

# Reviewing the Plan for Solihull's Future

Solihull Local Plan Review

## Site Assessments Addendum 2020

October 2020



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<b>Site Reference</b>	507	<b>Site Name</b>	40 Houndsfield Lane
<b>Gross Area (Ha)</b>	0.13	<b>Ward</b>	Blythe
<b>Capacity (SHELAA)</b>	5	<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>	Group TPO on part of site
<b>Soft constraints</b>	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>	CFS 74 (adj. site)Jan 2019 DraftAECOM 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 greenfield garden land. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4 (BL1) West of Dickens Heath.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	508	<b>Site Name</b>	rear 571 Tanworth Lane (ext to CFS 345)
<b>Gross Area (Ha)</b>	0.07	<b>Ward</b>	Blythe
<b>Capacity (SHELAA)</b>	2	<b>Parish</b>	Cheswick Green
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints**

**Soft constraints** Trees

## Evidence

<b>SHELAA</b>	Category 2 (some achievability constraints)
<b>Accessibility Study</b>	Primary School: Medium Food Store: High GP Surgery: High Public Transport: Very Low (Bus) Overall: Medium Access: Footway along site frontage
<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>	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 a small rear garden within a non-performing parcel of Green Belt and was not considered in the Landscape Character Assessment. The small greenfield site has high accessibility, with low accessibility to public transport. Development with CFS 345 would be a run of backland development between the main village of Cheswick Green and the recent development at Mount Dairy Farm.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	509	<b>Site Name</b>	44 Houndsfield Lane
<b>Gross Area (Ha)</b>	0.19	<b>Ward</b>	Blythe
<b>Capacity (SHELAA)</b>	6	<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>	Group TPO on part of site
<b>Soft constraints</b>	

## 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 18 (adj. site)Jan 2019 DraftAECOM 12518 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, 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 greenfield garden land. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4 (BL1) West of Dickens Heath.
<b>Site Selection Step 2</b>	R



<b>Site Reference</b>	510	<b>Site Name</b>	160 Tilehouse Lane
<b>Gross Area (Ha)</b>	0.13	<b>Ward</b>	Blythe
<b>Capacity (SHELAA)</b>	4	<b>Parish</b>	Tidbury 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: 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)Jan 2019 DraftAECOM 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 greenfield garden land. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4 (BL1) West of Dickens Heath.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	514	<b>Site Name</b>	52 Houndsfield Lane
<b>Gross Area (Ha)</b>	0.09	<b>Ward</b>	Blythe
<b>Capacity (SHELAA)</b>	3	<b>Parish</b>	Tidbury 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: Medium Food Store: Low GP Surgery: Low Public Transport: Very High (Rail) Overall: Medium 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 74 (adj. site) Jan 2019 Draft 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 greenfield garden land. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4 (BL1) West of Dickens Heath.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	515	<b>Site Name</b>	573/ rear of 575 Tanworth Lane (ext to CFS 345)
<b>Gross Area (Ha)</b>	0.07	<b>Ward</b>	Blythe
<b>Capacity (SHELAA)</b>	3	<b>Parish</b>	Cheswick 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: Medium Food Store: High GP Surgery: High Public Transport: Very Low (Bus) Overall: Medium Access: Footway along site frontage
<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>	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 a small rear garden within a non-performing parcel of Green Belt and was not considered in the Landscape Character Assessment. The small greenfield site has high accessibility, with low accessibility to public transport. Development with CFS 345 would be a run of backland development between the main village of Cheswick Green and the recent development at Mount Dairy Farm.
<b>Site Selection Step 2</b>	R

<b>Site Reference</b>	517	<b>Site Name</b>	166 Tilehouse Lane
<b>Gross Area (Ha)</b>	0.06	<b>Ward</b>	Blythe
<b>Capacity (SHELAA)</b>	2	<b>Parish</b>	Tidbury Green
<b>Green Belt</b>	100	<b>Greenfield/ Brownfield</b>	Greenfield



### Constraints

**Policy Constraints** Green Belt

**Hard Constraints**

**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
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<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)Jan 2019 DraftAECOM 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 greenfield garden land. Development would be detached from the main settlement of Dickens Heath, but could be considered in association with proposed Site 4 (BL1) West of Dickens Heath.
<b>Site Selection Step 2</b>	R



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