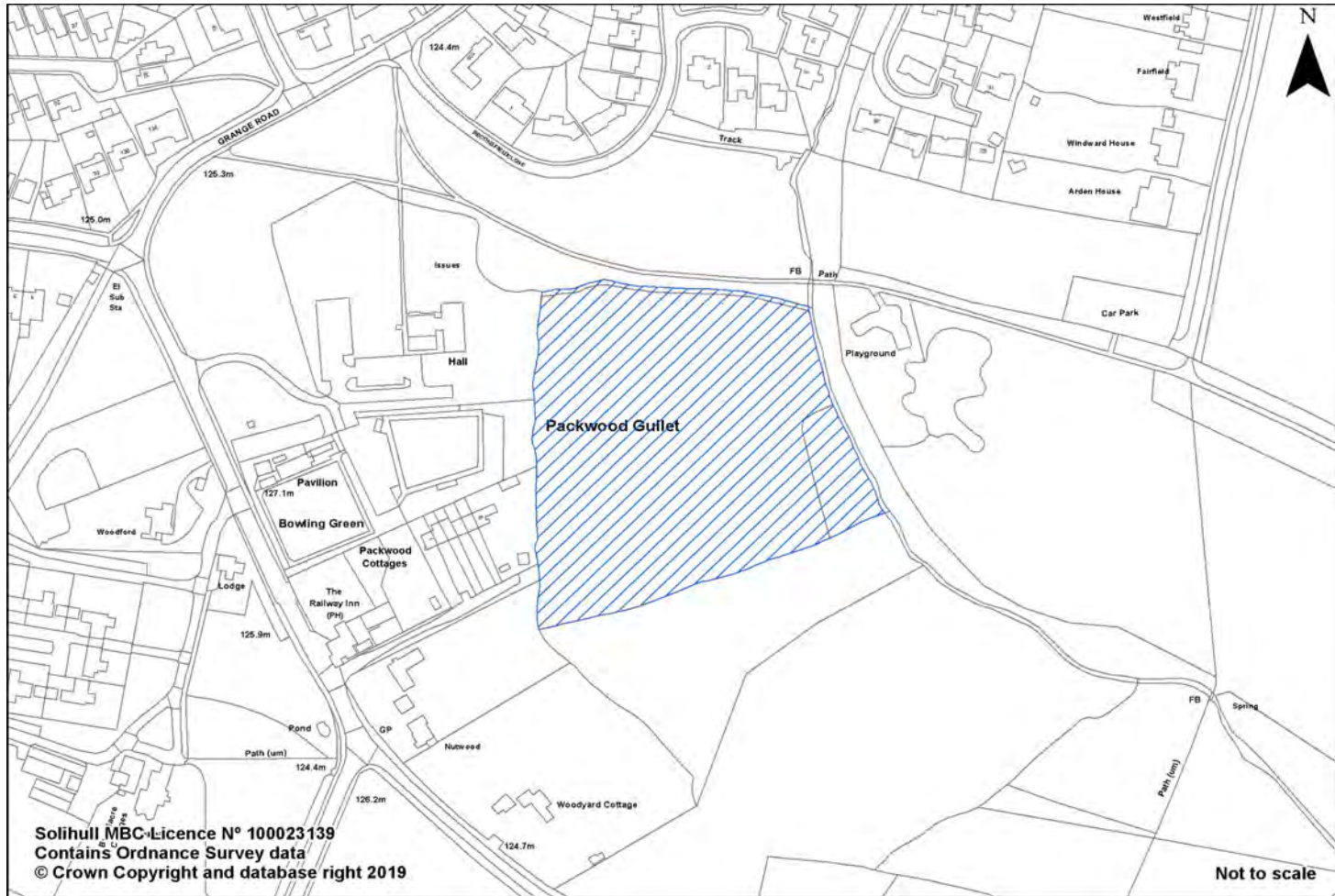
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: High Food Store: Low GP Surgery: Low Public Transport: Very Low (Bus) Overall: Low/Medium Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP63) overall with a combined score of 5. *Highly performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Site not included in SA

## Site Selection

<b>Spatial Strategy</b>	Site could be considered as part of Growth Option G - Area E.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

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

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Could be considered as part of Growth Option F: Limited expansion of rural villages/settlements, however site is not strictly adjacent to Dorridge boundary.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

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

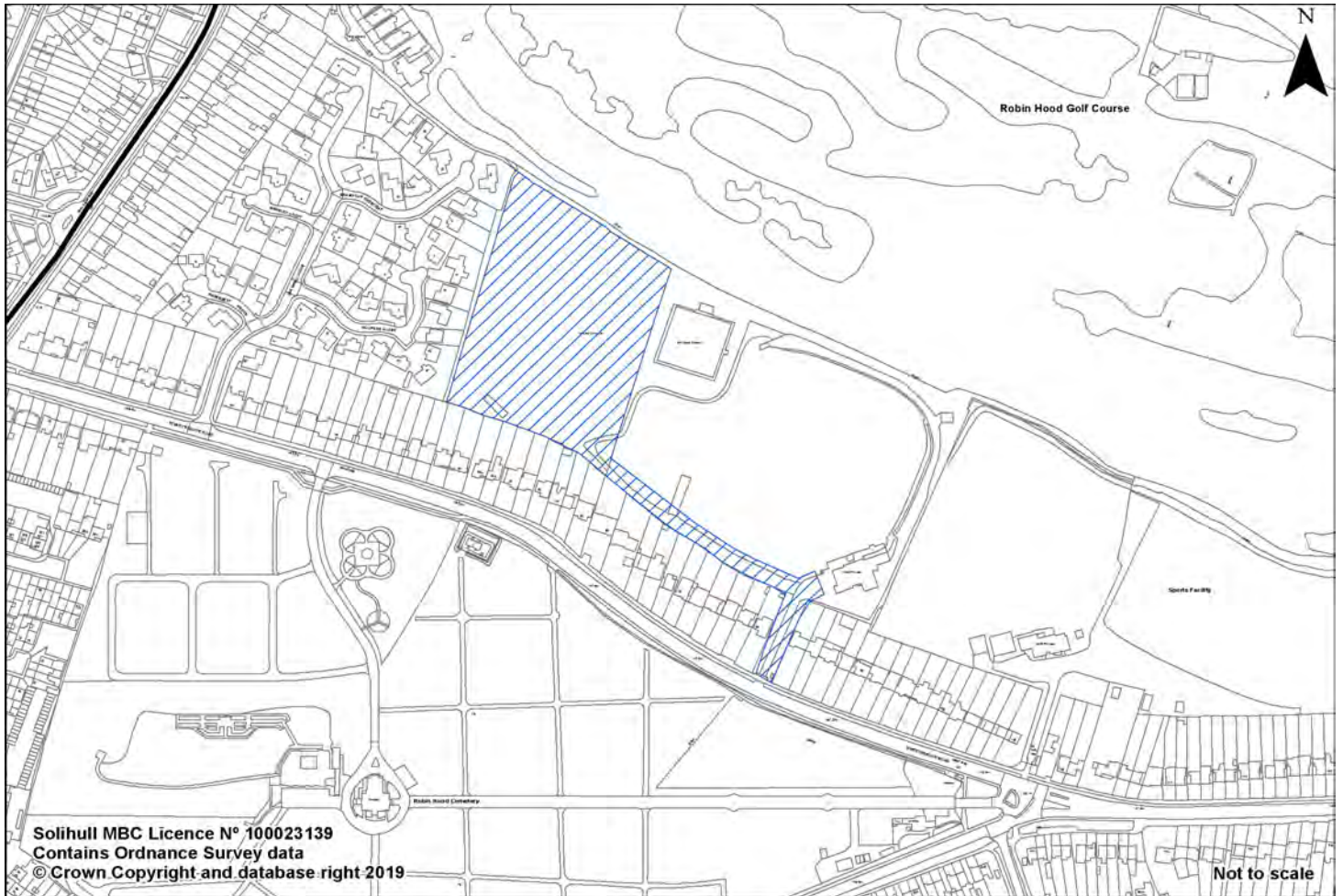
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	400	<b>Site Name</b>	Western parcel of land at Moseley Cricket club,
<b>Gross Area (Ha)</b>	1.89	<b>Ward</b>	Olton
<b>Capacity (SHELAA)</b>	48	<b>Parish</b>	
<b>Green Belt</b>	0	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

<b>Policy Constraints</b>	None
<b>Hard Constraints</b>	TPOs on western boundary
<b>Soft constraints</b>	Existing sports pitch    Access



## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Medium Food Store: Very High GP Surgery: Very High Public Transport: Low (Rail) Overall: Medium/High Access: Existing footway
<b>Green Belt Assessment</b>	Site not included in study area of Green Belt Assessment.
<b>Landscape Character Assessment</b>	Site not included in study area of Landscape Character Assessment.
<b>Sustainability Appraisal</b>	AECOM 141 19 Effects: 5 positive (2 significant); 12 neutral; 2 negative

## Site Selection

<b>Spatial Strategy</b>	Not a Growth Option but main urban area.
<b>Site Selection Topic Paper</b>	Site is within the urban area and an accessible location, however, site is greenfield in active beneficial use.
<b>Site Selection Step 1</b>	
<b>Commentary</b>	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 reprovision 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.
<b>Site Selection Step 2</b>	R

Site Reference 404

Site Name Land at Fulford Hall Road

Gross Area (Ha) 11.20

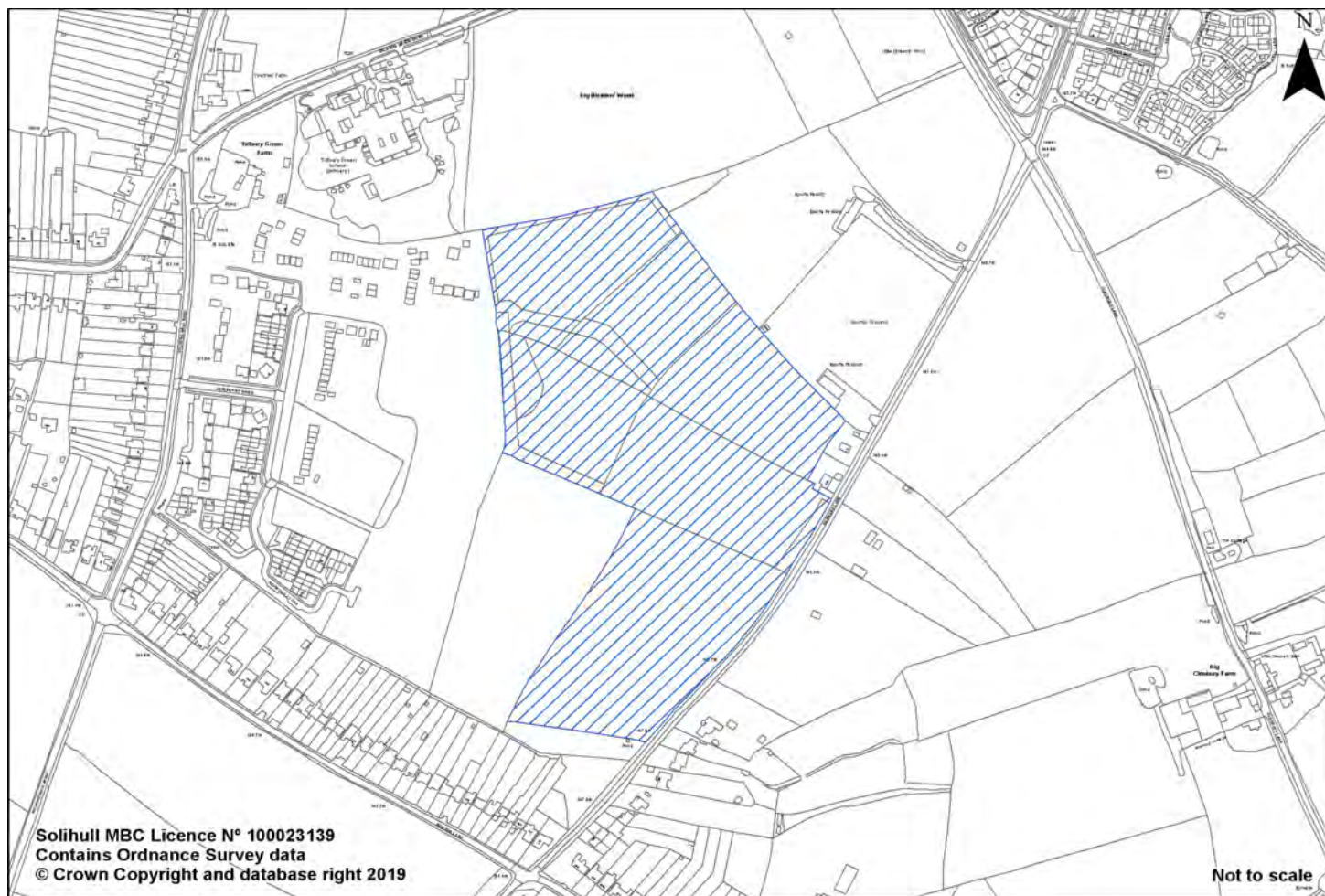
Ward Blythe

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**

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

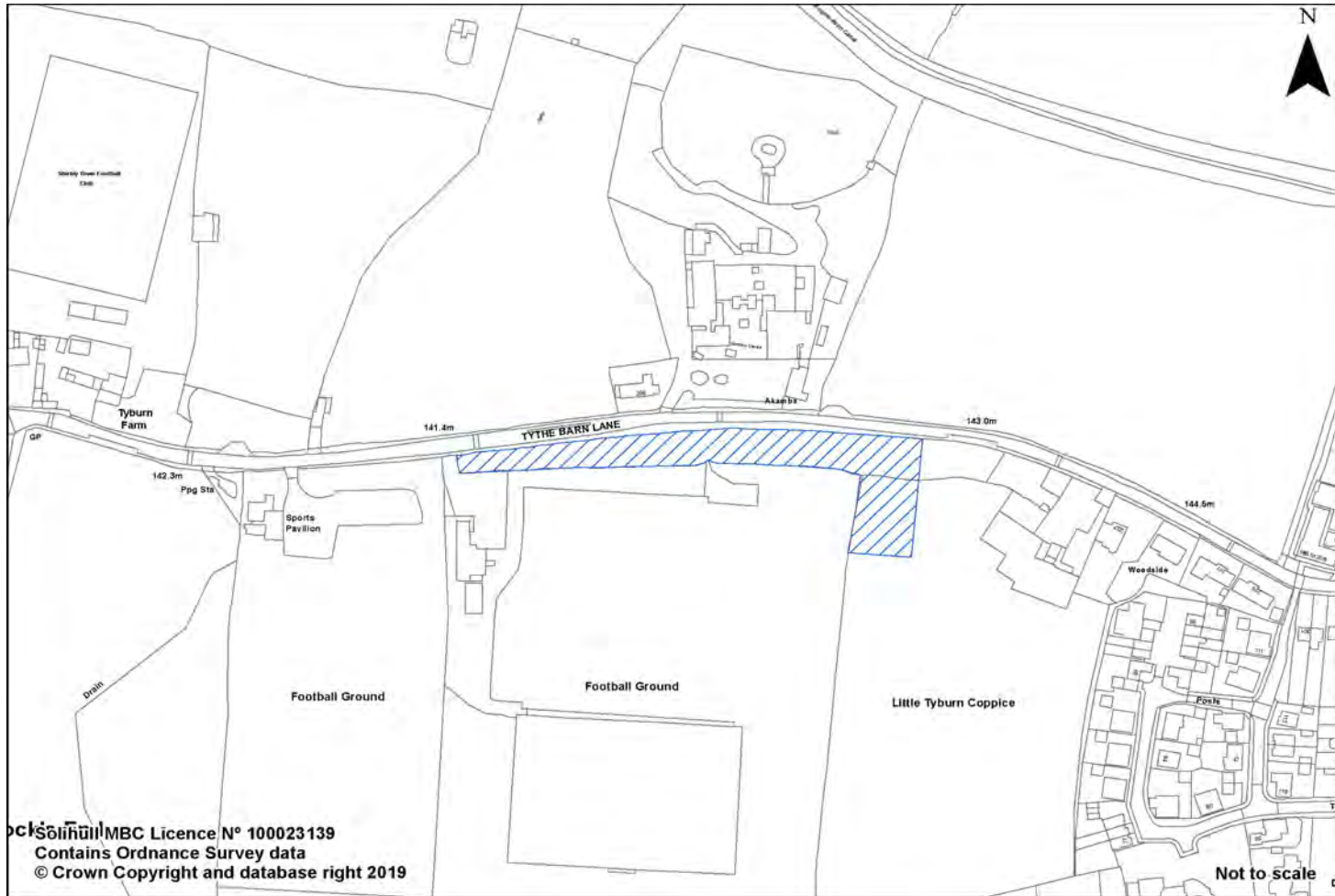
**Commentary**

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

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



### Constraints

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

## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Dickens Heath is identified as suitable for significant growth, although ensuring key gaps are protected and within walking distance to rail station.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	407	<b>Site Name</b>	Land at Widney Manor Road
<b>Gross Area (Ha)</b>	1.03	<b>Ward</b>	St Alphege
<b>Capacity (SHELAA)</b>	30	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	Part of site in Local Wildlife Site, and adjacent to LWS Access Adjacent to Malvern & Brueton Park Local Nature Reserve

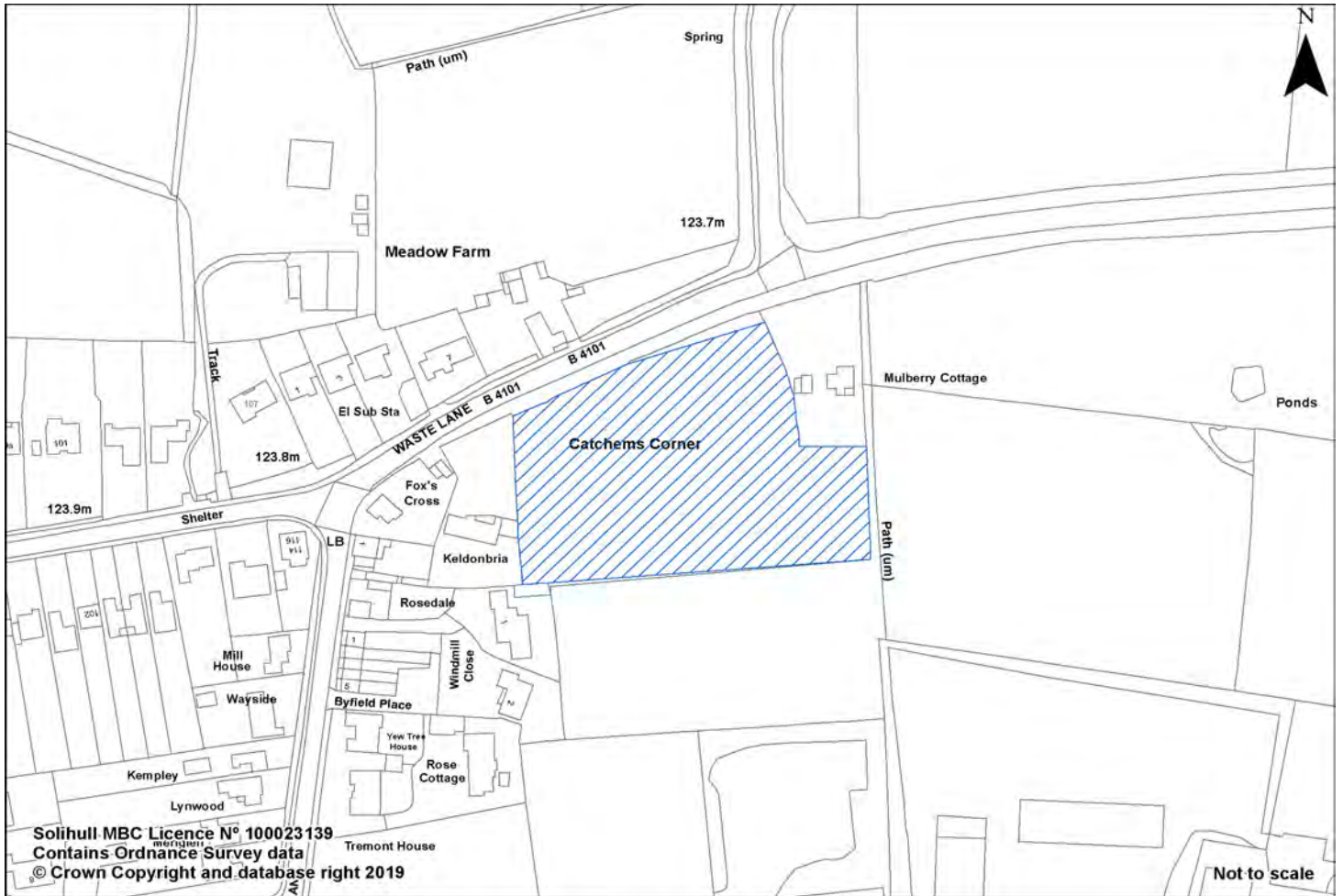
## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: High Food Store: Low GP Surgery: Very Low Public Transport: Very High (Rail) Overall: Medium Access: Existing footway
<b>Green Belt Assessment</b>	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
<b>Landscape Character Assessment</b>	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site not included in SA

## Site Selection

<b>Spatial Strategy</b>	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	408	<b>Site Name</b>	Land at Waste Lane
<b>Gross Area (Ha)</b>	0.72	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	23	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	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 410

Site Name 147 Lugtrout Lane

Gross Area (Ha) 0.27

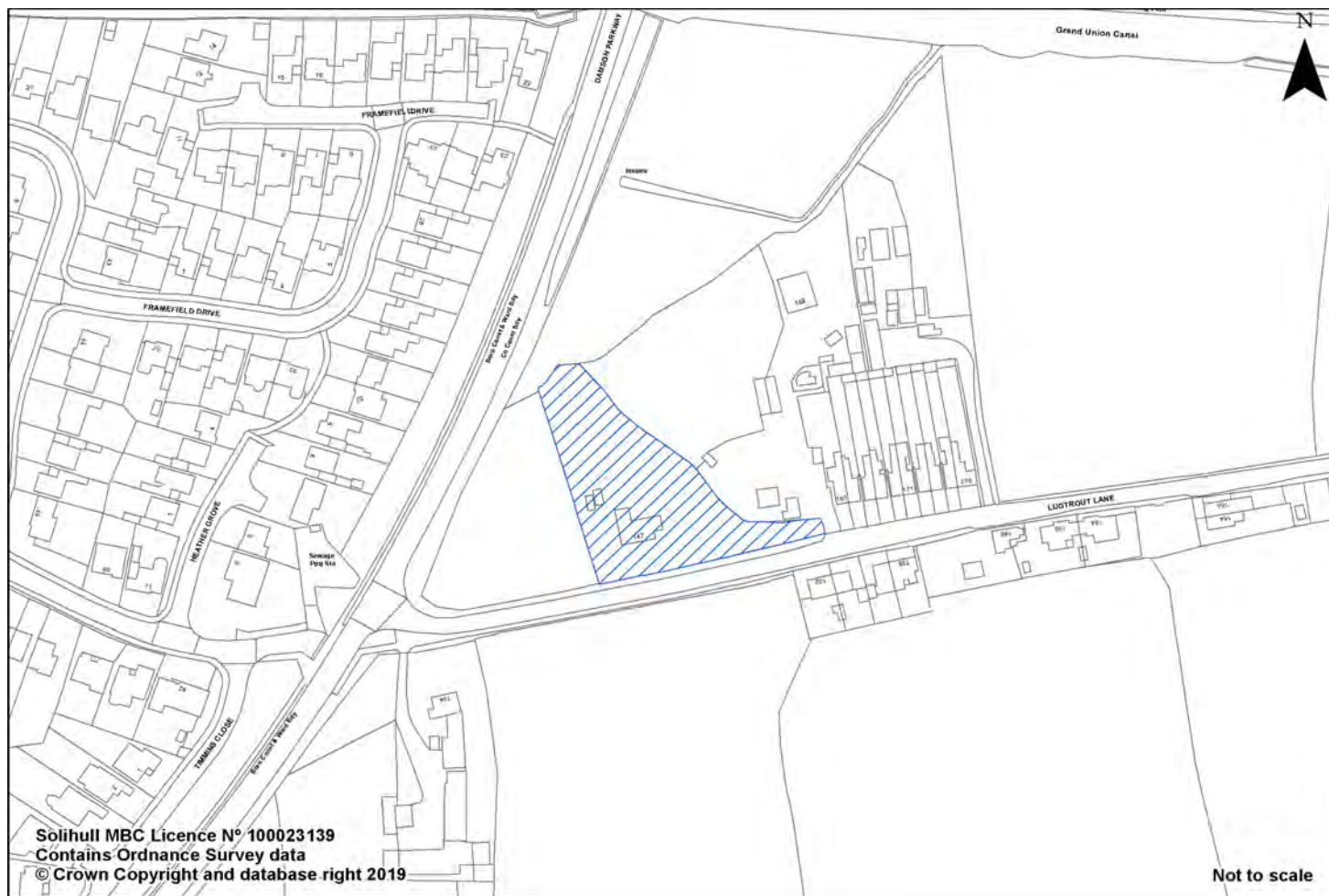
Ward Bickenhill

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

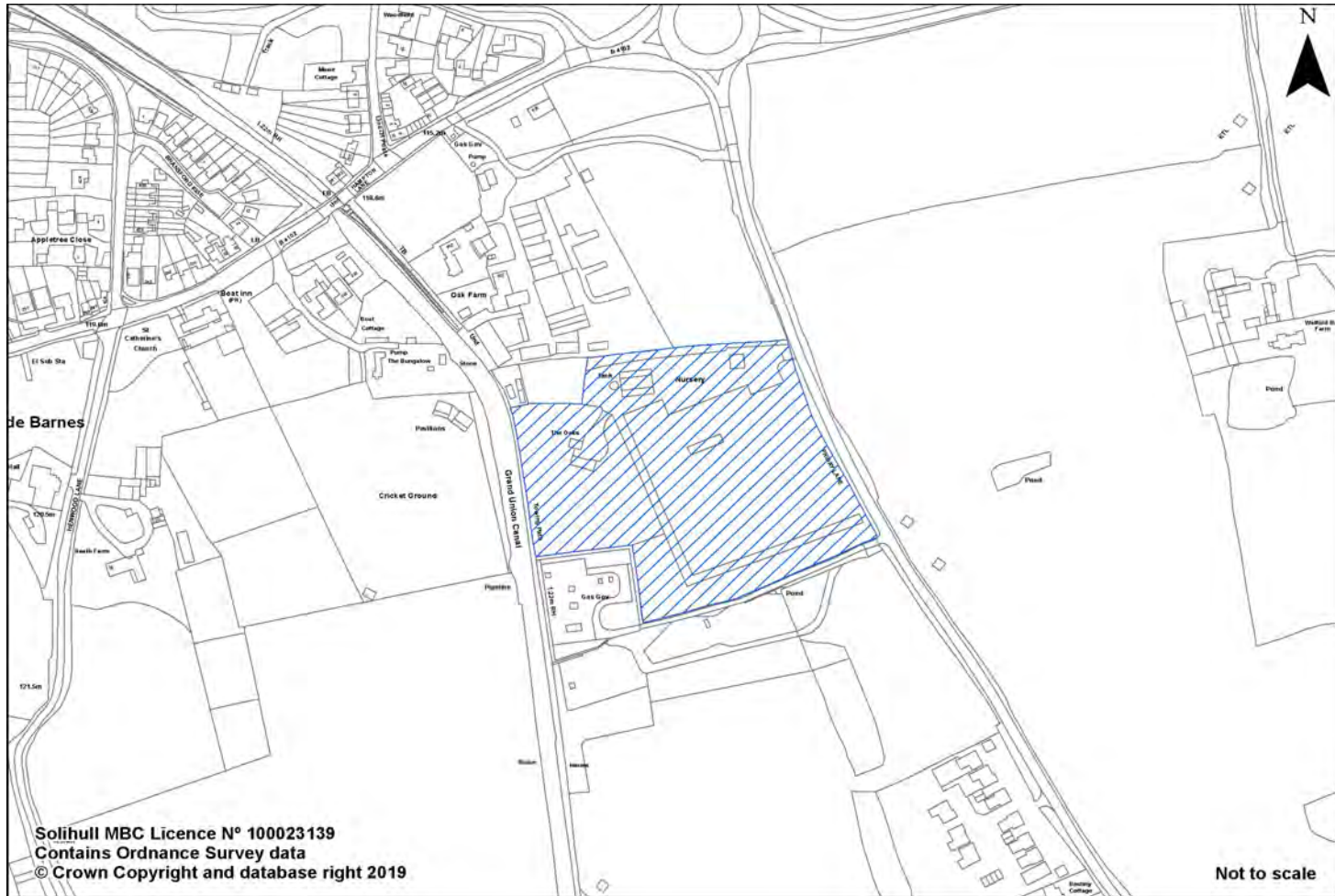
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	High pressure gas pipeline inner zone
<b>Soft constraints</b>	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

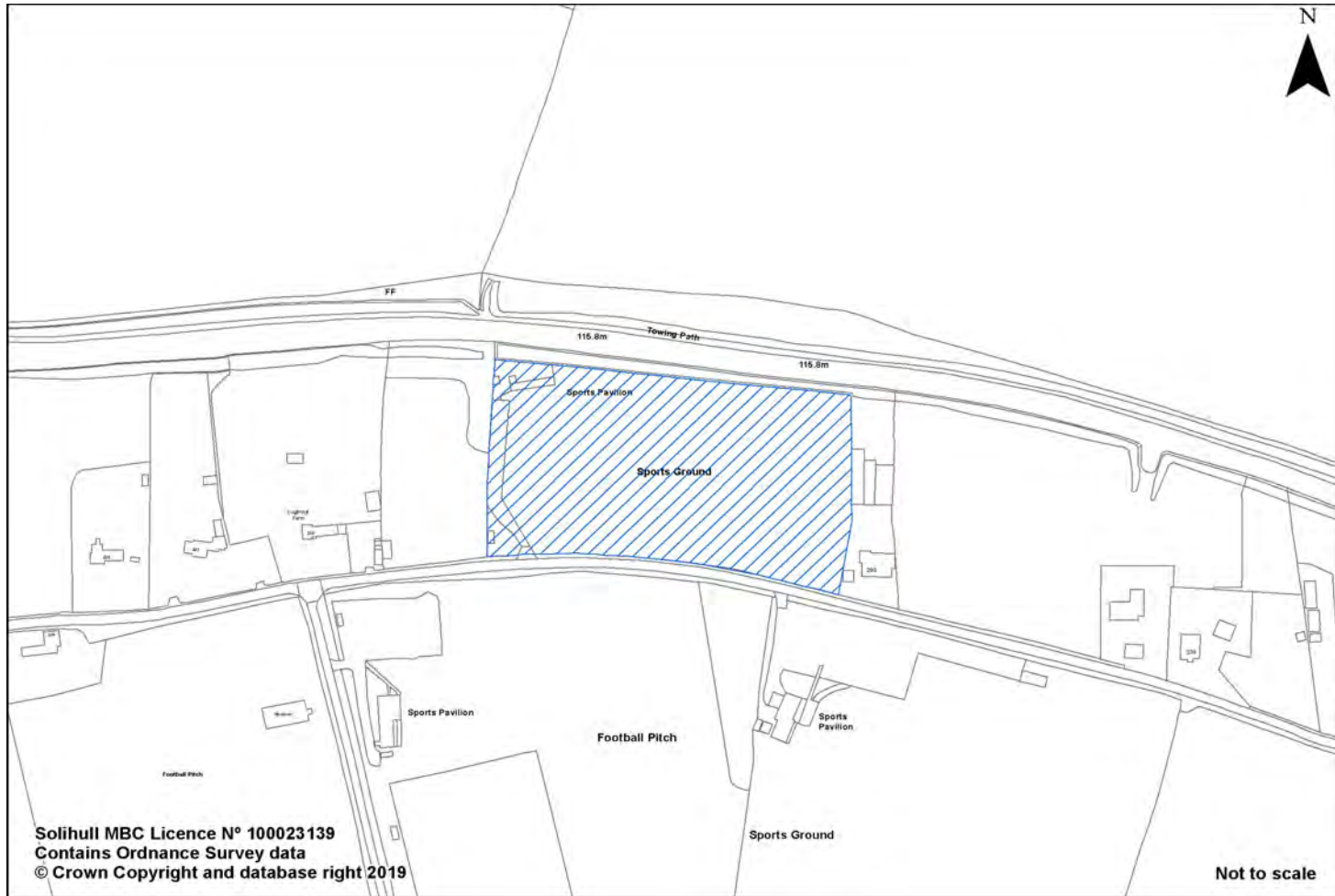
**Commentary**

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

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	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

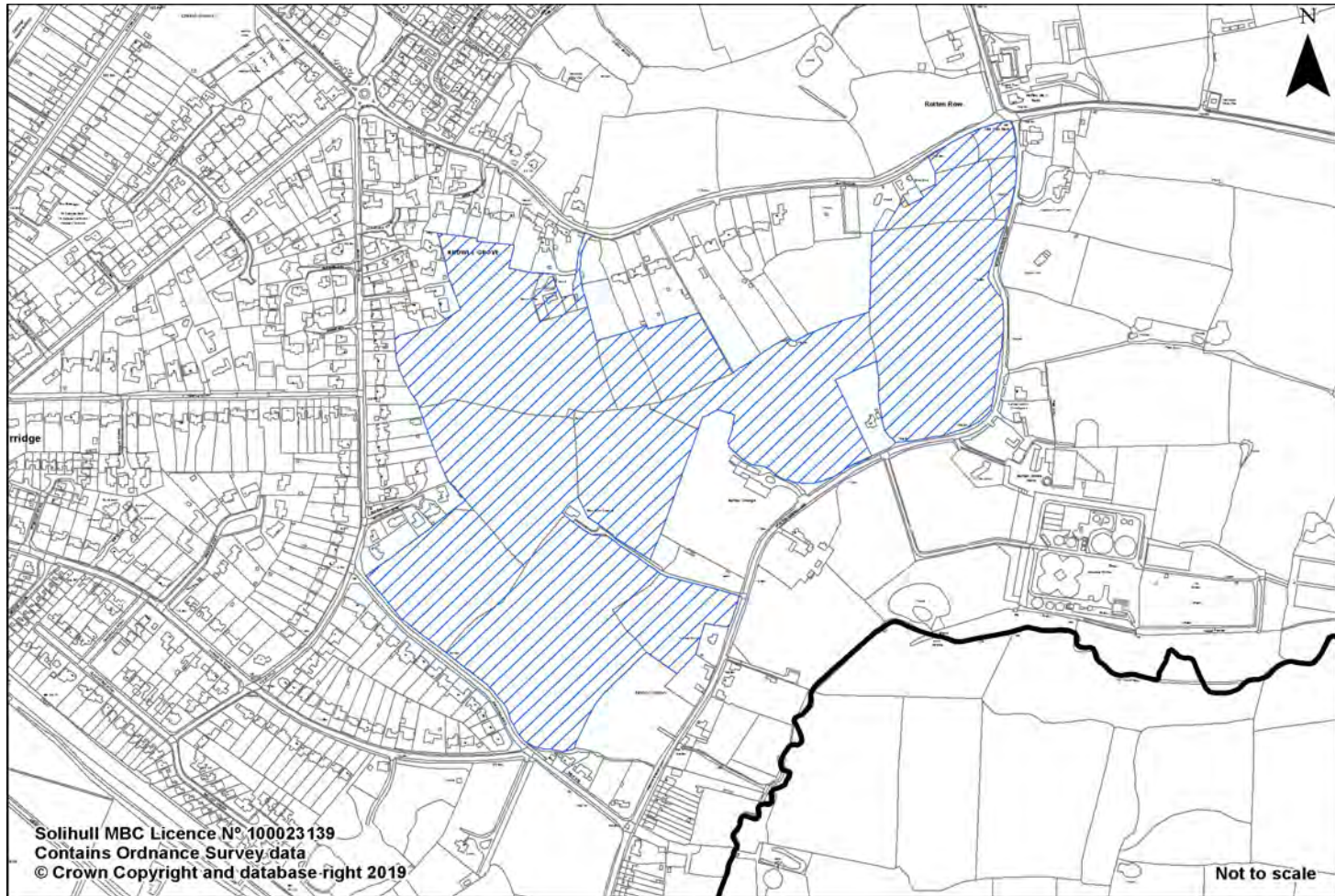
**Commentary**

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

<b>Site Reference</b>	413	<b>Site Name</b>	Land at Oak Green, Dorridge
<b>Gross Area (Ha)</b>	27.09	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	602	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Adjacent to Listed building
<b>Soft constraints</b>	Part of site to north-east is a Local Wildlife Site    PROW SL25 crosses site    Adjacent to locally listed buildings    Habitats of wildlife interest



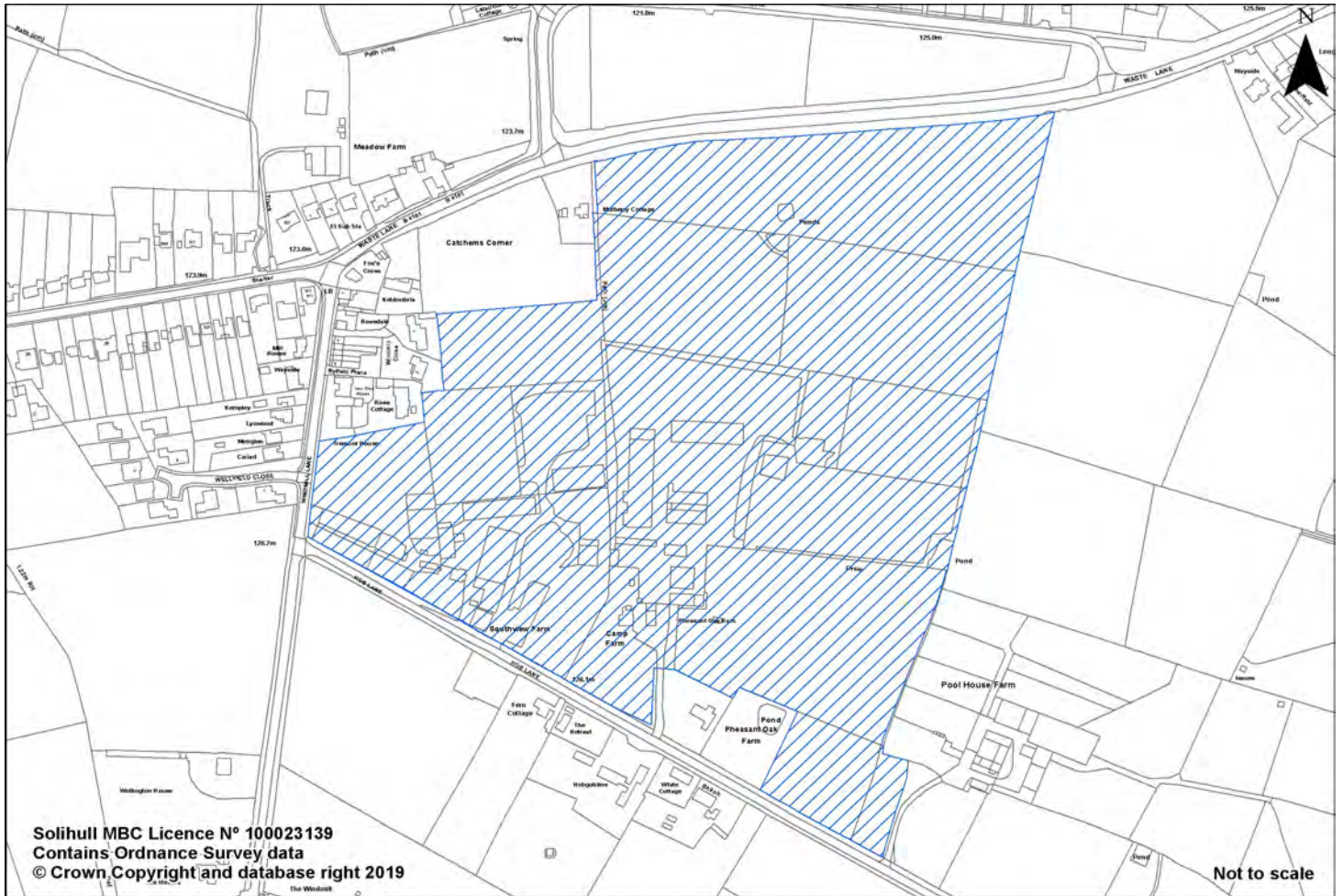
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: High Food Store: Medium GP Surgery: High Public Transport: Very High (Bus) Overall: High Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP40) overall with a combined score of 4. Moderately performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 146 19 effects: 3 positive (1 significant); 14 neutral; 2 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	414	<b>Site Name</b>	Land at Hob Lane
<b>Gross Area (Ha)</b>	12.73	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	298	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Part brownfield, part greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Mineral safeguarding area for Coal
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	PROW M190 runs through site Hedgerows Adjacent to locally listed building Existing uses on site

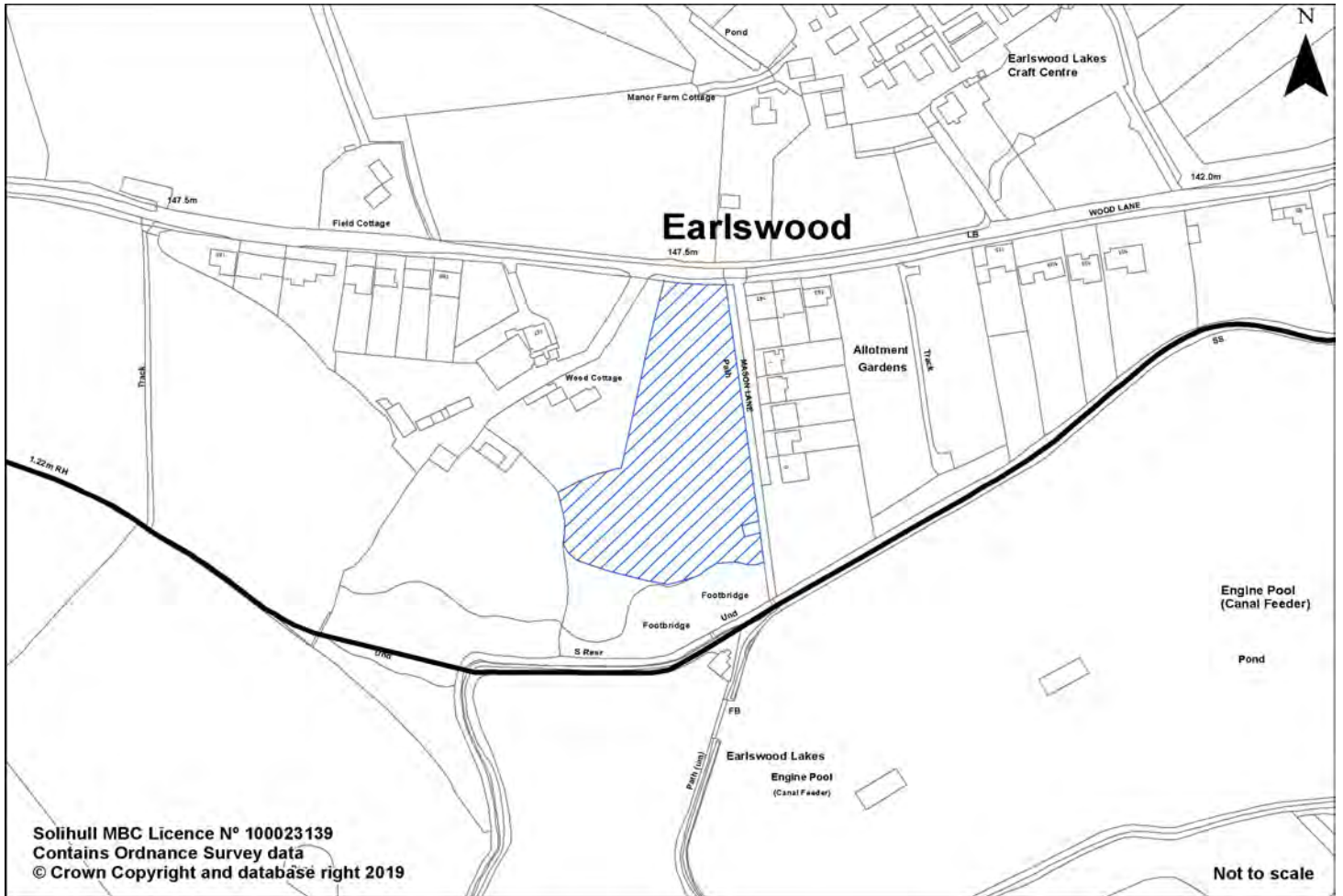
## Evidence

<b>SHELAA</b>	Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Low Food Store: Low GP Surgery: Very Low Public Transport: Very High (Bus) Overall: Low/Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	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 performing in t
<b>Landscape Character Assessment</b>	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site can be considered with AECOM 55 17 effects: 3 positive (1 significant); 8 neutral; 6 negative (2 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	G

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



### Constraints

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

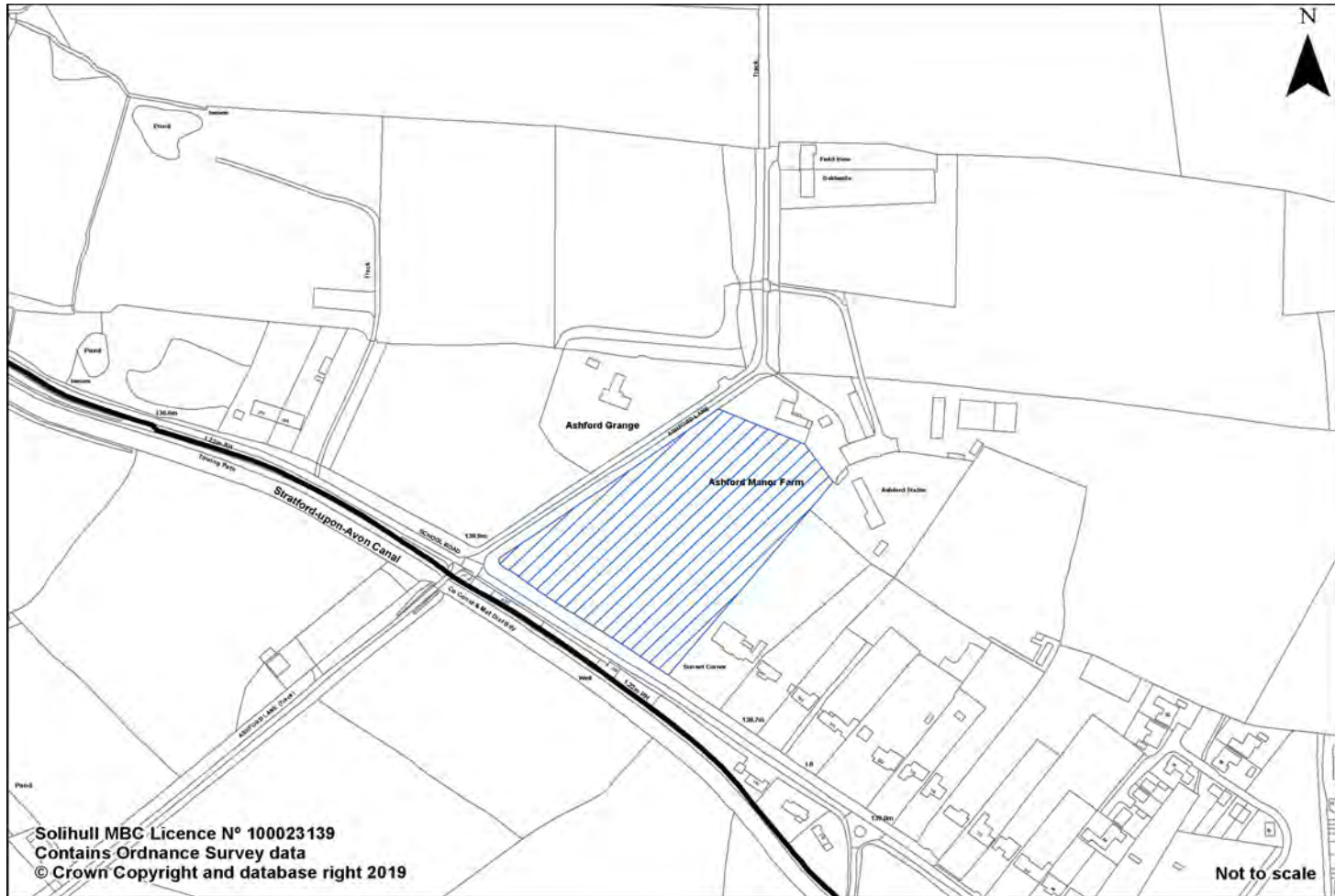
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs along southern boundary of site
<b>Soft constraints</b>	Hedgerow Access

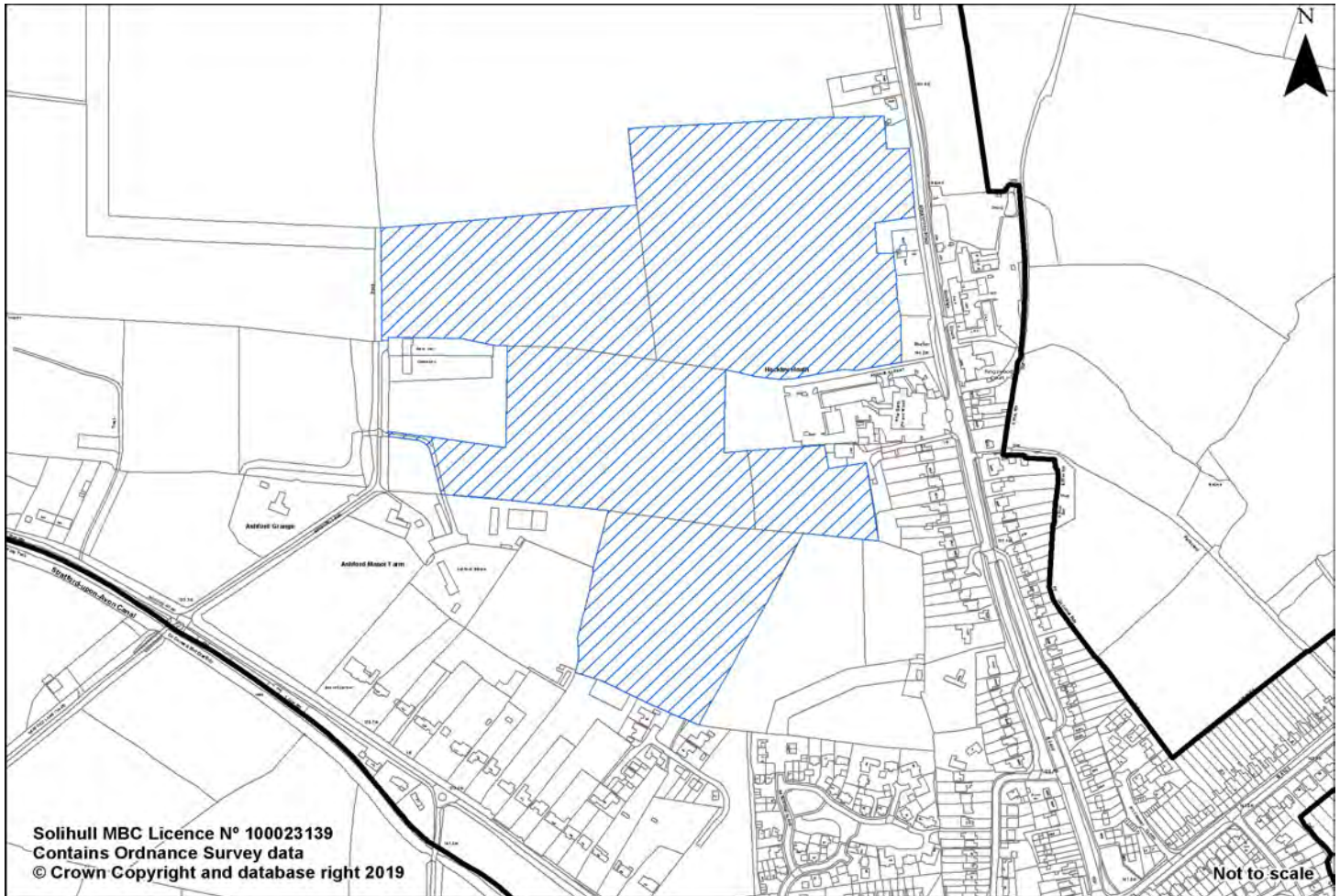
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** TPOs on site

**Soft constraints** PROWs SL81 and SL82 cross the site Telegraph poles Hedgerows



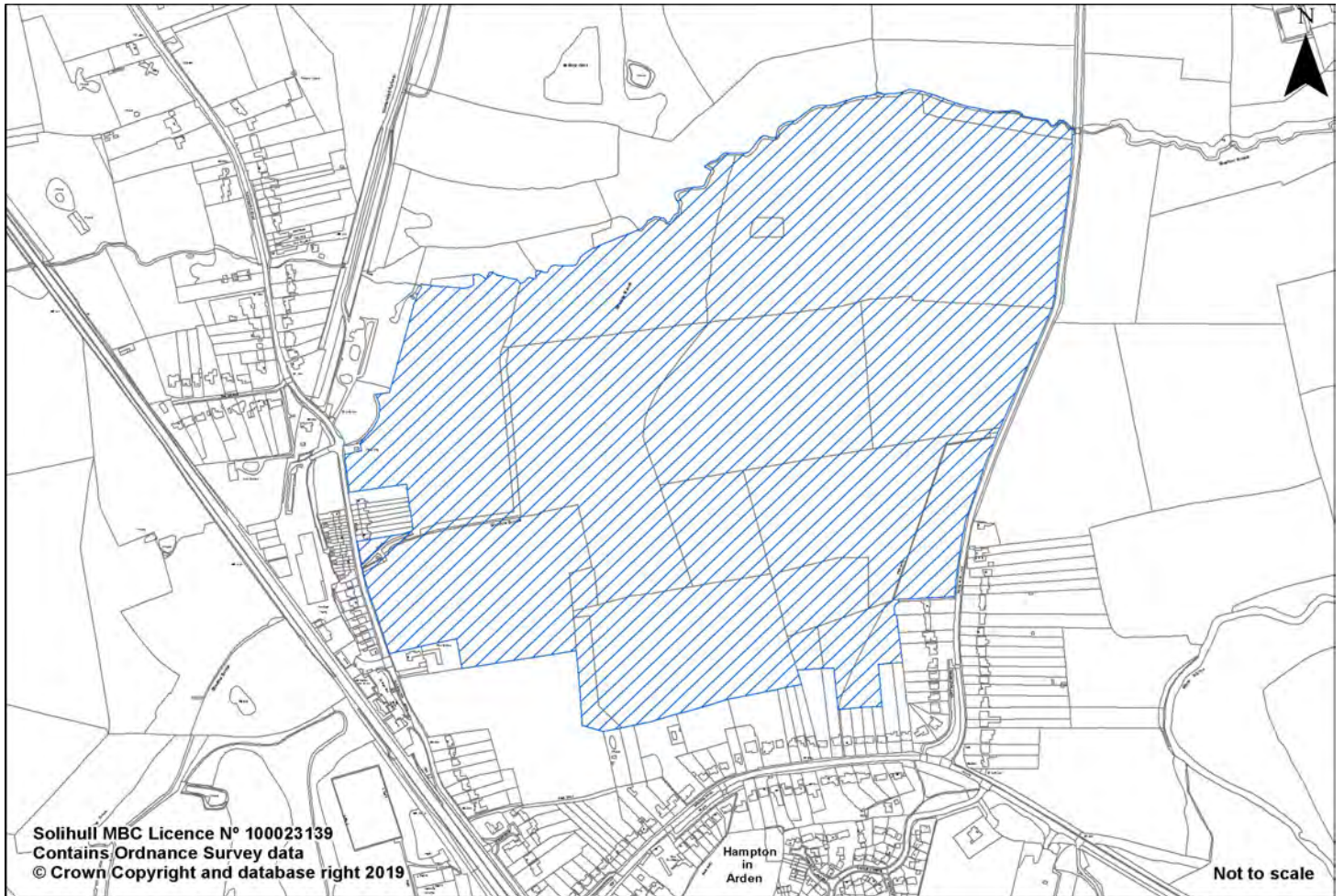
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Medium Food Store: High GP Surgery: Very Low Public Transport: Very Low (Both) Overall: Low/Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Partly within RP49: Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3. Ca. 2.8ha in BA01: Moderately performing broad area (BA01) overall with a combined score of 6. *Highly performi
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	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 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

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

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Hampton-in-Arden village is identified as suitable for limited growth, but not significant expansion.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

Site Reference 419

Site Name 60 Four Ashes Road

Gross Area (Ha) 2.54

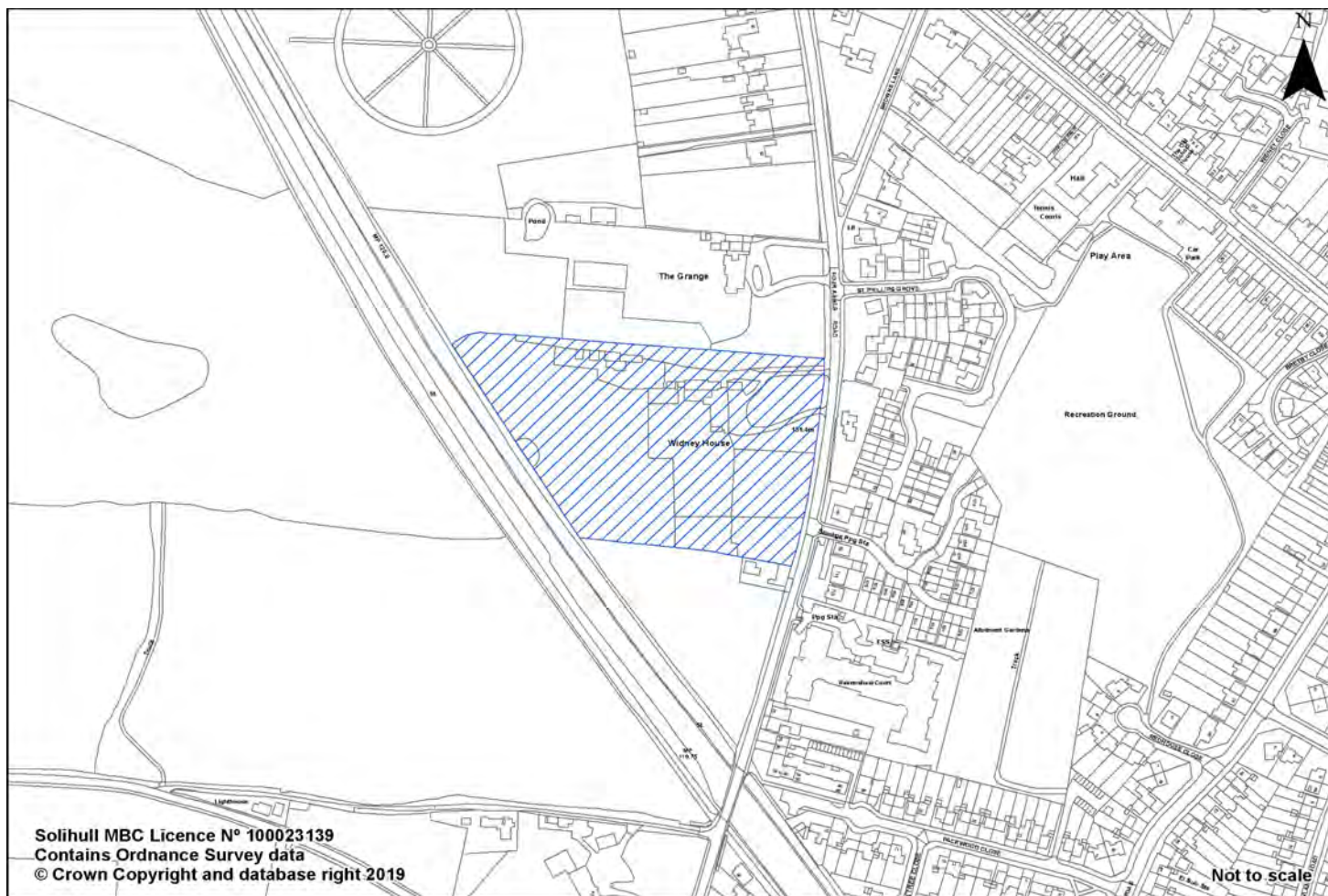
Ward Dorridge & Hockley Heath

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

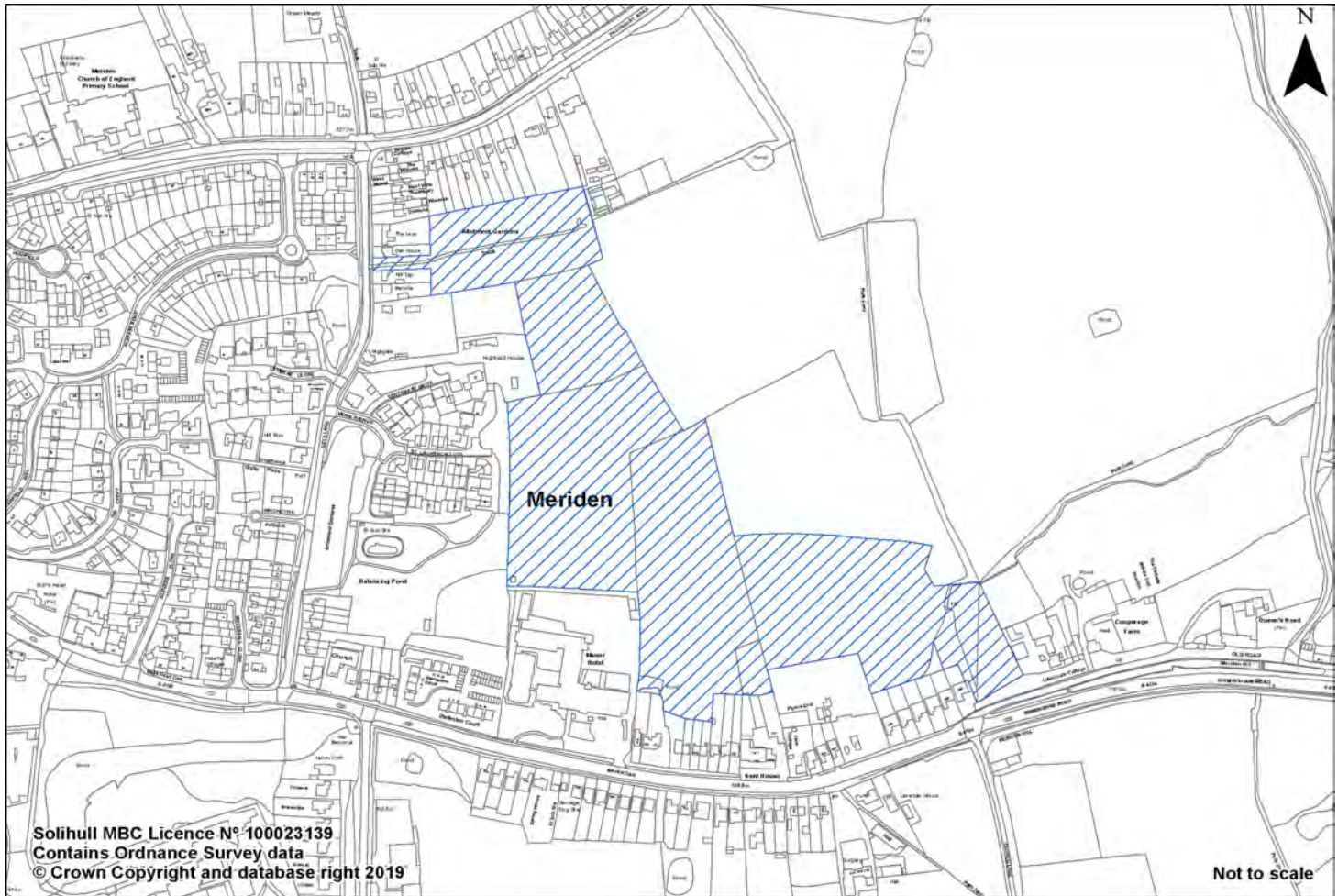
## Evidence

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

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	420	<b>Site Name</b>	Land at Meriden - IM Land
<b>Gross Area (Ha)</b>	7.27	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	170	<b>Parish</b>	Meriden
<b>Green Belt</b>	99	<b>Greenfield/ Brownfield</b>	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

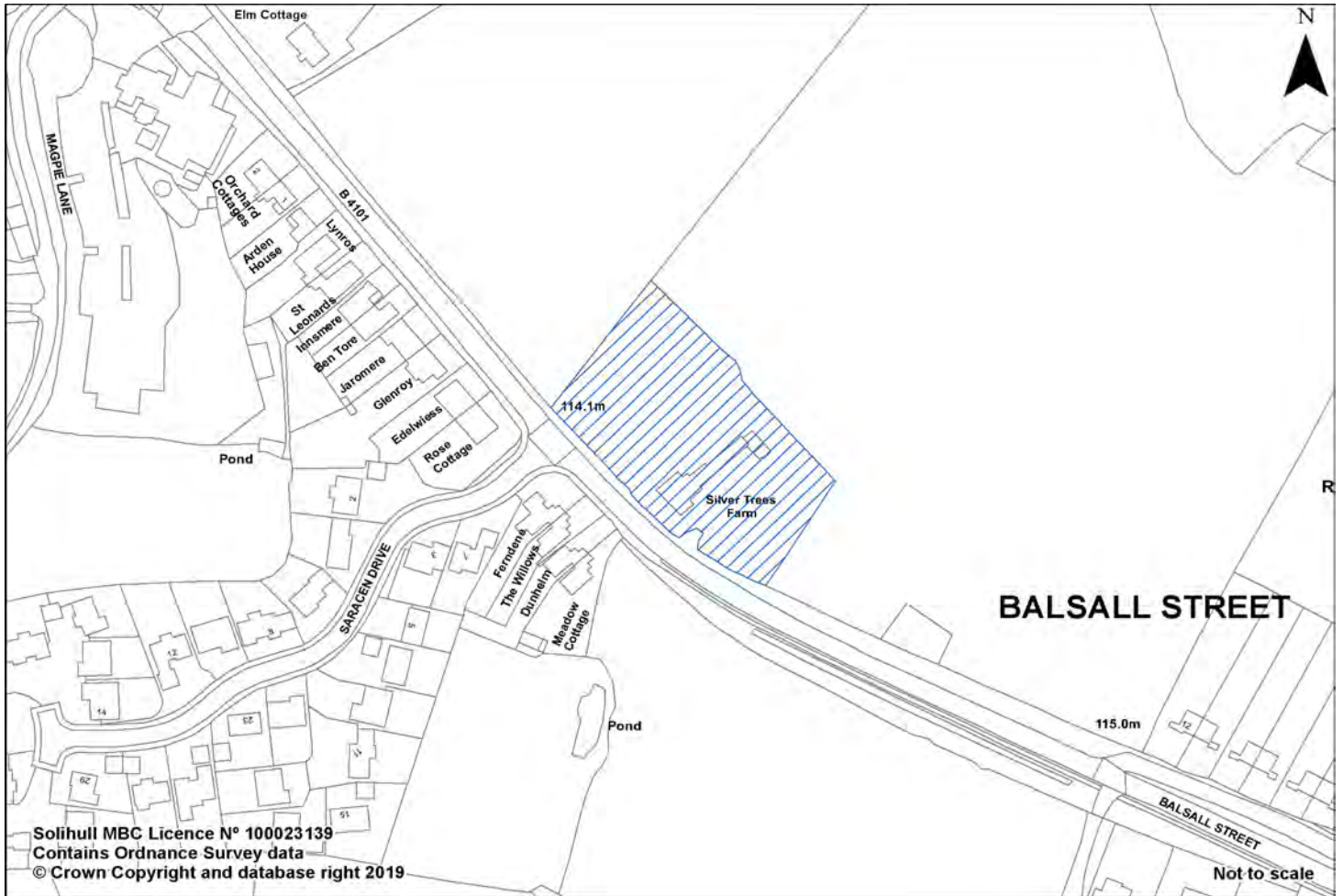
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
<b>Landscape Character Assessment</b>	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 153 18 effects: 7 positive (5 significant); 7 neutral; 4 negative

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Meriden village is identified as suitable for limited expansion.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	421	<b>Site Name</b>	Silver Tree Farm, Balsall St
<b>Gross Area (Ha)</b>	0.44	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	16	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** None

**Soft constraints** Very small area of contaminated land Existing property on site



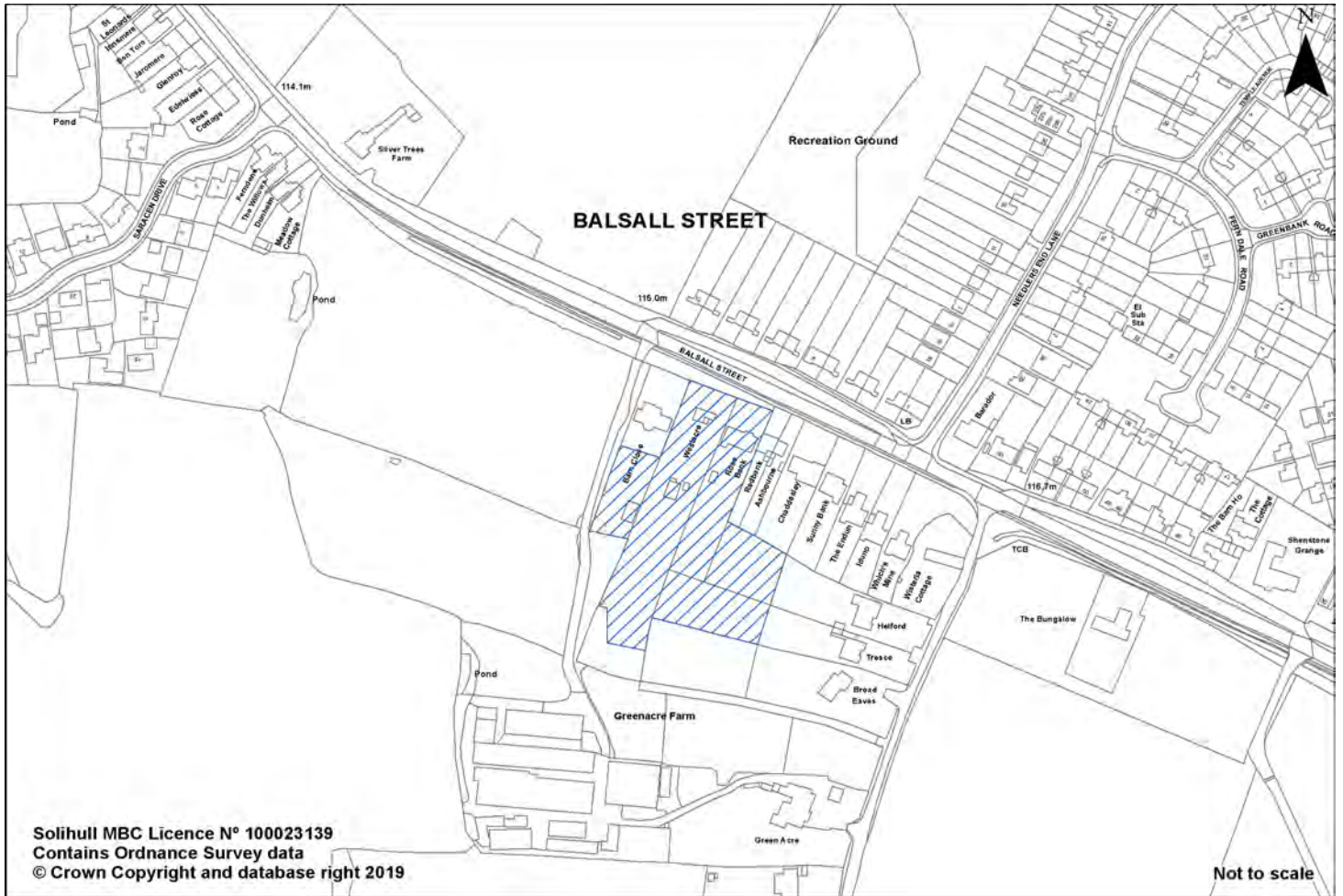
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low Food Store: Very High GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low/Medium Access: No existing footway provision
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4C Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Site not considered in SA.

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Whilst Balsall Common is identified as an area suitable for growth, the site is detached from the main settlement.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	422	<b>Site Name</b>	Rose Bank, Balsall St
<b>Gross Area (Ha)</b>	0.77	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	25	<b>Parish</b>	Balsall
<b>Green Belt</b>	75	<b>Greenfield/ Brownfield</b>	Part greenfield, part brownfield



### Constraints

<b>Policy Constraints</b>	Green Belt (for most part)
<b>Hard Constraints</b>	None
<b>Soft constraints</b>	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

<b>Site Reference</b>	423	<b>Site Name</b>	Lovlace Hill, 123 Widney Manor Road
<b>Gross Area (Ha)</b>	0.99	<b>Ward</b>	St Alphege
<b>Capacity (SHELAA)</b>	32	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Part greenfield, part brownfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	TPOs on boundary of site
<b>Soft constraints</b>	Existing property on site

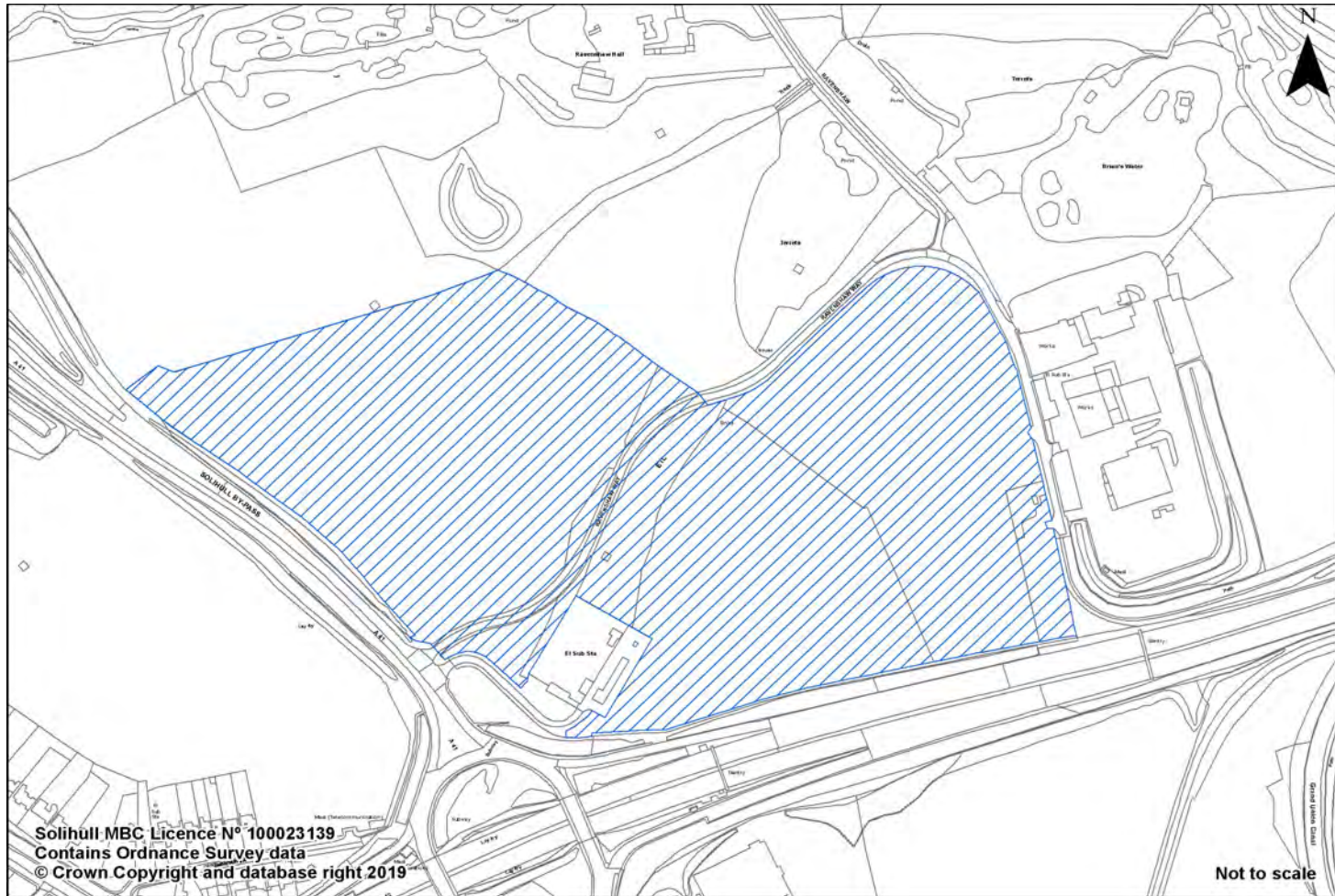
## Evidence

<b>SHELAA</b>	Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: High Food Store: Low GP Surgery: Very Low Public Transport: Very High (Rail) Overall: Medium Access: Existing footway
<b>Green Belt Assessment</b>	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
<b>Landscape Character Assessment</b>	Within LCA1B Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 148 19 Effects: 4 positive (2 significant); 13 neutral; 2 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	424	<b>Site Name</b>	Whale Tankers, Jn5 M42
<b>Gross Area (Ha)</b>	17.59	<b>Ward</b>	Knowle
<b>Capacity (SHELAA)</b>	412	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	High pressure gas pipeline inner zone TPOs
<b>Soft constraints</b>	Oil pipeline Proximity to M42 Pylons Hedgerows PROW SL10A runs along southern boundary of site

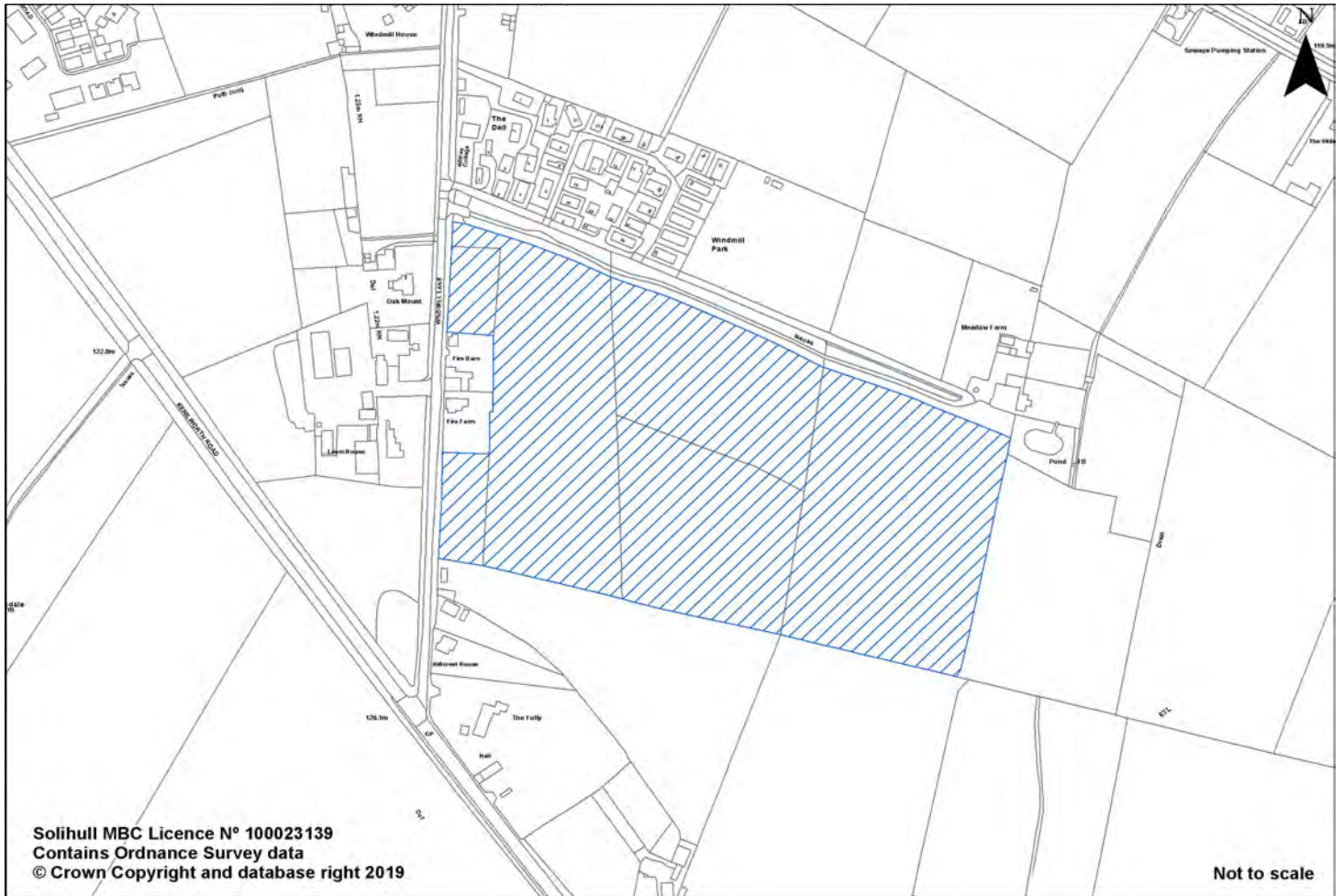
## Evidence

<b>SHELAA</b>	Category 3 (significant suitability and some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Very Low Access: Existing footway
<b>Green Belt Assessment</b>	Lower performing parcel (RP31) overall with a combined score of 4. Moderately performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA1A Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site can be considered with AECOM 56 18 effects: 5 positive (3 significant); 6 neutral; 7 negative (2 negative).

## Site Selection

<b>Spatial Strategy</b>	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	425	<b>Site Name</b>	Land at Windmill Lane, Balsall Common
<b>Gross Area (Ha)</b>	6.56	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	154	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly Greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** None

**Soft constraints** Hedgerows



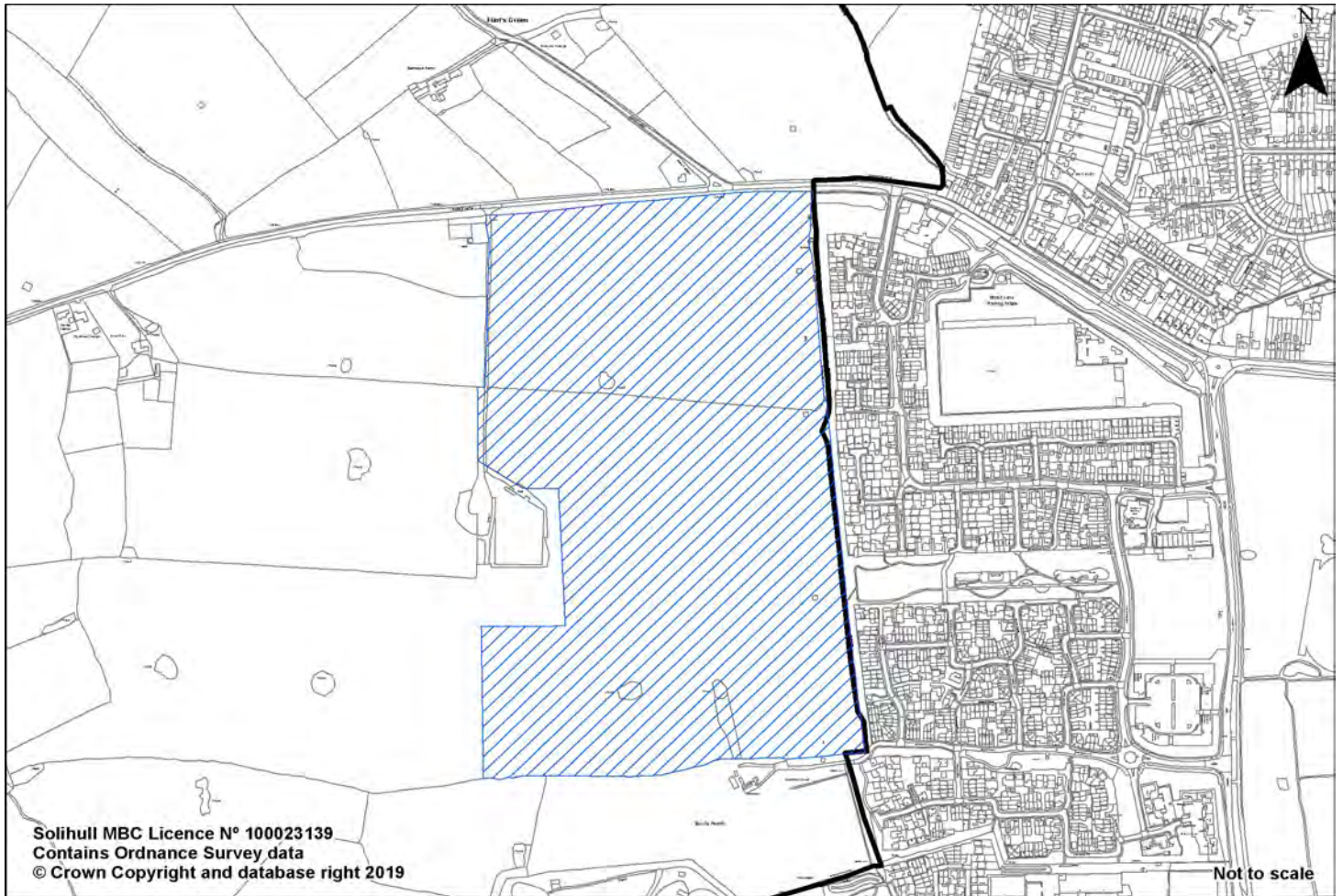
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low Food Store: Low GP Surgery: Very Low Public Transport: Low (Rail) Overall: Low Access: No existing footway provision
<b>Green Belt Assessment</b>	Higher performing broad area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
<b>Landscape Character Assessment</b>	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 149 18 effects: 3 positive (2 significant); 8 neutral; 7 negative (2 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	7
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	426	<b>Site Name</b>	Land south of Broad Lane
<b>Gross Area (Ha)</b>	31.43	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	735	<b>Parish</b>	Berkswell
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	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

<b>SHELAA</b>	Category 2 (some suitability and some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Medium GP Surgery: Very Low Public Transport: Medium (Bus) Overall: Low Access: No existing footway provision
<b>Green Belt Assessment</b>	Lower performing parcel (RP83) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA6 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 150 18 effects: 3 positive (2 significant); 7 neutral; 8 negative (2 significant)

## Site Selection

<b>Spatial Strategy</b>	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.
<b>Site Selection Topic Paper</b>	Site does not fit into the spatial strategy.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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
<b>Site Selection Step 2</b>	R

Site Reference 500

Site Name Land at Balsall Common

Gross Area (Ha) 27.49

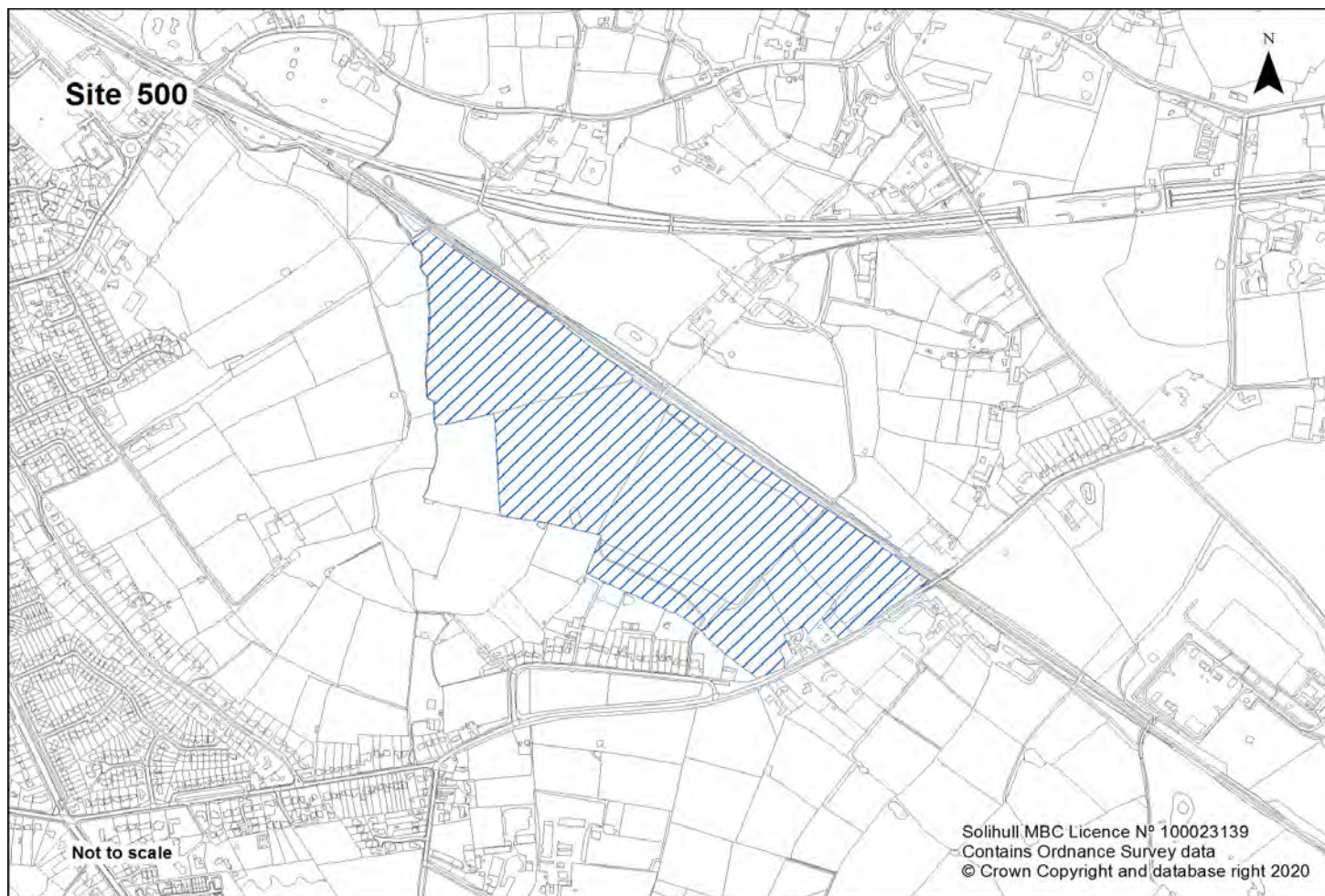
Ward Meriden

Capacity (SHELAA) 634

Parish Berkswell

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints Small area of FZ2 and 3 in NW part of site. L2 SFRA indicate flood risk associated with culvert

Soft constraints Hedgerows

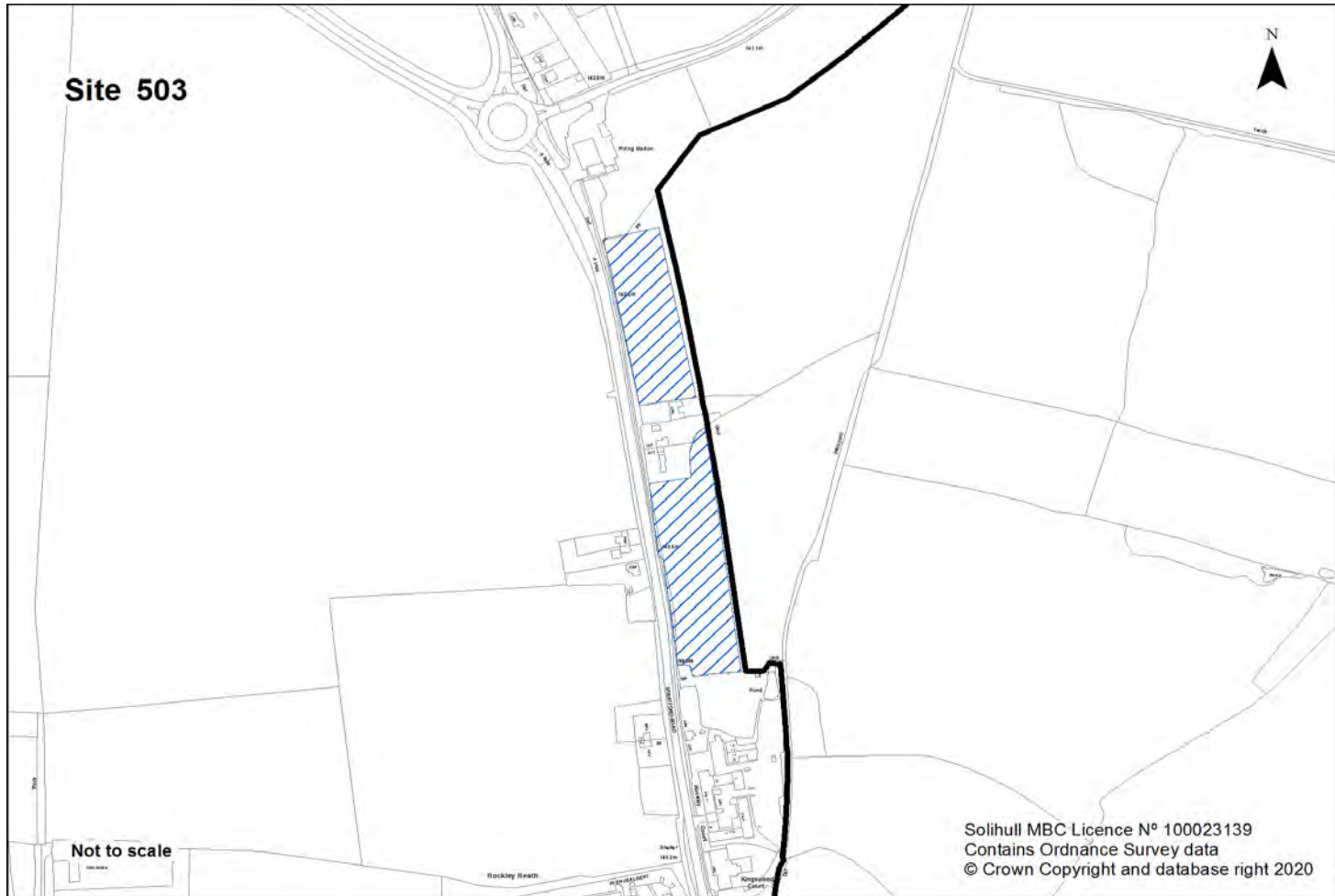
## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very Low GP Surgery: Very Low Public Transport: Very Low (Rail) Overall: Very Low Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Higher performing Broad Area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
<b>Landscape Character Assessment</b>	Within LCA5 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 230 19 effects: 8 positive (3 significant); 3 neutral; 8 negative (2 significant, soil and distance to key economic assets)

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	Site is detached from the adjacent settlement but on the settlement side of the line of HS2. It is within a highly performing broad area in the Green Belt Assessment, but would have a defensible boundary to north-east with the HS2 line. This part will be cut off from the main part of the broad area by HS2. Whilst accessibility is low, it could be considered alongside Site 33 to the west, providing a more robust Green Belt boundary to a larger site. It is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA is mixed, with 8 positive and 8 negative effects, of which only impact on soil 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. Step 2 conclusion based on site being considered in association with sites to the SW and wouldn't be considered suitable in isolation.
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	503	<b>Site Name</b>	Land off Stratford Road
<b>Gross Area (Ha)</b>	1.62	<b>Ward</b>	Dorridge & HH
<b>Capacity (SHELAA)</b>	41	<b>Parish</b>	Hockley Heath
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Adj to Listed Building
<b>Soft constraints</b>	Adjacent to PROW SL44

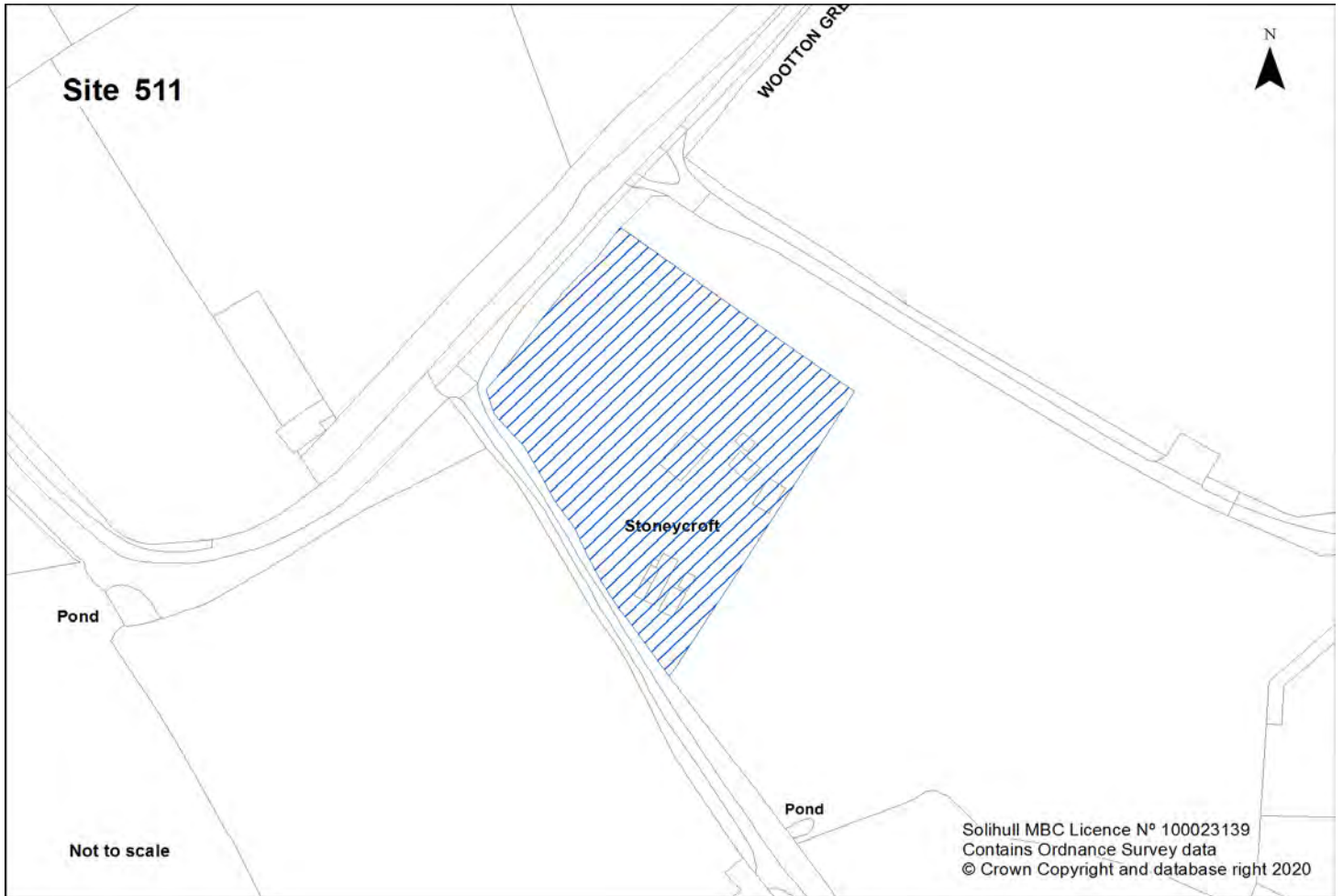
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low/MediumFood Store: HighGP Surgery: Very LowPublic Transport: Very Low Overall: Low/MediumAccess: Footway along site frontage
<b>Green Belt Assessment</b>	Moderately performing parcel (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA2Landscape character sensitivity - HighVisual sensitivity - HighLandscape value - MediumLandscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Not considered in SA

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option F: Limited extension of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	This Greenfield site, in a Moderately performing parcel of Green Belt would extend the settlement of Hockely Heath North where it would be difficult to establish a logical and defensible Green Belt boundary. 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.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	511	<b>Site Name</b>	Stoneycroft Wootton Green Lane
<b>Gross Area (Ha)</b>	0.55	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	18	<b>Parish</b>	Balsall
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Predominantly brownfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** Electricity transmission line through site

**Soft constraints** Existing property on site



## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very High GP Surgery: Low Public Transport: Low (Rail) Overall: Low/Medium Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Moderately performing parcel (RP51) overall with a combined score of 7. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA4 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Part of Site 22/BC4, see AECOM 226 19 effects; 4 positive (2 significant); 8 neutral; 7 negative (1 significant, landscape sensitivity)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	Small site unsuitable in isolation for allocation, but can be considered as part of larger site alongside Sites 161/240. 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 4 positive and 7 negative effects, with 1 significant adverse effect relating to landscape sensitivity. However, the wider site is mainly brownfield, which reduces its contribution to landscape character. Settlement is identified for significant growth and wider site could make a contribution.
<b>Site Selection Step 2</b>	G

Site Reference

519

Site Name

168 Tilehouse Lane

Gross Area (Ha)

0.04

Ward

Blythe

Capacity (SHELAA)

1

Parish

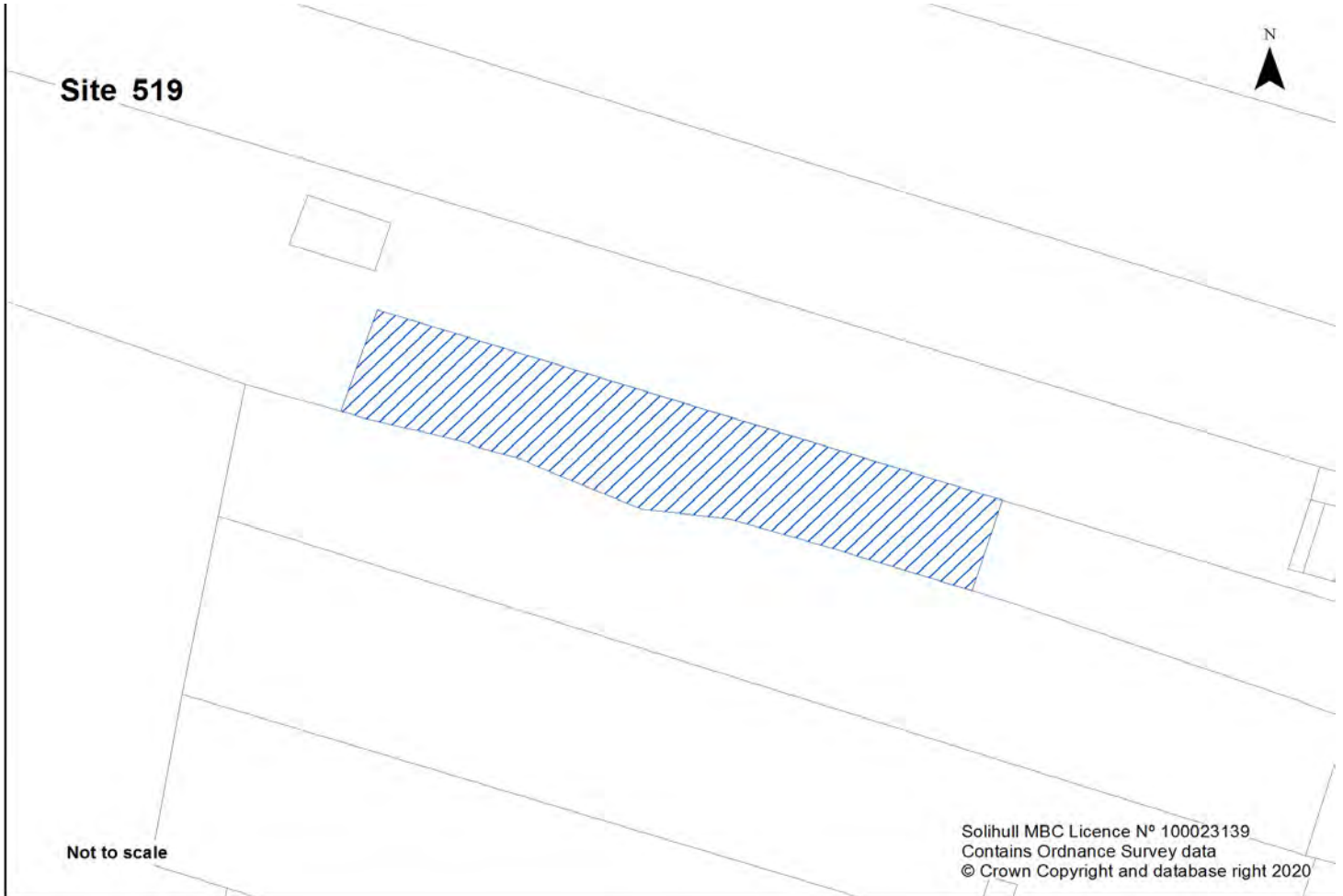
Tidbury Green

Green Belt

100

Greenfield/  
Brownfield

Greenfield



### Constraints

Policy Constraints

Green Belt

Hard Constraints

Soft constraints

## Evidence

<b>SHELAA</b>	Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: MediumFood Store: LowGP Surgery: LowPublic Transport: Very High (Rail)Overall: MediumAccess: Footway along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA2Landscape character sensitivity - HighVisual sensitivity - HighLandscape value - MediumLandscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	See CFS 74 (adj. site) AECOM 11518 Effects:3 positive;10 neutral;5 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.
<b>Site Selection Topic Paper</b>	The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouringtowns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change, however, it is in existing use and part backland development. The site has medium accessibility, with high accessibility to public transport and is predominantly greenfield garden land. 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.
<b>Site Selection Step 2</b>	R

Site Reference 520

Site Name 46 Houndsfield Lane

Gross Area (Ha) 0.08

Ward Blythe

Capacity (SHELAA) 2

Parish Tidbury Green

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints Group TPO on part of site

Soft constraints Trees

## Evidence

<b>SHELAA</b>	Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: MediumFood Store: LowGP Surgery: LowPublic Transport: Very High (Rail)Overall: MediumAccess: Footway along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA2Landscape character sensitivity - HighVisual sensitivity - HighLandscape value - MediumLandscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	See CFS 74 (adj. site) AECOM 11518 Effects:3 positive;10 neutral;5 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.
<b>Site Selection Topic Paper</b>	Adj. to CFS 74
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	The site is within a lower performing parcel of Green Belt, and moderately performing for purpose 2: 'to prevent neighbouringtowns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change, however, it is in existing use and part backland development. The site has medium accessibility, with high accessibility to public transport and is greenfield garden land. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4, West of Dickens Heath.
<b>Site Selection Step 2</b>	R

Site Reference 521

Site Name 158 Tilehouse Lane

Gross Area (Ha) 0.08

Ward Blythe

Capacity (SHELAA) 2

Parish Tidbury Green

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints Group TPO on part of site

Soft constraints Trees

## Evidence

<b>SHELAA</b>	Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: MediumFood Store: Low/MediumGP Surgery: LowPublic Transport: Very High (Rail)Overall: MediumAccess: Footway along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA2Landscape character sensitivity - HighVisual sensitivity - HighLandscape value - MediumLandscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	CFS 74 (adj. site) AECOM 11518 Effects:3 positive;10 neutral;5 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.
<b>Site Selection Topic Paper</b>	The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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 predominantly greenfield garden land. 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.
<b>Site Selection Step 2</b>	R

Site Reference 524

Site Name Land east Nailcote Farm

Gross Area (Ha) 51.93

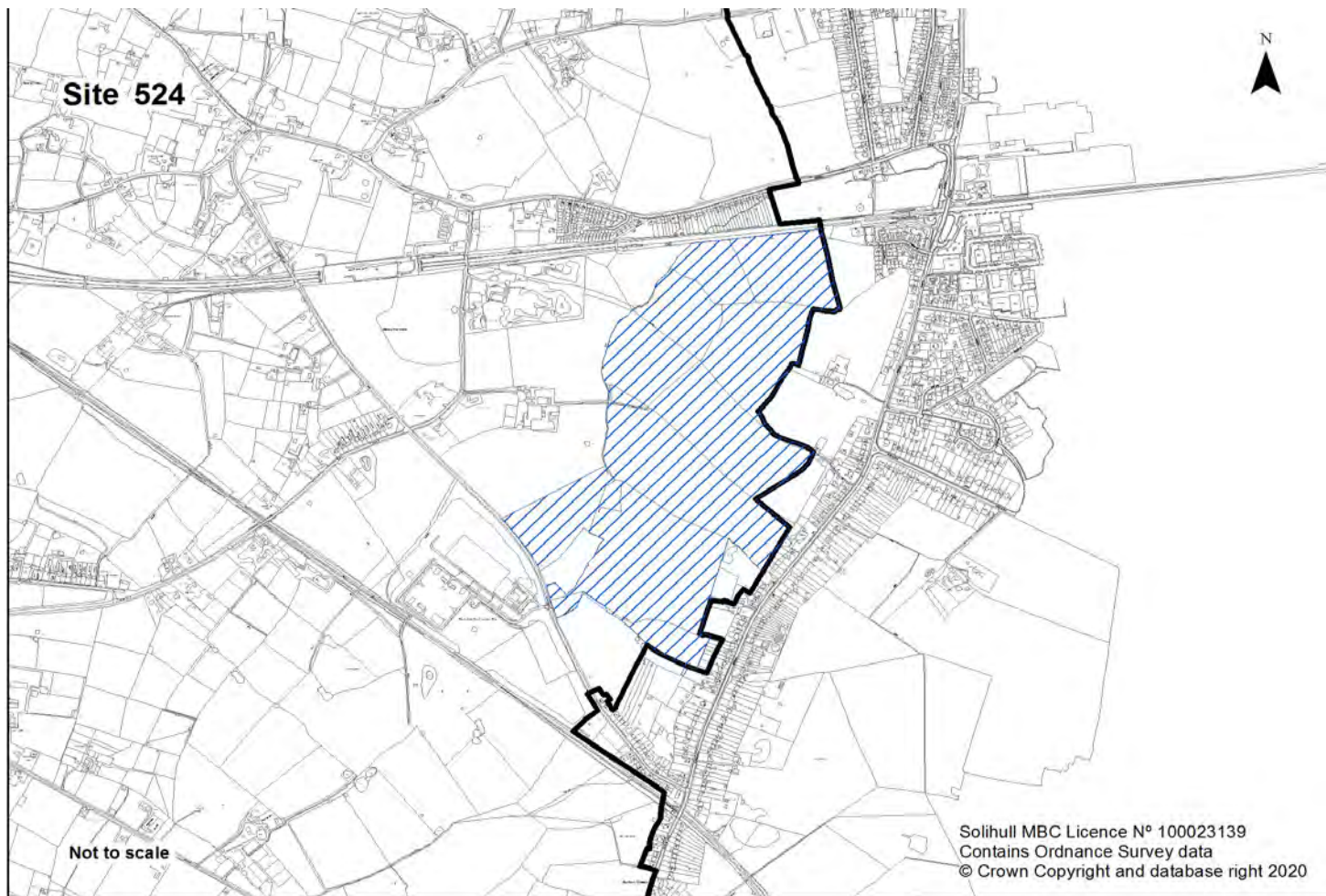
Ward Meriden

Capacity (SHELAA) 1210

Parish Berkswell

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints



## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very Low GP Surgery: Very Low Public Transport: Very Low Overall: Very Low Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Moderately performing parcel (RP86) overall with a combined score of 6. Moderately performing in terms of purposes 1, 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA6 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 20619 effects: 3 positive; 5 neutral; 11 negative (5 significant, impact on soil, landscape sensitivity, access to leisure, distance to key economic assets, and to convenience store/supermarket)

## Site Selection

<b>Spatial Strategy</b>	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.
<b>Site Selection Topic Paper</b>	Site does not fit into the spatial strategy.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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 11 negative effects, of which accessibility to jobs, leisure facilities and convenience shopping, landscape sensitivity and loss of agricultural land are significant. Not identified as an area for growth in the spatial strategy
<b>Site Selection Step 2</b>	R

Site Reference 528

Site Name Revised site 195 - Damson Parkway

Gross Area (Ha) 30.24

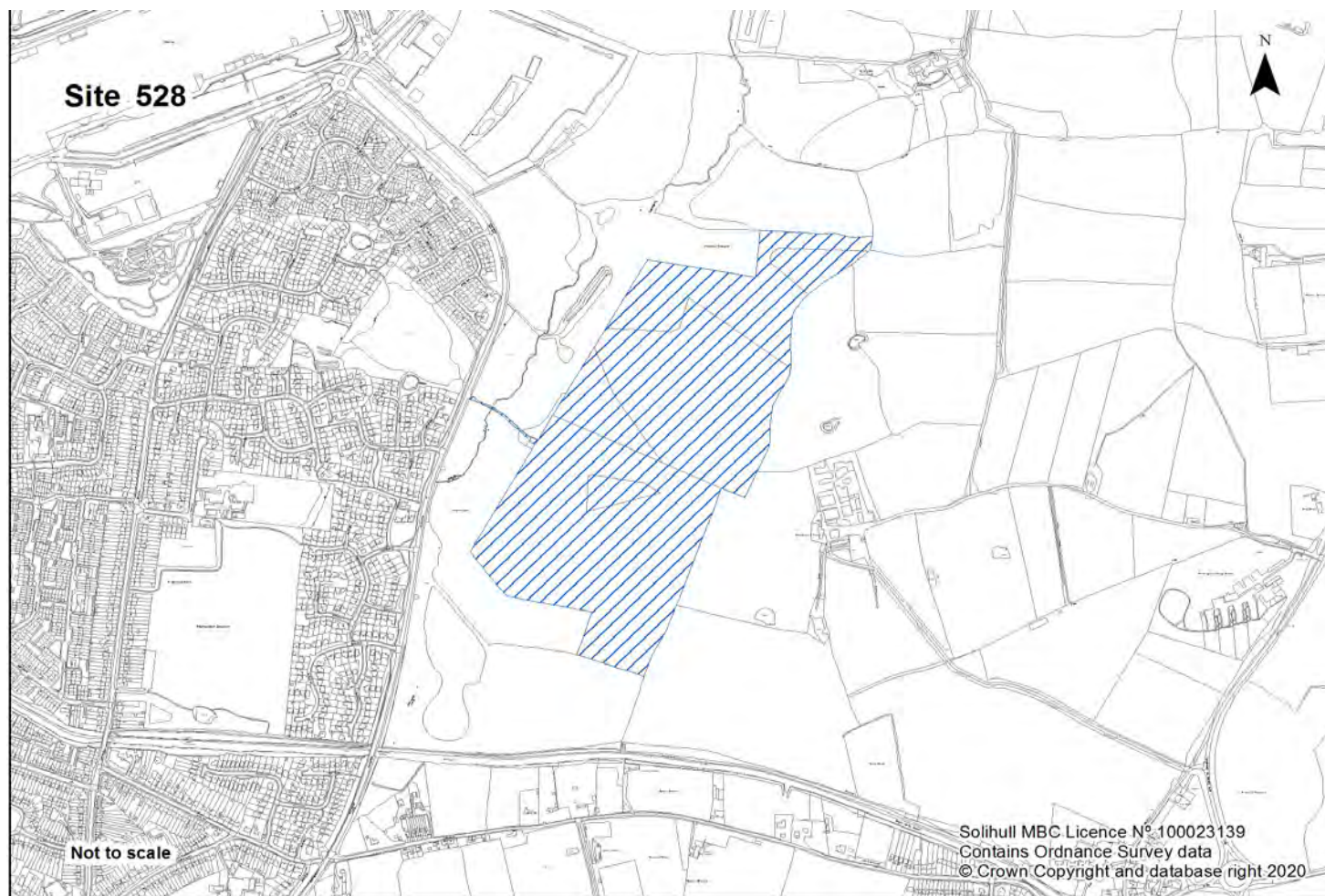
Ward Bickenhill

Capacity (SHELAA) 708

Parish HIA

Green Belt 100

Greenfield/ Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints TPO

Soft constraints Neighbouring LWS on 3/4 edges

## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: MediumFood Store: LowGP Surgery: LowPublic Transport: Low/Medium (Bus)Overall: Low/MediumAccess: No footway provision along site frontage
<b>Green Belt Assessment</b>	Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3.
<b>Landscape Character Assessment</b>	Within LCA1ALandscape character sensitivity - MediumVisual sensitivity - MediumLandscape value - MediumLandscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 21019 effects:4 positive (2 significant);12 neutral;3 negative (1 significant, impact on soil)

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	Site is identified as part of Growth Option G – Area B: East of Solihull between theA45 and the canal. Considered suitable for growth around northern section (to meetJLR needs), but not land to north-west or south. Land is promoted for housing to thesouth of site. Site is detached from urban area and physically separated by Hampton Coppice and would not be considered suitable for growth.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	Site is within moderately performing parcel in theGreen Belt Assessment and lacks defensible boundaries. The site has a low to medium level ofaccessibility, is within a area of medium landscape sensitivity with low capacity forchange, and is subject to significant constraints being a Local Wildlife Site andimportant woodland on the edge of the urban area. The SA identifies 4 positive 3negative effects, although the loss of agricultural land is a significant negative. The site is detached from the edge of the urban area, and would have a detrimental impact on thegreen belt and suffers from significant constraint
<b>Site Selection Step 2</b>	R

Site Reference 529

Site Name Revised site 196 Bickenhill Road

Gross Area (Ha) 8.02

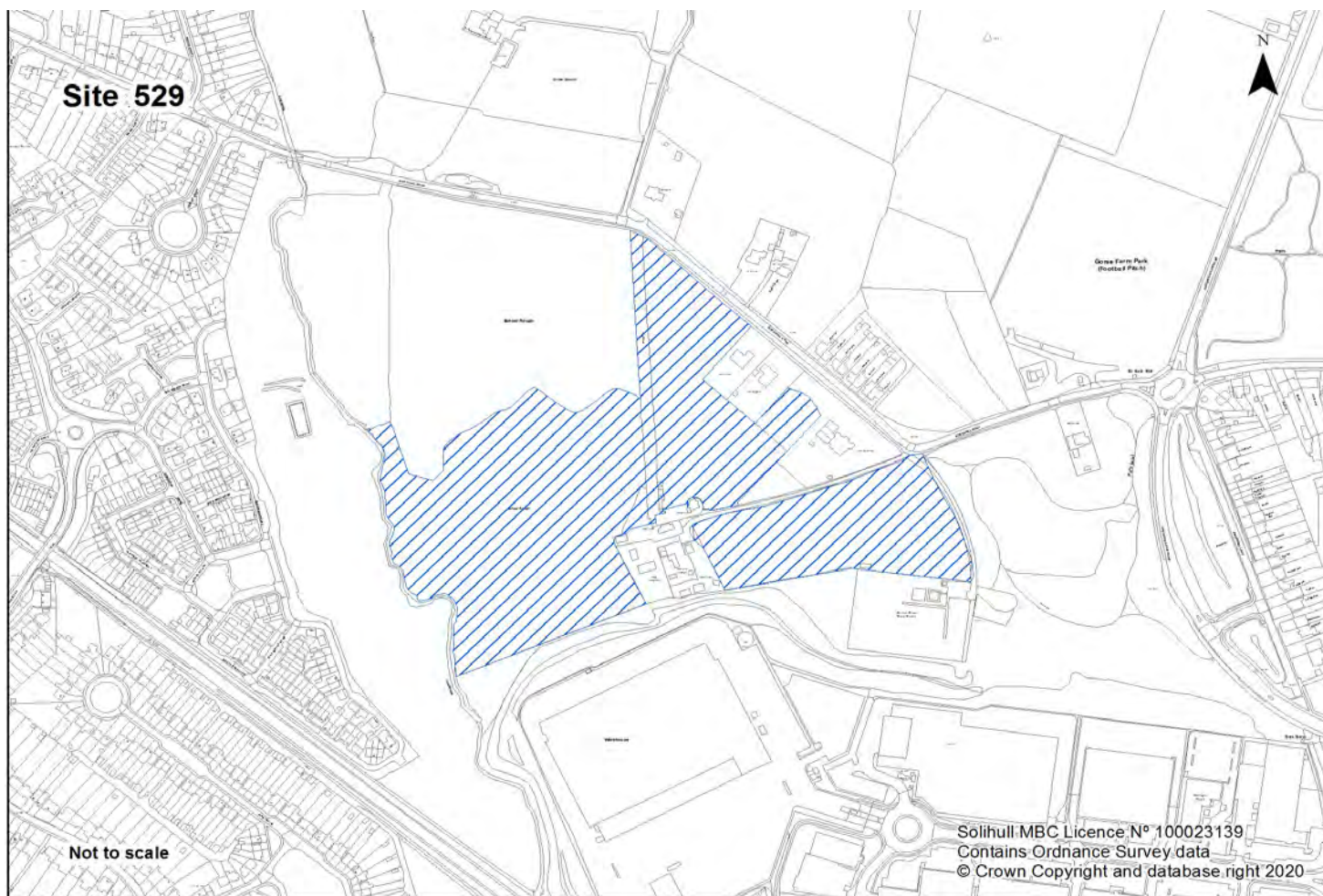
Ward Bickenhill

Capacity (SHELAA) 84

Parish Bickenhill & MGreen

Green Belt 100

Greenfield/Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints TPO

Soft constraints West of site Flood Zone 3 Part of site LWS Oil pipeline (smaller site)

## Evidence

**SHELAA**

Category 3 (significant suitability constraints)

**Accessibility Study**

Primary School: High  
Food Store: Medium  
GP Surgery: Low/Medium  
Public Transport: Low/Medium  
Overall: Medium  
Access: No footway provision along site frontage

**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 LCA10  
Landscape character sensitivity - Medium  
Visual sensitivity - Low  
Landscape value - Medium  
Landscape capacity to accommodate change - Low

**Sustainability Appraisal**

See CFS 196 (overlaps with 529)  
AECOM 6217 effects: 8 positive (5 significant); 5 neutral; 4 negative (1 significant, impact on soil).

## 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 lower 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 an 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 and a significant negative. However, it is detached from the urban area, would have a detrimental impact on the greenbelt and coalescence

**Site Selection Step 2**

R

<b>Site Reference</b>	530	<b>Site Name</b>	Revised site 197 Berkswell Road
<b>Gross Area (Ha)</b>	1.79	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	40	<b>Parish</b>	Meriden
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints** Green Belt Minerals safeguarding area

**Hard Constraints** TPO

**Soft constraints**

## Evidence

**SHELAA**

Category 1

**Accessibility Study**

Primary School: Medium Food Store: Very High GP Surgery: High Public Transport: High (Bus) Overall: High Access: No footway provision along site frontage

**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**

See CFS 197 (overlaps with 530) AECOM 7417 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 is identified as a settlement where limited expansion is acceptable in principle. Sites to the west generally have lower performing Green Belt and are well-related to services.

**Site Selection Step 1**

7

**Commentary**

Settlement is identified for limited expansion. However, site is within high performing broad area in the Green Belt Assessment, and would not create a strong defensible boundary. Site has a high level of accessibility, but is in an area of high visual sensitivity with very low capacity for change. SA of the wider site (CFS 197) identifies 7 positive and 8 negative effects. Majority of these effects are still relevant to this smaller parcel of land.

**Site Selection Step 2**

R

Site Reference 531

Site Name Land at Braggs Farm Lane

Gross Area (Ha) 2.20

Ward Blythe

Capacity (SHELAA) 52

Parish Tidbury Green

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints



## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: Medium GP Surgery: Medium Public Transport: Low (Rail) Overall: Low/Medium Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Moderately performing parcel (RP77) overall with a combined score of 6. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 21119 effects: 4 positive (2 significant); 12 neutral; 3 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Site is detached from Dickens Heath and does not fit within spatial strategy.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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/medium accessibility, with low 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 Dickens Heath.
<b>Site Selection Step 2</b>	R

Site Reference 533

Site Name Land adj. 237 Tythe Barn Lane

Gross Area (Ha) 0.30

Ward Blythe

Capacity (SHELAA) 4

Parish Dickens Heath

Green Belt 100

Greenfield/Brownfield Part greenfield, part brownfield



### Constraints

Policy Constraints Green Belt

Hard Constraints Group TPO

Soft constraints LWS

## Evidence

**SHELAA**

Category 3 (significant suitability constraints)

**Accessibility Study**

Primary School: Very High  
Food Store: Medium  
GP Surgery: Medium  
Public Transport: Very High (Rail)  
Overall: High  
Access: Footway along site frontage

**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**

Not considered in SA

## Site Selection

**Spatial Strategy**

Growth Option F: Limited expansion of rural villages/settlements

**Site Selection Topic Paper**

Part of Site 4

**Site Selection Step 1**

3

**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.' This is a small site on the edge of Dickens Heath village comprised of a residential property and surrounding land. Part of the site overlaps with the boundary for the Little Tyburn Coppice Local Wildlife Site and ancient woodland. Only the land immediately around the residence would be available for redevelopment and would need to take into account the need for a buffer in proximity to the ancient woodland, and therefore would not be suitable for more residential development.

**Site Selection Step 2**

R

Site Reference 535

Site Name Cleobury Lane - WM21924

Gross Area (Ha) 1.45

Ward Blythe

Capacity (SHELAA) 42

Parish Tidbury Green

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints Electricity transmission line through centre of site; Surface Water Flood Risk

## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: Medium GP Surgery: Medium Public Transport: Low (Rail) Overall: Low/Medium Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Moderately performing parcel (RP77) overall with a combined score of 6. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 21319 effects: 2 positive (1 significant); 10 neutral; 7 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Site is detached from Tidbury Green settlement and does not fit within spatial strategy.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	<p>The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site 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 low accessibility to public transport. Development would be detached from a main village and result in an unacceptable incursion into the countryside to the east of Tidbury Green.</p>
<b>Site Selection Step 2</b>	R

Site Reference 536

Site Name Cleobury Lane - WM12915

Gross Area (Ha) 0.70

Ward Blythe

Capacity (SHELAA) 23

Parish Tidbury Green

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints Existing dwelling/business/farm buildings on site. Slight Surface Water Flood Risk

## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Low Food Store: Medium GP Surgery: Low/Medium Public Transport: Low (Rail) Overall: Low/Medium Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Moderately performing parcel (RP77) overall with a combined score of 6. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 21419 effects: 1 positive (1 significant); 11 neutral; 7 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy as quite remote from nearest settlement
<b>Site Selection Topic Paper</b>	
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	<p>The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 3: 'to assist in safeguarding the countryside from encroachment.' The site 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 low accessibility to public transport. Development would be detached from a main village and result in an unacceptable incursion into the countryside to the east of Tidbury Green.</p>
<b>Site Selection Step 2</b>	R

Site Reference 537

Site Name Cleobury Lane - WM47626

Gross Area (Ha) 1.46

Ward Blythe

Capacity (SHELAA) 42

Parish Tidbury Green

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints Trees. Some surface Water Flood Risk



## Evidence

**SHELAA**

Category 1

**Accessibility Study**

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

**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 21519 effects: 1 positive (1 significant); 10 neutral; 8 negative (2 significant)

## Site Selection

**Spatial Strategy**

Site does not fit into any identified Growth Options in the spatial strategy as quite remote from nearest settlement

**Site Selection Topic Paper**

**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/medium accessibility, with low accessibility to public transport. Development would be detached from a main village and result in an unacceptable incursion into the countryside to the east of Tidbury Green.

**Site Selection Step 2**

R

Site Reference

539

Site Name

Land West of Church Lane

Gross Area (Ha)

0.09

Ward

Bickenhill

Capacity (SHELAA)

3

Parish

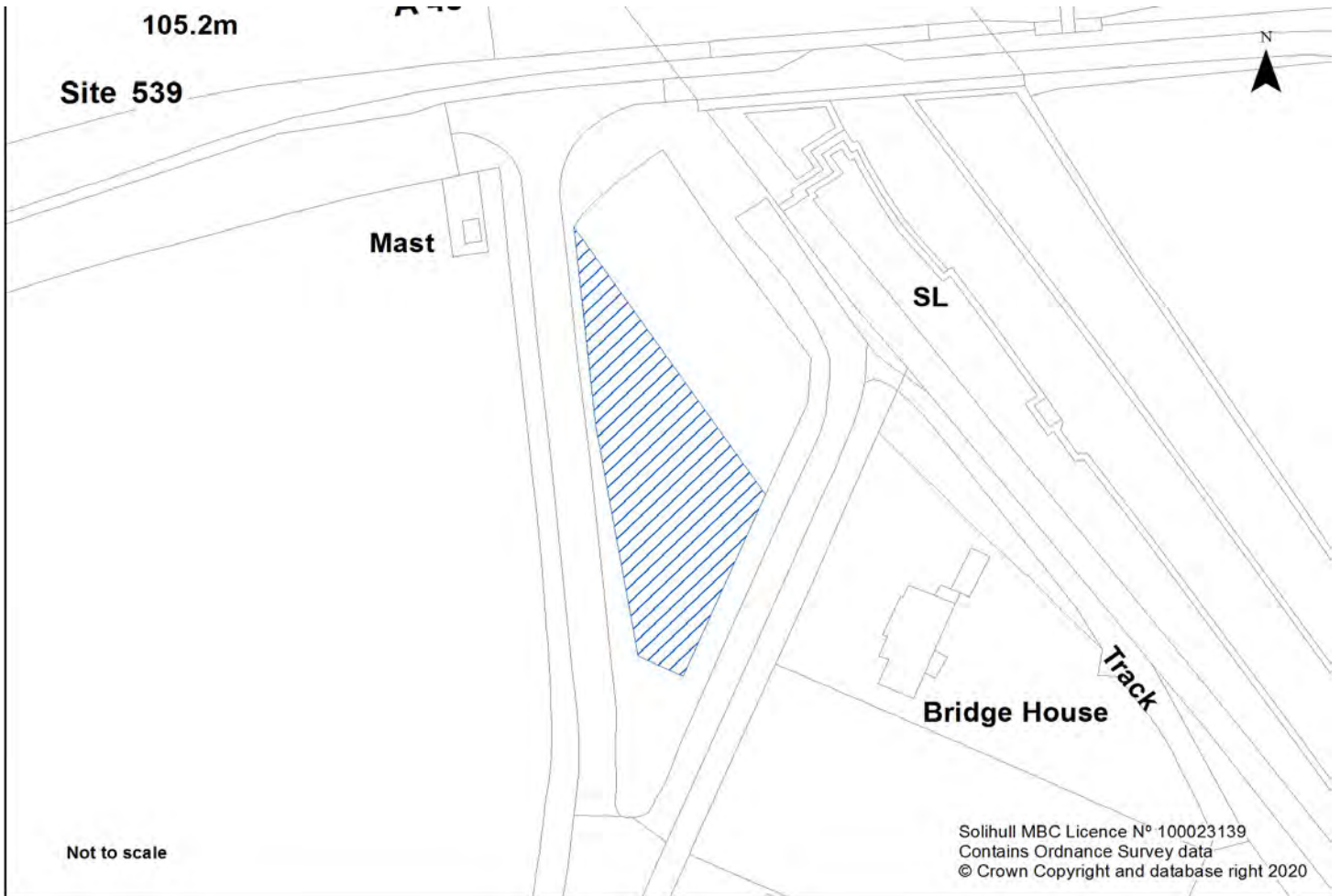
Bickenhill & MGreen

Green Belt

100

Greenfield/  
Brownfield

Greenfield



### Constraints

Policy Constraints

Green Belt

Hard Constraints

Soft constraints

## Evidence

<b>SHELAA</b>	Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very Low GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Very Low Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Moderately performing parcel (RP17) overall with a combined score of 7. *Highly performing in terms of purpose 4.
<b>Landscape Character Assessment</b>	Within LCA9 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Low Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Not considered in SA

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Site is remote from any settlement and does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	Site too small in isolation to be considered as an allocation. Whilst it is in moderately performing Green Belt, the site has very low accessibility and is remote from any settlement. It does not fit into any of the growth options in the spatial strategy.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	542	<b>Site Name</b>	Mayfield & Melbourne
<b>Gross Area (Ha)</b>	1.11	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	18	<b>Parish</b>	Bickenhill & MGreen
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Part brownfield/part greenfield



### Constraints

**Policy Constraints**

**Hard Constraints**

**Soft constraints**

## Evidence

<b>SHELAA</b>	Category 3 (significant suitability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very Low GP Surgery: Very Low Public Transport: Low/Medium (Bus) Overall: Very Low Access: Footway along site frontage
<b>Green Belt Assessment</b>	Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3.
<b>Landscape Character Assessment</b>	Within LCA1 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	See CFS 113 (overlaps with 542) Within AECOM 6417 effects: 4 positive (2 significant); 9 neutral; 4 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Site does not fit into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Site is remote from any settlement and does not fit into any identified Growth Options in the spatial strategy.
<b>Site Selection Step 1</b>	8
<b>Commentary</b>	Site too small in isolation to be considered as an allocation. Whilst it is in moderately performing Green Belt, the site has very low accessibility and is remote from any settlement. It does not fit into any of the growth options in the spatial strategy.
<b>Site Selection Step 2</b>	R

**Site Reference** 543

**Site Name** Land to the rear of 74-108 Coleshill Road

**Gross Area (Ha)** 1.44

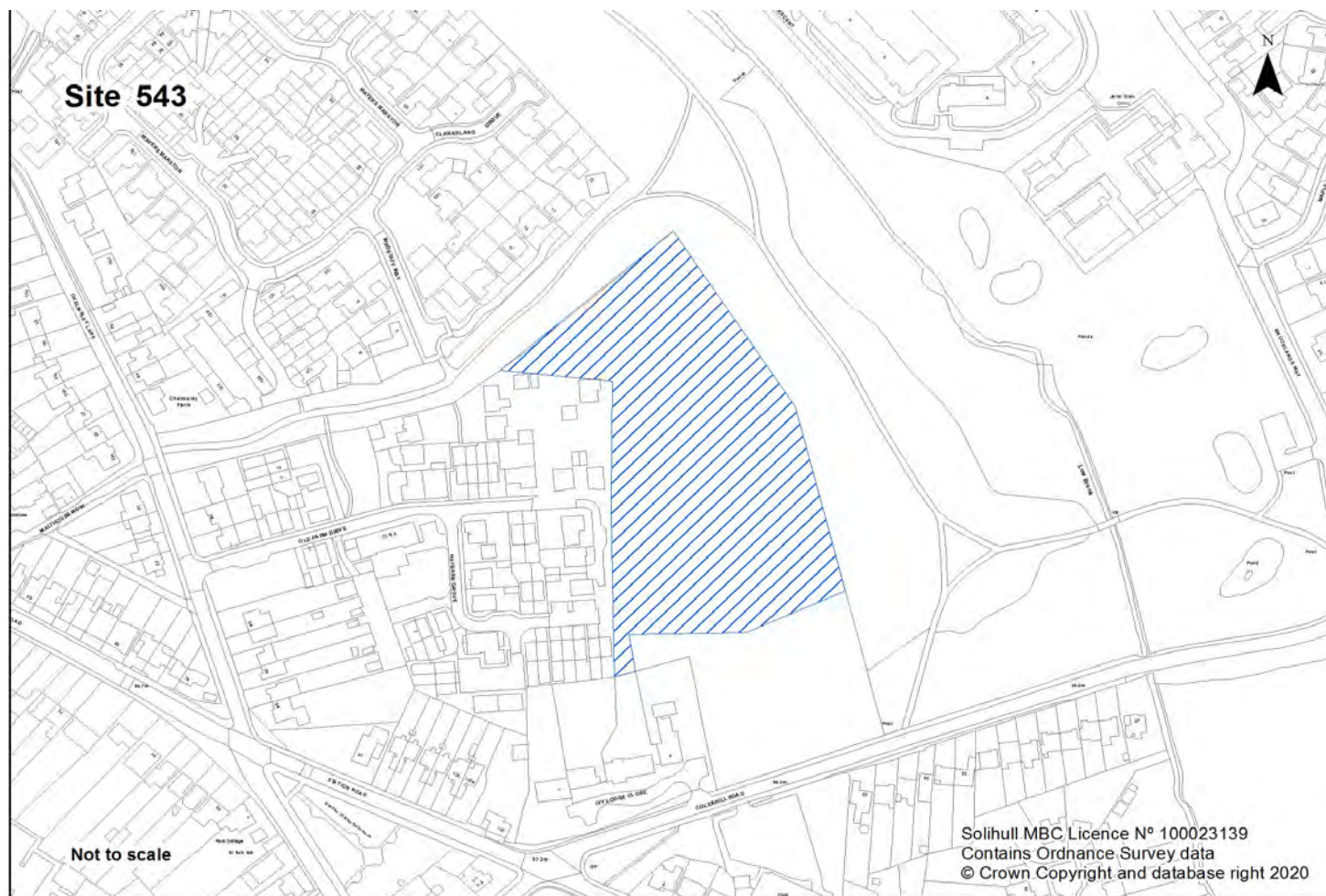
**Ward** Bickenhill

**Capacity (SHELAA)** 42

**Parish** Bickenhill & MGreen

**Green Belt** 100

**Greenfield/  
Brownfield** Part brownfield/part greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints** TPO

**Soft constraints** • Adjacent to Marston Green Local Nature Reserve and Local Wildlife Site • Habitats of wildlife interest

## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High (Rail) Overall: Very High Access: Footway along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP05) overall with a combined score of 2. Moderately performing in terms of purpose 1.
<b>Landscape Character Assessment</b>	Within LCA10 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	See CFS 341 (overlaps with 543) AECOM 14019 Effects: 8 positive (2 significant); 10 neutral; 1 negative

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	The impact on the integrity of the wider Green Belt, problems with viability, and the lack of capacity means that despite its accessibility this area is not suitable for major growth.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	Site is within lower performing parcel in the Green Belt Assessment, between arecent development and Marston Green Park, with a recently constructed health centre fronting Coleshill Road. 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
<b>Site Selection Step 2</b>	R

Site Reference 544

Site Name Broad Lane, Hawkhurst

Gross Area (Ha) 64.63

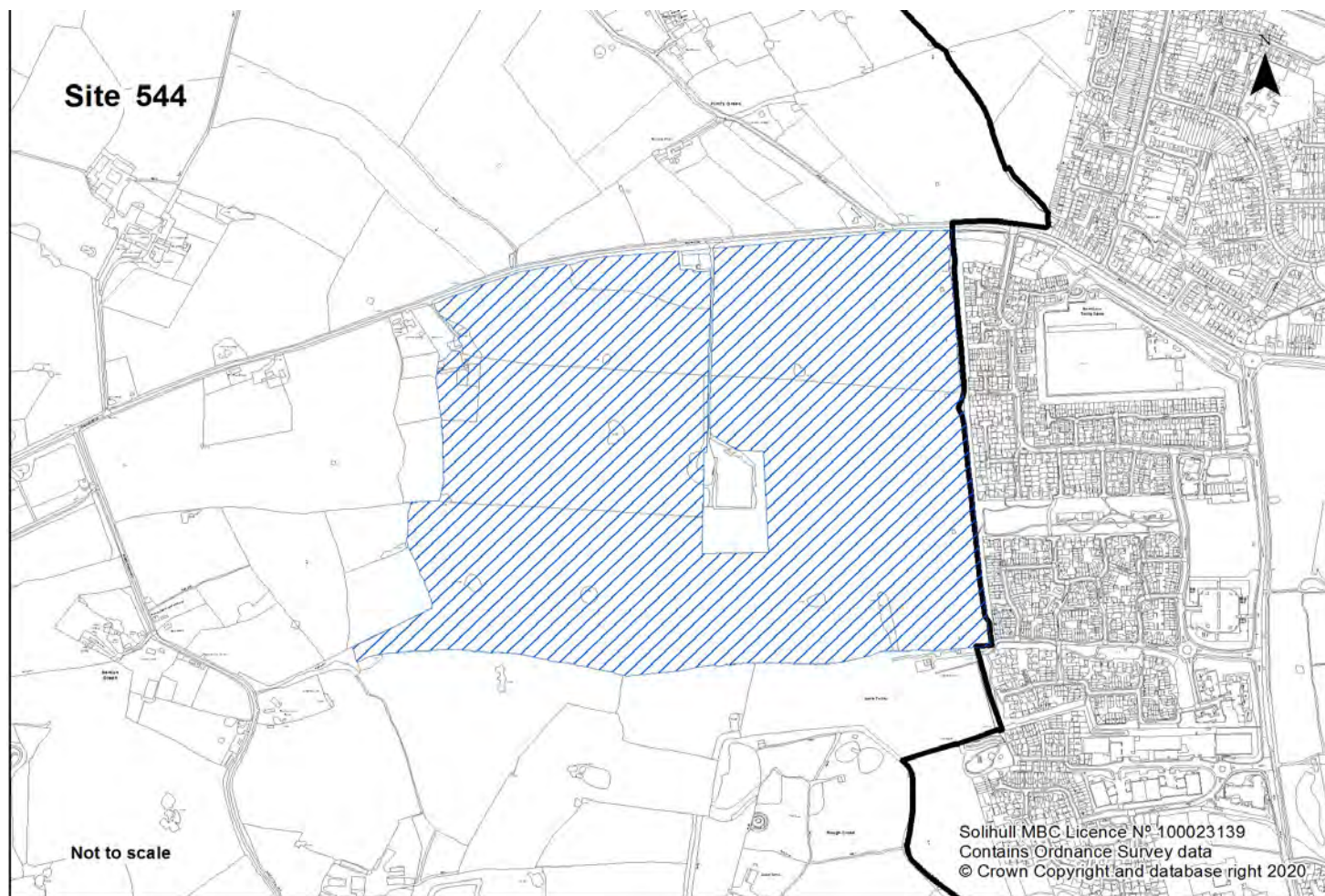
Ward Meriden

Capacity (SHELAA) 186

Parish Berkswell

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints Abuts Borough boundary Contaminated land (80% of site)Waste management site (centre of site) PROW through site



## Evidence

<b>SHELAA</b>	Category 3 (significant suitability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: High GP Surgery: Very Low Public Transport: Medium (Bus) Overall: Low/Medium Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP83) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA6 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	AECOM 21719 effects: 2 positive; 7 neutral; 10 negative (4 significant, impact on soil, landscape sensitivity, distance to leisure facilities and key economic assets)

## Site Selection

<b>Spatial Strategy</b>	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
<b>Site Selection Topic Paper</b>	Site does not fit into the spatial strategy.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	Site is within a lower performing parcel in the Green Belt Assessment, although it is isolated from development in the Borough and would result in indefensible boundaries to the south and west. Site has a low to medium 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 2 positive and 10 negative effects, of which accessibility to jobs and leisure facilities, landscape sensitivity and loss of agricultural land are significant. Not identified as an area for growth in the spatial strategy
<b>Site Selection Step 2</b>	R

Site Reference 545

Site Name Land at Tidbury Golf Club

Gross Area (Ha) 20.87

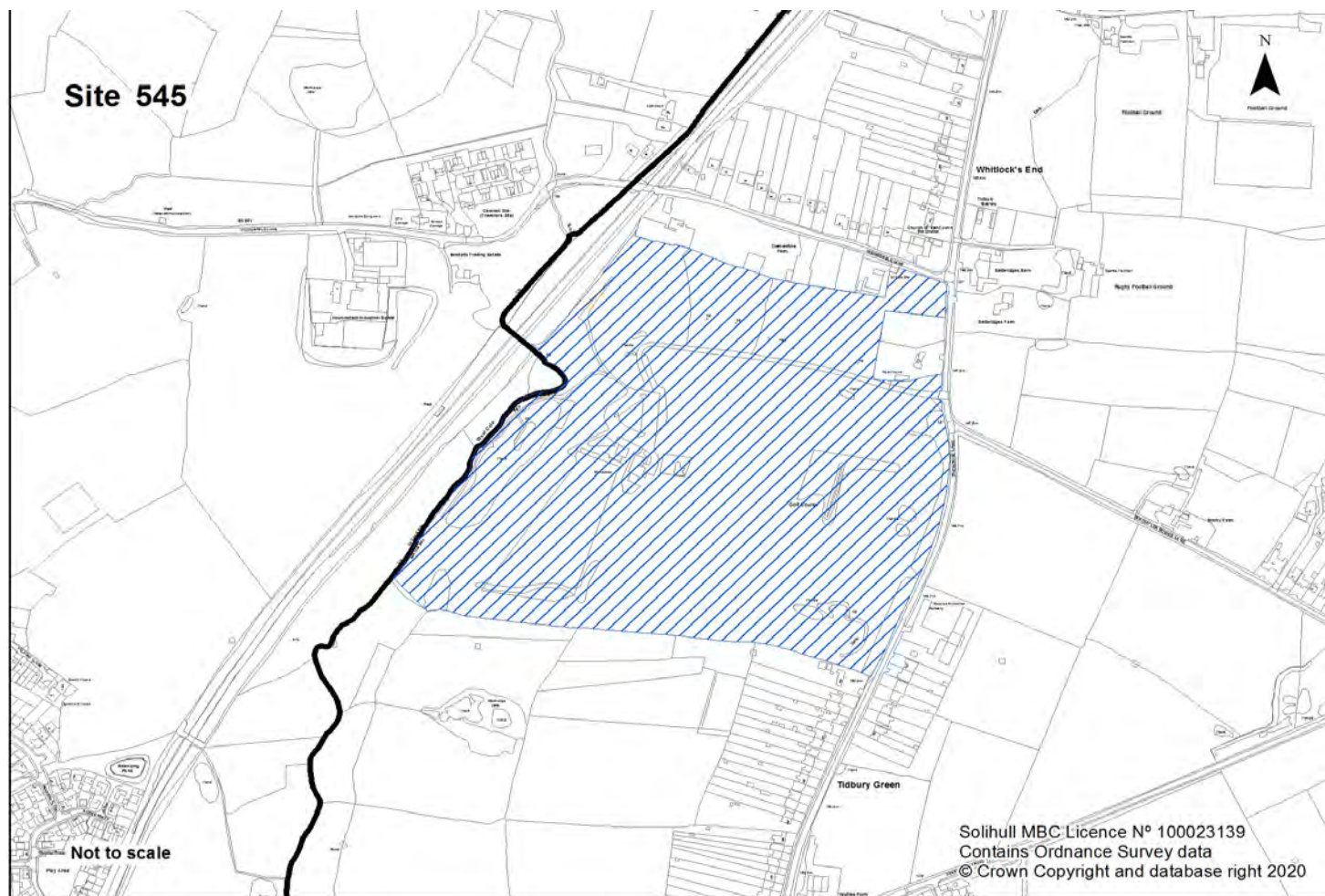
Ward Blythe

Capacity (SHELAA) 316

Parish Tidbury Green

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints TPOs on southern border of site

Soft constraints Borders borough boundary  
Part of site in FZ3  
Part of site contaminated  
Electricity transmission lines through centre of site

## Evidence

<b>SHELAA</b>	Category 3 (significant suitability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Low/Medium GP Surgery: Low/Medium Public Transport: Very High (Rail) Overall: Medium/High Access: Footway along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	See CFS 209 (overlaps with 545) AECOM 4817 effects: 7 positive (2 significant), 6 neutral, 4 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Tidbury Green village is identified as unsuitable for expansion, but suitable for infilling.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	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.
<b>Site Selection Step 2</b>	R

Site Reference 548

Site Name Land at rear of Stratford Road

Gross Area (Ha) 3.50

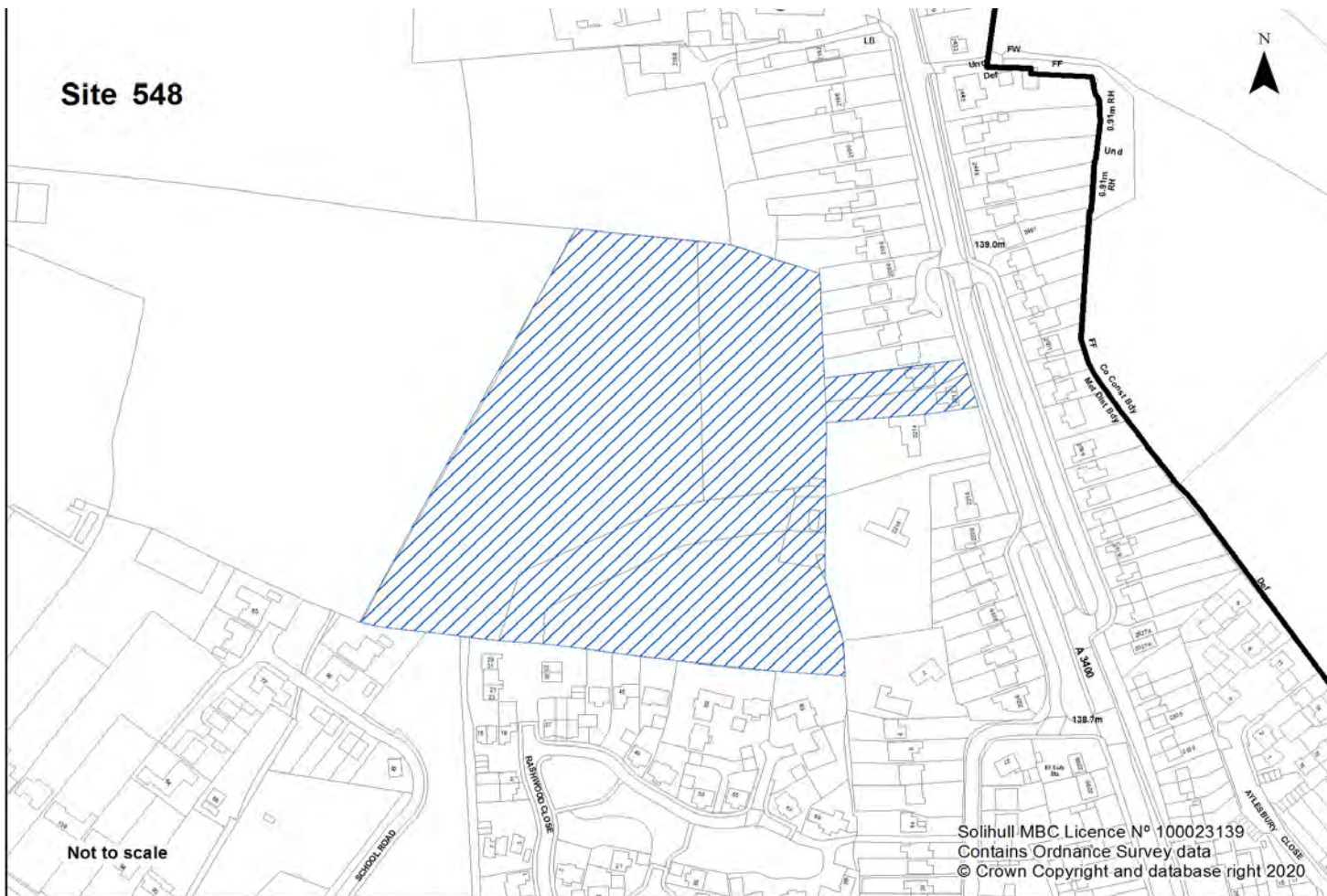
Ward Dorridge & Hockley Heath

Capacity (SHELAA) 82

Parish Hockley Heath

Green Belt 100

Greenfield/Brownfield Predominantly Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints Access via existing properties

## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Very Low Public Transport: Very Low Overall: Medium Access: Footway along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP49) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	See CFS 13 (overlaps with 548) AECOM 5917 effects: 5 positive (1 significant); 6 neutral; 6 negative.

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	This predominantly Greenfield site 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 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.
<b>Site Selection Step 2</b>	R

Site Reference 549

Site Name Land at Three Maypoles

Gross Area (Ha) 12.49

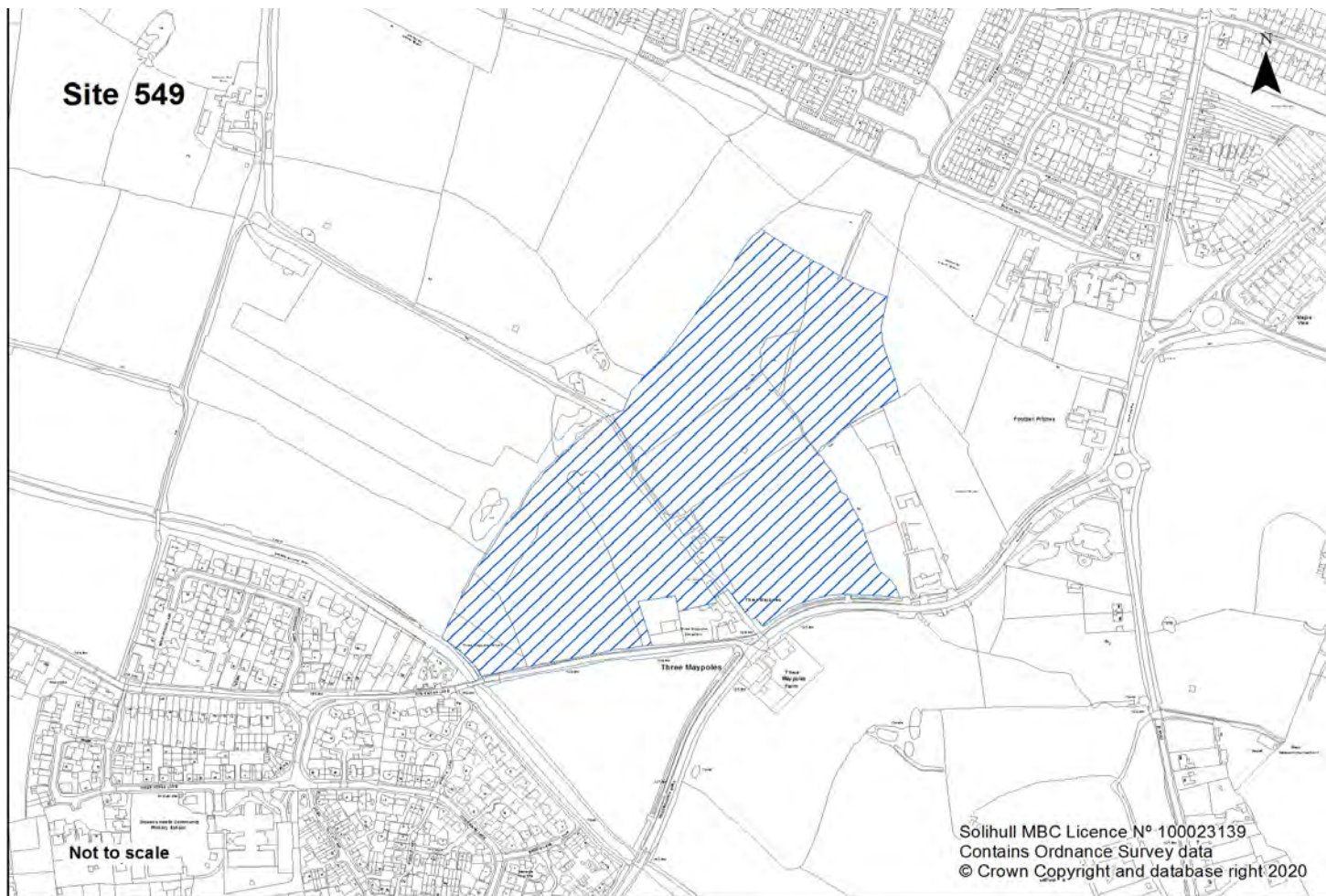
Ward Blythe

Capacity (SHELAA) 263?

Parish Dickens Heath

Green Belt 100

Greenfield/Brownfield Predominantly Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints PROW through site Small % contaminated Electricity transmission lines through site - pylons

## Evidence

**SHELAA**

Category 1

**Accessibility Study**

Primary School: High  
Food Store: Very High  
GP Surgery: Very Low  
Public Transport: Low/Medium (Bus)  
Overall: High  
Access: Footway along site frontage

**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**

See CFS 340 (overlaps with 549) AECOM 13819 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 high accessibility, with low/medium accessibility to public transport. Development is physically separated from Dickens Heath by the canal and would not form a cohesive part of the village. The development of the site would unacceptably narrow the gap between Dickens Heath and Shirley and is not considered to provide a strong defensible Green Belt boundary.

**Site Selection Step 2**

R

Site Reference 554

Site Name Land off Rumbush Lane

Gross Area (Ha) 9.21

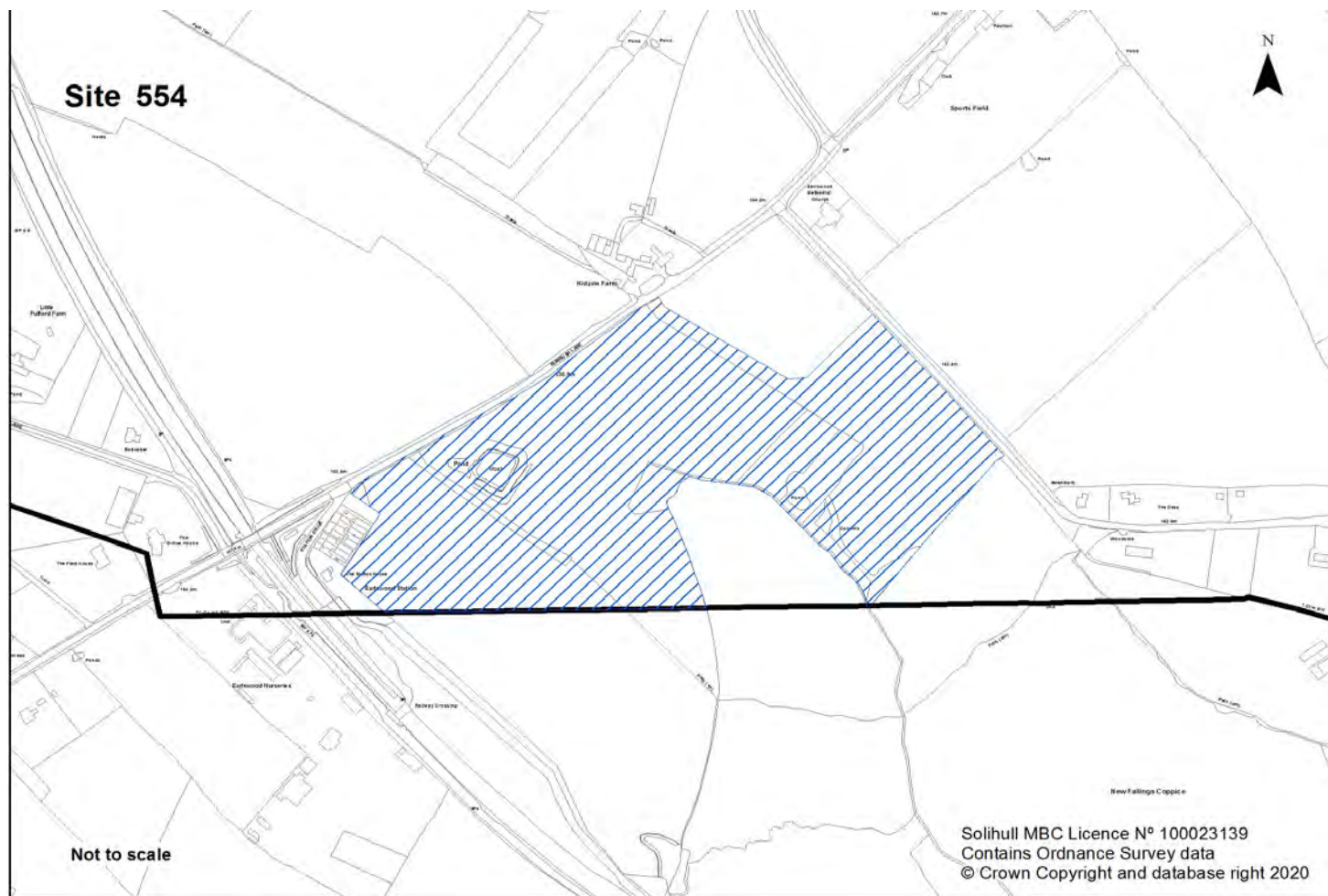
Ward Blythe

Capacity (SHELAA) 216

Parish Tidbury Green

Green Belt 100

Greenfield/Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints Adjacent to SSSI

Soft constraints PROW through site Trees



## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: LowFood Store: Very LowGP Surgery: Very LowPublic Transport: Very Low (Rail)Overall: Very LowAccess: No footway provision along site frontage
<b>Green Belt Assessment</b>	Moderately performing parcel (BA01) overall with a combined score of 6. *Highly performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA2Landscape character sensitivity - HighVisual sensitivity - HighLandscape value - MediumLandscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	Revised smaller site - see CFS 141:AECOM 70.17 effects:2 positive;9 neutral;6 negative (2 significant).

## Site Selection

<b>Spatial Strategy</b>	Site does not fit neatly into any identified Growth Options in the spatial strategy. Site would be lowest priority in the spatial strategy hierarchy.
<b>Site Selection Topic Paper</b>	Site is detached and remote from a settlement.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	The site is a smaller version of CFS 141. 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.
<b>Site Selection Step 2</b>	R

Site Reference 556

Site Name Land North of Main Road

Gross Area (Ha) 9.36

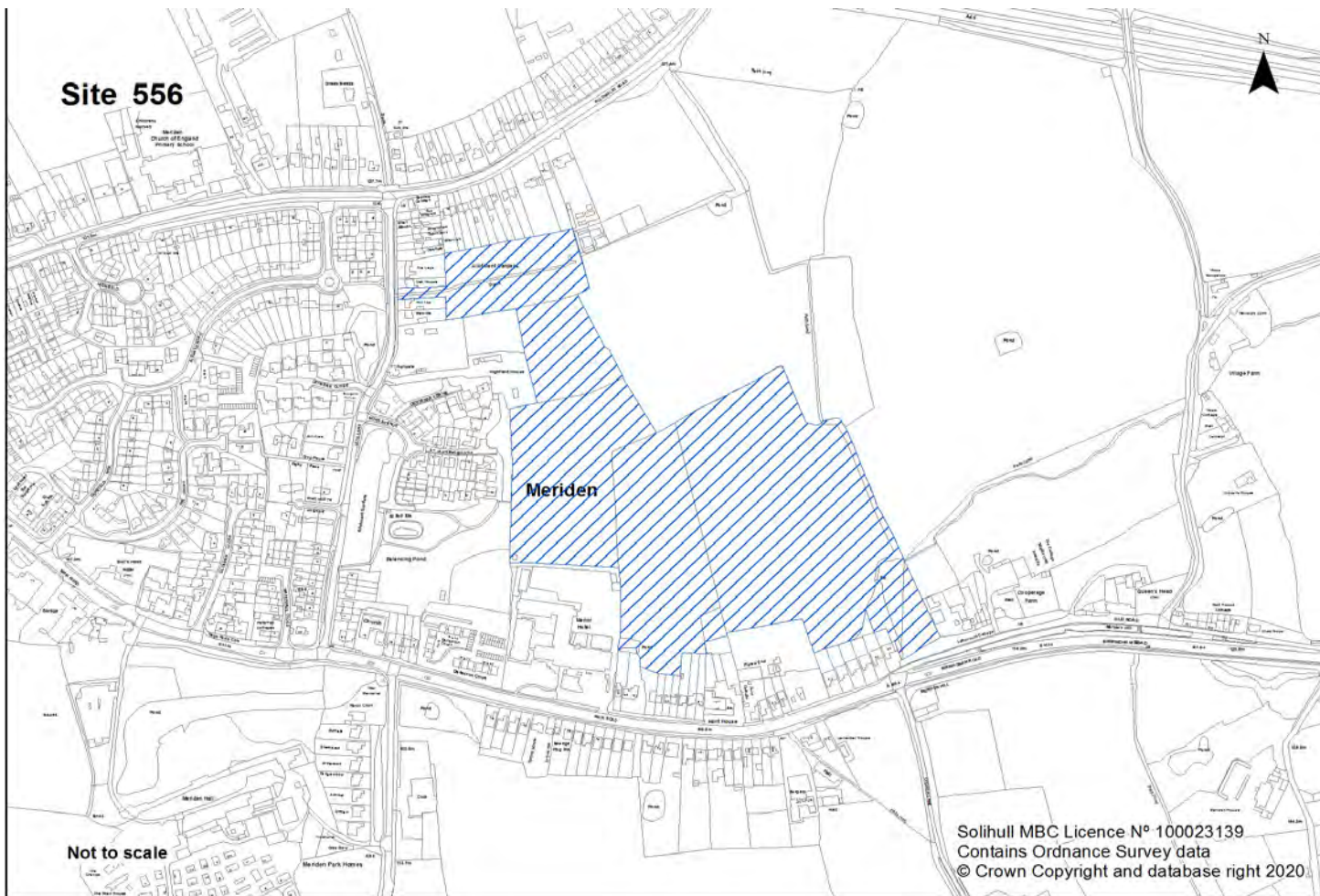
Ward Meriden

Capacity (SHELAA) 219

Parish Meriden

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Mineral Safeguarding areaGreen Belt

Hard Constraints

Soft constraints PROW through east of site;Allotments at north of site included in boundary

## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High (Bus) Overall: Very High Access: Footway along site frontage
<b>Green Belt Assessment</b>	Moderate performing parcel (RP25) overall with a combined score of 5. *Highly performing in terms of purpose 1.
<b>Landscape Character Assessment</b>	Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	See CFS 420 (and 211) (Overlap with 556) AECOM 153/Site CFS 42019 effects: 8 positive (5 significant); 7 neutral; 5 adverse.

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Meriden is identified as a settlement where limited expansion is acceptable in principle. Sites to the west generally have lower performing Green Belt and are well-related to services.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	Site is within an overall low/moderate performing parcel in the Green Belt Assessment, although the parcel is high performing for purpose 1 (To check the unrestricted sprawl of large built-up areas). The site does not provide strong defensible Green Belt boundaries and is within an area of high landscape character sensitivity with low capacity for change. The site does, however, score highly in the Accessibility Study being located on the edge of the built up area of Meriden. The SA identifies 8 positive effects (6 significant) and 5 negative effects. Meriden village is identified for limited growth. However development of this site would have a detrimental impact on the surrounding green belt.
<b>Site Selection Step 2</b>	R

Site Reference 557

Site Name Barratts Farm - new sub

Gross Area (Ha) 85.52

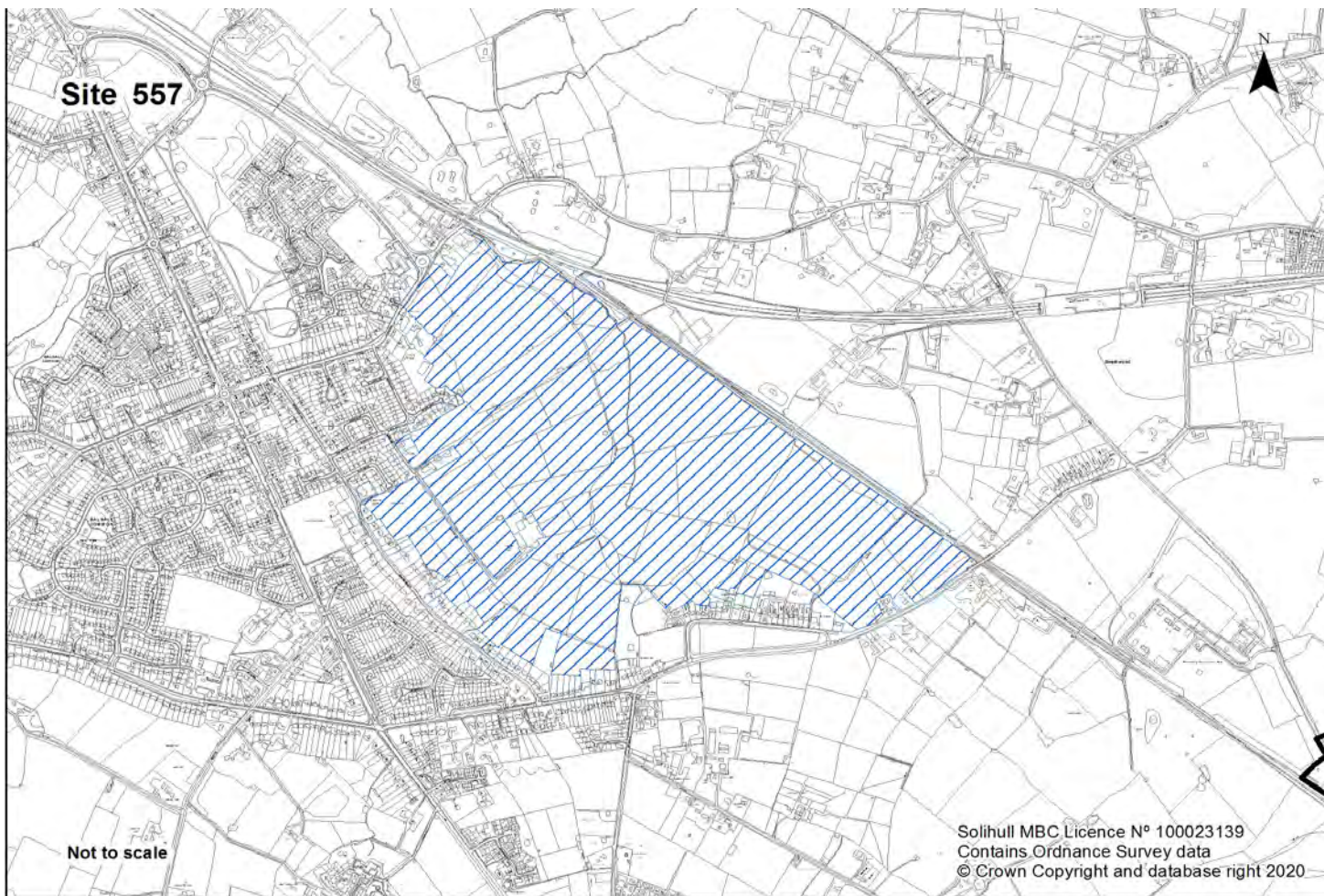
Ward Meriden

Capacity (SHELAA) 1921

Parish Berkswell

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Mineral Safeguarding area Green Belt

Hard Constraints Adjacent to Listed building

Soft constraints PROW% of site Flood zone 3 Trees

## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: MediumFood Store: Very HighGP Surgery: Very HighPublic Transport: Very High (Rail)Overall: Very HighAccess: No footway provision along site frontage
<b>Green Belt Assessment</b>	North east area - Higher performing Broad Area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.South west area- Parcel (RP64) scores 0 and does not perform against the Green Belt purposes 1, 2, 3 or 4.North area -
<b>Landscape Character Assessment</b>	Within LCA5Landscape character sensitivity - MediumVisual sensitivity - MediumLandscape value - MediumLandscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	See CFS 33 (Overlap with 557)AECOM 9717 effects:6 positive (2 significant);5 neutral;6 negative (3 significant). AECOM 23019 effects:8 positive (3 significant);5 neutral;8 negative (2 significant, impact on soil and distance tyo key economic ass

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	Site is partly within moderately performing parcel and partly within a highly performing broad area in the Green Belt Assessment, but adjoins the settlement and would have a defensible boundary to north-east with the HS2 line. This highly performing Green Belt will be cut off from the main part of the broad area by HS2. Overall very high accessibility, although this varies over the extent of the site. It is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA is mixed, with 8 positive and 8 negative effects, of which only impact on soil 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.
<b>Site Selection Step 2</b>	G

Site Reference 561

Site Name Damson Parkway

Gross Area (Ha) 17.39

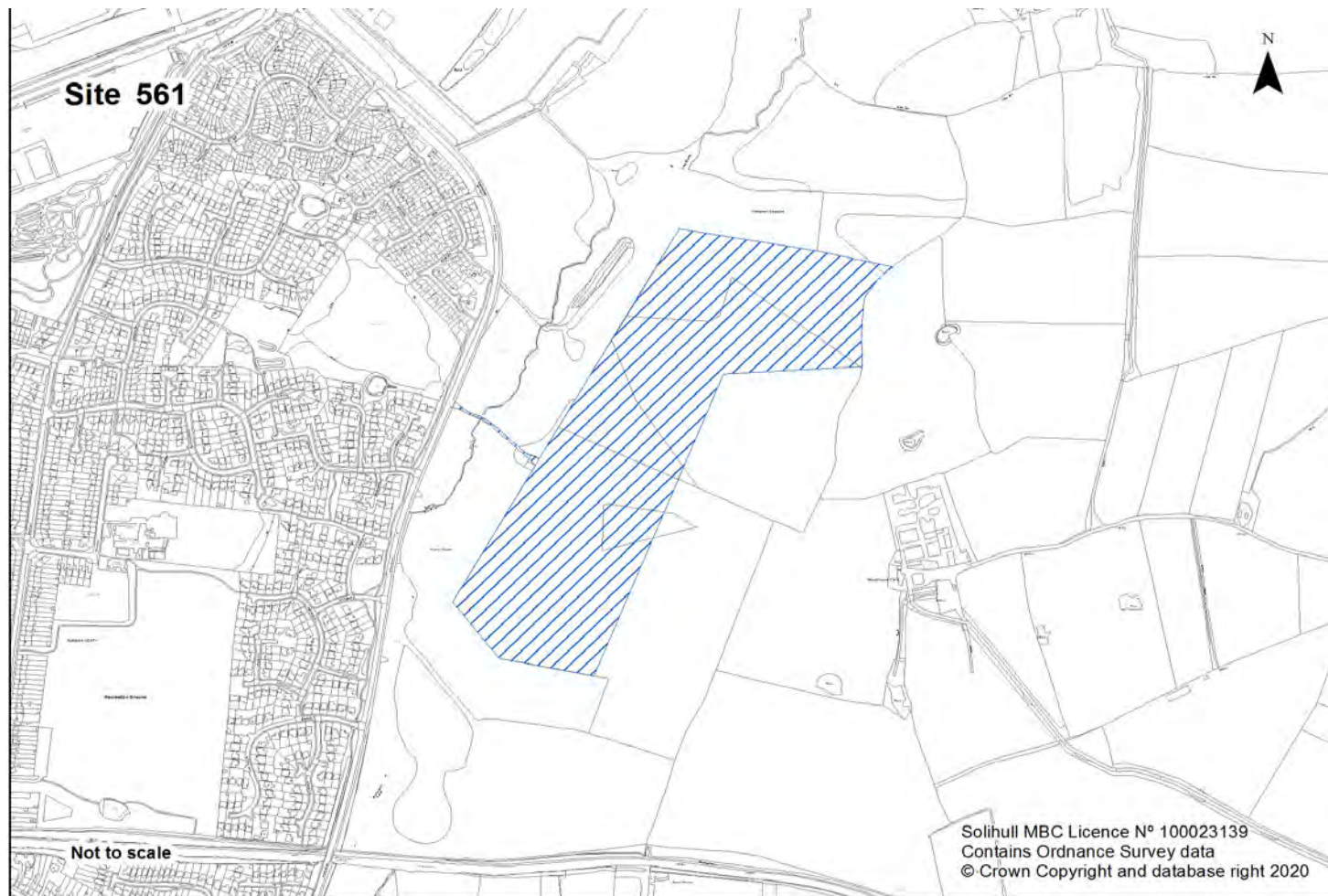
Ward Bickenhill

Capacity (SHELAA) 407

Parish HIA

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints Group TPO (whole of site)

Soft constraints Adjacent to LWS

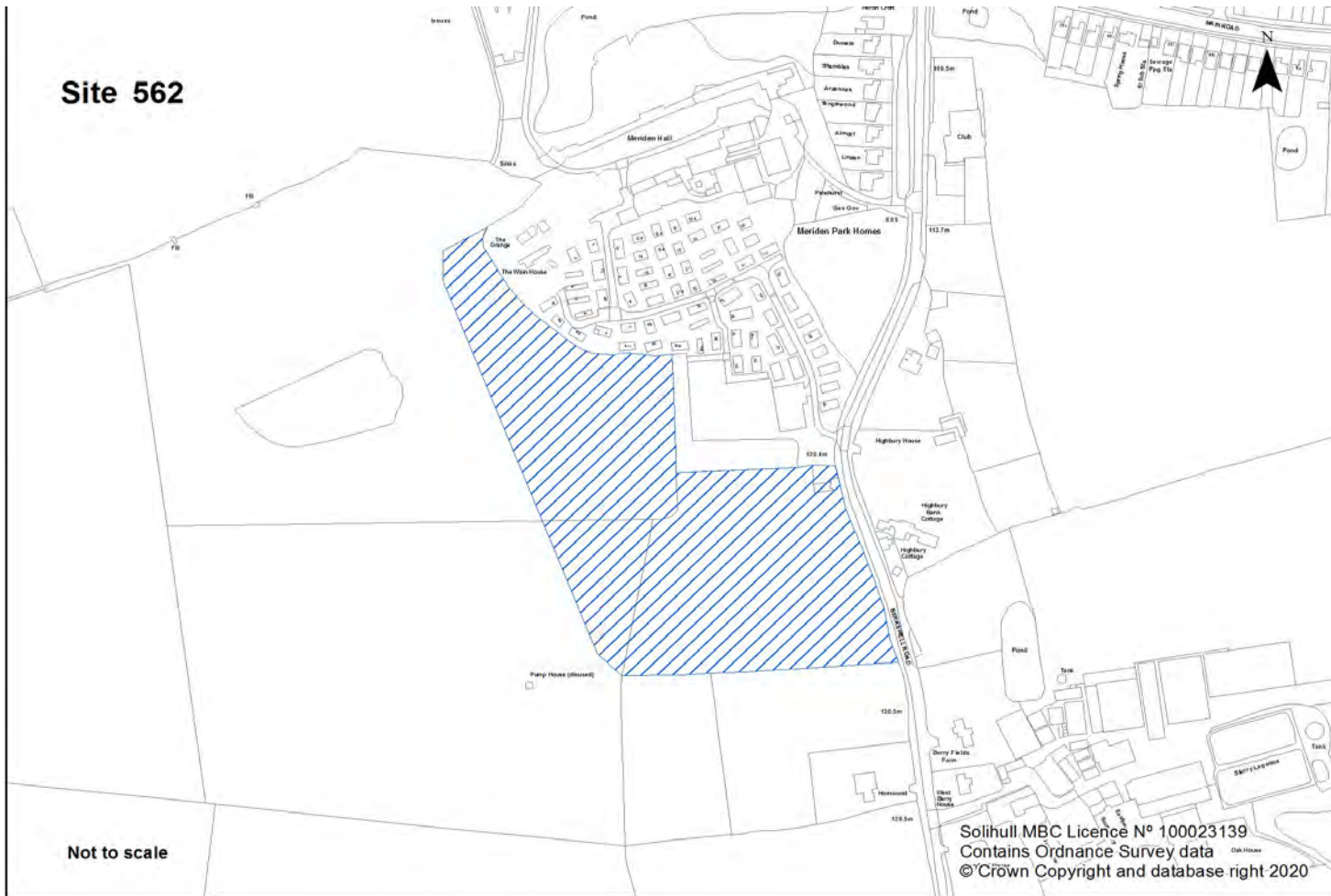
## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Medium Food Store: Low GP Surgery: Low Public Transport: Low/Medium (Bus) Overall: Medium Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Moderately performing parcel (RP15) overall with a combined score of 6. Moderately performing in terms of purposes 1 and 3.
<b>Landscape Character Assessment</b>	Within LCA1 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	See CFS 195 (overlaps with 561) AECOM 10918 Effects: 10 positive (2 significant); 5 neutral; 3 negative (1 significant, impact on soil)

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Large scale urban extension
<b>Site Selection Topic Paper</b>	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 of site. Site is detached from urban area and physically separated by Hampton Coppice and would not be considered suitable for growth.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	Site is within moderately performing parcel in the Green Belt Assessment and lacks defensible boundaries. The site has medium level of accessibility, is within an area of medium landscape sensitivity with low capacity for change, and is subject to significant constraints being a Local Wildlife Site and important woodland on the edge of the urban area. The SA identifies 4 positive 3 negative effects, although the loss of agricultural land is a significant negative. The site is detached from the edge of the urban area, and would have a detrimental impact on the green belt and suffers from significant constraint
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	562	<b>Site Name</b>	Land at Berkswell Road, Meriden
<b>Gross Area (Ha)</b>	4.25	<b>Ward</b>	Meriden
<b>Capacity (SHELAA)</b>	90	<b>Parish</b>	Meriden
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt Minerals safeguarding area
<b>Hard Constraints</b>	Group TPO (% of site)
<b>Soft constraints</b>	PROW



## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: MediumFood Store: Very HighGP Surgery: HighPublic Transport: High (Bus)Overall: HighAccess: No footway provision along site frontage
<b>Green Belt Assessment</b>	Higher performing Broad Area (BA04) overall with a combined score of 12. *Highly performing in terms of all purposes.
<b>Landscape Character Assessment</b>	Within LCA4DLandscape character sensitivity - HighVisual sensitivity - MediumLandscape value - MediumLandscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	See CFS 197 (overlaps with 562)AECOM 7417 effects:7 positive (3 significant);2 neutral;8 negative (1 significant).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	Meriden is identified as a settlement where limited expansion is acceptable in principle. Sites to the west generally have lower performing Green Belt and are well-related to services.
<b>Site Selection Step 1</b>	7
<b>Commentary</b>	Settlement is identified for limited expansion. However, site is within high performing broad area in the Green Belt Assessment, and would not create a strong defensible boundary. Site has a high level of accessibility, but is in an area of high visual sensitivity with very low capacity for change. SA of the wider site (CFS 197) identifies 7 positive and 8 negative effects. Majority of these effects are still relevant to this smaller parcel of land.
<b>Site Selection Step 2</b>	R

Site Reference 563

Site Name Land off Meriden Road

Gross Area (Ha) 4.40

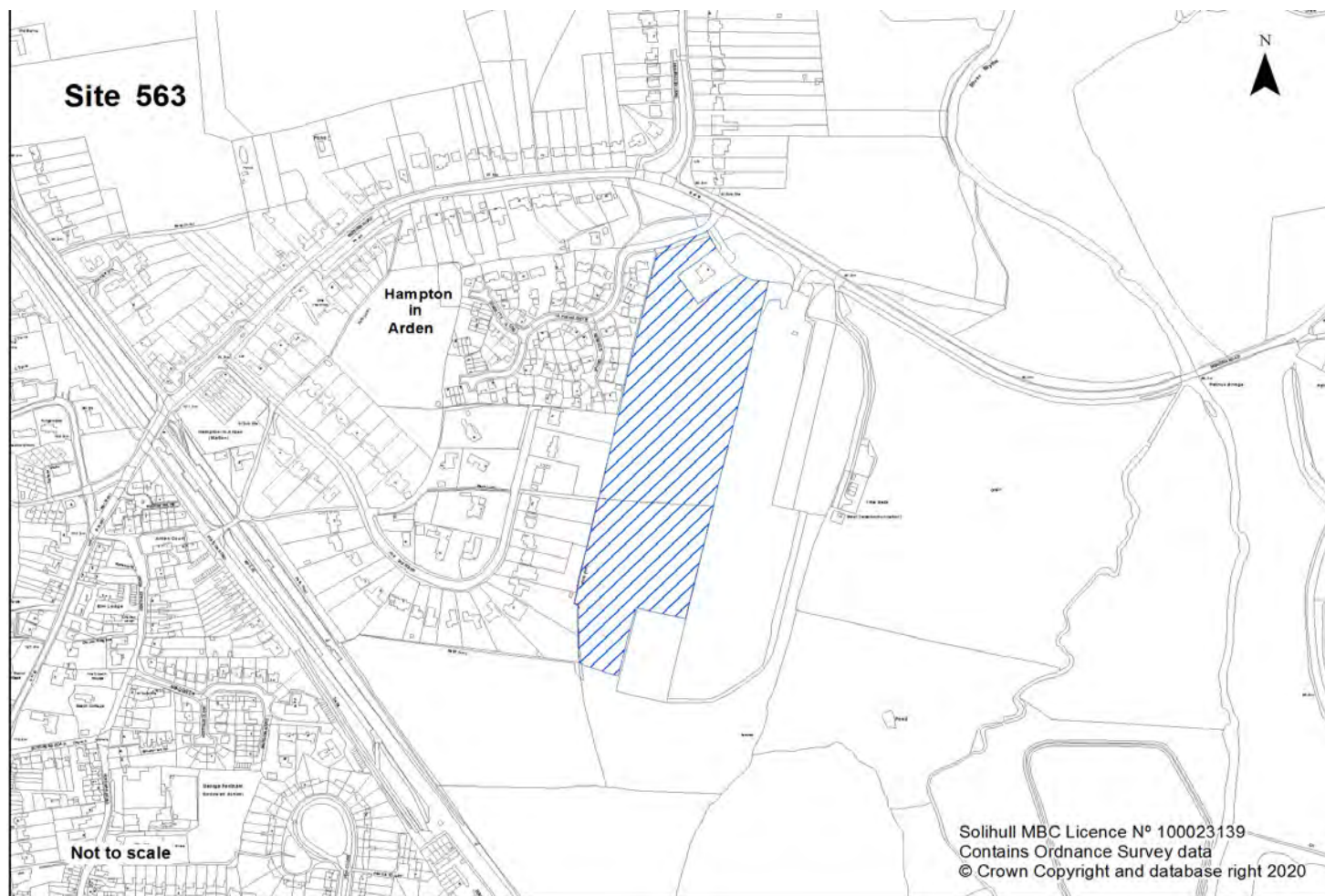
Ward Bickenhill

Capacity (SHELAA) 11

Parish HIA

Green Belt 0

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Southern 40% Green Belt, northern 60% allocated for housing in SLP2013

Hard Constraints TPOs

Soft constraints Trees

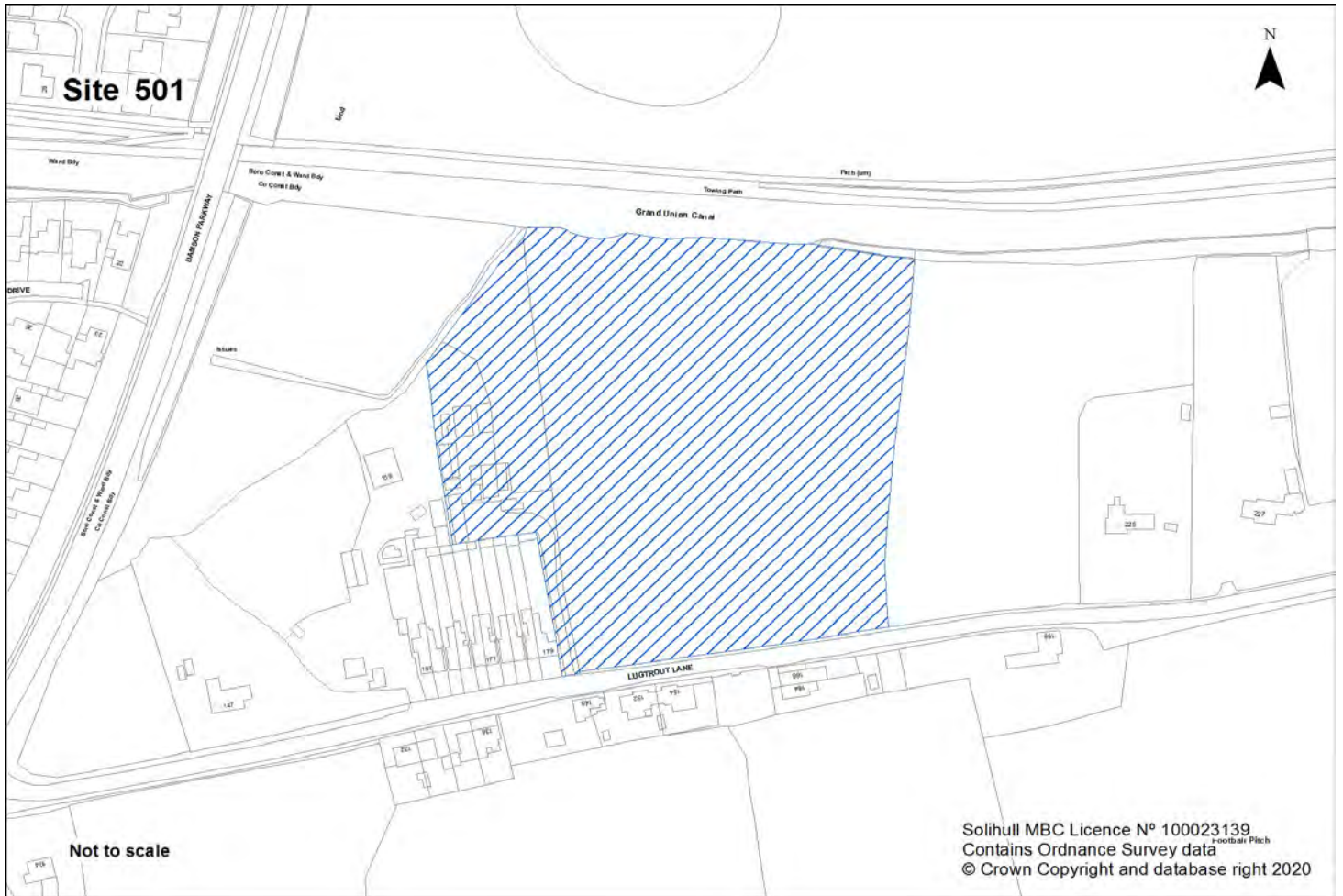
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Medium Food Store: Medium GP Surgery: Low/Medium Public Transport: Very High (Rail) Overall: Medium/High Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	South area - Lower performing parcel (RP22) overall with a combined score of 5. Moderately performing in terms of purposes 1 and 3. North area - not Green Belt
<b>Landscape Character Assessment</b>	Within LCA4D Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low
<b>Sustainability Appraisal</b>	See CFS 129 (Overlaps with 563) AECOM 9617 effects: 1 positive; 11 neutral; 5 negative (1 significant, distance to convenience store/supermarket).

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	Hampton-in-Arden village is identified as suitable for limited growth.
<b>Site Selection Step 1</b>	2 & 5
<b>Commentary</b>	Site is on the edge of Hampton in Arden within a lower 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 to high level of accessibility, and is within an 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
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	501	<b>Site Name</b>	Land to the north Lugtrout Lane
<b>Gross Area (Ha)</b>	1.91	<b>Ward</b>	Bickenhill
<b>Capacity (SHELAA)</b>	48	<b>Parish</b>	Hampton in Arden
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints**

**Soft constraints** Adj to Canal

## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: Very High GP Surgery: High Public Transport: Low/Medium (Bus) Overall: High Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP27) overall with a combined score of 4. Moderately performing in terms of purpose 2
<b>Landscape Character Assessment</b>	Within LCA1 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site not considered in SA

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	This accessible site is on the edge of the urban area within a lower performing parcel of Green Belt. Whilst a strong defensible Green Belt boundary could be provided to the north, this would be more difficult to the east. 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, with few some constraints. The SA identifies 5 positive, (including 2 significant positives) and 2 negative effects. The site could form part of an urban extension in an area identified in the spatial strategy as suitable for growth.
<b>Site Selection Step 2</b>	G

Site Reference 502

Site Name Land off Jacobean Lane

Gross Area (Ha) 7.22

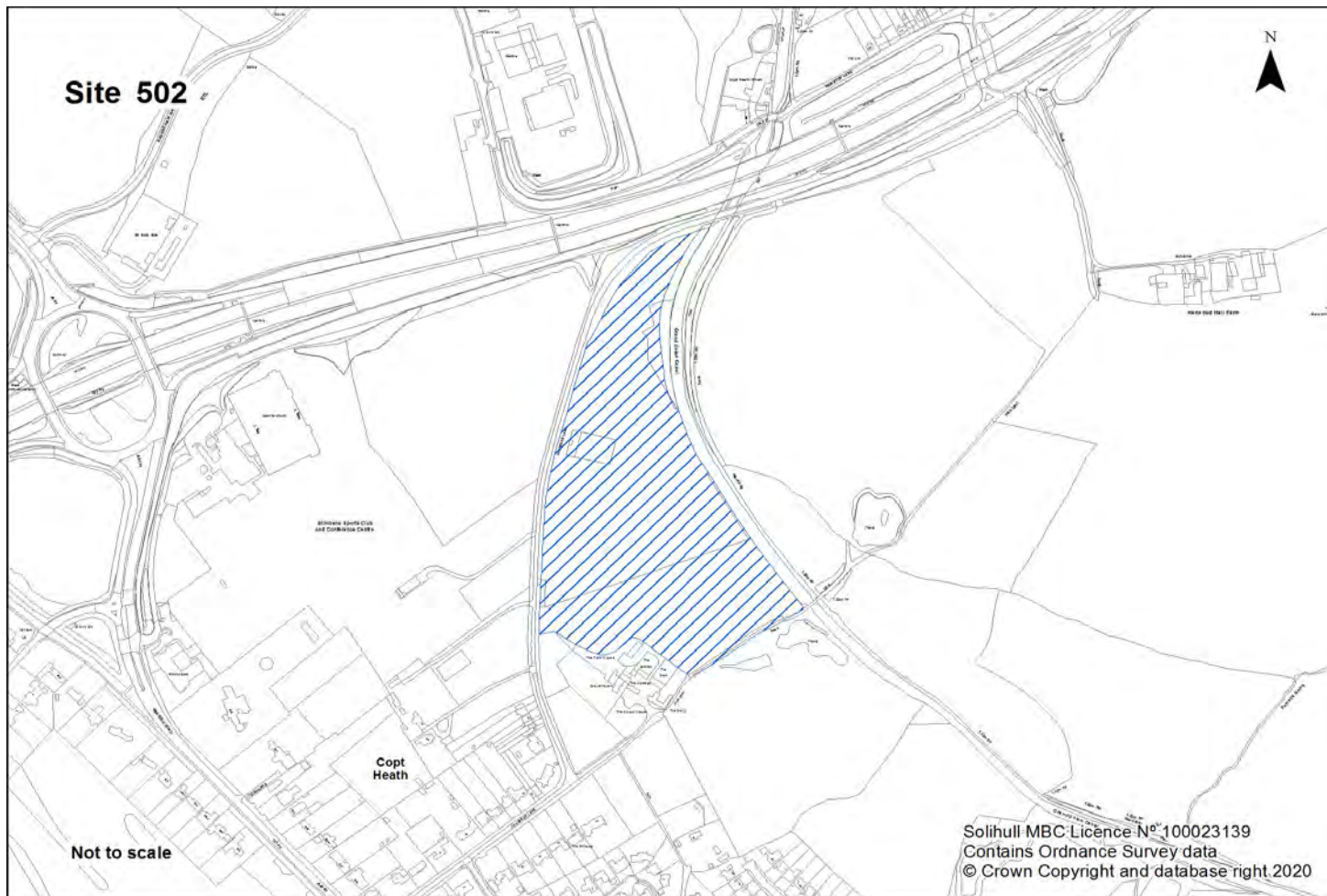
Ward Knowle

Capacity (SHELAA) 169

Parish

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints Overhead electricity line (northern edge)

Soft constraints Entire site is classed as Contaminated land  
Proximity to M42 PROW SL10 runs on southern boundary  
Adj to Canal

## Evidence

<b>SHELAA</b>	Category 3 (significant suitability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very Low GP Surgery: Very Low Public Transport: Very Low (Bus) Overall: Very Low Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Moderately performing parcel (RP36) overall with a combined score of 7. *Highly performing in terms of purpose 1.
<b>Landscape Character Assessment</b>	Within LCA1 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 20519 effects: 2 positive; 11 neutral; 6 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	Being somewhat detached from the main settlement of Knowle, this greenfield site is in a moderately performing parcel of Green Belt overall and scores highly against purpose 1 to 'check unrestricted sprawl of large built up areas'. The site is fairly well contained within the boundaries of Jacobean Lane and the Grand Union canal, however development would represent an incursion into the Green Belt, well beyond the existing strong defensible boundary of Jacobean Lane and eroding the gap between the settlement of Knowle and the main urban area of Solihull. The site has very low accessibility to key services and facilities and public transport and there is no footway provision along the site frontage. The site may also face some suitability constraints given its location close to the M42. Whilst contamination has been identified as a constraint on the land, further work and investigations by the site promoter suggests that the site was the subject of a short-lived tipping exercise, undertaken before 1974, of excess materials from motorway construction work. The
<b>Site Selection Step 2</b>	R

Site Reference 506

Site Name 227 Lugtrout Lane

Gross Area (Ha) 0.39

Ward Bickenhill

Capacity (SHELAA) 14

Parish HIA

Green Belt 100

Greenfield/  
Brownfield Brownfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints Existing property on site



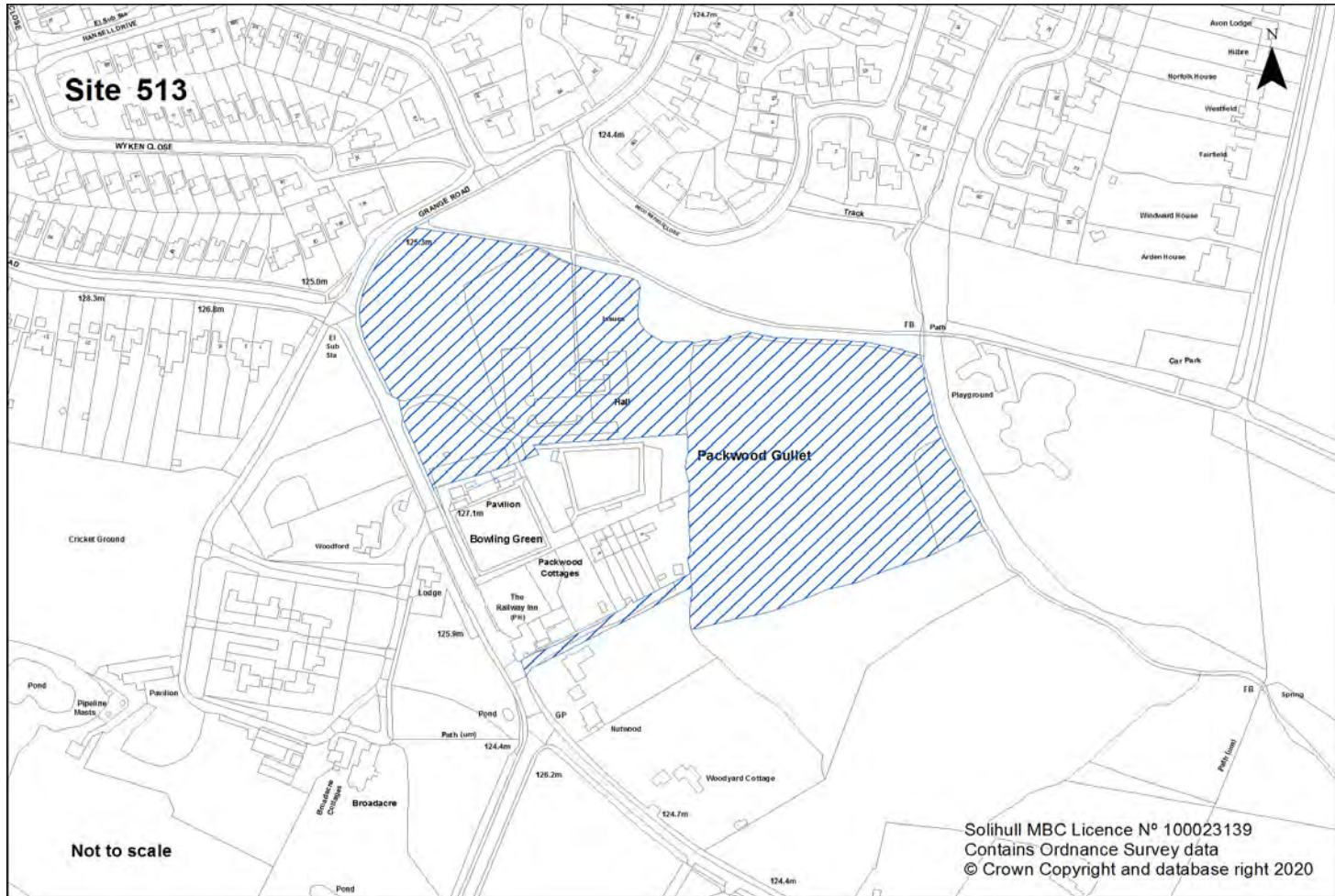
## Evidence

<b>SHELAA</b>	Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: High GP Surgery: Medium Public Transport: Low/Medium (Bus) Overall: Medium/High Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP27) overall with a combined score of 4. Moderately performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA1 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	See CFS 29 (adj. site) AECOM 11718 Effects: 5 positive (1 significant); 10 neutral; 3 negative

## Site Selection

<b>Spatial Strategy</b>	Site could potentially be considered as part of Growth Option G: Large scale urban extension - Area C.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	3
<b>Commentary</b>	The site is previously developed land in a lower performing parcel of Green Belt. When considered in isolation, it is slightly detached from the main urban area of Solihull, although it has medium to very high accessibility to key services and public transport. Whilst the canal would provide a strong defensible Green Belt boundary to the north, this would be more difficult to the east. The site is within an area of medium landscape character, medium landscape value with a low capacity to accommodate change. The SA identifies 5 positive (including 1 significant positive) and 3 negative effects. The site could form part of an urban extension in an area identified in the spatial strategy as being suitable for growth.
<b>Site Selection Step 2</b>	G

<b>Site Reference</b>	513	<b>Site Name</b>	Land east of Grange Road (1)
<b>Gross Area (Ha)</b>	4.09	<b>Ward</b>	Dorridge & HH
<b>Capacity (SHELAA)</b>	96	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Part brownfield/part greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	Group TPO on whole of site
<b>Soft constraints</b>	Adjacent to LWSSurface water flood riskTrees

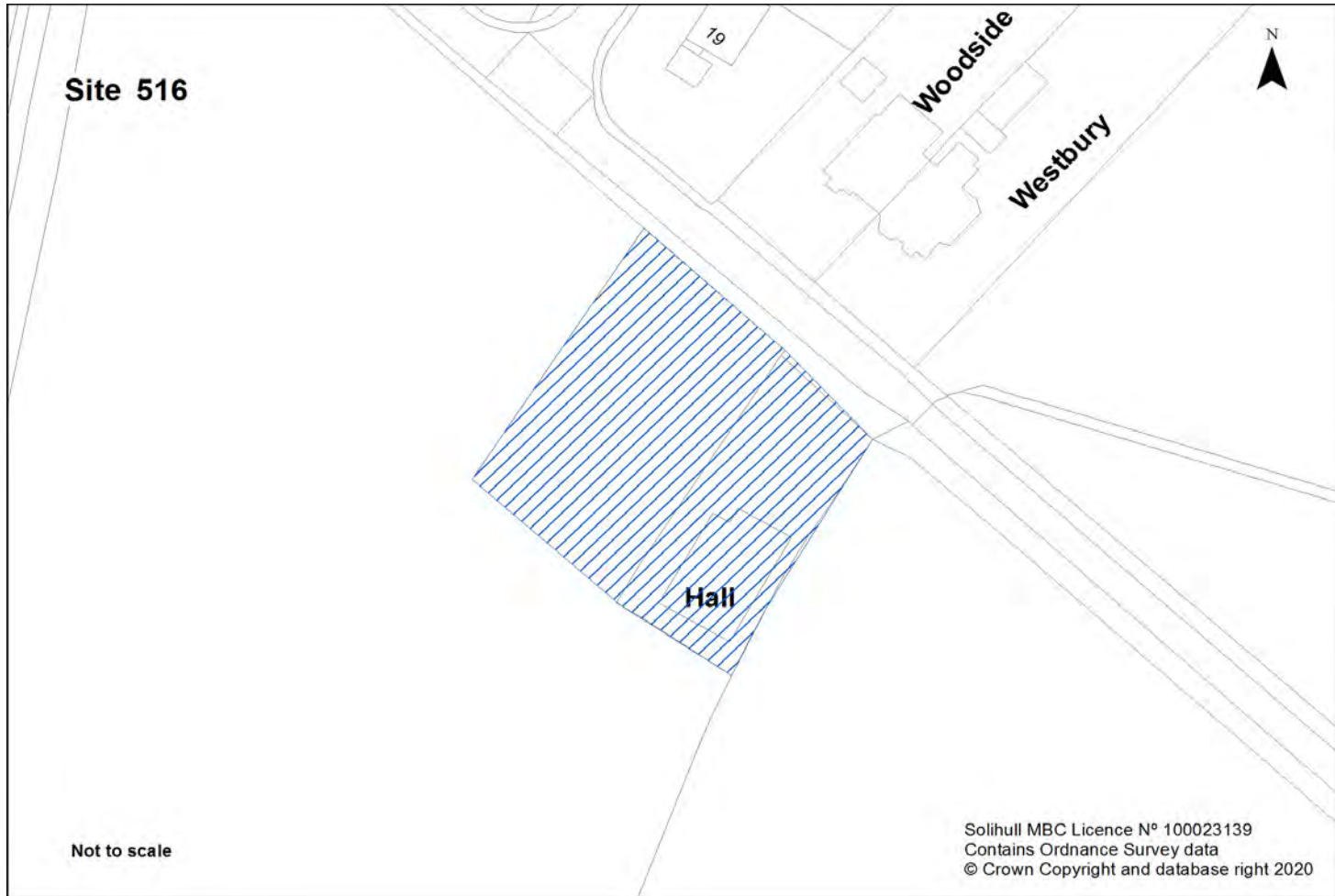
## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: Very High GP Surgery: High Public Transport: High (Rail) Overall: High Access: Footway along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP48) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Not considered in SA

## Site Selection

<b>Spatial Strategy</b>	Could be considered as part of Growth Option F: Limited expansion of rural villages/settlements, however site is not strictly adjacent to Dorridge boundary.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	Whilst the site is located in a lower performing parcel of Green Belt and is located adjacent to the settlement of Dorridge, it would breach an existing strong, defensible Green Belt boundary to the south east of the settlement. It would be difficult to establish a new and logical defensible Green Belt boundary to prevent further encroachment into the surrounding countryside. Whilst the site has high accessibility, it faces some constraints including protected trees on site. The site is within an area with medium landscape character sensitivity, medium landscape value and low landscape capacity to accommodate change.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	516	<b>Site Name</b>	Land off Arden Drive
<b>Gross Area (Ha)</b>	0.22	<b>Ward</b>	Dorridge & HH
<b>Capacity (SHELAA)</b>	5	<b>Parish</b>	
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

<b>Policy Constraints</b>	Green Belt
<b>Hard Constraints</b>	
<b>Soft constraints</b>	LWS

## Evidence

<b>SHELAA</b>	Category 3 (significant suitability constraints)
<b>Accessibility Study</b>	Primary School: MediumFood Store: Very HighGP Surgery: Very HighPublic Transport: Very High (Rail)Overall: Very HighAccess: No footway provision along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP48) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA3Landscape character sensitivity - MediumVisual sensitivity - LowLandscape value - MediumLandscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Not considered in SA

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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 of Dorridge.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	This site is located close to the settlement, in a lower performing parcel of Green Belt. It scores highly in accessibility terms with good access to key facilities including public transport (rail). However, the site would breach an existing defensible Green Belt Boundary where it would be difficult to establish a new and logical defensible Green Belt boundary to prevent further encroachment into the surrounding countryside. The site is also significantly constrained by its inclusion within a Local Wildlife Site and being immediately adjoined by ancient woodland. The site is within an area with medium landscape character sensitivity, medium landscape value and low landscape capacity to accommodate change.
<b>Site Selection Step 2</b>	R

Site Reference 518

Site Name Nevin 136 Dorridge Road

Gross Area (Ha) 1.90

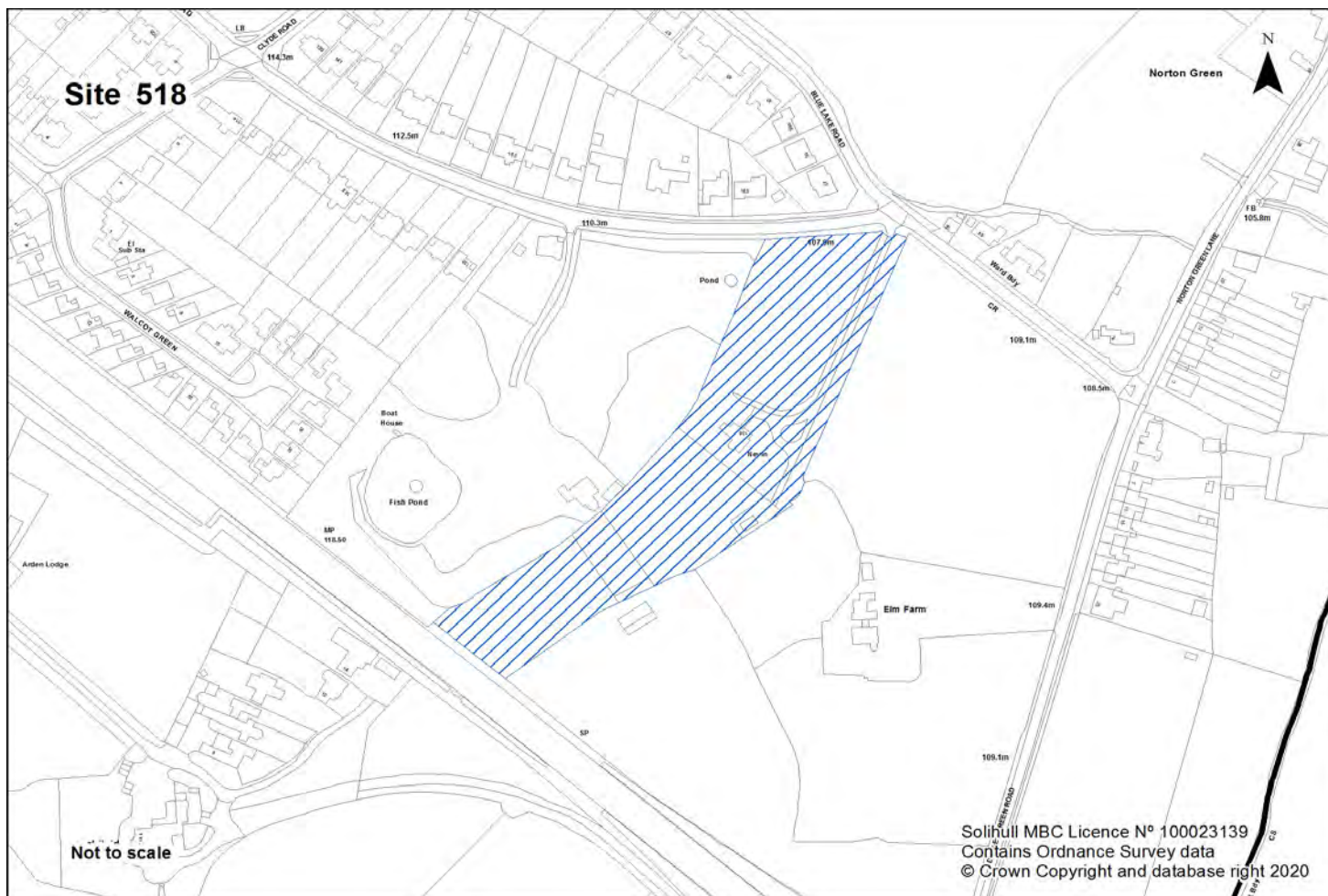
Ward Dorridge & HH

Capacity (SHELAA) 48

Parish

Green Belt 100

Greenfield/Brownfield Part greenfield, part brownfield



### Constraints

Policy Constraints

Hard Constraints Adj to group TPO

Soft constraints Adjacent to railway line Existing dwelling on site

## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: LowFood Store: MediumGP Surgery: HighPublic Transport: High (Rail)Overall: Medium/HighAccess: No footway provision along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP40) overall with a combined score of 4. Moderately performing in terms of purpose 3.
<b>Landscape Character Assessment</b>	Within LCA3Landscape character sensitivity - MediumVisual sensitivity - LowLandscape value - MediumLandscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Site not included in SA

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	The site is in a lower performing parcel of Green Belt, close to the settlement. Whilst the site is fairly well contained, it would required the release of a much larger area of adjacent Green Belt land, some of which is contrainted by protected trees, to create the new Green Belt boundary in this location. The site scores medium/high in terms of overall accessibility with good access to GP surgery and rail links, although there is no footway provision along the site frontage . It is within an area of 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.
<b>Site Selection Step 2</b>	R

Site Reference 525

Site Name Land Darley Green Road

Gross Area (Ha) 3.02

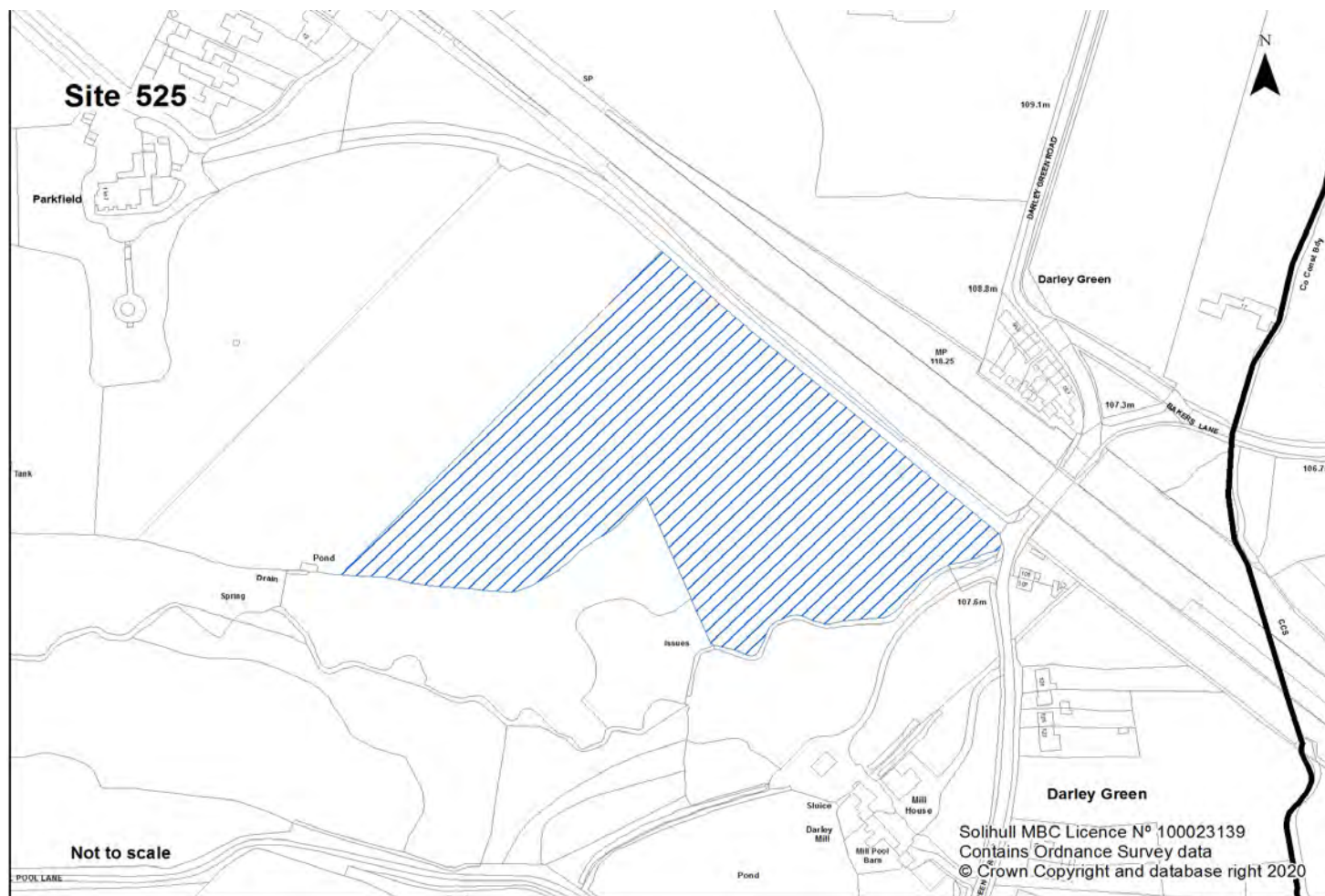
Ward Dorridge & HH

Capacity (SHELAA) 64

Parish

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints Flood zone 2 Power lines through site



## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Very Low GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Low Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP48) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 20719 effects: 0 positive; 9 neutral; 10 negative (3 significant)

## Site Selection

<b>Spatial Strategy</b>	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 hierarchy.
<b>Site Selection Topic Paper</b>	Isolated site that is not within, adjacent, or adjoining any settlement.
<b>Site Selection Step 1</b>	9
<b>Commentary</b>	Whilst this greenfield site is within a lower performing parcel of Green Belt, it is detached from the main settlement and would breach an existing strong defensible Green Belt boundary. It would be difficult to establish a new and logical defensible Green Belt boundary in this location, thereby opening up the surrounding land for development. The site has low accessibility and faces a number of constraints including protected trees, powerlines through the site and part of the site being within flood zone 3. The sustainability appraisal identifies no positive effects and 10 negative effects (including 3 significant negatives). The site lies within a landscape character area of medium sensitivity, medium landscape value with a low landscape capacity to accommodate change.
<b>Site Selection Step 2</b>	R



## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very Low Food Store: Low GP Surgery: Low/Medium Public Transport: Very Low (Bus) Overall: Low Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP35) overall with a combined score of 5. *Highly performing in terms of purpose 2.
<b>Landscape Character Assessment</b>	Within LCA1 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 20819 effects: 3 positive; 12 neutral; 4 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements.
<b>Site Selection Topic Paper</b>	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although key Green Belt gap to urban area should be protected.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	Sites lies just beyond the strong and defensible Green Belt boundary of Jacobean Lane. Whilst situated in a lower performing parcel of Green Belt overall, the site performs highly for purpose 2 to 'prevent neighbouring towns merging into one another' and development in this location would erode the important gap between Solihull and Knowle. It would also be difficult to create a new strong defensible boundary to define the extent of land to be removed from the Green Belt, without opening up the surrounding land to the north to development. Despite the inclusion of the property at 15 Jacobean Lane, which could provide access directly onto Jacobean Lane, the site scores low in terms of accessibility to key services. Since the 2018 assessment, bus services have reduced in frequency, resulting in a lower score. No. 15 Jacobean Lane is also constrained by the presence of TPO trees on site. The sustainability appraisal identifies 3 positive effects and 4 negative effects, including 1 significant negative. The site lies within a landscape character area of medium
<b>Site Selection Step 2</b>	R

Site Reference 527

Site Name Land at Four Ashes Road

Gross Area (Ha) 30.56

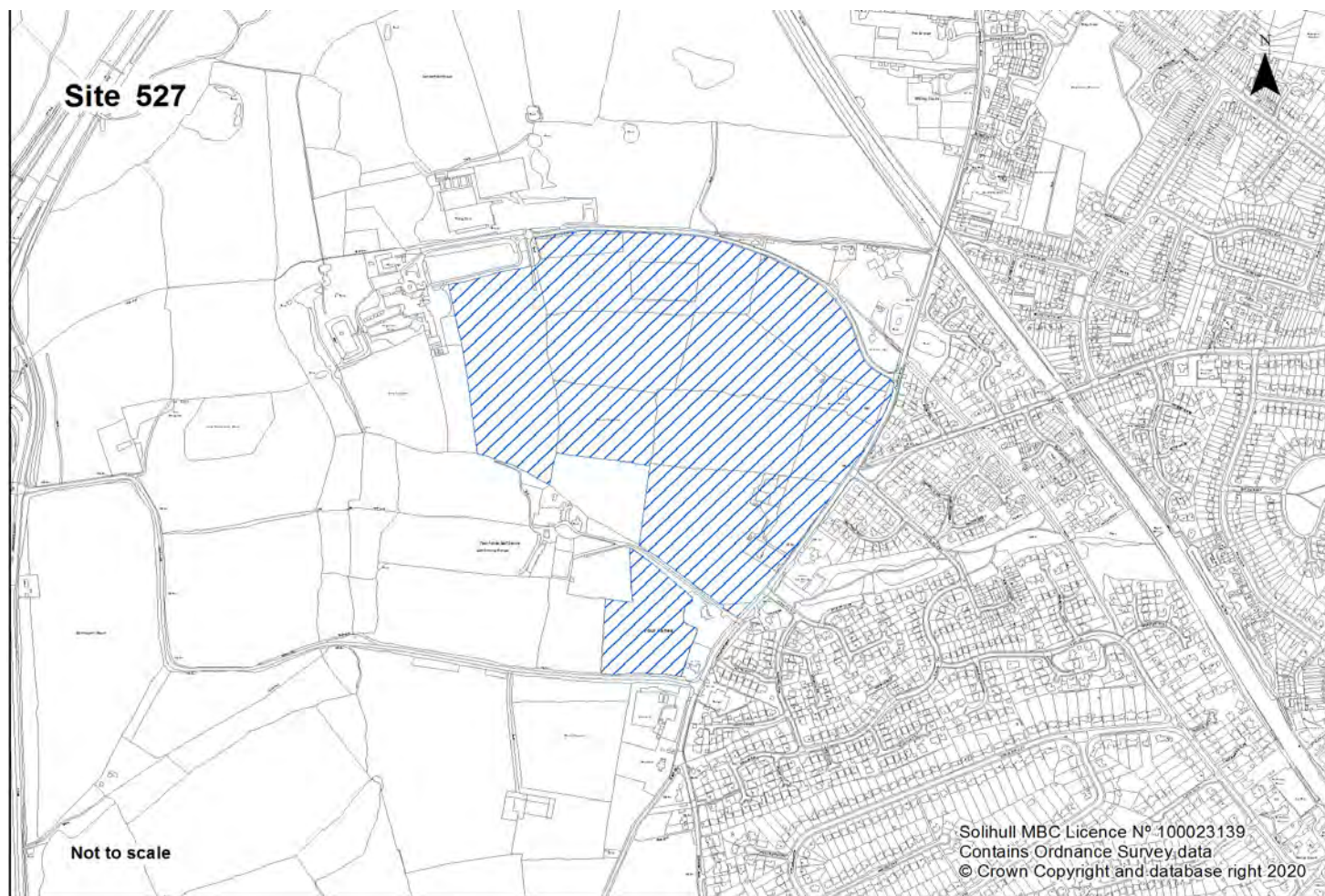
Ward Dorridge &HH

Capacity (SHELAA) 673

Parish

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints LWS on proportion of site - Parlour Coppice Trees Localised surface water flooding

## Evidence

<b>SHELAA</b>	Category 2 (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Low/Medium Food Store: Medium GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Low/Medium Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP45) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA1 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 20919 effects: 5 positive (1 significant); 11 neutral; 3 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option F/G: Limited/Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	The site lies within a lower performing parcel of Green Belt and whilst it is situated adjacent to the built up area of Bentley Heath/ Dorridge, development of the site would breach an existing and strong defensible Green Belt boundary in this part of the settlement. It would also be difficult to establish a new and logical Green Belt boundary in this location, thereby opening up the surrounding land for development and eroding the narrow gap between the settlement and Blythe Valley Park. Site constraints include a Local Wildlife Site and localised surface water flooding. The site has low / medium accessibility overall, although there is no footway provision along the site frontage. The site lies within a landscape character area of medium sensitivity, medium landscape value and a low landscape capacity to accommodate change. The SA identifies 5 positive effects (including 1 significant positive) and 3 negative effects (including 1 significant negative).
<b>Site Selection Step 2</b>	R

Site Reference 538

Site Name The Yew Tree

Gross Area (Ha) 1.51

Ward Knowle

Capacity (SHELAA) 38

Parish

Green Belt 100

Greenfield/  
Brownfield Brownfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints Existing dwelling on site Trees

## Evidence

<b>SHELAA</b>	Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: High Food Store: Very High GP Surgery: High Public Transport: Low (Rail) Overall: Medium/High Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Higher performing parcel (RP38) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA3 Landscape character sensitivity - Medium Visual sensitivity - Low Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	AECOM 21619 effects:5 positive (1 significant);9 neutral;5 negative

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although this site is not adjacent to the built up area and would result in an isolated incursion of built form into this high performing area of Green Belt.
<b>Site Selection Step 1</b>	8
<b>Commentary</b>	This brownfied site lies in a highly performing parcel of Green Belt and is slightly detached from the main settlement. Development would result in an isolated incursion of built form into the Green Belt where no permanent physical features are present to establish a new Green Belt boundary. The site has high accessibility to services and facilities, although there is low accessibility to public transport. The site lies within a landscape character area of medium sensitivity, medium landscape value with a low landscape capacity to accommodate change. The sustainability assessment identifies 5 positive effects (including 1 significant positive) and 5 negative effects.
<b>Site Selection Step 2</b>	R

Site Reference 551

Site Name Land East Widney Manor Road

Gross Area (Ha) 0.80

Ward St Alphege

Capacity (SHELAA) 26

Parish

Green Belt 100

Greenfield/Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints TreesAdjacent to LWS



## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: HighFood Store: Very LowGP Surgery: Very LowPublic Transport: Very HighOverall: MediumAccess: No footway provision along site frontage
<b>Green Belt Assessment</b>	Moderately performing parcel (RP32) overall with a combined score of 6. Moderately performing in terms of purposes 2 and 4.
<b>Landscape Character Assessment</b>	Within LCA1BLandscape character sensitivity - Medium Visual sensitivity - MediumLandscape value - MediumLandscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Not considered in SA

## Site Selection

<b>Spatial Strategy</b>	Growth Option G – Area D: South-east of Solihull between the A41 and A34/A3400.
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	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 the settlement of Knowle, Dorridge and Bentley Heath would be eroded.The site has a medium level of accessibility overall with high accessibility to rail and a primary school. The site is within an area with medium landscape character sensitivity, medium landscape value and a low capacity to accommodate new development.
<b>Site Selection Step 2</b>	R

Site Reference 552

Site Name Land at Warwick Road

Gross Area (Ha) 2.13

Ward Knowle

Capacity (SHELAA) 50

Parish

Green Belt 100

Greenfield/  
Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints Trees Electricity Transmission line through site

## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: MediumFood Store: HighGP Surgery: MediumPublic Transport: LowOverall: MediumAccess: No footway provision along site frontage
<b>Green Belt Assessment</b>	Higher performing parcel (RP38) overall with a combined score of 9. *Highly performing in terms of purposes 3 and 4.
<b>Landscape Character Assessment</b>	Within LCA3Landscape character sensitivity - MediumVisual sensitivity - LowLandscape value - MediumLandscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Not considered in SA

## Site Selection

<b>Spatial Strategy</b>	Site does not fit neatly into any identified Growth Options in the spatial strategy.
<b>Site Selection Topic Paper</b>	Knowle/Dorridge/Bentley Heath villages are considered suitable for growth, although this site is not adjacent to the built up area and would result in an isolated incursion of built form into this high performing area of Green Belt.
<b>Site Selection Step 1</b>	10
<b>Commentary</b>	This greenfield site lies in a highly performing parcel of Green Belt and is slightly detached from the main settlement and poorly related to it. Development would result in an isolated incursion of built form into the Green Belt where no permanent physical features are present to establish a new Green Belt boundary. The site has a medium level of accessibility overall, with poor access to public transport. The site lies within a landscape character area of medium sensitivity, medium landscape value with a low landscape capacity to accommodate change.
<b>Site Selection Step 2</b>	R

Site Reference 558

Site Name Blossomfield Sports Club

Gross Area (Ha) 2.82

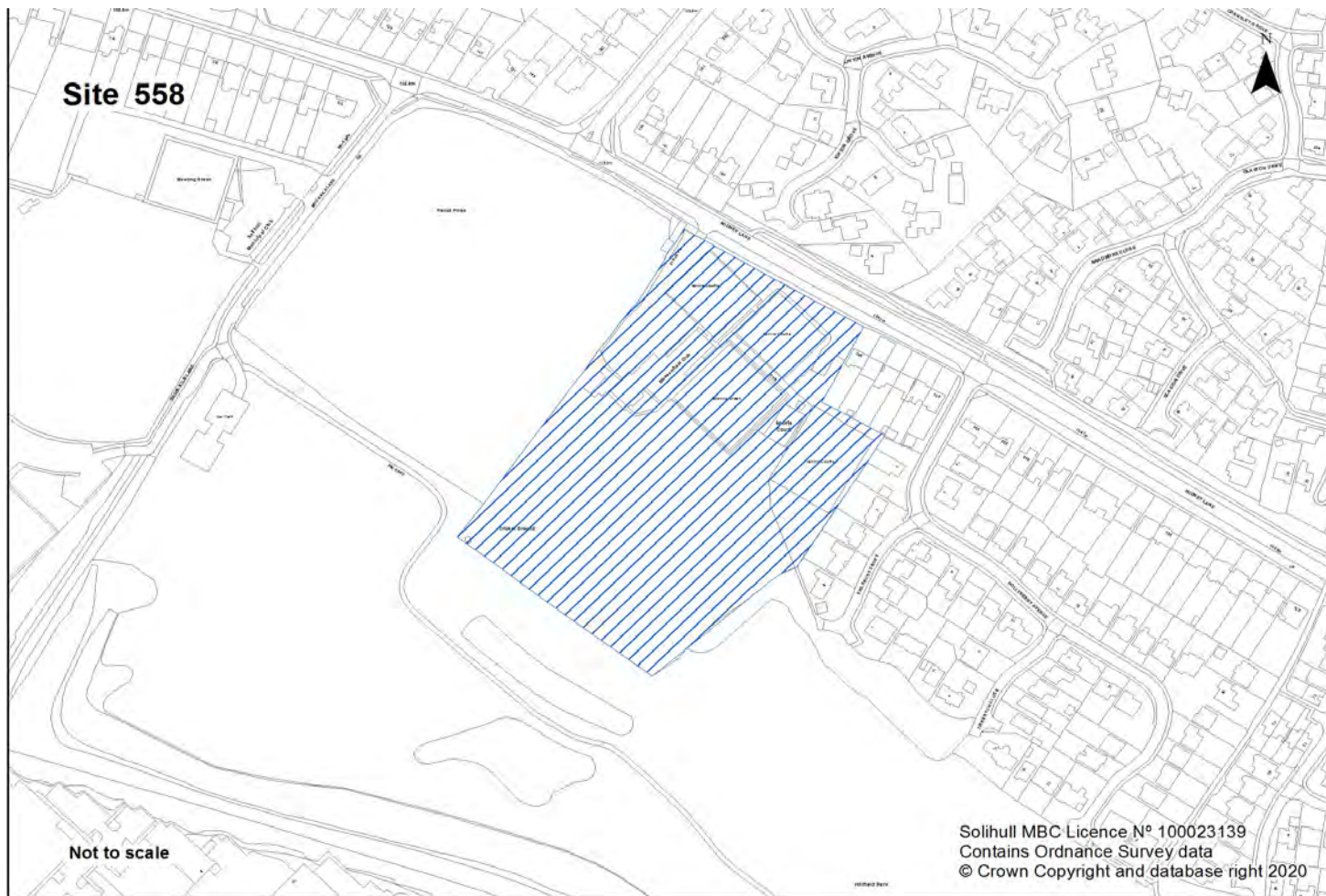
Ward St Alphege

Capacity (SHELAA) 66

Parish

Green Belt 0

Greenfield/Brownfield Part greenfield, part brownfield



### Constraints

Policy Constraints

Hard Constraints

Soft constraints Adjacent to LWS Sports use/Playing pitch

## Evidence

<b>SHELAA</b>	Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Very High Food Store: Medium GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Medium Access: Footway along site frontage
<b>Green Belt Assessment</b>	
<b>Landscape Character Assessment</b>	Site not included in study area of Landscape Character Assessment.
<b>Sustainability Appraisal</b>	AECOM 22219 effects: 4 positive (1 significant); 12 neutral; 1 negative

## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	Site is located within the main urban area in an area with medium accessibility overall. However the site comprises recreational land that would need to be replaced.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	This part greenfield, part brownfield site comprises a sporting facility in beneficial use in the urban area. It has a medium level of overall accessibility with high access to primary schools. However, the existing facilities would need to be reprovided and it is unclear what potential there is to mitigate the loss of this beneficial use. The SA identifies 4 positive effects (including 1 significant positive) and 1 negative effect.
<b>Site Selection Step 2</b>	R

Site Reference 559

Site Name Land off Four Ashes Road, BH

Gross Area (Ha) 28.43

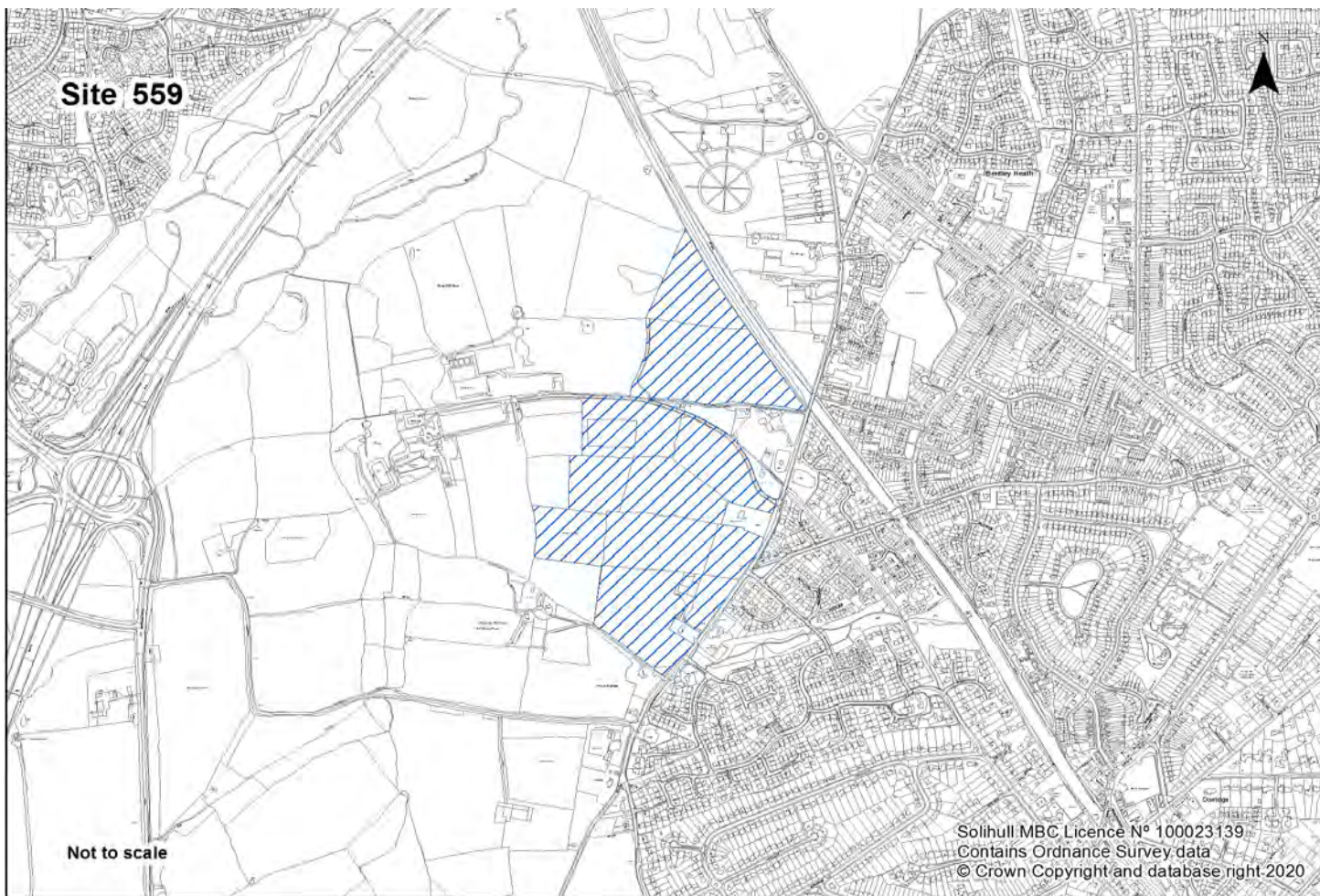
Ward Dorridge & HH

Capacity (SHELAA) 623

Parish

Green Belt 100

Greenfield/Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints % site LWS Trees PROW

## Evidence

<b>SHELAA</b>	Category (some suitability constraints)
<b>Accessibility Study</b>	Primary School: Medium Food Store: Medium GP Surgery: Low Public Transport: Low/Medium (Rail) Overall: Medium Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP45) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA1 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	(Overlaps with CFS 527) AECOM 22319 effects: 6 positive (1 significant); 9 neutral; 4 negative (1 significant)

## Site Selection

<b>Spatial Strategy</b>	Growth Option G: Significant expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	6
<b>Commentary</b>	The site lies within a lower performing parcel of Green Belt and whilst it is situated adjacent to the built up area of Bentley Heath/ Dorridge, development of the site would breach an existing and strong defensible Green Belt boundary in this part of the settlement. It would also be difficult to establish a new and logical Green Belt boundary in this location, thereby opening up the surrounding land for development and eroding the narrow gap between the settlement and Blythe Valley Park. Site constraints include a Local Wildlife Site, trees and public rights of way. The site has medium accessibility overall, although there is no footway provision along the site frontage. The site lies within a landscape character area of medium sensitivity, medium landscape value and a low landscape capacity to accommodate change. The SA identifies 6 positive effects (including 1 significant positive) and 4 negative effects (including 1 significant negative).
<b>Site Selection Step 2</b>	R

Site Reference 564

Site Name Land West of Four Ashes Road

Gross Area (Ha) 0.32

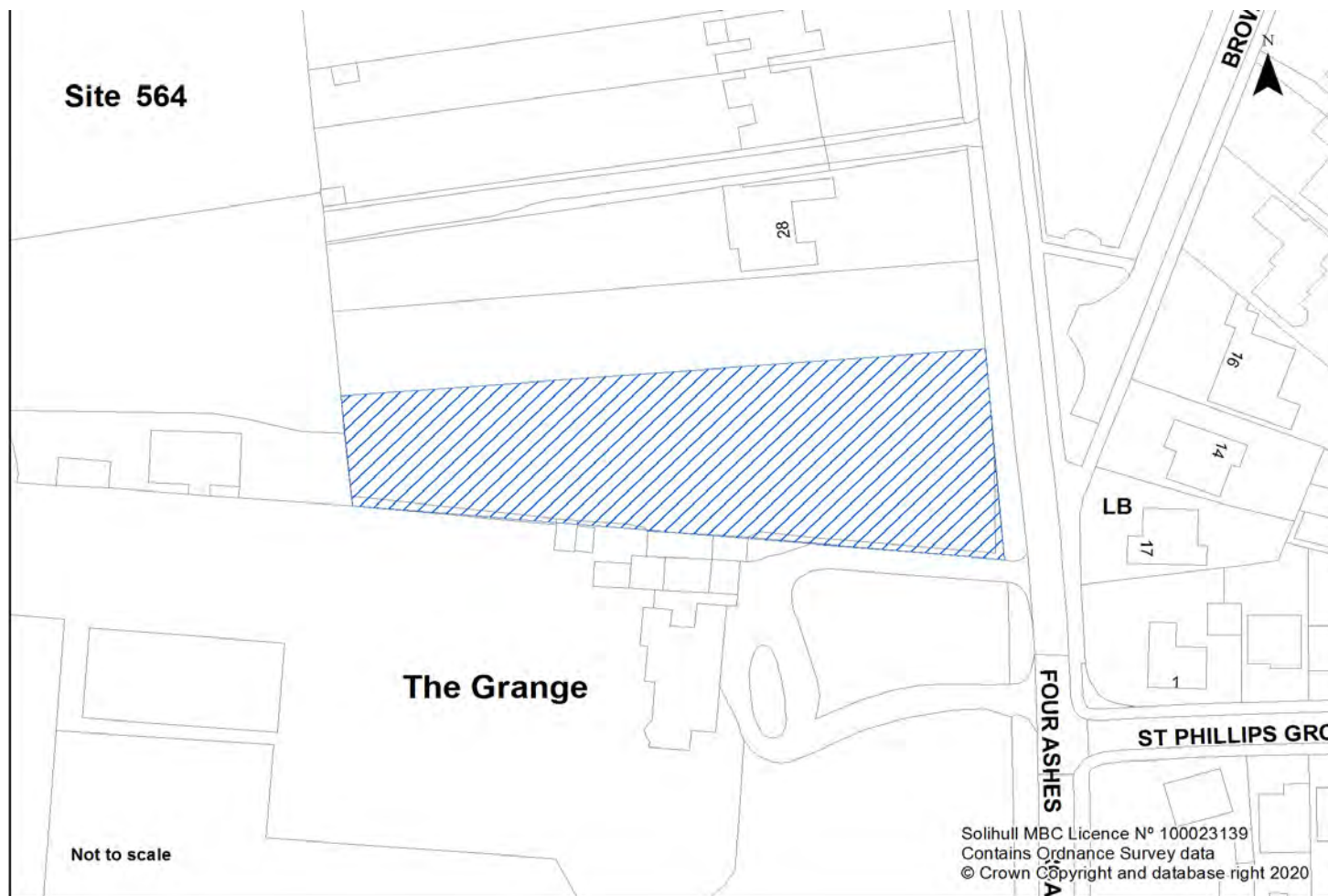
Ward Dorridge & HH

Capacity (SHELAA)

Parish

Green Belt 100

Greenfield/Brownfield Greenfield



### Constraints

Policy Constraints Green Belt

Hard Constraints

Soft constraints



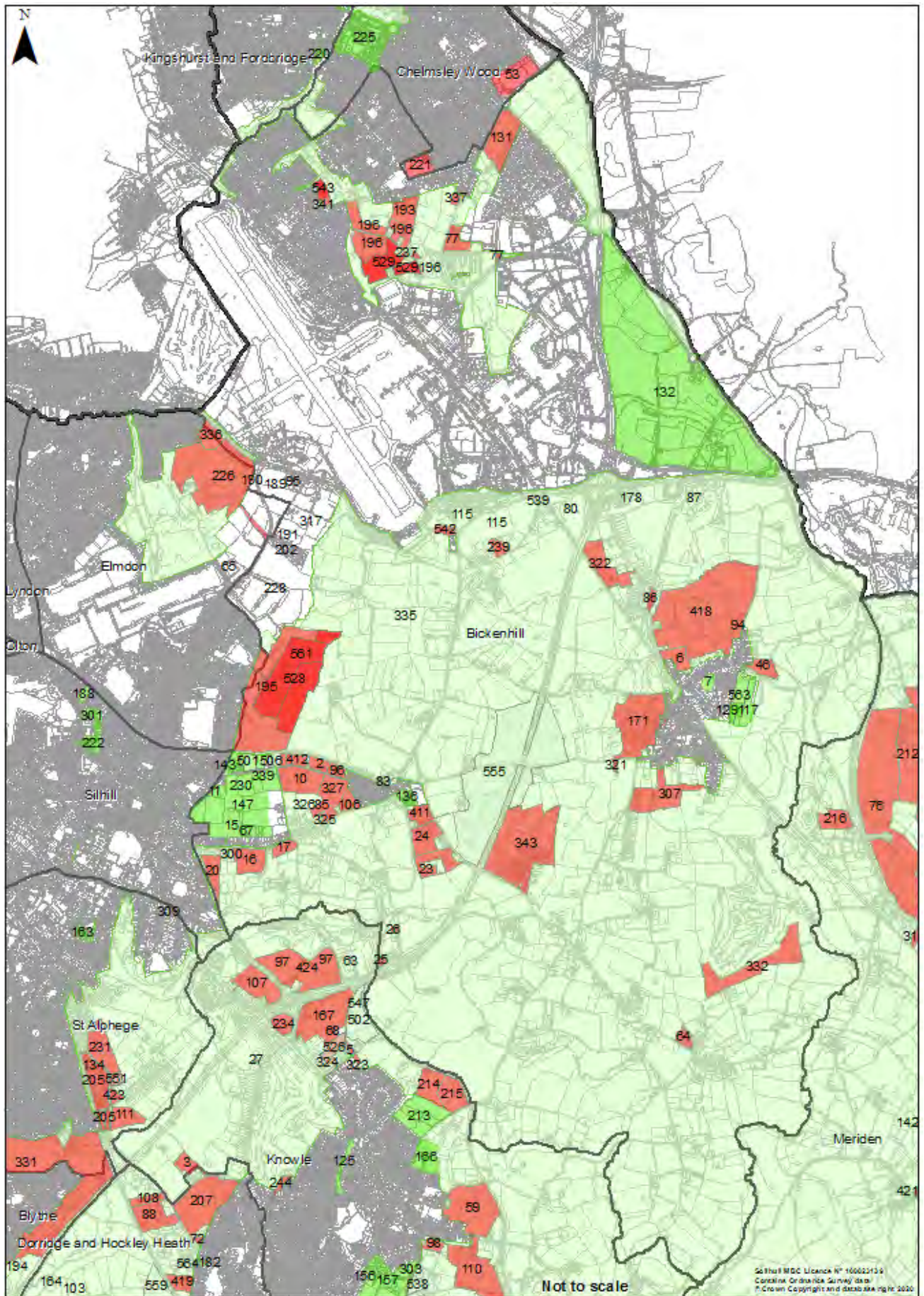
## Evidence

<b>SHELAA</b>	Category 1
<b>Accessibility Study</b>	Primary School: Very High Food Store: High GP Surgery: Very Low Public Transport: Low/Medium (Rail) Overall: Medium Access: No footway provision along site frontage
<b>Green Belt Assessment</b>	Lower performing parcel (RP42) overall with a combined score of 5. Moderately performing in terms of purposes 2 and 3.
<b>Landscape Character Assessment</b>	Within LCA1 Landscape character sensitivity - Medium Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Low
<b>Sustainability Appraisal</b>	Not considered in SA

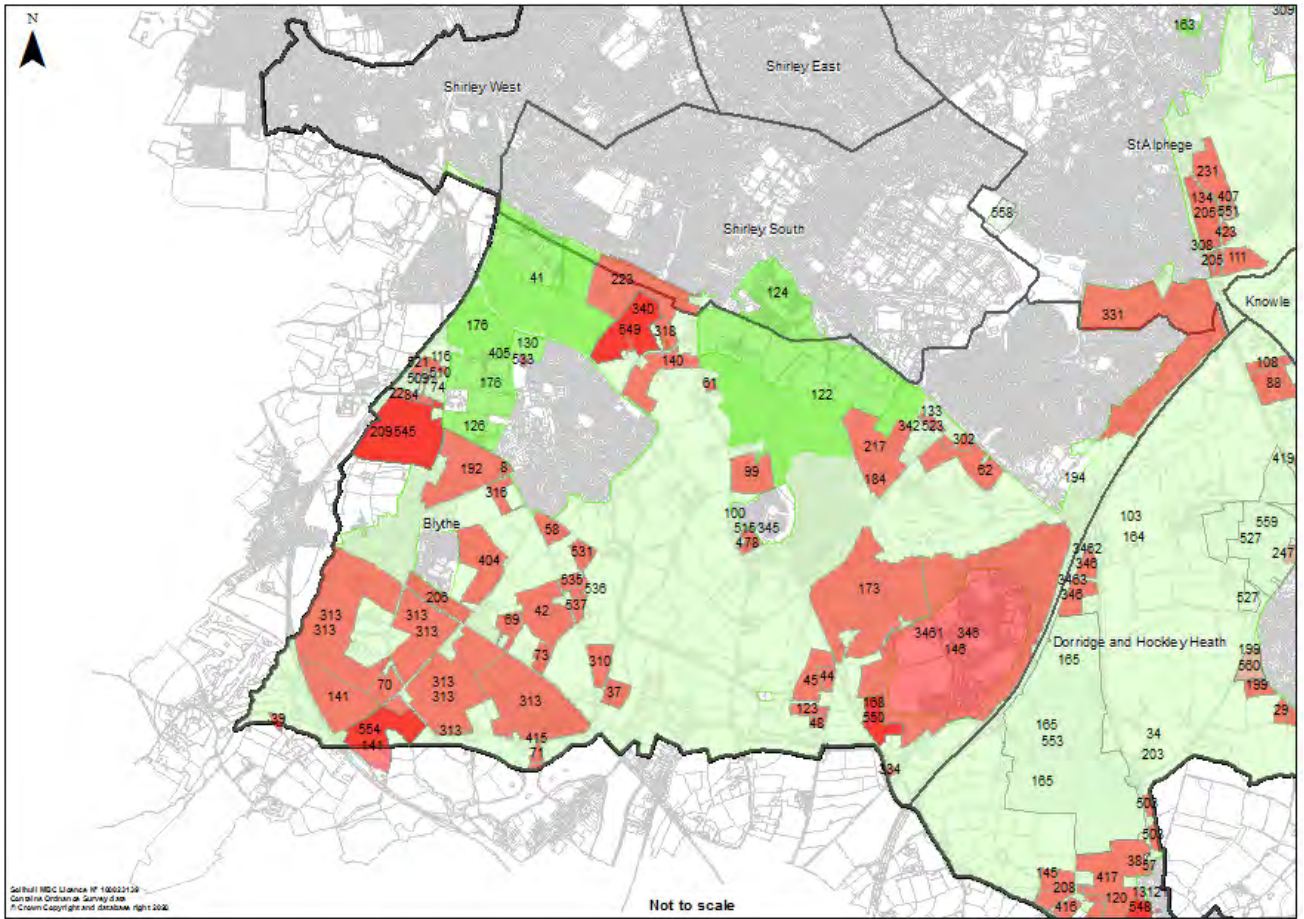
## Site Selection

<b>Spatial Strategy</b>	Growth Option F: Limited expansion of rural villages/settlements
<b>Site Selection Topic Paper</b>	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.
<b>Site Selection Step 1</b>	5
<b>Commentary</b>	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. It would be difficult to establish a new and logical boundary in this location, thereby setting a precedent for the development of surrounding land. The site has medium accessibility overall and is in an area with medium landscape sensitivity, medium landscape value with a low capacity to accommodate change.
<b>Site Selection Step 2</b>	R

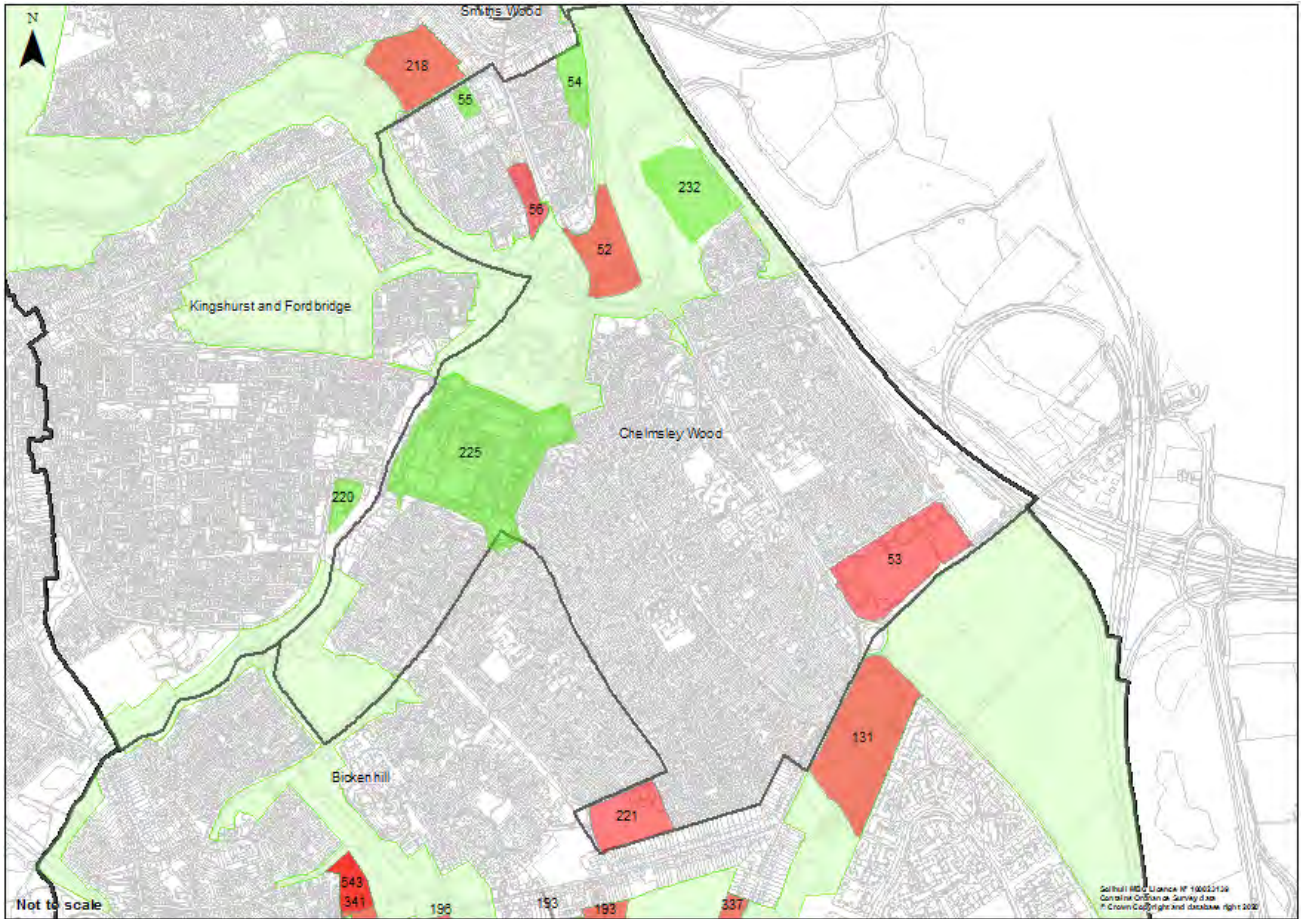
# Bickenhill



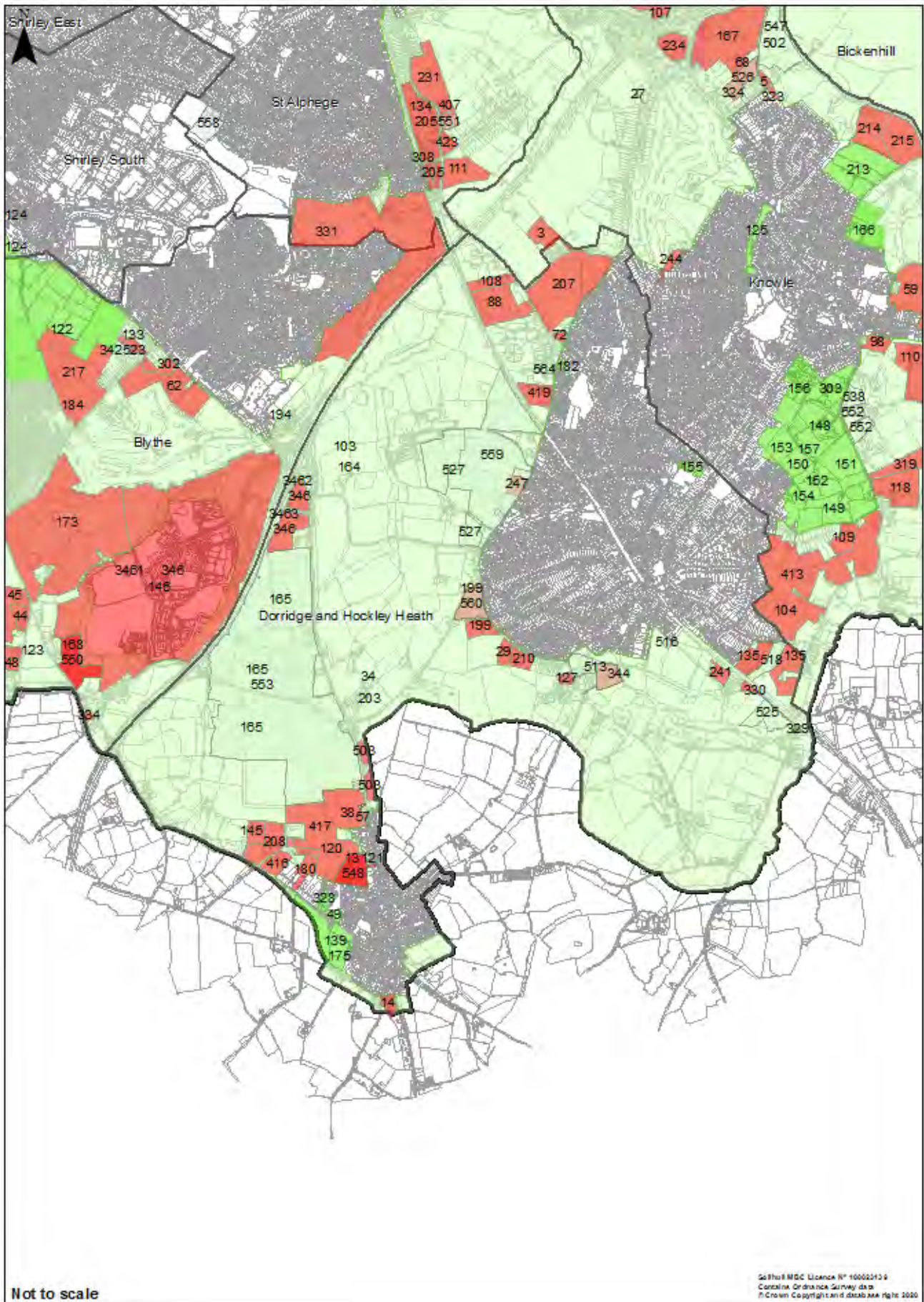
# Blythe



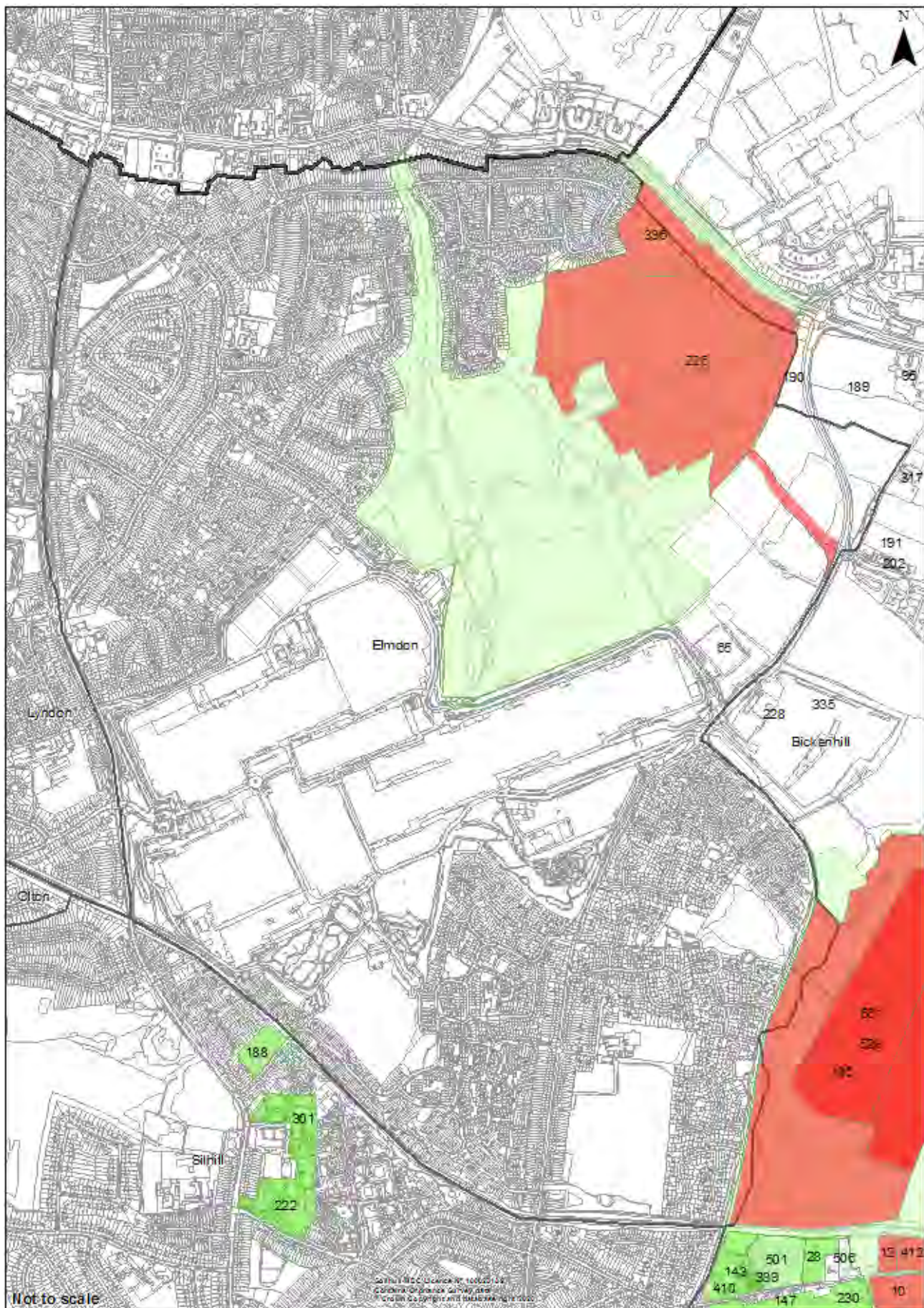
# Chelmsley Wood



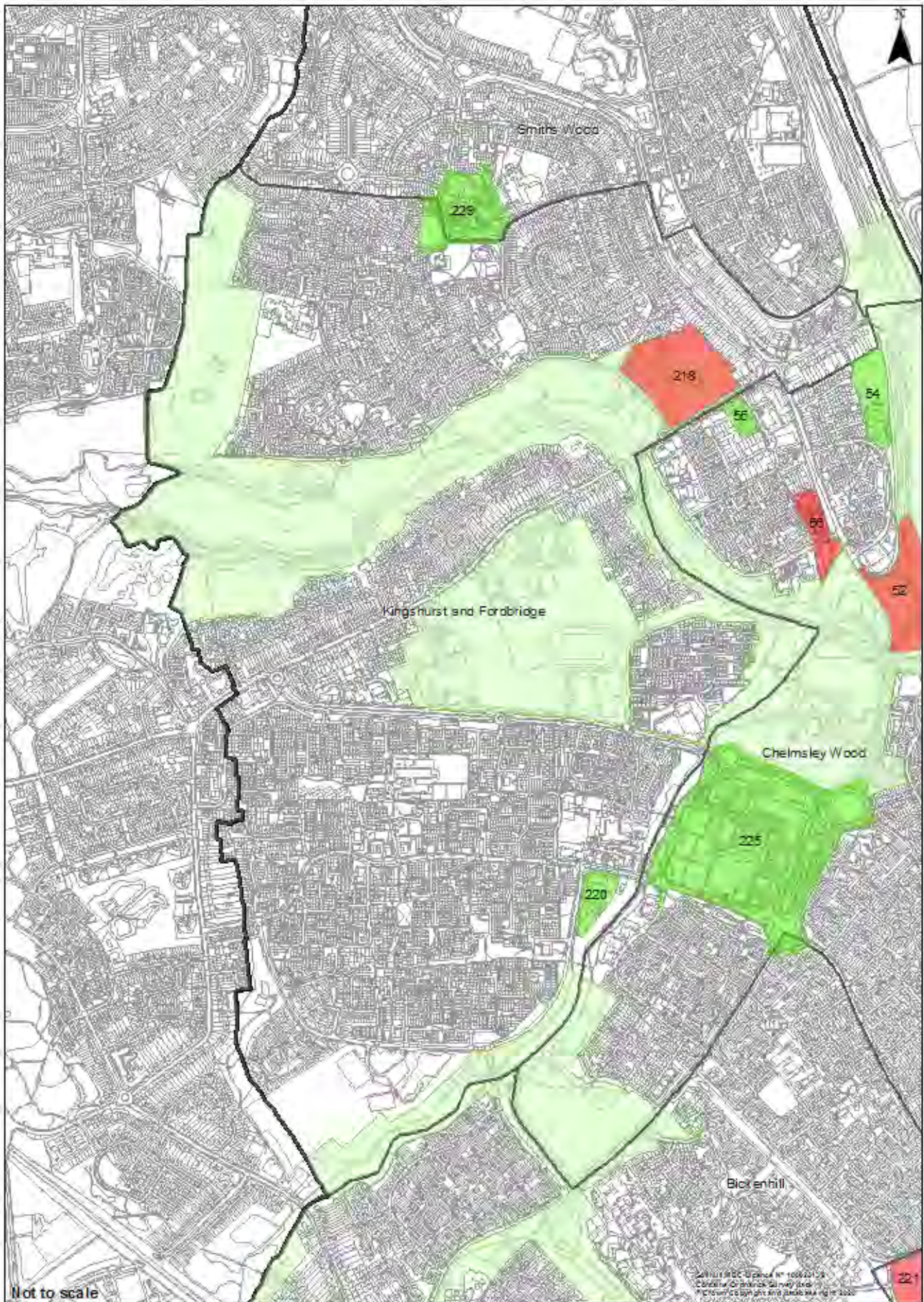
# Dorridge and Hockley Heath



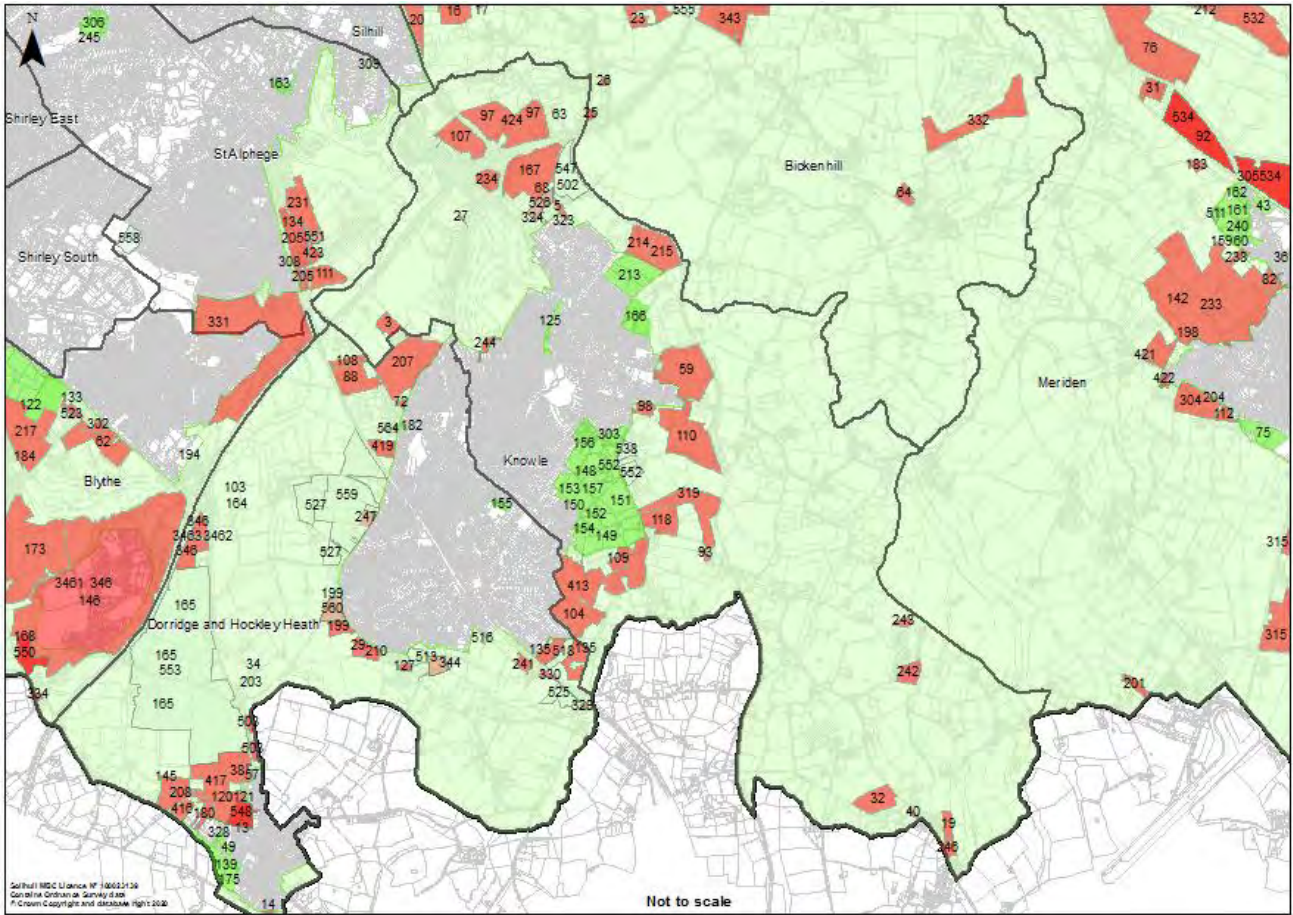
# Elmdon



# Kingshurst and Fordbridge

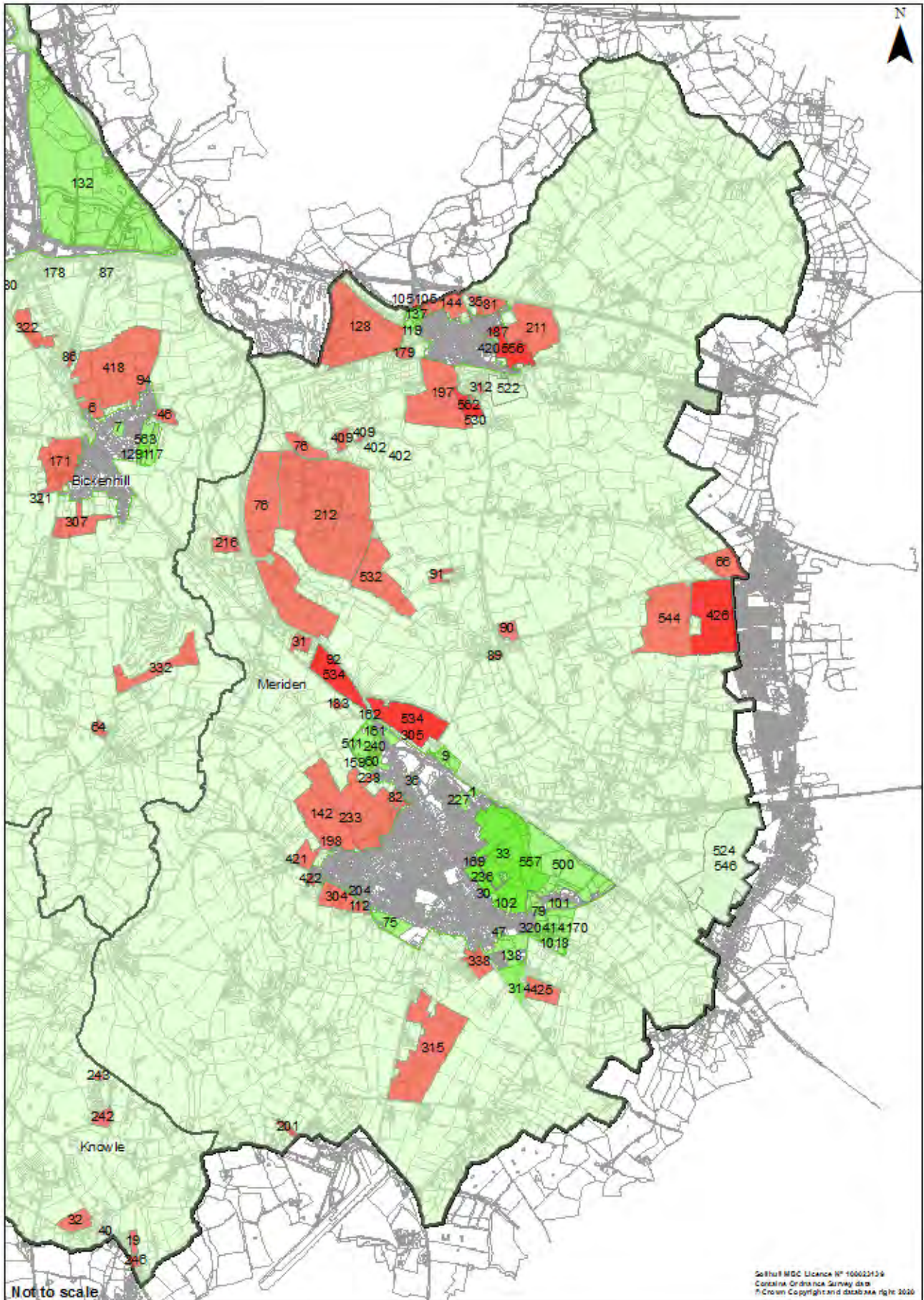


# Knowle

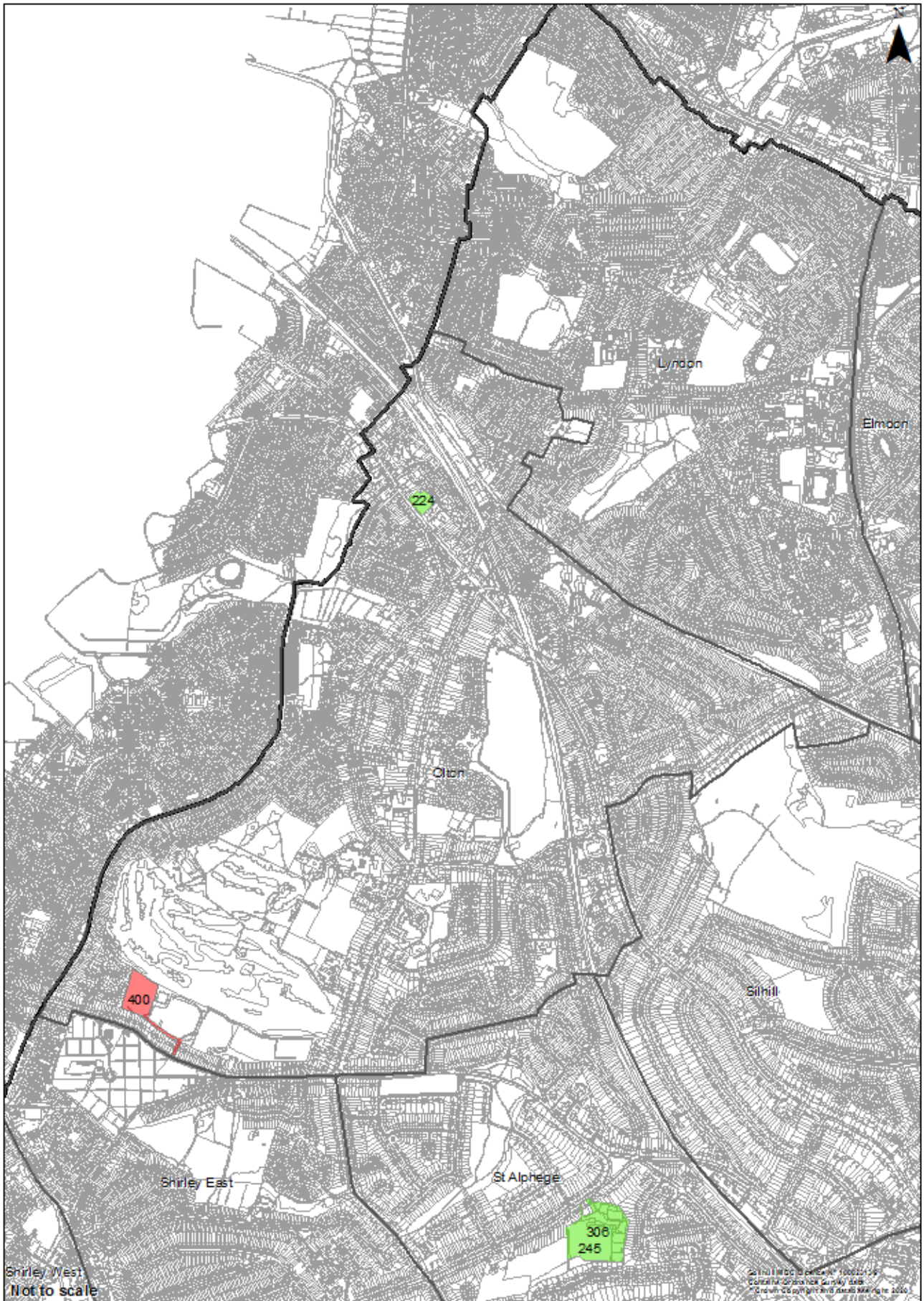




# Meriden



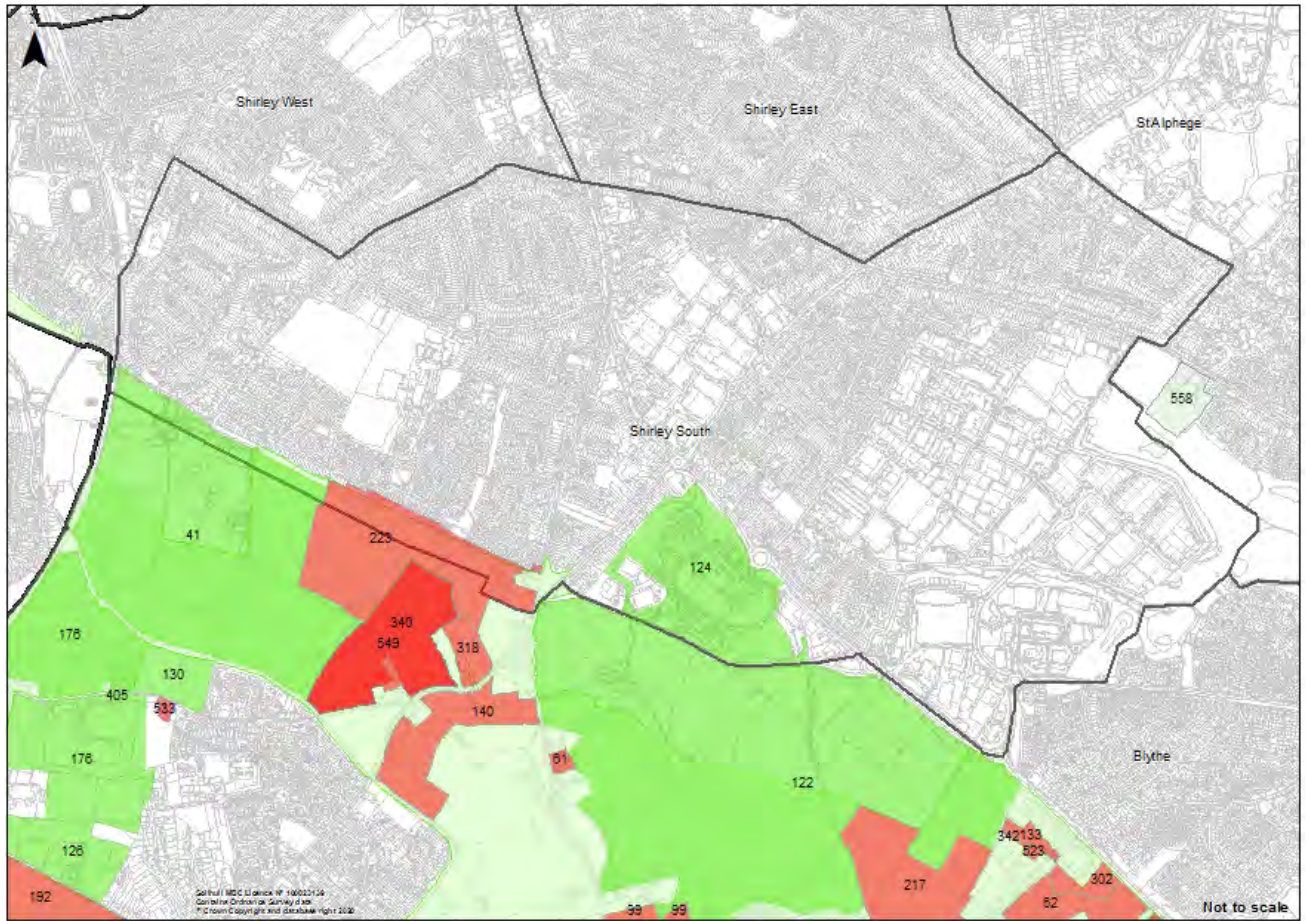
# Olton



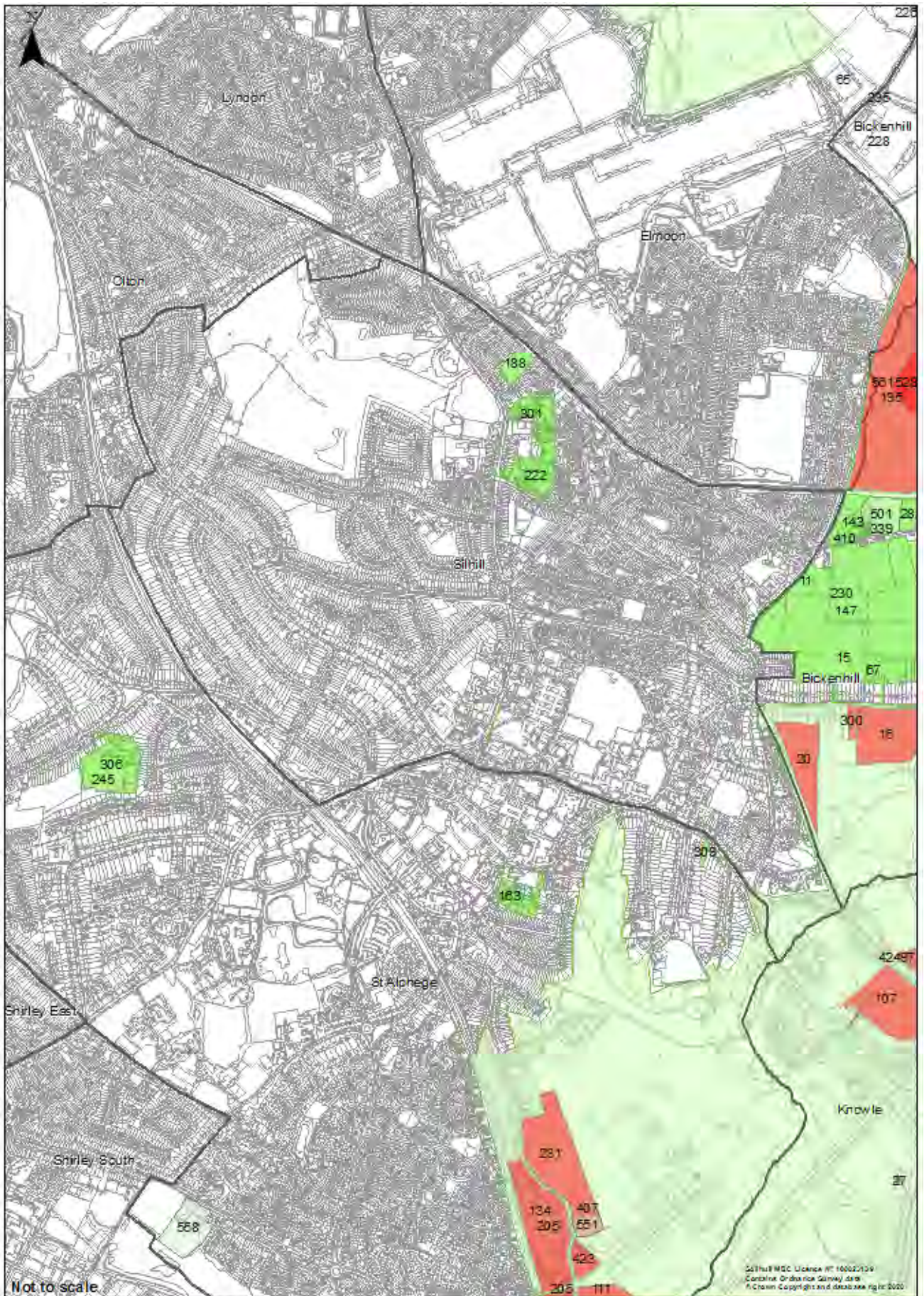
Shirley West  
(Not to scale)

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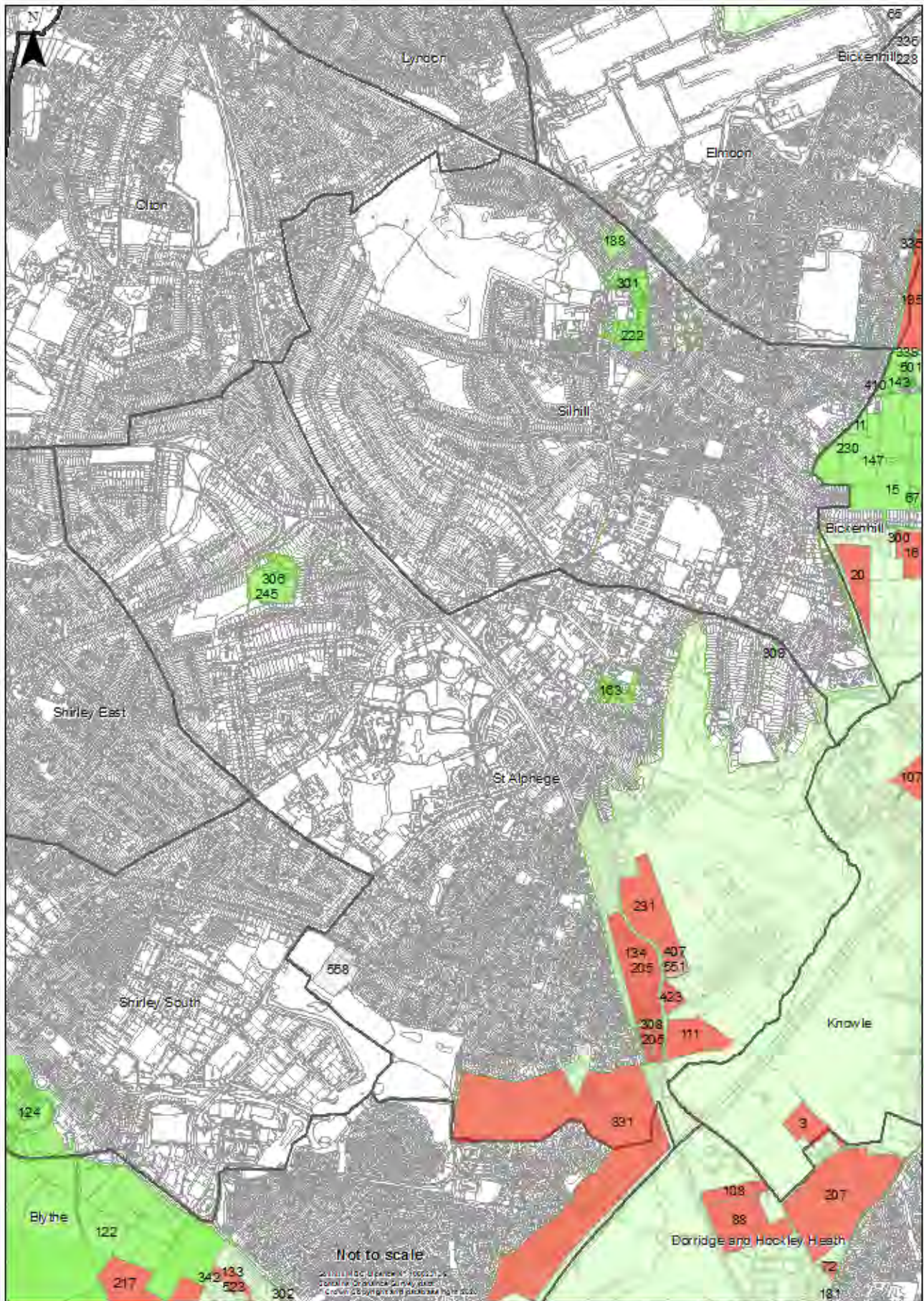
# Shirley



# Silhill



# St Alphege



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