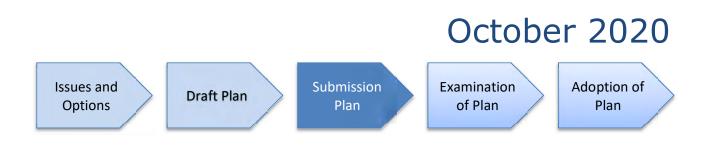


Reviewing the Plan for Solihull's Future

Solihull Local Plan Review

Site Assessments Addendum 2020

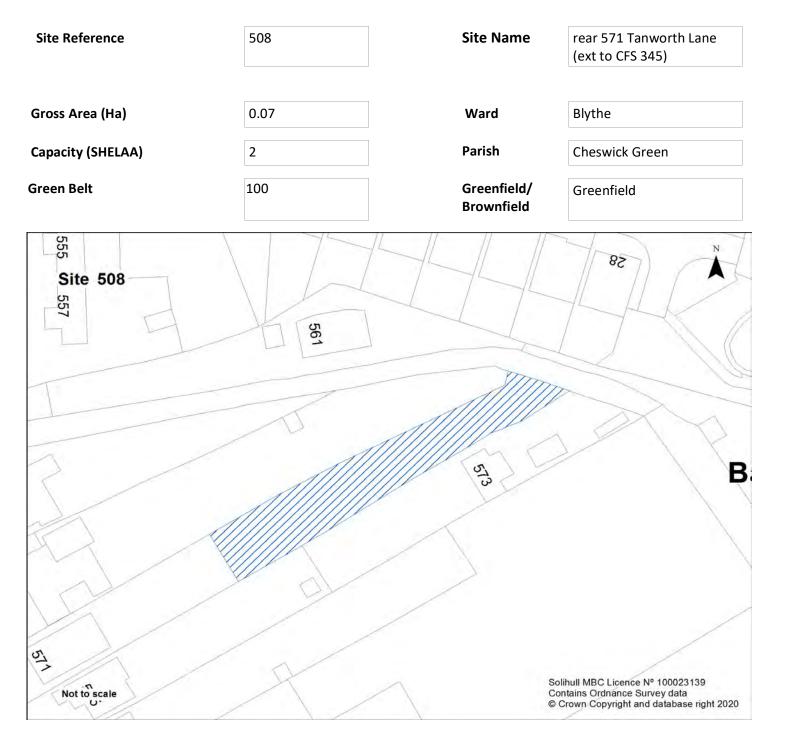


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Policy Constraints	Green Belt
Hard Constraints	Group TPO on part of site
Soft constraints	Trees

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: MediumFood Store: LowGP Surgery: LowPublic Transport: Very High (Rail)Overall: MediumAccess: Footway along site frontage
Green Belt Assessment	Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2Landscape character sensitivity - HighVisual sensitivity - HighLandscape value - MediumLandscape capacity to accommodate change - Very Low
Sustainability Appraisal	CFS 74 (adj. site)Jan 2019 DraftAECOM 11518 Effects:3 positive;10 neutral;5 negative (1 significant)
	Site Selection
Spatial Strategy	Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.
Site Selection Topic Paper	The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station
Site Selection Step 1	9
Commentary	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.
Site Selection Step 2	R



Policy Constraints	Green Belt
Hard Constraints	
Soft constraints	Trees

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: MediumFood Store: HighGP Surgery: HighPublic Transport: Very Low (Bus)Overall: MediumAccess: Footway along site frontage
Green Belt Assessment	Parcel (RP64) scores 0 and does not perform against the Green Belt purposes 1, 2, 3 or 4.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Not considered in SA
	Site Selection
Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Cheswick Green village is identified as suitable for small scale growth, with need toretain gaps between settlements, and avoid flood zones, sensitive landscapecharacter and River Blythe SSSI.
Site Selection Step 1	5
Commentary	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.
Site Selection Step 2	R



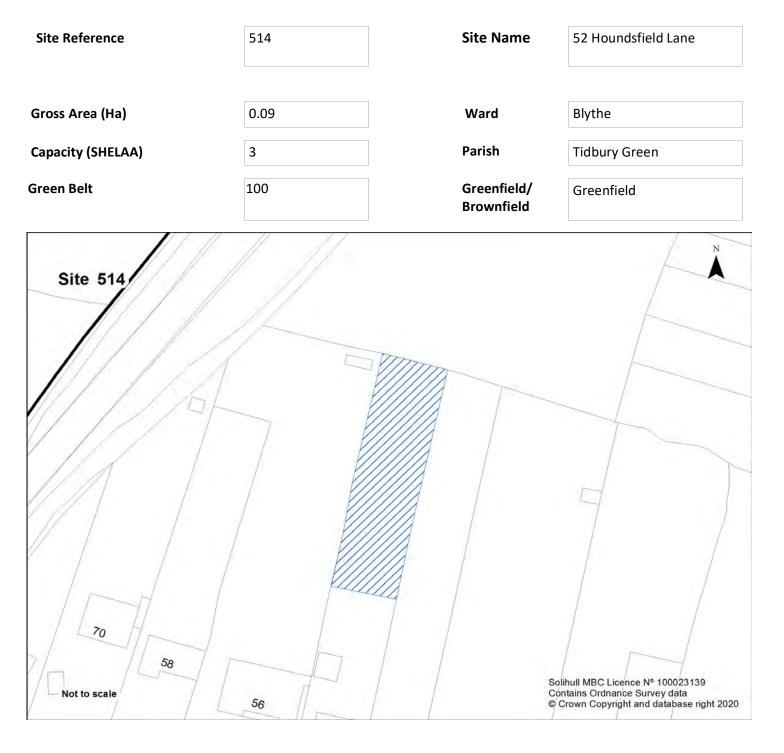
Policy Constraints	Green Belt
Hard Constraints	Group TPO on part of site
Soft constraints	

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: MediumFood Store: LowGP Surgery: LowPublic Transport: Very High (Rail)Overall: MediumAccess: Footway along site frontage
Green Belt Assessment	Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2Landscape character sensitivity - HighVisual sensitivity - HighLandscape value - MediumLandscape capacity to accommodate change - Very Low
Sustainability Appraisal	See CFS 18 (adj. site)Jan 2019 DraftAECOM 12518 Effects:3 positive (2 significant);11 neutral;4 negative (1 significant)
	Site Selection
Spatial Strategy	Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.
Site Selection Topic Paper	The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station
Site Selection Step 1	9
Commentary	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.
Site Selection Step 2	R

Site Reference	510	Site Name	160 Tilehouse Lane
Gross Area (Ha)	0.13	Ward	Blythe
Capacity (SHELAA)	4	Parish	Tidbury Green
Green Belt	100	Greenfield/ Brownfield	Greenfield
11			N
Site 510			A SA
	IIIIIII		32
1		TITT	
			2
1 1 7			
			751
			Solihull MBC Licence Nº 100023139
Not to scale			Solihull MBC Licence Nº 100023139 Contains Ordnance Survey data D Crown Copyright and database right 2020

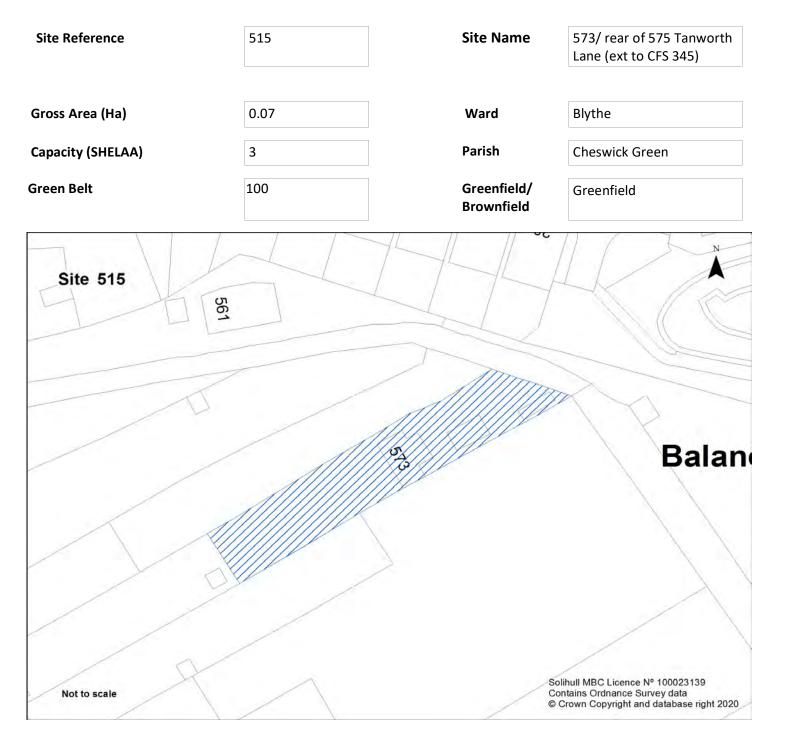
Policy Constraints	Green Belt
Hard Constraints	Group TPO on part of site
Soft constraints	

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: MediumFood Store: LowGP Surgery: LowPublic Transport: Very High (Rail)Overall: MediumAccess: Footway along site frontage
Green Belt Assessment	Lower performing parcel (RP72) overall with a combined score of 4. Moderately performing in terms of purpose 2.
Landscape Character Assessment	Within LCA2Landscape character sensitivity - HighVisual sensitivity - HighLandscape value - MediumLandscape capacity to accommodate change - Very Low
Sustainability Appraisal	See CFS 74 (adj. site)Jan 2019 DraftAECOM 11518 Effects:3 positive;10 neutral;5 negative (1 significant)
	Site Selection
Spatial Strategy	Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.
Site Selection Topic Paper	The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station
Site Selection Step 1	9
Commentary	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.
Site Selection Step 2	R



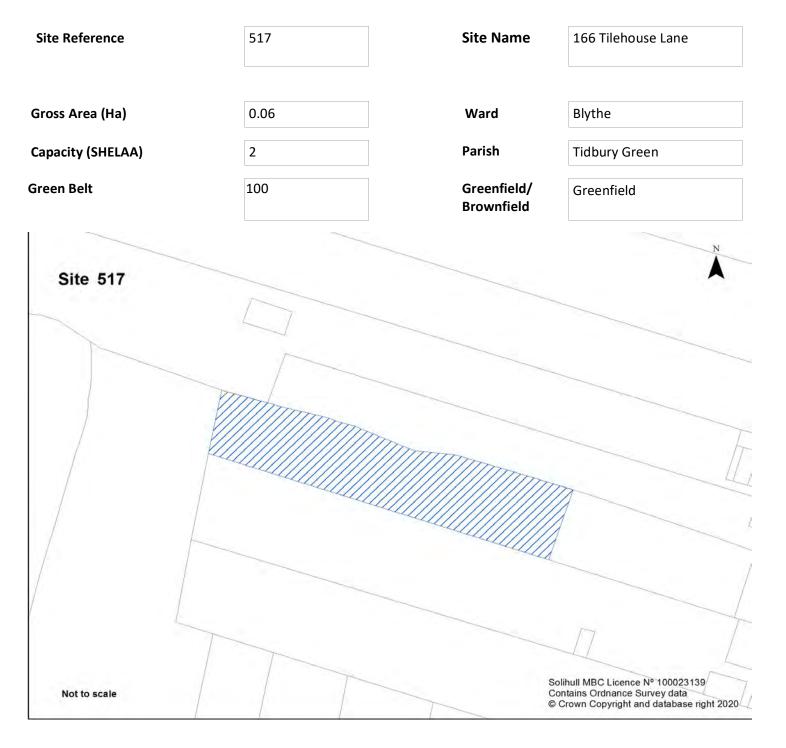
Policy Constraints	Green Belt
Hard Constraints	Group TPO on part of site
Soft constraints	Trees

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: MediumFood Store: LowGP Surgery: LowPublic Transport: Very High (Rail)Overall: MediumAccess: Footway along site frontage
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Sustainability Appraisal	See CFS 74 (adj. site)Jan 2019 DraftAECOM 11518 Effects:3 positive;10 neutral;5 negative (1 significant)
	Site Selection
Spatial Strategy	Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.
Site Selection Topic Paper	The site is separated from Dickens Heath village, but is in close proximity to Whitlock's End station
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Commentary	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.
Site Selection Step 2	R



Policy Constraints	Green Belt
Hard Constraints	
Soft constraints	Existing property on site

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: MediumFood Store: HighGP Surgery: HighPublic Transport: Very Low (Bus)Overall: MediumAccess: Footway along site frontage
Green Belt Assessment	Parcel (RP64) scores 0 and does not perform against the Green Belt purposes 1, 2, 3 or 4.
Landscape Character Assessment	Site not included in study area of Landscape Character Assessment.
Sustainability Appraisal	Not considered in SA
	Site Selection
Spatial Strategy	Growth Option F: Limited expansion of rural villages/settlements
Site Selection Topic Paper	Cheswick Green village is identified as suitable for small scale growth, with need toretain gaps between settlements, and avoid flood zones, sensitive landscapecharacter and River Blythe SSSI.
Site Selection Step 1	5
Commentary	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.
Site Selection Step 2	R



Policy Constraints	Green Belt
Hard Constraints	
Soft constraints	Trees

SHELAA	Category 2 (some achievability constraints)
Accessibility Study	Primary School: MediumFood Store: LowGP Surgery: LowPublic Transport: Very High (Rail)Overall: MediumAccess: Footway along site frontage
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Spatial Strategy	Site could be considered as Growth Option A: High frequency public transport corridors and hubs, but is located within the Green Belt and the site is detached from Dickens Heath village.
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Site Selection Step 2	R

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