

Solihull Strategic Housing Land Availability Assessment September 2012



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1 Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires local planning authorities to use their evidence base to meet the full, objectively assessed needs for market and affordable housing and to identify key sites critical to the delivery of housing.
- 1.2 To ensure that land availability is not a constraint on the delivery of housing, NPPF requires all local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land; identify a supply of specific developable sites or broad locations for growth for years 6-10, and where possible, for years 11-15. The Government requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against requirements with an additional 5% buffer to ensure choice and competition (increased to 20% where there has been a record of persistent under delivery).
- 1.3 To assess the availability, suitability and likely economic viability of housing land we are required to produce a Strategic Housing Land Availability Assessment (SHLAA). The SHLAA is required to identify suitable sites with potential for housing in and around settlements, assess their potential and assess when they are likely to be developed.
- 1.4 The expected rate of housing delivery is to be illustrated through a housing trajectory for the Plan period and local planning authorities are required to describe how they will maintain delivery of a five year supply of housing to meet their target.
- 1.5 Through the Local Plan, the Council will set a housing land provision target with the aim of striking the balance between providing for the borough's housing and regeneration needs and protecting the strategically important Meriden gap and the character and quality of Solihull's environment.
- 1.6 **The SHLAA does not determine whether a site should be allocated for housing development.** It identifies:
 - sites with potential for housing, their housing capacity and when they are likely to be developed;
 - the choices available to meet the need and demand for new housing and provide a basis for making decisions about how to shape places in the future;
 - whether action will need to be taken to ensure sites can be delivered or whether policies need to be reviewed to enable identified sites to be developed.
- 1.7 The SHLAA is key evidence for the Draft Local Plan, part of the Borough's local development framework until 2028. The Draft Local Plan has been developed with communities and stakeholders and one of its main roles is to allocate land and identify locations for future growth to meet housing land provision targets.
- 1.8 This SHLAA is based at the start of the current monitoring year (1st April 2012). To meet Government requirements housing land supply is assessed for five, ten and fifteen years from April 2013 when the Local Plan is anticipated for adoption. The SHLAA has been updated and published at the key stages of the Local Plan production process, and will be updated each December with the Annual Monitoring Report.

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- 1.9 Assessments of all housing sites submitted for consideration are summarised in the separate SHLAA appendix document.

2 The Draft Local Plan

- 2.1 The Draft Local Plan was published under Regulation 27 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended in 2008 and 2009) from January – March 2012. Representations were considered by the Cabinet Member for Economic Development and Regeneration, the Overview and Scrutiny Management Board and Full Council during June and July 2012 and approved for submission to the Secretary of State. Public Examination is likely to be towards the end of 2012 with adoption in 2013.
- 2.2 The Draft Local Plan includes a housing land provision target of 11,000 net additional dwellings (2006-2028), this report examines housing land availability to meet this target.

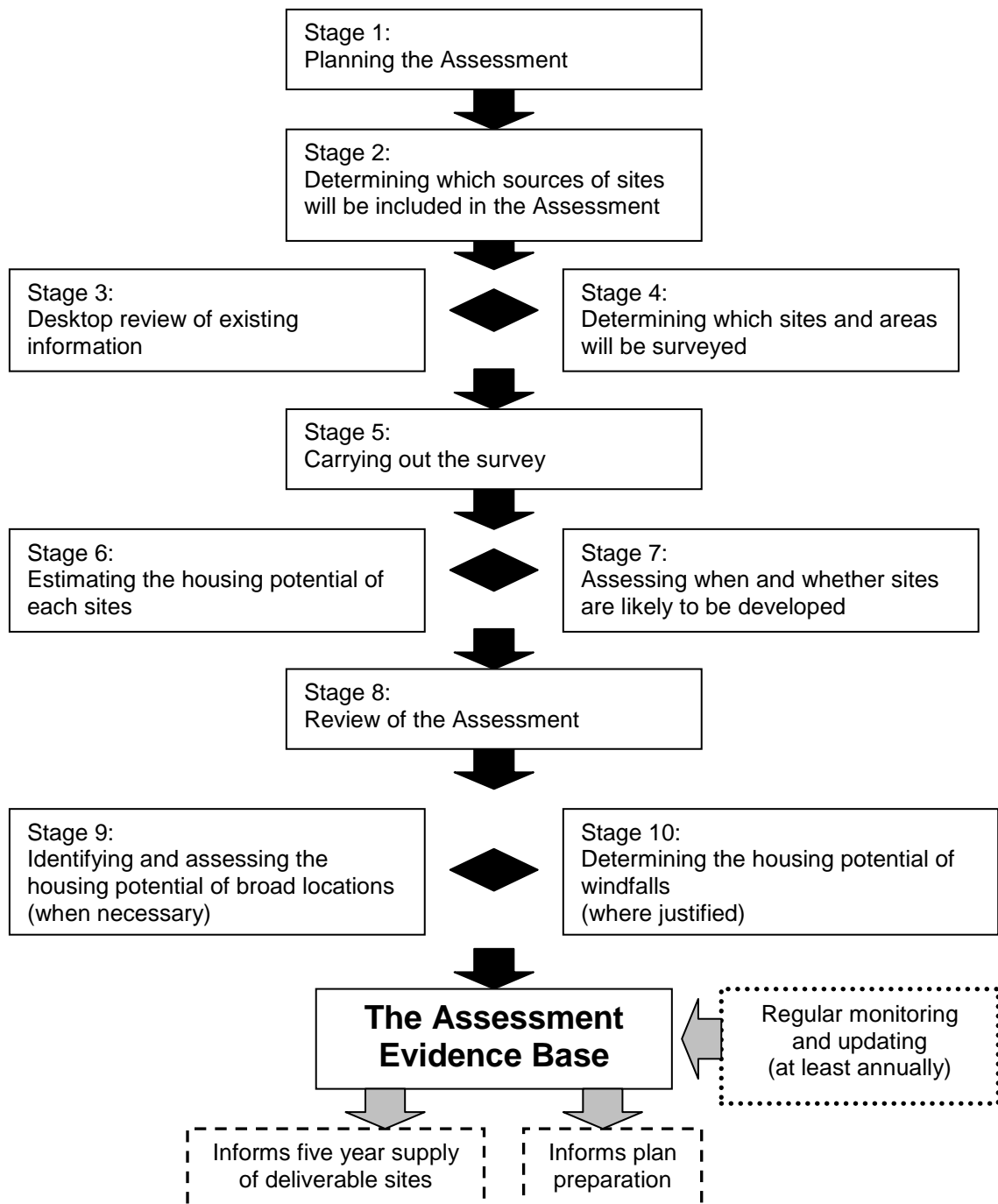
3 Updating the SHLAA

- 3.1 This report and its accompanying site assessments appendix has been updated to reflect the changes in national planning policy, current housing land supply and the Draft Local Plan.

4 Methodology

4.1 This SHLAA closely follows the standard methodology of practice guidance for SHLAAs - www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment, summarised below. The assessment is required to inform choices available to meet future housing demand and need requirements. The standard methodology may not identify sufficient sites to meet our housing target (see paragraph 1.4) so broad locations (Stage 9) have been assessed alongside other sites through stages 3-8. Including the identification of broad locations within the study will avoid the need to repeat Stages 2-8 for broad locations if required.

Strategic Housing Land Availability Assessment Practice Guidance Methodology



Stages 3, 4, 6, 7, 9 and 10 may be carried out in parallel

Working in Partnership

- 4.2 The assessment was led by the Local Development Framework Team and the advice of other teams and bodies was sought on the sites assessed as and when necessary. All survey and assessment work up until September 2011 was carried out by a contractor to the Council, a qualified surveyor and experienced housing land buyer. Later assessments have been carried out by the Council's Spatial Planning Team following the approach adopted for the earlier appraisals.
- 4.3 We have involved communities and stakeholders in:
- producing the assessment methodology by consulting key community and stakeholder representatives on the draft methodology (a summary of comments received and actions taken is included in the Methodology Document).
 - identifying potential housing sites by inviting a range of community and stakeholder representatives to submit sites for assessment.
 - publishing the site request form on our website and through press releases and briefings.
 - assessing and making assumptions and judgements about the deliverability, developability and economic viability of potential sites by consulting communities and stakeholders on the final assessment.
- 4.4 A Panel of experts was established to oversee the production of the initial SHLAA (a list of Panel Members, the Panel Terms of Reference and minutes of meetings is contained in Appendix H).

Determining Which Sources of Sites were Included in the Assessment

- 4.5 The Government requires the Local Plan to identify a supply of specific developable sites or broad locations for growth for years 6-10 and where possible for years 11-15. No particular types or areas of land were excluded from the SHLAA because it was required to inform the Draft Local Plan and it was not possible to pre-judge how much land is available for housing, how much additional capacity will be required or the strategy for delivering housing objectives which is being developed in consultation with communities and stakeholders.
- 4.6 If we excluded particular types of land or areas we would be unlikely to identify sufficient deliverable and developable land to meet our housing land provision target. Government guidance is clear that the assessment should not be narrowed by existing policies to constrain development so that local authorities are in the best possible position when it comes to deciding our strategy to deliver housing objectives.
- 4.7 Sites with housing potential were identified through the following sources:
- Planning permissions for housing that are under construction
 - Unimplemented/outstanding planning permissions for housing
 - Land allocated for housing in the Solihull Unitary Development Plan 2006
 - Land safeguarded for long-term housing needs in the Solihull Unitary Development Plan 2006
 - North Solihull Regeneration Programme
 - Call for sites
 - Sites promoted for allocation through the Unitary Development Plan (2006)

Inclusion of sites from the following sources were also considered, but excluded because very few sites could be identified and there is no certainty that sites from these sources will come forward for development. Inclusion of sites from these sources will be reconsidered each time the SHLAA is reviewed.

- Planning applications not yet determined
- Sites refused planning permission
- Land with planning permission or allocated for other uses that is no longer required for those uses
- Urban Capacity Study (2001) sites
- National Land Use Database sites
- Empty Property Register
- English House Condition Survey
- Register of Surplus Public Sector Land
- Valuation Office Database
- Search of Ordnance Survey Maps and aerial photographs
- Sites identified through Council officers local knowledge.

5 Housing Land Availability

Sites with Planning Permission

- 5.1 All sites with planning permission are monitored annually and starts and completions are recorded. Where development has not yet started, the likely delivery rates of larger sites with planning permission (sites over 15 dwellings capacity) was assessed through discussions with landowners and developers. For small sites it has been assumed that the remaining capacity will be delivered within five years of the Local Plan's anticipated adoption date. Appendices A and B provide a schedule of sites with planning permission, excluding sites within the regeneration area.

North Solihull Regeneration Programme

- 5.2 The Council is working in partnership with Bellway Homes, Inpartnership Limited and Whitefriars Housing to regenerate the three north Solihull Wards of Chelmsley Wood, Smith's Wood and Kingshurst and Fordbridge.
- 5.3 The Regeneration programme is delivering a 20 year business plan, including the provision of new housing. The North Solihull Business Plan has been reviewed following the Government's spending review. The revised Business Plan was reported to Resources Cabinet on 19th April 2012 in private session. The Business Plan sets out the sites the Partnership will be promoting for development and links these with the regeneration outputs that can result from the land receipts.
- 5.4 The North Solihull Regeneration programme does not rely on Government funding. Funding is based on the Council using its own land to raise money for regeneration. The Council sells land to the North Solihull Partnership, which then sells the land, once planning permission is granted, to Bellway Homes. The finance from these sales is put back into the project, providing funding for new primary schools, village centres and improvements to infrastructure and green space.

- 5.5 The full Business Plan cannot be published for reasons of commercial confidentiality, but a copy of the Business Plan with financial information removed and its accompanying housing land supply programme and tracker is included at Appendix I. The land supply programme only includes sites planned for sale to Bellway over the next four years to ensure only sites that are deliverable within five years are accounted for in the housing land supply programme.
- 5.6 The following table demonstrates that the North Solihull Partnership have continued to deliver housing. Overall net delivery has been low to date as there has been a focus on extensive redevelopment of the poorest quality housing. Development has continued despite the difficult economic climate of the last five years and on more challenging sites than the predominantly green field sites moving forward under the current business plan.
- 5.7 Housing Provision within the Regeneration Zone to Date:

Year	New Build	Demolition	Net Additional Dwellings
2005-2006	0	1	-1
2006-2007	34	0	34
2007-2008	101	7	94
2008-2009	116	114	2
2009-2010	163	256	-93
2010-2011	202	81	121
2011-2012	165	119	46
Total	781	578	203

- 5.8 In summary, the regeneration programme has consistently delivered housing development since its concept and there is no evidence to indicate that it will not continue to deliver.

Solihull Town Centre

- 5.9 The Solihull Town Centre Study (GVA Grimley, May 2009) identifies housing capacity for 1,270 new dwellings in four five-year phases. The Solihull Town Centre Study was submitted in evidence to the RSS Phase II Review; the Panel concluded that the Council may be unduly pessimistic over the capacity for further town centre development and that there may be increased potential for town centre housing over the plan period. The indicative housing capacities may therefore need to be reviewed as town centre redevelopment progresses. The study has been reviewed in preparation for the Draft Local Plan and deliverable and developable sites have been included in Appendix F.

Sites without Planning Permission

- 5.10 All sites have been assessed to ensure they meet the following criteria and any constraints have been highlighted, together with any actions necessary to overcome them.

Sites identified as deliverable are:

- available now
- offer a suitable prospect that housing will be delivered on site within five years

- viable

Sites identified as developable are:

- are in a suitable location for housing development
- have a reasonable prospect of becoming available
- could be viably developed at the point envisaged.

The data specification table used to assess each site is included at Appendix G. A schedule of sites and site appraisals for those that are free of all current policy constraints and are likely to be delivered is contained in Appendix D.

- 5.11 In accordance with NPPF (paragraph 48) it is entirely appropriate to make a windfall allowance within the five year housing land supply calculation. There is compelling evidence that windfall sites have consistently become available and will continue to provide a reliable source of housing land supply, having regard to the SHLAA, historic windfall delivery and expected future trends.

Windfall Sites

- 5.12 Windfall sites are sites that cannot be identified by the SHLAA. Windfall sites constantly come forward in Solihull and make a significant contribution towards housing land supply. Windfall housing land supply is a specific local circumstance and failure to plan for its provision would grossly underestimate the likely impact of housing growth on the environment, existing infrastructure and future infrastructure requirements. Guidance on producing SHLAAs allows for the inclusion of windfall sites where required and justified.
- 5.13 There is very little vacant and derelict land across much of the Borough. High land values mean that land is continuously redeveloped and development opportunities are sought through sites currently in active use. This means that it is not possible to identify many of the sites that are likely to come forward for housing development through the SHLAA and justifies the inclusion of a windfall estimate.
- 5.14 The reliability of windfall sites can be tested through history which shows windfall housing has consistently been delivered. Based on evidence of windfall housing land supply by house type and location, the windfall allowance included in this assessment is a cautious 150 dwellings per year (windfall completions averaged 187 dwellings per year 1992-2012). The windfall allowance will be continuously monitored and reviewed through updated assessments if necessary. Evidence of past rates of windfall provision is provided in Appendix E.
- 5.15 With the introduction of the SHLAA methodology alongside PPS3, the Government anticipated that sites could be identified through this process to reduce uncertainty. However, in the Council's experience developers and landowners are reluctant to reveal details of sites they are bringing forward because of commercial confidentiality. The Council started preparing its first SHLAA in January 2008 and there has been an ongoing call for sites since. During that time over 250 sites have been submitted, the majority of which are green belt land. Only 12 sites with a total net capacity of 132 dwellings were considered suitable for inclusion within the SHLAA.
- 5.16 At the same time (1st January 2008 – 15th August 2012) planning permission has been granted for 873 new additional dwellings on 242 windfall sites. This is a time period of 4.63

years, spanning poor housing market conditions. Since January 2008 windfall planning permissions have averaged 188 dwellings, compared to the Draft Local Plan windfall assumption of 150 dwellings p.a.

5.17 In considering the windfall rate to be included in the Local Plan it is important to consider the likelihood of trends continuing. This includes considering changes in planning policy, environmental capacity and the housing market.

5.18 In respect of local planning policy for assessing windfall sites, there has been very little change. Policy H1 of the Unitary Development Plan (UDP) supports windfall housing development which protects and enhances local distinctiveness. UDP Policy H1 states:

“In considering planning applications on windfall sites, the Council will need to balance proposals for the intensification of the urban area with the impact on surrounding residential areas (see Policy H5). In particular, the Council will be keen to protect and enhance local distinctiveness where potential redevelopment could change their whole character and the quality of the environment.”

To support this policy the Council adopted Supplementary Planning Guidance for windfall development in 2003 and has successfully applied this policy guidance since.

The Draft Local Plan continues to support windfall housing development in sustainable locations where it will protect and enhance local distinctiveness. Policy 5 of the Draft Local Plan states:

“New housing will be supported on unidentified sites in accessible locations where they contribute towards meeting identified borough-wide housing needs and towards enhancing local character and distinctiveness. Unless there are exceptional circumstances, new housing will not be permitted in locations where accessibility to employment, centres and a range of services and facilities is poor.”

The Council has always been selective in permitting windfall development, only granting planning permission that preserves and enhancing local character and distinctiveness.

5.19 The nature of the Borough provides continuous opportunities for the redevelopment and recycling of land. High land values and existing low-density development areas provide the incentive to recycle land and ensure redevelopment is viable. The Council recognises the advantages of windfall development in providing housing to contribute towards meeting need in sustainable locations and its role in protecting the Borough’s high quality residential environment through the continuous recycling of land and protecting the green belt from urban extensions.

5.20 There is no reason to believe windfall housing land supply will dry up. Although the apartments market has declined from its peak during the mid 2000s, the rate of windfall completions was higher than the rate that has been included in the five year housing land supply calculation before and after the boom. In recent years there has been a substantial rise in private extra-care housing developments aimed at meeting the housing needs of the Borough’s aging population. Five schemes have been recently been completed at 298 Warwick Road Olton (24 dwellings), St Francis Church, Cornyx Lane Solihull (30 units), 331-335 Warwick Road Olton (30 dwellings), 548-550 Kenilworth Road Balsall Common (37 dwellings) and 17-19 Hampton Lane Solihull (32 dwellings). Two substantial schemes at 287 Stratford Road Shirley (33 dwellings) and Chester Arms Castle Bromwich (43 dwellings) were granted planning permission since April 2012.

Proposed Allocations

5.21 Using the Solihull Strategic Housing Land Availability Assessment Site Appraisals Summaries September 2010, the sites that the Council considers to be the most suitable have been selected for allocation in the Draft Local Plan. These proposals will be subject to examination in public. A list proposed allocations is included in Appendix F.

Estimating Housing potential

5.22 An estimate of the number of dwellings likely to be delivered on each suitable site has been assessed. Unitary Development Plan Policy H5: 'Density, Design and Quality of Development' has been used as the starting point for assessing the number of dwellings likely to be delivered on each site. This seeks densities of 30-50 dwellings per hectare and encourages greater density in locations with good access to public transport. High quality development respecting local character and distinctiveness is sought. We have also taken into account:

- the findings of the SHLAA site assessments (this will provide information on the size and types of housing that are likely to be required).
- 'New Housing in Context' Supplementary Planning Guidance.
- any issues raised by the Settlement Studies that have implications for housing potential (Settlement studies have been prepared as part of the evidence for the Local Development Framework and provide information on the character of settlements and their ability to meet the needs of their residents).
- examples of recent similar developments in similar locations in particular areas.
- any sketch schemes submitted by the landowner or controlling developer.

6 Review of the Assessment

6.1 The following table provides a summary of overall housing capacity to meet the Draft Local Plan housing land provision target of 11,000 net additional dwellings (2006-2028). The table identifies 15 years land supply from the Local Plan's anticipated adoption date (April 2013).

Table 1: Housing Land Supply Summary (all figures are net)

	Deliverable Capacity	Developable Capacity 18-23	Developable Capacity 23-28	Total Capacity 2006-2028
Completions 2006 - 12	-	-	-	2,340
Identified Supply:	1,604	325	196	2,125
<i>Small Sites (Appendix A)</i>	<i>331</i>	<i>0</i>	<i>0</i>	<i>331</i>
<i>Large Sites (Appendix B)</i>	<i>824</i>	<i>0</i>	<i>0</i>	<i>824</i>
<i>North Solihull Regeneration Programme (Appendix C)</i>	<i>449</i>	<i>325</i>	<i>196</i>	<i>970</i>
SHLAA Sites (Appendix D)	193	0	0	193
Proposed Housing Allocations (Appendix F)	1,890	1,120	950	3,960
Windfall sites (Appendix E)	900	750	750	2,400
Total Deliverable Capacity	4,587	2,195	1,896	11,018

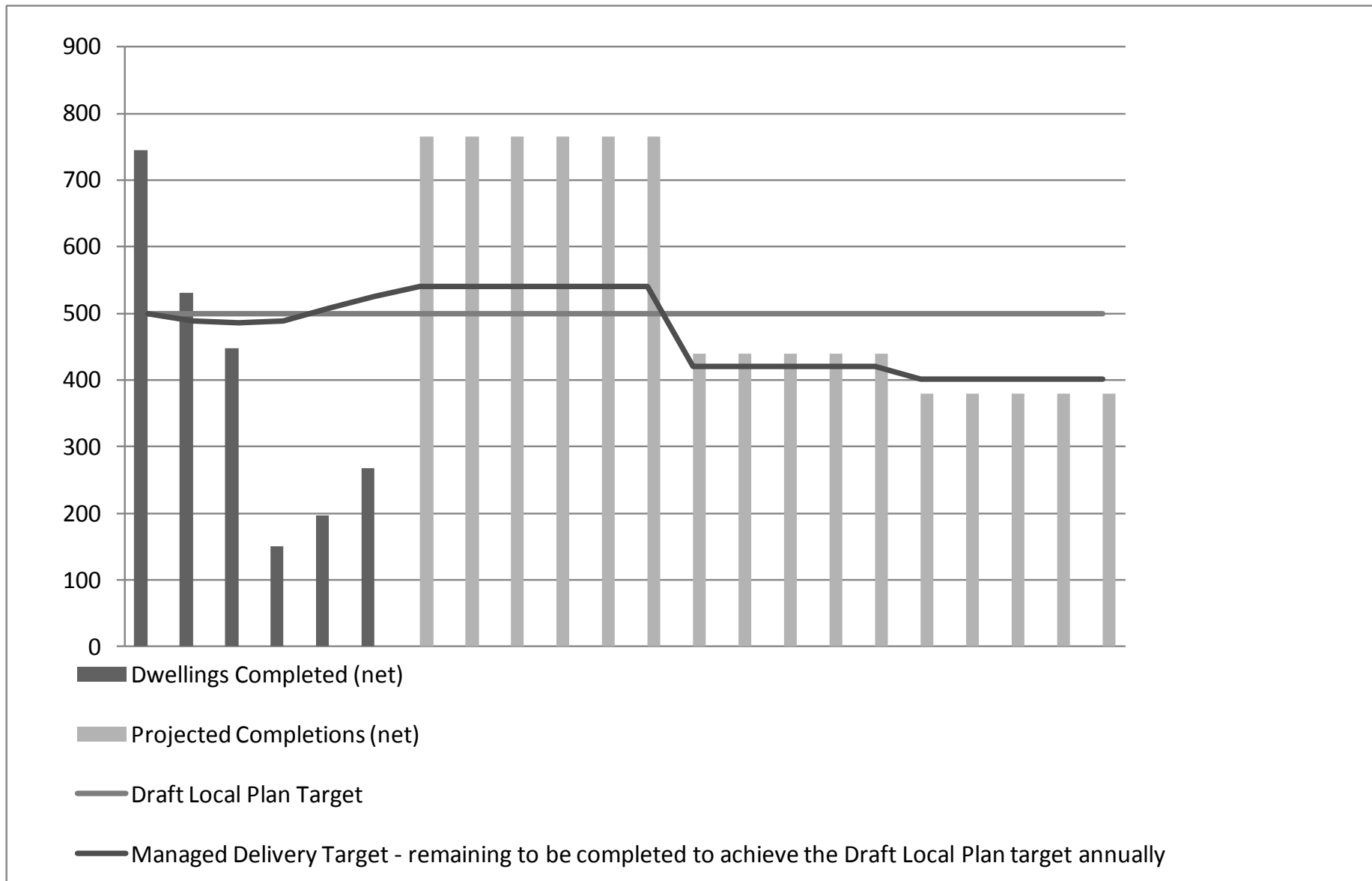
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7 Housing Trajectory and Delivery Target 2006/07 – 2007/08

7.1 For illustrative purposes the following trajectory has been calculated on an annual average basis. The Draft Local Plan must include a housing trajectory to show the rate at which new housing will be delivered to meet the housing land provision target. The trajectory has been developed taking account of local circumstances.

	Dwellings Completed (net)	Projected Completions (net)	Cumulative Completions	Target	Cumulative Target	Monitor – Difference between cumulative completions and cumulative target	Managed Delivery Target – to be completed to achieve the overall target	Mature Suburbs	Regeneration Area	Rural	Town Centre	Affordable Housing
2006/07	745	-	745	500	500	245	500	391	91	263	0	84
2007/08	531	-	1,276	500	1,000	276	488	308	83	140	0	71
2008/09	448	-	1,724	500	1,500	224	486	270	17	161	0	33
2009/10	151	-	1,875	500	2,000	-125	488	79	-87	159	0	145
2010/11	197	-	2,072	500	2,500	-428	507	83	108	6	0	194
2011/12	268	-	2,340	500	3,000	-660	525	155	59	54	0	119
2012/18	-	4,587	6,927	3,000	6,000	927	3,566	2,053	1,295	939	300	2,454
2018/23	-	2,195	9,122	2,500	8,500	622	2,037	1,113	325	407	350	1,335
2023/28	-	1,896	11,018	2,500	11,000	18	1,878	563	196	837	300	970
Affordable housing demolitions within the regeneration area								-	-	-	-	-2,948
Total								5,015	2,087	2,966	950	2,457
Proportion								46%	19%	26%	9%	22%

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Appendix A: Small Sites with Planning Permission (Less than 15 Dwellings)

Ref	Address	Status	Location	With Planning Permission	To be Lost	Net Deliverable Capacity	No. Affordable (gross)
390	Grange Farm Fillongley Road Meriden	UC	R	1	0	1	0
559	Ld Adj 22 Fishers Drive Dickens Heath	UC	R	1	0	1	0
712	Adj 23 Beauchamp Road Solihull	OPP	MS	1	0	1	0
886	177 Old Station Road Hampton in Arden	UC	R	1	1	0	0
1015	Lansdowne Farm Warwick Road Knowle	UC	R	1	0	1	0
1035	59 Blossomfield Road Solihull	FPP	MS	1	1	0	0
1040	adj. 101 Chester Road Castle Bromwich	FPP	MS	2	0	2	0
1115	Meriden Garage Birmingham Road Meriden	FPP	R	14	0	14	0
1117	78A Coleshill Road Marston Green	FPP	MS	6	1	5	0
1171	Long Bungalow Bickenhill Road Marston Green	UC	R	1	0	1	0
1180	168 – 170 Kenilworth Road Knowle	UC	R	1	0	1	0
1183	The Lodge Castle Bromwich Hall Chester Road Castle Bromwich	FPP	MS	1	0	1	0
1222	28 – 34 School Lane Solihull	UC	MS	14	0	14	0
1235	r/o 128 Norton Lane Tidbury Green	FPP	R	1	0	1	0
1274	3 Wootton Green Lane Balsall Common	FPP	R	2	0	2	0
1286	Land at 214 Cooks Lane Kingshurst	FPP	RA	8	0	8	0
1294	The Grange 101 Grange Road, Olton	UC	MS	5	1	4	0
1297	r/o 28-54 Cranmore Road & R/o 77-97 Blandford Avenue Castle Bromwich	UC	MS	12	0	12	0
1315	346 Station Road Knowle	FPP	R	4	1	3	0
1318	End-O-Pool Bungalow Kenilworth Road Knowle	FPP	R	1	1	0	0
1345	153 St Bernards Road Olton	FPP	MS	8	1	7	0
1369	The Lodge Coventry Road Bickenhill	OPP	R	1	1	0	0
1371	45 – 47 Richmond Road Olton	UC	MS	3	0	3	0
1373	adj. 10 Stonor Park Road (r/o 417 - 419 Streetsbrook Rd Solihull	FPP	MS	1	0	1	0

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1374	112 – 114 Marshall Lake Road Shirley	FPP	MS	6	2	4	0
1379	2 Paddock Drive Dorridge	FPP	R	1	1	0	0
1381	r/o 7 Elmdon Road Marston Green	UC	MS	4	1	3	0
1382	2 Danford Lane Solihull	FPP	MS	3	1	2	0
1409	Land to the side of 7 Tudor Close Balsall Common	FPP	R	1	0	1	0
1414	213 – 219 Station Road Balsall Common	FPP	R	14	4	10	0
1416	50 Ashlawn Crescent Solihull	UC	MS	1	0	1	0
1426	44 Winchester Drive Chelmsley Wood	FPP	RA	2	0	2	0
1442	25 Temple Road Dorridge	UC	R	1	0	1	0
1444	1c, Stanway Road, Shirley	FPP	MS	10	0	10	0
1456	above 342 Gospel Lane Olton	UC	MS	2	0	2	0
1465	adj.29 The Crescent Hampton-in-Arden	FPP	R	1	0	1	0
1478	The Cottage Kenilworth Road Hampton in Arden	FPP	R	1	1	0	0
1485	adj.1 Kimberley Road Solihull	FPP	MS	1	0	1	0
1494	40 Grove Road Knowle	FPP	R	1	1	0	0
1496	504 Streetsbrook Road Solihull	UC	MS	1	0	1	0
1509	adj. Gaydon Court Gaydon Road Elmdon	UC	MS	3	0	3	0
1514	Kinderland 208 Stratford Road, Shirley	FPP	MS	14	0	14	0
1516	408 – 410 Rowood Drive Damsonwood	UC	MS	2	0	2	0
1519	Adj. 128 Laburnum Avenue Smiths Wood	FPP	RA	2	0	2	0
1521	11 Birch Tree Grove Solihull	FPP	MS	1	1	0	0
1522	r/o 8 – 14 Tanworth Lane Shirley	FPP	MS	2	0	2	0
1525	Elm Farm Balsall Street Balsall Common	FPP	R	2	0	2	0
1527	Mount Pleasant Truggist Lane Berkswell	UC	R	1	0	1	0
1535	41 The Crescent Hampton in Arden	FPP	R	1	0	1	0
1544	Log Home Farm Oldwich Lane West Chadwick End	FPP	R	1	1	0	0
1545	r/o 29 – 33 Temple Road Dorridge	UC	R	1	1	0	0
1549	203 Stratford Road Shirley	FPP	MS	2	0	2	0

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1557	20 Beechnut Lane Solihull	FPP	MS	1	1	0	0
1571	adj. 15 Marsh Lane Hampton-in-Arden	FPP	R	1	0	1	0
1578	86 Woodlea Drive Solihull	UC	MS	1	1	0	0
1585	Batts Hall Warwick Road Knowle	UC	R	1	0	1	0
1586	Ivy House Farm Harvest Hill Lane Meriden	FPP	R	2	0	2	0
1587	Kineton Lodge 64 St Bernards Road Olton	UC	MS	4	0	4	0
1590	Land at Becks Lane off Fillongley Road	FPP	R	4	0	4	0
1593	50 Chelmsley Lane Marston Green	FPP	MS	1	0	1	0
1595	194 Creynolds Lane Cheswick Green	UC	R	2	1	1	0
1598	Land Adj 2 Silver Birch Road Kingshurst	FPP	RA	1	0	1	0
1602	61 & 63 Wood Lane Earlswood	FPP	R	2	2	0	0
1603	11 Fishers Drive Dickens Heath	FPP	R	1	1	0	0
1604	R/O 193 & 195 St. Bernards Road Olton	FPP	MS	2	0	2	0
1605	8 Beechnut Lane Solihull	FPP	MS	2	1	1	0
1607	85 Grange Road Dorridge	FPP	R	1	1	0	0
1608	5 Waverley Grove Solihull	FPP	MS	1	1	0	0
1609	Adj 423 Streetsbrook Road Solihull	FPP	MS	1	0	1	0
1611	Arbour Tree Bungalow Arbour Tree Lane Chadwick End	FPP	R	1	1	0	0
1617	72 Warwick Road Olton	FPP	MS	2	3	-1	0
1618	Barn End Park Avenue	UC	R	1	0	1	0
1620	Kingshurst Babbs Mill 1 Overgreen Drive Kingshurst	UC	RA	13	0	13	13
1625	18 Beechnut Lane Solihull	FPP	MS	1	1	0	0
1627	34 Hurdis Road Shirley	UC	MS	2	0	2	0
1628	Henwood Hall Farm Barston Lane Solihull	FPP	R	1	0	1	0
1629	114 Kenilworth Road Knowle	UC	R	1	0	1	0
1630	110 Marshall Lake Road Shirley	FPP	MS	2	0	2	0
1632	5A and 5B Grimshaw Villas Hampton Road Knowle	FPP	R	1	1	0	0
1633	Llanberis Bickenhill Lane Marston Green	OPP	R	1	1	0	0

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1634	59 Stratford Road Shirley	FPP	MS	4	0	4	0
1635	rear 147 Stratford Road Shirley	FPP	MS	11	0	11	0
1638	43 Hampton Lane Solihull	FPP	MS	1	1	0	0
1641	2635 Stratford Road Hockley Heath	FPP	R	8	0	8	0
1642	3 Woodcote Drive Dorridge	FPP	R	1	1	0	0
1643	114 Earlswood Road Dorridge	UC	R	1	1	0	0
1644	159A Marshall Lake Road Shirley	FPP	MS	1	1	0	0
1647	Four Oaks House Back Lane Meriden	FPP	R	1	0	1	0
1650	1639 High Street Knowle	FPP	R	5	0	5	0
1652	1 Meriden Road Hampton In Arden	FPP	R	1	0	1	0
1654	80 Meeting House Lane Balsall Common	FPP	R	7	0	7	0
1656	8 Old Station Road Hampton in Arden	FPP	R	1	0	1	0
1657	Side of 21 Belle Vue Terrace Hampton In Arden	FPP	R	1	0	1	0
1659	Marchwood 51 Lovelace Avenue Solihull	FPP	MS	1	1	0	0
1660	172 (adj) High Street Solihull Lodge	FPP	MS	1	0	1	0
1663	Land off Salter Street Earlswood	FPP	R	3	0	3	0
1664	110 School Road Hockley Heath	FPP	R	1	1	0	0
1666	250 Prince of Wales Lane Shirley	FPP	MS	1	0	1	0
1667	88 Coleshill Road Marston Green	FPP	MS	1	0	1	0
1668	Couchmans Farm Harvest Hill Lane Meriden	FPP	R	1	1	0	0
1669	Broadacre Grange Road Dorridge	FPP	R	6	0	6	0
1672	7 The Crescent Hampton - in - Arden	UC	R	1	0	1	0
1674	Fairlawns Lavender Hall Lane Berkswell	UC	R	2	0	2	0
1676	Sunnyside (land adj) Frog Lane Balsall Common	FPP	R	1	0	1	0
1677	1 Beaumont Grove Solihull	FPP	MS	1	1	0	0
1678	36-38 The Crescent Solihull	UC	MS	2	0	2	0
1679	Yew Tree Farm Church Lane Bickenhill	FPP	R	2	0	2	0
1681	Gate Farm Fen End Road Balsall Common	UC	R	2	0	2	0

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1683	R/o 176-184 Marshall Lake Road Shirley	FPP	MS	5	0	5	0
1684	(Adjacent) Merrivale Green Lane Balsall Common	FPP	R	1	0	1	0
1685	2-4 Hatchford Brook Road Solihull	FPP	MS	2	0	2	0
1687	Oakfield House Station Road Dorridge	FPP	R	1	0	1	0
1688	Adj 120 Neville Road Shirley	FPP	MS	1	0	1	0
1689	31 Holly Lane Marston Green	FPP	MS	1	0	1	0
1691	78 Coleshill Road Marston Green	UC	MS	1	0	1	0
1692	Beechwood Farmhouse Hodgetts Lane Berkswell	FPP	R	1	0	1	0
1693	Kingswood Court 2405 Stratford Road Hockley Heath	UC	R	14	0	14	0
1695	Meadowcroft Netherwood Lane Chadwick End	FPP	R	1	0	1	0
1696	The Chase Smiths Lane Knowle	FPP	R	1	0	1	0
1697	Hall Farm Kenilworth Road Knowle	FPP	R	1	0	1	0
1698	Pheasant Oak Farm Hob Lane Balsall Common	FPP	R	1	0	1	0
1699	Ashford Manor Farm Ashford Lane Hockley Heath	FPP	R	1	0	1	0
1700	Spar Stores 1 The Green Meriden	FPP	R	1	0	1	0
1703	195-197 Bradford Road Castle Bromwich	UC	MS	9	0	9	0
1704	Rear of 235 Four Ashes Road Bentley Heath	FPP	R	1	0	1	0
1705	Heronsbrook Farm Warwick Road Chadwick End	FPP	R	1	0	1	0
1706	30 Main Street Dickens Heath	FPP	R	2	0	2	0
1707	3-4 The Green Castle Bromwich	FPP	MS	2	0	2	0
1708	Holly Lane Farm Holly Lane	FPP	MS	1	0	1	0
1710	166 (rear) Streetsbrook Road Solihull	FPP	MS	1	0	1	0
1711	317-319 (rear of) Blossomfield Road Solihull	FPP	MS	3	0	3	0
1712	54 Lode Lane	UC	MS	6	0	6	0
1713	(Adjacent) 15 Ernsford Close Dorridge	FPP	R	1	0	1	0
1714	(rear of) 73 Fillingham Close	FPP	MS	1	0	1	0
1715	2679 Stratford Road Hockley Heath	FPP	R	1	0	1	0
1716	Waterloo Housing Association Faircroft Road/Delamere Close Castle Bromwich	UC	MS	3	0	3	0

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1717	(Adj) 4 Temple Avenue Balsall Common	FPP	R	6	0	6	6
1718	1 (Garage block only) Chelmsley Lane Marston Green	FPP	MS	1	0	1	0
1719	(Adj) 16 Asbury Road Balsall Common	FPP	R	1	0	1	0
1720	81 Blue Lake Road Dorridge	FPP	R	1	0	1	0
1721	57 Willow Road Solihull	FPP	MS	2	1	1	0
1722	35 Hansell Drive	UC	R	1	0	1	0
1724	26 Houndsfield Lane	UC	R	1	0	1	0
1725	38 Fentham Road Hampton-in-Arden	FPP	R	1	0	1	0
1726	54 Haslucks Green Road	FPP	MS	3	0	3	0
1727	209 St Bernards Road Olton	UC	MS	2	0	2	0
1728	186 Old Station Road Hampton in Arden	FPP	R	1	0	1	0
1729	21 & 21A Knowle Wood Road	UC	R	2	0	2	0
1730	37 Alderbrook Road	FPP	MS	1	1	0	0
1731	31A Station Road Marston Green	FPP	MS	1	0	1	0
1732	172 Streetsbrook Road	FPP	MS	2	0	2	0
1733	87 Warwick Road Olton	FPP	MS	1	0	1	0
1734	26 Milcote Road	FPP	MS	1	0	1	0
1735	Home Farm Meriden Road Berkswell	FPP	R	1	1	0	0
1736	Walsh Hall Walsh Lane Meriden	FPP	R	1	0	1	0
11/1984	8 Wilsons Road, Knowle	FPP	R	0	1	-1	0
10/2015	Knowle Smile Spa, 4 Wilsons Road	FPP	R	0	1	-1	0
09/0245	602 Warwick Road	FPP	MS	0	1	-1	0
09/0670	Meriden Hall, Main Road, Meriden	FPP	R	0	2	-2	0
10/1184	8 Thelsford Way, Solihull	FPP	MS	0	1	-1	0
10/1653	CB Parish Council, Arden Hall, Water Orton Road	FPP	MS	0	1	-1	0
10/741	Eastcote Hall Farm, Hampton Lane	FPP	R	0	1	-1	0
11/0277	Caretaker's House Langley School, Kineton Green Road	FPP	MS	0	1	-1	0
11/1180	Orchard House, 79 Earlswood Road, Dorridge	FPP	R	0	1	-1	0

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11/1600	Perfexion, 5 Station Approach, Dorridge	FPP	MS	0	1	-1	0
Total				391	60	331	19
Total deliverable capacity within the mature suburbs				200	23	172	0
Total deliverable capacity within the regeneration area				26	0	26	13
Total deliverable capacity within the rural area				165	32	133	6
Total deliverable capacity within the town centre				0	0	0	0

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Appendix B: Large Sites with Planning Permission (15 or More Dwellings)

Ref	Address	Status	Location	With Planning Permission	To be Lost	Net Deliverable Capacity	No. Affordable (gross)
245	Site 6A Maxstoke Lane Meriden	UC	R	77	0	77	30
581	Dickens Heath	UC	R	70	0	70	0
951	Mason Court Hillsborough Road Olton	UC	MS	8	0	8	8
1045	r/o Solihull College Blossomfield Road Solihull	UC	MS	24	0	24	0
1068	Temple House Fen End Road West Temple Balsall	FPP	R	20	3	17	19
1093	British Gas Works Site Wharf Lane Solihull	UC	MS	60	0	60	0
1172	QW - Land At Chapelhouse Road Chapelhouse Road Fordbridge	UC	RA	1	0	1	0
1385	Parkgate (new Heart For Shirley) Stratford Road/Haslucks Green Shirley	FPP	MS	138	0	138	21
1460	St Francis Church Cornyx Lane Solihull	UC	MS	2	0	2	0
1554	362 – 364 Chester Road Castle Bromwich	FPP	MS	15	0	15	0
1591	NAW 7&10, Windward Way/Woodpecker Gve & Blackbird Way Smiths Wood	UC	RA	11	0	11	5
1599	Lanchester Park Lanchester Way Castle Bromwich	FPP	MS	2	0	2	0
1613	Craig Croft Centre land to east of Wardour Drive Chelmsley Wood	FPP	RA	30	0	30	0
1614	17 & 19 Hampton Lane Solihull	UC	MS	32	3	29	32
1619	Naw 9 Auckland Drive Smiths Wood	UC	RA	21	0	21	1
1622	NAW11 - Victoria Gardens Greenfinch Road Smiths Wood	UC	RA	26	0	26	1
1623	North Arran Way 13 Mull Croft Smiths Wood	OPP	RA	113	69	44	0
1624	Rocksborough House 117-123 Warwick Road Olton	FPP	MS	27	0	27	11
1631	911-913 Warwick Road Solihull	OPP	MS	37	0	37	15
1653	CC8 - Dovedale Park Land off Fillingham Close, Crompton Croft & Barnard Cl.	UC	RA	5	0	5	5
1658	Chester Arms (rear of) Hurst Lane North Castle Bromwich	FPP	MS	22	0	22	0
1709	Welham Croft Solihull	FPP	MS	16	0	16	6
1723	KHBM4 Former Lakeside Club Kingshurst	UC	RA	35	33	2	35
1737	Bluebell PH Yorkminster Drive Chelmsley Wood	FPP	RA	15	0	15	15

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1738	Moat House Farm	FPP	MS	125	0	125	50
Total				932	108	824	254
Total net deliverable capacity within the mature suburbs				508	3	505	143
Total net deliverable capacity within the regeneration area				257	102	155	62
Total net deliverable capacity within the rural area				167	3	164	49
Total net deliverable capacity within the town centre				0	0	0	0

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Appendix C: North Solihull Regeneration Programme

Ref	Address	Status	Location	New Build	To be Lost	Net Deliverable Capacity	No. Affordable (gross)
1	NAW 8 (NAW VC Ph3)	BP	RA	25	0	25	13
2	Woodlands	BP	RA	20	0	20	11
3	Whitesmoor School Surplus	BP	RA	21	0	21	11
4	CC9	BP	RA	20	13	7	11
14	Primary School Site 5 Coleshill Heath School	BP	RA	106	0	106	56
16	CC10 Keepers Lodge	BP	RA	39	0	39	21
	Primary School 6	BP	RA	101	0	101	54
	Remaining Capacity	Rem	RA	3,691	3,040	651	1,969
Total				4,023	3,053	970	2,146
Total deliverable capacity within the regeneration area				4,023	3,053	970	2,146

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Appendix D: Sites Identified by the SHLAA

Ref	Settlement	Address	Location	Deliverable Capacity	To be Lost	Net Deliverable 2011-2018	No. Affordable (gross)
8	Meriden	Caravan Storage and adjacent land	R	40	0	40	40
103	Shirley	Greenhill Way Site 9 Greenhill Way	MS	16	0	16	16
104	Shirley	Greenhill Way Site 10 Wildmoor Road					
105	Shirley	Greenhill Way Site 11 Wildmoor Road					
107	Elmdon/Lyndon	Hobs Moat Site 2 Campden Green	MS	3	0	3	3
120	Hockley Heath	Land west of Stratford Road	R	20	0	20	20
251	Balsall Common	Oakley Estate	R	11	0	11	11
252	Hampton in Arden	Peel Close	R	5	0	5	5
253	Kingshurst	Didgley Grove	MS	24	24	0	24
254	Smith's Wood	Garages at Anglesey Avenue					
289	Monkspath	1036 to 1046 Stratford Road	MS	13	0	13	5
297	Balsall Common	Chattaways, 213 Station Road	MS	14	0	14	5
298	Balsall Common	Kelsey Lane, opposite Windmill Lane	MS	5	0	5	2
301	Shirley	Land at Shirley Depot, Haslucks Green Road	MS	37	0	37	14
307	Shirley	Woolmans Garden Centre, 72-74 Solihull Road	MS	29	0	29	11
Total				217	24	193	156
Total deliverable capacity within the Mature Suburbs				141	0	141	80
Total deliverable capacity within the Regeneration Area				0	0	0	0
Total deliverable capacity within the Town Centre				0	0	0	0
Total deliverable capacity within the Rural Area				76	24	52	76

Site 8: Land at Birmingham Road, Meriden



Proposal

Site Size	1.02ha (2.53ac)
Existing Use	Green field
	Caravan storage in part, vacant land
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt, Minerals consultation area
Physical problems and limitations	Hard constraints: TPOs
	Soft constraints: Local infrastructure Increased provision of services Gentle gradient on site Habitats of interest Local wildlife site Trees Potential local wildlife site (2/3rds of site) Ancient Arden
Accessibility	Primary Schools – high Secondary Schools – medium Health – medium Fresh food – high Overall - medium

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	N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. However, impact of removal from the green belt would be minimal, site is surrounded by development and roads form a defensible green belt boundary. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – B/C(day), A/B(night)

Achievability for Housing

Market	Surrounding area is mix of residential and agriculture. Mix of housing types in the locality. Market demand expected to be high in this postcode area. Viable opportunity.
Cost	Full intrusive ground survey required, ecological, topographical. Provision of / improvement of access. Infrastructure works. Service provision or increased capacity. Extended Phase I survey Local wildlife survey
Delivery	Projected build would take 18 – 30 months. Phased development. Would suit national house builders, large developers, medium and private developers.

Housing Potential

In line with policy 30-50 dwellings per Hectare. Unsuitable for market housing release, but could be a suitable rural exceptions site. Site could accommodate a development of 30 - 51 units.
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Include in SHLAA

Yes	Green belt, but potential rural exceptions site.
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Site 103 Greenhill Way, Shirley



Proposal

Site Size	0.28ha (0.70ac)
Existing Use	Brown field
	Semi detached / terraced dwellings and garaging
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Existing buildings and garaging Surrounding dwellings Size Need to ensure adequate parking facilities.
Accessibility	Primary Schools – low Secondary Schools – high Health – medium Fresh food – high Overall - low N°. jobs within 15 minutes – high

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	N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Regeneration of existing residential
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Good viability for redevelopment. Semi detached, terraced houses create property mix. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be solid.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Demolition and cart away
Delivery	Projected build would take approx 9 - 15 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL.

Housing Potential

In line with policy 30-50 dwellings per Hectare. Mix of development of 2, 3, 4, bed semi detached, terraced housing with / or blocks of 1 & 2 bed apartments. Site could accommodate a development of 8 - 14 units.

Include in SHLAA

Yes	Good accessibility to local services and facilities. Previously developed land within the main urban area of the Borough. In line with emerging policy, a density of over 30-45 dph is likely to be encouraged in this location, so this site would have a capacity for 8-13 dwellings, but 8 dwellings would be demolished, so the net gain would be up to 5 dwellings. Likely to be developed for affordable housing.
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Site 104 Wildmoor Garages, Shirley



Proposal

Site Size	0.14ha (0.35ac)
Existing Use	Brown field
	Garaging
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	None
Physical problems and limitations	Hard constraints: Tree preservation orders (boundary)
	Soft constraints: Local infrastructure Increased provision of services Access Existing garaging Surrounding dwellings Size and shape of site Hedgerows (boundary) Need to ensure adequate parking facilities.
Accessibility	Primary Schools – low Secondary Schools – high Health – medium Fresh food – high Overall - low

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	N°. jobs within 15 minutes – high N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Regeneration of residential area
Environmental conditions	Noise exposure category – A(day and night)

Achievability for Housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Poor viability for redevelopment. Terraced houses and 3 storey apartment blocks create property mix. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be solid.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Demolition and cart away
Delivery	Projected build would take approx 6 - 12 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL.

Housing Potential

In line with policy 30-50 dwellings per Hectare. Mix of development of 2, 3, 4, bed semi detached, terraced housing with / or blocks of 1 & 2 bed apartments. Site could accommodate a maximum development of 4 - 7 units.
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Include in SHLAA

Yes	Good accessibility to local services and facilities. Previously developed land within the main urban area of the Borough. In line with emerging policy, a density of over 30-45 dph is likely to be encouraged in this location, so this site would have a capacity for 4-6 dwellings. Likely to be developed for affordable housing.
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Site 105 Wildmoor Garages, Shirley



Proposal

Site Size	0.15ha (0.37ac)
Existing Use	Brown field
	Garaging
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Existing garaging Surrounding dwellings and adjacent land use Size and shape of site Need to ensure adequate parking facilities.
Accessibility	Primary Schools – medium Secondary Schools – high Health – high/medium Fresh food – high Overall - medium N°. jobs within 15 minutes – high

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	N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Regeneration of residential area
Environmental conditions	Noise exposure category – A(day and night)

Achievability for housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Poor viability for redevelopment. Terraced houses and 3 storey apartment blocks create property mix. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be solid.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Demolition and cart away
Delivery	Projected build would take approx 6 - 12 months. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare. Mix of development of 2, 3, 4, bed semi detached, terraced housing with / or blocks of 1 & 2 bed apartments. Site could accommodate a maximum development of 4 - 7 units.</p>

Include in SHLAA

Yes	<p>Good accessibility to local services and facilities. Previously developed land within the main urban area of the Borough. In line with emerging policy, a density of over 30-45 dph is likely to be encouraged in this location, so this site would have a capacity for 5-7 dwellings. Likely to be developed for affordable housing.</p>
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Site 107 Campden Green garages, Elmdon/Lyndon



Proposal

Site Size	0.17ha (0.42ac)
Existing Use	Brown field
	Pair of semi detached dwellings and Garaging
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Size and shape of land parcel Surrounding properties Existing dwellings on site Garage blocks Need to ensure adequate parking facilities
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high

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	N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Minimal
Environmental conditions	Noise exposure category – A (day and night)

Achievability for Housing

Market	Surrounding area is residential. High level of demand expected. Proposal for site is viable subject to appropriate design and layout.
Cost	Full intrusive ground survey required, ecological, topographical. Access improvements. Infrastructure works. Service provision or increased capacity. Demolition of concrete slab garage block. Existing dwellings – 2 dwellings to be demolished
Delivery	Projected build would take 9 months. Would suit RSL or small developer.

Housing Potential

In line with policy 30-50 dwellings per Hectare. Recommendation for a pair of semi detached or terraced dwellings, a single detached dwelling or small development of 1 & 2 bed apartments and car parking. A development of between 5 – 8 units can be accommodated on site.

Include in SHLAA

Yes	Good accessibility to key local services and facilities. Previously developed land within the main urban area of the borough, with no policy restrictions. Design and build solutions, suitable layout required
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Site 120: Land west of Stratford Road, Hockley Heath



Proposal

Site Size	0.51ha (1.27ac)
Existing Use	Green field (part brown field)
	Grazing, farmland
Proposal	Housing
Availability for housing	Within 5 years, expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Hedgerows (boundary) Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – medium Health – low Fresh food – high Overall - low N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium

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	N°. jobs within 45 minutes – high
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – B (day) A/B(night)

Achievability for Housing

Market	<p>Surrounding area is residential and agricultural with farm shop and petrol station close by.</p> <p>Large detached and semi detached housing predominantly.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Improving current access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take 12 - 24 months.</p> <p>Phased development.</p> <p>Would suit most developers and bespoke house builders.</p>

Housing Potential

In line with policy 30-50 dwellings per Hectare. Unsuitable for market housing, but could be a suitable rural exceptions site.
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Include in SHLAA

Yes	Green belt, but potential rural exceptions site.
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Site 251: Oakley Estate, Balsall Common



Proposal

Site size	0.24ha (0.60 acres)
Existing use	Green field – Amenity Open Space
	Green field
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Agricultural land classification grade 3 Amenity Open Space Hedgerows and trees on boundary of site.
Accessibility to:	Primary Schools – outside desirable parameters Secondary Schools – high Health – low Fresh food – medium Overall – very low N°. jobs within 15 minutes – very low

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	N° jobs within 30 minutes – very low N°. jobs within 45 minutes – high
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Potential impacts	The site contributes to the purposes of the green belt, safeguarding the countryside from encroachment. Would impact on the functions and openness of the green belt and set a precedent for the development of surrounding land. The site is not close to local services required for sustainable development.
Environmental conditions	Decent habitable surroundings. Noise exposure category B (day), B (night).

Achievability for Housing

Market	Surrounding area is mix of residential, agriculture. Market demand expected to be medium / high in this postcode area.
Cost	Full intrusive ground survey required and ecology survey. Increased capacity or new provision of services.
Delivery	Development should be deliverable within 1-2 years.

Housing Potential

	In line with policy 30-50 dwellings per hectare, with affordable housing being required on developments of 15 dwellings or more or sites of 0.5ha or greater. Site suitable for semi-detached housing. Site is likely to be affordable housing. This site could accommodate 6-12 units.
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Include in the SHLAA

Yes	Green belt, but potential rural exceptions site.
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Site 252: Peel Close, Hampton in Arden



Proposal

Site Size	0.12ha (0.30ac)
Existing Use	Brown field
	Garage blocks
Proposal	Housing
Availability for housing:	Within 5 years, expected to deliver.

Suitable for Housing

Policy restrictions	None
Physical problems and limitations	Hard constraints: Railway line to rear of site – noise issues from busy main line
	Soft constraints: Narrow access to site Agricultural land classification – grade 3 Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – high Secondary Schools – medium Health – high Fresh food – high Overall – medium N°. jobs within 15 minutes – very low

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	N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Increased traffic flow.
Environmental conditions	Noise exposure category – B (day), C (night)

Achievability for Housing

Market	Surrounding area is residential. Semi-detached housing. Market demand expected to be high in this postcode area.
Cost	Improving current access. Demolition and clearance of existing structures on site.
Delivery	Projected build would take 18 - 30 months. Would suit all types of house builders.

Housing Potential

Mix of development of 3, 4, and 5, bed detached and semi detached houses. Site could accommodate a development of 8-14 units. An indicative site layout for 6 units has been included with the proposal.
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Include in SHLAA

Yes	Brown field site within the village envelope with no policy restrictions.
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Site 253: Didgley Grove, Kingshurst



Proposal

Site Size	0.50ha (1.24ac)
Existing Use	Brown field
	Residential and garage block - vacant
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan - North Solihull Regeneration Zone
Physical problems and limitations	Hard constraints: Trees on site
	Soft constraints: Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high N°. jobs within 45 minutes – high

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Potential impacts	
Environmental conditions	Noise exposure category A/B (day), B (night)

Achievability for Housing

Assessed as viable by Solihull Community Housing
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Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. Likely to be 100% affordable. Site could accommodate 15-25 units.
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Include in SHLAA

Yes	Suitable brown field site in an accessible location
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Site 254: Garages at Anglesey Avenue, Smith's Wood



Proposal

Site Size	0.11ha (0.28ac)
Existing Use	Brown field
	Garage block
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – North Solihull Regeneration Zone
Physical problems and limitations	Hard constraints: None
	Soft constraints: Electricity sub-station on site Narrow access to site Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – low

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	N° jobs within 30 minutes – high N° jobs within 45 minutes – high
Potential impacts	Loss of resident's garage blocks.
Environmental conditions	Noise exposure category – C (day) and B/C (night)

Achievability for Housing

Market	Surrounding area is residential and Solihull College Woodland Campus is to the south of site.
Cost	Improving current access. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take approx 12 - 24 months. Would suit all types of house builders.

Housing Potential

In line with policy 30-50 dwellings per Hectare. Site could accommodate a development of 3 - 5 units.
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Include in SHLAA

Yes	Suitable brown field land with excellent access to local services and facilities.
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Site 289: 1036 to 1046 Stratford Road, Monkspath



Proposal

Site Size	0.32ha (0.78ac)
Existing Use	Office and associated car park
	Part brown field and part green field - garden at rear of properties.
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green Belt, loss of employment land.
Physical problems and limitations	Hard constraints: None
	Soft constraints: Agricultural land classification – 3 Access issues – site located on a very busy dual carriageway with high volumes of traffic.
Accessibility	Primary Schools – medium Secondary Schools – high Health – medium Fresh food – high Overall – medium N°. jobs within 15 minutes – medium

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	N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Demolition of existing properties. Impact on green belt. Develop frontage to Stratford Road only to minimise impact on green belt, remainder of site remaining open as amenity land.
Environmental conditions	Noise exposure category – B/C/D (day), B/C/D (night)

Achievability for Housing

Market	Market demand expected to be medium in this postcode area. Level of sales and sale values expected to be solid.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Renovation or demolition of existing properties on site.
Delivery	Projected build would take 18 – 36 months. Would suit national house builders, large developers, small / medium and private developer, and commercial developers.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated.</p> <p>Mix of development of 2, 3, 4, 5 bed detached, semi detached, terraced housing or blocks of 1 & 2 bed apartments.</p> <p>Site could accommodate approx 9 - 16 units.</p>
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Include in SHLAA

Yes	Site is in Green Belt, but is previously developed. Redevelopment of the existing buildings is likely to have a minimal impact on the green belt functions and openness. Site has very good accessibility to local services and facilities.
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Site 297: Chattaways, 213 Station Road, Balsall Common



Proposal

Site size	0.08ha (0.21 acres)
Existing use	Vacant site. Former buildings demolished.
	Brown field
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Agricultural land classification grade 3 Development would require retail frontage Site within 1000m of proposed HS2 route
Accessibility to:	Primary Schools – medium Secondary Schools – high Health – high Fresh food – high Overall – medium N°. jobs within 15 minutes – very low

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	N° jobs within 30 minutes – medium N°. jobs within 45 minutes – high
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Potential impacts	None – previously developed site
Environmental conditions	Decent habitable surroundings. Noise exposure category A/B (day), A/B (night).

Achievability for Housing

Market	Surrounding area is mix of commercial and residential. Located on main shopping street in Balsall Common village centre. Shops on ground floor, flats above shops. Track to east of site leads to car park at rear of site. Development would require retail frontage. Market demand expected to be medium/high in this postcode area.
Cost	Full intrusive ground survey required. Increased capacity or new provision of services.
Delivery	Development should be deliverable within 1-3 years

Housing Potential

	In line with policy 30-50 dwellings per hectare, with affordable housing being required on developments of 15 dwellings or more or sites of 0.5ha or greater. Site suitable for terraced housing or apartment block with retail frontage, as located on main shopping area. Planning application under consideration for retail with 14 apartments above (see planning app 2012/922).
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Include in the SHLAA

Yes	Previously developed land in a suitable location.
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Site 298: Kelsey Lane, opposite Windmill Lane, Balsall Common



Proposal

Site size	0.13ha (0.32 acres)
Existing use	Residential property and garden
	Brown field
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – None
Physical problems and limitations	Hard constraints: None
	Soft constraints: Agricultural land classification grade 3 Demolition of existing residential property and site clearance Large trees on site Track on western boundary leading to Meadow Farm at rear of site Site within 1000m of proposed HS2 route
Accessibility to:	Primary Schools – medium Secondary Schools – high Health – medium Fresh food – high

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	Overall – medium N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium N°. jobs within 45 minutes – medium
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Potential impacts	None – previously developed site
Environmental conditions	Decent habitable surroundings. Noise exposure category A/B (day), A/B (night).

Achievability for Housing

Market	Surrounding area is mix of residential and agriculture. Residential properties adjacent and opposite site. Track on western boundary leading to fields and Meadow Farm at rear of site. Green belt land to rear of site. Market demand expected to be medium/high in this postcode area.
Cost	Full intrusive ground and ecological survey required. Demolition of existing property and site clearance.
Delivery	Development should be deliverable within 1-2 years

Housing Potential

In line with policy 30-50 dwellings per hectare, with affordable housing being required on developments of 15 dwellings or more or sites of 0.5ha or greater. Site suitable for detached or semi-detached housing. This site could accommodate approx 3-6 units.
--

Include in the SHLAA

Yes	Previously developed site in a suitable location, close to the village centre.
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Site 301: Land at Shirley Station Depot, Shirley



Proposal

Site Size	0.92ha (2.27ac)
Existing Use	Brown field
	Shirley Railway Station car park and builder's yard
Proposal	Housing
Availability for housing	Unknown

Suitability for Housing

Policy restrictions	UDP Policy – Park & Ride, Loss of employment land.
Physical problems and limitations	Hard constraints: None
	Soft constraints: Green Corridor Rail - Partially Agricultural land classification – Urban
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall – high N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high

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	N°. jobs within 45 minutes – high
Potential impacts	Loss of employment land.
Environmental conditions	Noise exposure category – A,B (day), A,B,C (night)

Achievability for Housing

Market	Alternative uses would need to be investigated. Good viability for redevelopment.
Cost	Access works / improvements.
Delivery	Projected build would take 24 - 36 months. Phased development. Would suit national house builders, large developers, small / medium and private developer, RSL and commercial developers.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated. Mix of development of 2, 3, 4 bed detached, semi detached, terraced housing with / or blocks of 1 & 2 bed apartments. Site could accommodate approx 27 - 46 units.</p>

Include in SHLAA

Yes	<p>Brownfield site with good access to local services and facilities. However, would result in loss of employment land. Development for housing would conflict with current policy and would need to be assessed against Draft Local Plan Policy P3. Access to site is currently through Shirley Railway Station car park; the car park should be retained. Possibly negotiate with the Bathroom & Gas Centre on Haslucks Green Road for a more suitable access point.</p>
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Site 307: Woolmans Garden Centre, 72-74 Solihull Road



Proposal

Site Size	0.73ha (1.80ac)
Existing Use	Brown field
	Garden centre/nursery and residential property
Proposal	Housing
Availability for housing	Before end 2015

Suitability for Housing

Policy restrictions	UDP Policy – Loss of employment land
Physical problems and limitations	Hard constraints: Tree Preservation Orders on site
	Soft constraints: Agricultural land classification – Urban Large residential property at front of site (semi-detached house) Telegraph poles on site
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall – high N°. jobs within 15 minutes – high

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	N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Loss of employment land, although the Draft Local Plan Policy P3 would support the change of use in this location.
Environmental conditions	Noise exposure category – A,B (day), A,B (night)

Achievability for Housing

Market	The surrounding area is residential consisting of 3-4 bed semi-detached houses. The site itself is commercial use and residential. Good viability for redevelopment.
Cost	Access works / improvements.
Delivery	Projected build would take 24 - 36 months. Phased development. Would suit national house builders, large developers, small / medium and private developer, RSL and commercial developers.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated.</p> <p>Mix of development of 3, 4 bed detached and semi detached housing.</p> <p>Development for housing would conflict with current policy and would need to be assessed against Draft Local Plan Policy P3.</p> <p>Site could accommodate approx 21 - 36 units.</p>
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Include in SHLAA

Yes	Brownfield site with good access to local services and facilities.
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Appendix E: Windfalls – Windfall Completions 2001-2011

Year	New Build	Dwellings Lost through Demolition or Conversion	Net Additional Dwellings Provided
1992-1993	158	23	135
1993-1994	233	0	233
1994-1995	268	10	258
1995-1996	208	3	205
1996-1997	168	13	155
1997-1998	258	5	253
1998-1999	66	5	61
1999-2000	210	11	199
2000-2001	91	6	85
2001-2002	11	8	3
2002-2003	27	21	6
2003-2004	249	66	183
2004-2005	338	69	269
2005-2006	358	57	301
2006-2007	392	48	344
2007-2008	466	72	394
2008-2009	372	150	222
2009-2010	294	273	21
2010-2011	328	110	218
2011-2012	334	149	185
Total	4,829	1,099	3,730
Annual Average	241	55	187

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Appendix F: Proposed Draft Local Plan Allocations

Ref.	Address	Location	Net Deliverable Capacity 2011-2018	Net Deliverable Capacity 2018-2023	Net Deliverable Capacity 2023-2028	No. Affordable (gross)
1	Foxglove Crescent Fordbridge	RA	70	0	0	354
2	Conway Road Fordbridge	RA	75	0	0	
3	Simon Digby Chelmsley Wood	RA	200	0	0	
4	Bishop Wilson, St Andrews & Scout Hut chelmsley Wood	RA	140	0	0	
5	Lowbrook Ph2 Chelmsley Wood	RA	75	0	0	
6	Chester Rd/Centurion PH & adj land Fordbridge	RA	35	0	0	
7	Birmingham Rd Fordbridge	RA	70	0	0	
8	Solihull Town Centre	TC	300	350	300	380
9	Chelmsley Lane/Coleshill Road Marston Green	MS	80	0	0	32
10	Blythe Valley Park, Shirley	MS	350	250	0	240
11	Powergen Shirley	MS	130	0	0	52
12	Four Ashes Road Bentley Heath	R	150	0	0	60
13	Hampton Road Knowle	R	100	0	0	40
14	Middlefield Knowle	R	115	0	0	46
15	Aqueduct Road Solihull Lodge	MS	0	300	0	120
17	Braggs Farm/Brickiln Farm Dickens Heath	R	0	105	0	32
18	Griffin Lane Dickens Heath	R	0	50	0	42
19	Riddings Hill Balsall Common	R	0	65	0	26
20	Land at Cleobury Lane Dickens Heath	R	0	0	185	74
21	Land at Mount Dairy Farm Tanworth Lane Cheswick Green	R	0	0	200	80
22	Land fronting Kenilworth Road Balsall Common	R	0	0	110	44
23	Land at Kenilworth Road/Windmill Lane Balsall Common	R	0	0	45	18
24	Land off Meriden Road Hampton in Arden	R	0	0	110	44
Total			1,890	1,120	950	1,684
Total deliverable capacity within the Mature Suburbs			560	550	0	444
Total deliverable capacity within the Regeneration Area			665	0	0	354
Total deliverable capacity within the Rural Area			365	220	650	506
Total deliverable capacity within the Town Centre			300	350	300	380

Site 1: Foxglove Crescent Cook's Lane



Proposal

Site Size	1.98ha (4.89ac)
Existing Use	Green field
	Public open space
Proposal	Housing
Availability for housing	Start within 5 years, completion within 10

Suitability for Housing

Policy restrictions	Unitary Development Plan - green belt, green space, North Solihull Regeneration Zone Public open space
Physical problems and limitations	Hard constraints: Local Nature Reserve
	Soft constraints: Local infrastructure Increased provision of services Access Local Nature Reserve 1/1000 year flood zone (boundary) Habitats of interest

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	Arden landscape characteristics
Accessibility	Primary Schools – medium Secondary Schools – high Health – high, small part medium Fresh food – high Overall - medium N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Prominent site, Increased traffic flow. The release of green belt land is required to support the North Solihull regeneration programme. The North Solihull green belt review has assessed the site as suitable for further consideration for allocation.
Environmental conditions	Noise exposure category A/B(day), B(night)

Achievability for Housing

Assessed as viable by the North Solihull Strategic Partnership
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Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated. Site could accommodate 59 - 99 units.

Include in SHLAA

No	Green belt Green space
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Consider Further for Allocation

Yes	Good access to local services and facilities. Impact on green belt would be limited.
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Site 2: Conway Road Fordbridge



Proposal

Site Size	1.65ha (4.08ac)
Existing Use	Green field
	Public open space
Proposal	Housing
Availability for housing	Start within 5 years, completion within 10

Suitability for Housing

Policy restrictions	Unitary Development Plan - green belt, green space, North Solihull Regeneration Zone Public open space
Physical problems and limitations	Hard constraints: Woodland pockets Kingfisher Country Park Local Nature Reserve Soft constraints: Local infrastructure Increased provision of services Access 1/100 year flood zone Hedgerows Habitats of interest

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	Arden landscape characteristics Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – high/medium Fresh food – high Overall – high/medium N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Prominent site, Increased traffic flow. The release of green belt land is required to support the North Solihull regeneration programme. A larger site has been assessed as suitable for further consideration for allocation.
Environmental conditions	Noise exposure category A/B (day and night)

Achievability for Housing

Assessed as viable by the North Solihull Strategic Partnership
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Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated. Site could accommodate 49 - 82 units.

Include in SHLAA

No	Green belt Green space
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Consider Further for Allocation

Yes	Good access to local services and facilities. Impact on green belt would be limited.
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Site 3: Simon Digby Chelmsley Wood



Proposal

Site Size	4.57ha (11.29ac)
Existing Use	Green field
	Vacant, former college
Proposal	Housing
Availability for housing	Start within 5 years, completion within 10

Suitability for Housing

Policy restrictions	Unitary Development Plan - green belt, green space, North Solihull Regeneration Zone
Physical problems and limitations	Hard constraints: Woodland (small part) Public open space (west of site) Part of Cole Bank local nature reserve Part of Kingfisher Country Park

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	<p>Soft constraints:</p> <p>Local infrastructure</p> <p>Increased provision of services</p> <p>Access</p> <p>1/100 and 1/1000 year floodplain</p> <p>Proximity to motorway</p> <p>Hedgerow</p> <p>Local wildlife site</p> <p>Green space</p> <p>Habitats of interest</p> <p>Site within 1000m of proposed HS2 route</p>
Accessibility	<p>Primary Schools – high - medium</p> <p>Secondary Schools – high</p> <p>Health – medium</p> <p>Fresh food – high – medium</p> <p>Overall - medium</p> <p>N°. jobs within 15 minutes – medium - low</p> <p>N° jobs within 30 minutes – high</p> <p>N° jobs within 45 minutes – high</p>
Potential impacts	<p>Prominent site, Increased traffic flow.</p> <p>The release of green belt land is required to support the regeneration programme. The North Solihull Green Belt Review has assessed the site as suitable for further consideration for allocation.</p>
Environmental conditions	Noise exposure category B-D (day), B-D (night)

Achievability for housing

Assessed as viable by the North Solihull Strategic Partnership
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Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated.</p> <p>Site could accommodate a development of 137- 229 units.</p>
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Include in SHLAA

No	<p>Green belt</p> <p>Green space</p>
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Consider Further for Allocation

Yes	<p>Good access to local services and facilities.</p> <p>Sites within noise exposure category C should not be considered unless there are no suitable alternatives. Site within noise exposure category D should not be granted planning permission for housing.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p> <p>Impact on Green Belt would be limited.</p>
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Site 4: Bishop Wilson, St Andrews & Scout Hut Chelmsley Wood



Proposal

Site Size	3.09ha (7.64ac)
Existing Use	Green field
	School
Proposal	Housing
Availability for housing	Start within 5 years, completion within 10

Suitability for Housing

Policy restrictions	Unitary Development Plan - green belt, green space, Project Kingfisher, North Solihull Regeneration Zone
Physical problems and limitations	Hard constraints: Small part woodland Public open space (north part of the site) Part of the Cole Bank Local Nature Reserve Kingfisher Country Park

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	<p>Soft constraints:</p> <p>Local infrastructure</p> <p>Increased provision of services</p> <p>Access</p> <p>1/100 and 1/1000 year Floodplain</p> <p>Pipeline</p> <p>Proximity to motorway</p> <p>Habitats of interest</p> <p>Site within 1000m of proposed HS2 route</p>
Accessibility	<p>Primary Schools – high</p> <p>Secondary Schools – high</p> <p>Health – high/medium</p> <p>Fresh food – high</p> <p>Overall – high/medium</p> <p>N°. jobs within 15 minutes – medium</p> <p>N°. jobs within 30 minutes – high</p> <p>N°. jobs within 45 minutes – high</p>
Potential impacts	<p>Prominent site, Increased traffic flow, fingers into green belt.</p> <p>The release of green belt land is required to support the regeneration programme. The North Solihull Green Belt Review has assessed the site as suitable for further consideration for allocation.</p>
Environmental conditions	Noise exposure category B / C (day and night)

Achievability for Housing

Assessed as viable by the North Solihull Strategic Partnership

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.
40% affordable, tenure split to be negotiated.
Site could accommodate a development of 93-155 units.

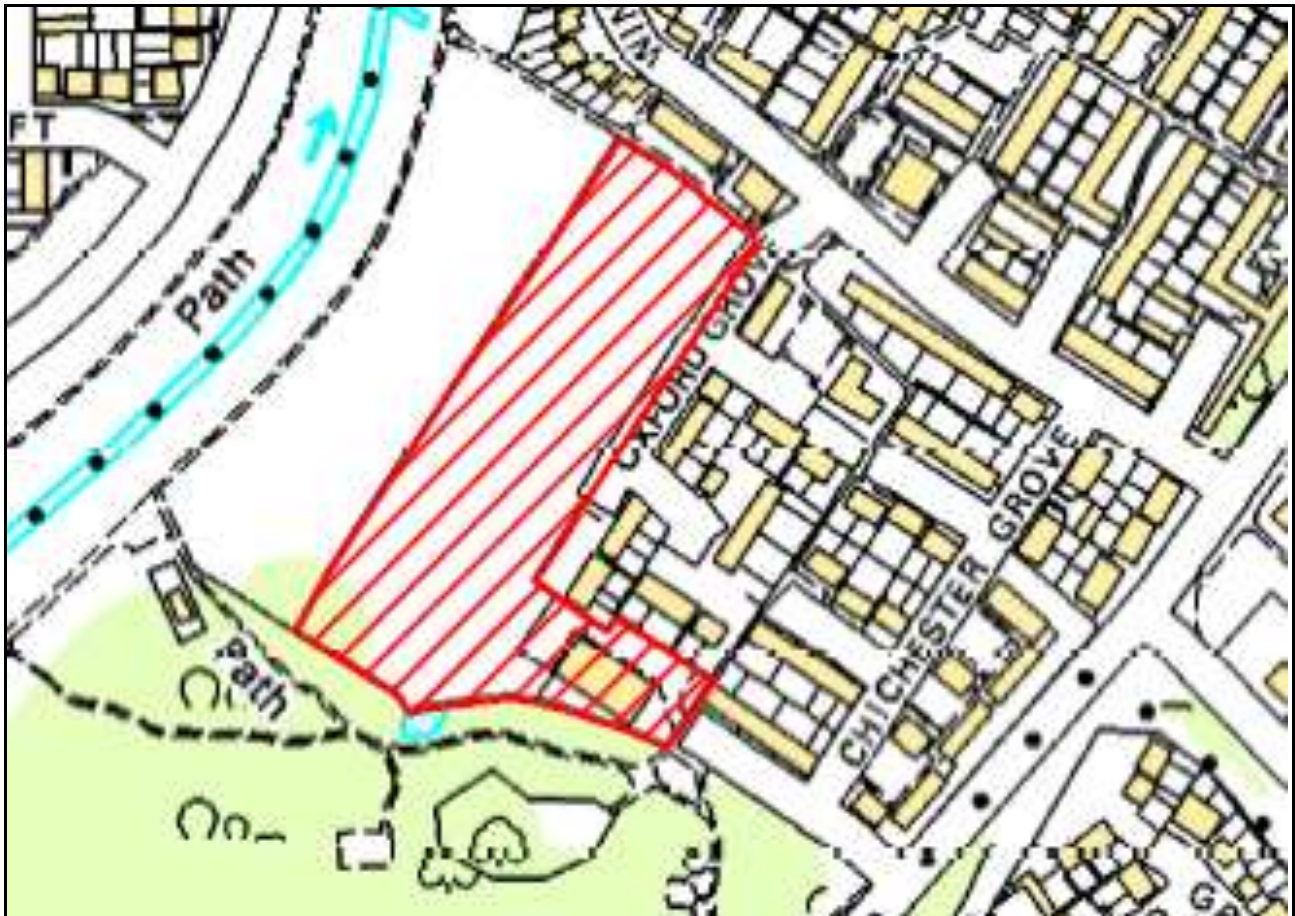
Include in SHLAA

No	<p>Green belt</p> <p>Green space</p>
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Consider Further for Allocation

Yes	<p>Good access to local services and facilities.</p> <p>Sites within noise exposure category C should not be considered unless there are no suitable alternatives.</p> <p>Impact on Green Belt would be limited.</p>
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Site 5: Lowbrook Ph2 Chelmsley Wood



Proposal

Site Size	1.72ha (4.25ac)
Existing Use	Green field
	Public open space
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan - green belt, green space, North Solihull Regeneration Zone
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Habitats of interest 1/100 year floodplain Adjacent Alcott Wood local wildlife site and local nature reserve Site within 2000m of proposed HS2 route

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Accessibility	<p>Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high N°. jobs within 45 minutes – high</p>
Potential impacts	<p>Prominent site, Increased traffic flow, fingers into green belt Habitats of interest The North Solihull Green Belt Review has assessed the site as suitable for further consideration for allocation.</p>
Environmental conditions	Noise exposure category A (day and night)

Achievability for Housing

Assessed as viable by the North Solihull Strategic Partnership
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Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated. Site could accommodate a development of 52 – 86 units.</p>

Include in SHLAA

No	<p>Green belt Green space</p>
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Consider Further for Allocation

Yes	<p>Excellent access to local services and facilities. Impact on Green Belt would be limited.</p>
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Site 6: Chester Road/Centurion PH & adjacent land



Proposal

Site Size	1.06ha (2.62ac)
Existing Use	Green field
	Public open space
Proposal	Housing
Availability for housing	10-15 years

Suitability for Housing

Policy restrictions	Unitary Development Plan - green Belt, green space, North Solihull Regeneration Zone
Physical problems and limitations	Hard constraints: Areas of woodland Cole Bank Local Nature Reserve Public open space Project Kingfisher
	Soft constraints: Local infrastructure Increased provision of services Access 1/100 year flood zone Gas pipeline Hedgerows

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	Habitats of interest Arden Landscape character Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – high/medium Fresh food – high Overall – high/medium N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Prominent site, Increased traffic flow. The release of green belt land is required to support the North Solihull regeneration programme. A larger site has been assessed by the North Solihull green belt review as contributing, but not significantly to the green belt.
Environmental conditions	Noise exposure category - B/C(day) A/B(night)

Achievability for Housing

Assessed as viable by the North Solihull Strategic Partnership
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Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated. Site could accommodate 32-53 units.

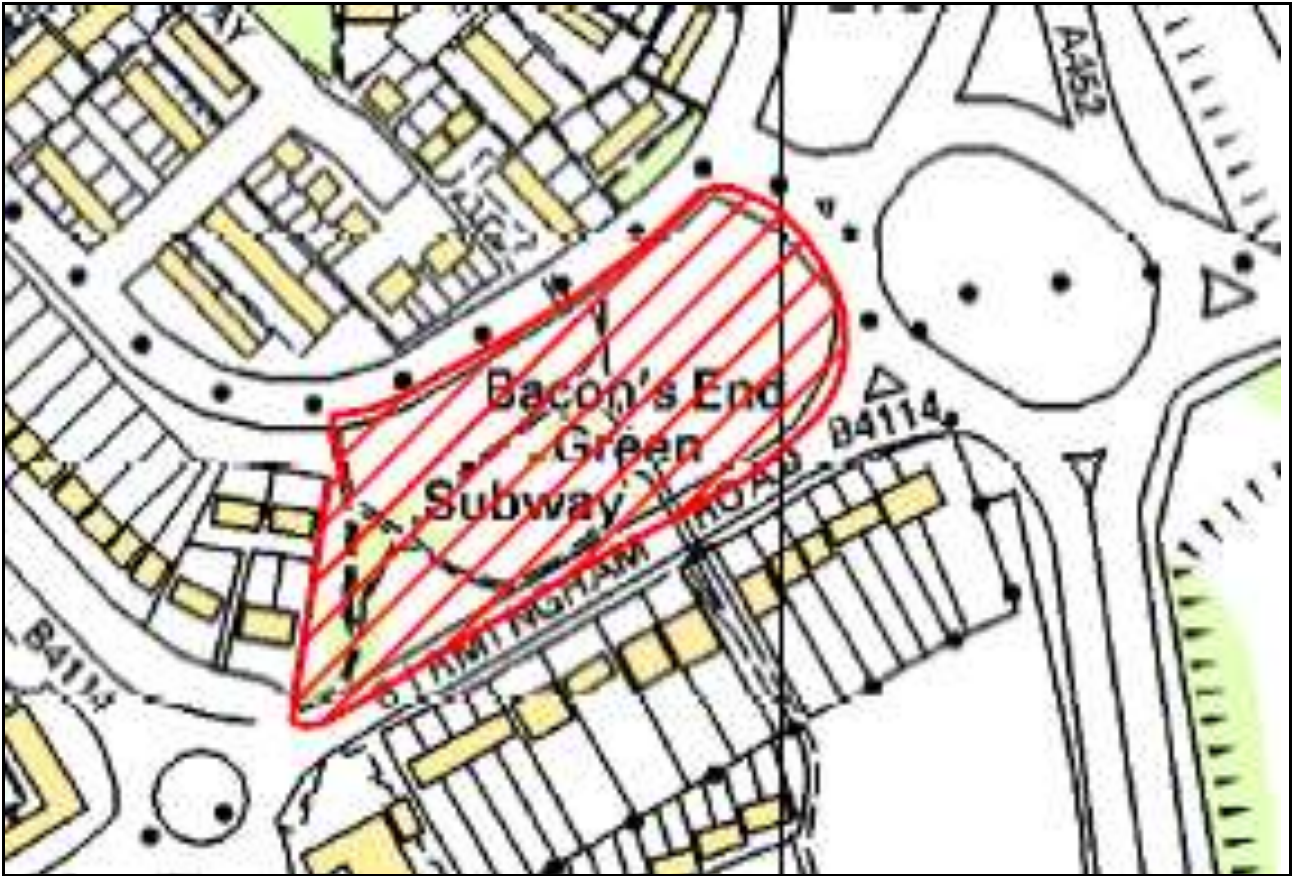
Include in SHLAA

No	Green belt Green space
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Consider Further for Allocation

Yes	Good access to local services and facilities. Sites within noise exposure category C should not be considered unless there are no suitable alternatives. Impact on green belt would be limited.
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Site 7: Birmingham Road Fordbridge



Proposal

Site Size	1.50ha (3.71ac)
Existing Use	Green field and brown field
	Public open space and highway land
Proposal	Housing
Availability for housing	Start within 5 years, completion within 10

Suitability for Housing

Policy restrictions	Unitary Development Plan - green belt, green space, North Solihull Regeneration Zone
Physical problems and limitations	<p>Hard constraints:</p> <ul style="list-style-type: none"> Woodland pockets Kingfisher Country Park <p>Soft constraints:</p> <ul style="list-style-type: none"> Local infrastructure Increased provision of services Access Local wildlife site 1/1000 year flood zone Proximity to motorway Gas pipeline Habitats of interest

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	Footpath Arden landscape characteristics Site within 1000m of proposed HS2 route
Accessibility	Primary Schools – medium Secondary Schools – high Health – high, small part medium Fresh food – high, small part medium Overall - medium N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high N° jobs within 45 minutes – high
Potential impacts	Prominent site, Increased traffic flow. The release of green belt land is required to support the North Solihull regeneration programme. The North Solihull green belt review has assessed the site as suitable for further consideration for allocation.
Environmental conditions	Noise exposure category C/D(day), B/C/D(night)

Achievability for Housing

Assessed as viable by the North Solihull Strategic Partnership
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Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated. Site could accommodate 285 – 476 units.

Include in SHLAA

No	Green belt Green space
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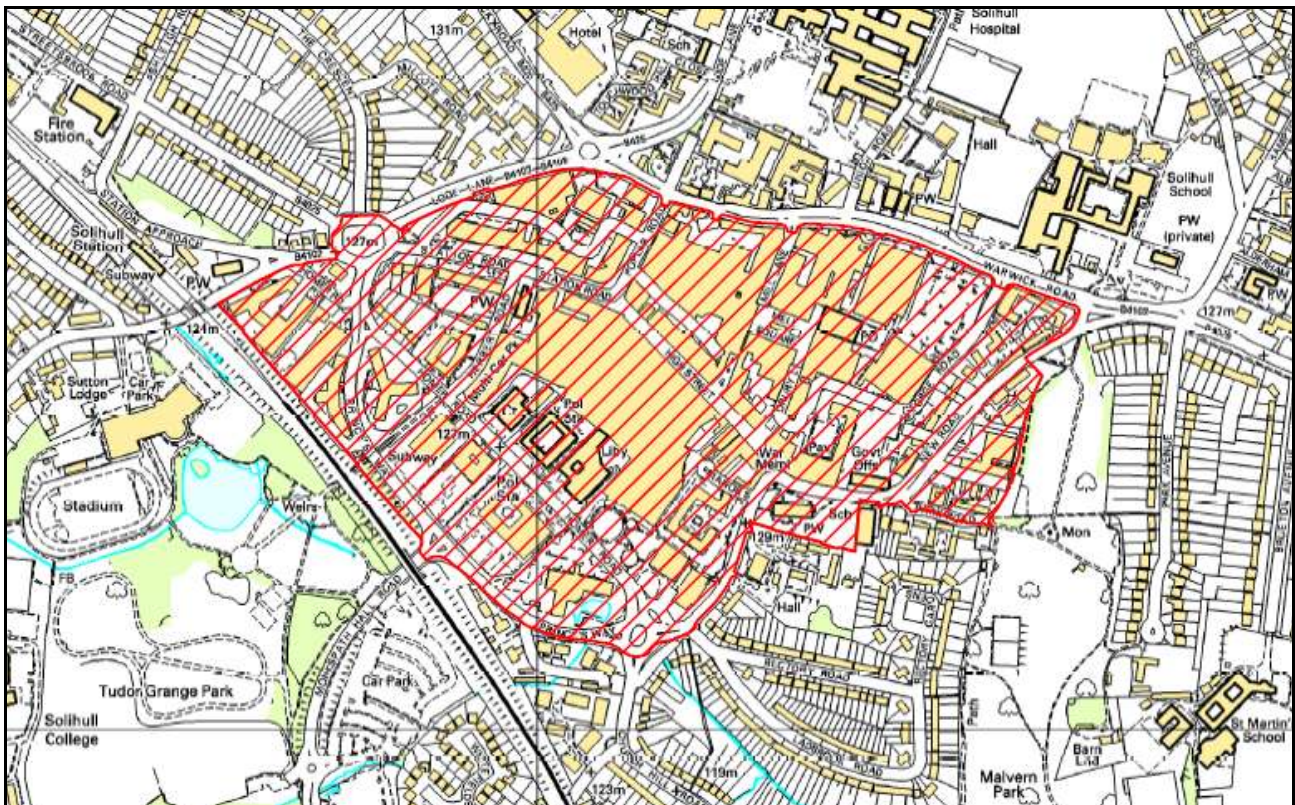
Consider Further for Allocation

Yes	Good access to local services and facilities. Sites within noise exposure category C should not be considered unless there are no suitable alternatives. Site within noise exposure category D should not be granted planning permission for housing. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives. Impact on green belt would be limited.
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Site 8: Solihull Town Centre Housing Sites

See the Solihull Town Centre Study



Site	Estimated Capacity
Phase 1	
Herbert Road/Station Road/Homer Road	150
Monkspath Hall Road Car Park	150
Phase 2	
Touchwood II	100
Station Approach/Lode Lane including Lode Lane Car Park	250
Phase 3	
Rail/Bus Interchange Station Approach	100
Mell Square East	100
Other small scale opportunity sites in the town centre	100
Total Potential Capacity	950

Site 9: Land adjacent Chelmsley Lane / Coleshill Road



Proposal

Site Size	3.93ha (9.71ac)
Existing Use	Green field
	Open land, Recreation
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan - part green belt, part safeguarded, public open space
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints: Local infrastructure Increased provision of services Public footpath Access Insufficient secondary school capacity Habitats of interest Adjacent Marston Green park and local nature reserve
Accessibility	Primary Schools – high

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	<p>Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high N°. jobs within 45 minutes – high</p>
Potential impacts	<p>Most of the site is excluded from the green belt for long-term housing needs, but the site contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>However, impact of removal from the green belt would be minimal, site is surrounded by development and roads and public open space form a defensible green belt boundary.</p> <p>Landscape, Conservation, Increased traffic flow. Loss of open space</p>
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is a mix of residential, employment and agriculture.
Cost	<p>Full intrusive ground survey required, ecological, topographical. Improving access. Infrastructure works. Service provision or increased capacity. Demolition and cart away.</p>
Delivery	<p>Phased development. Joint Venture Would suit national house builder, large developer</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated, potential to deliver a significant amount of affordable housing, given ownership. A development of 2, 3, 4, 5, bed detached, semi detached and terraced housing with some 1 & 2 bed apartments. Site could accommodate a development of approx 118 - 196</p>

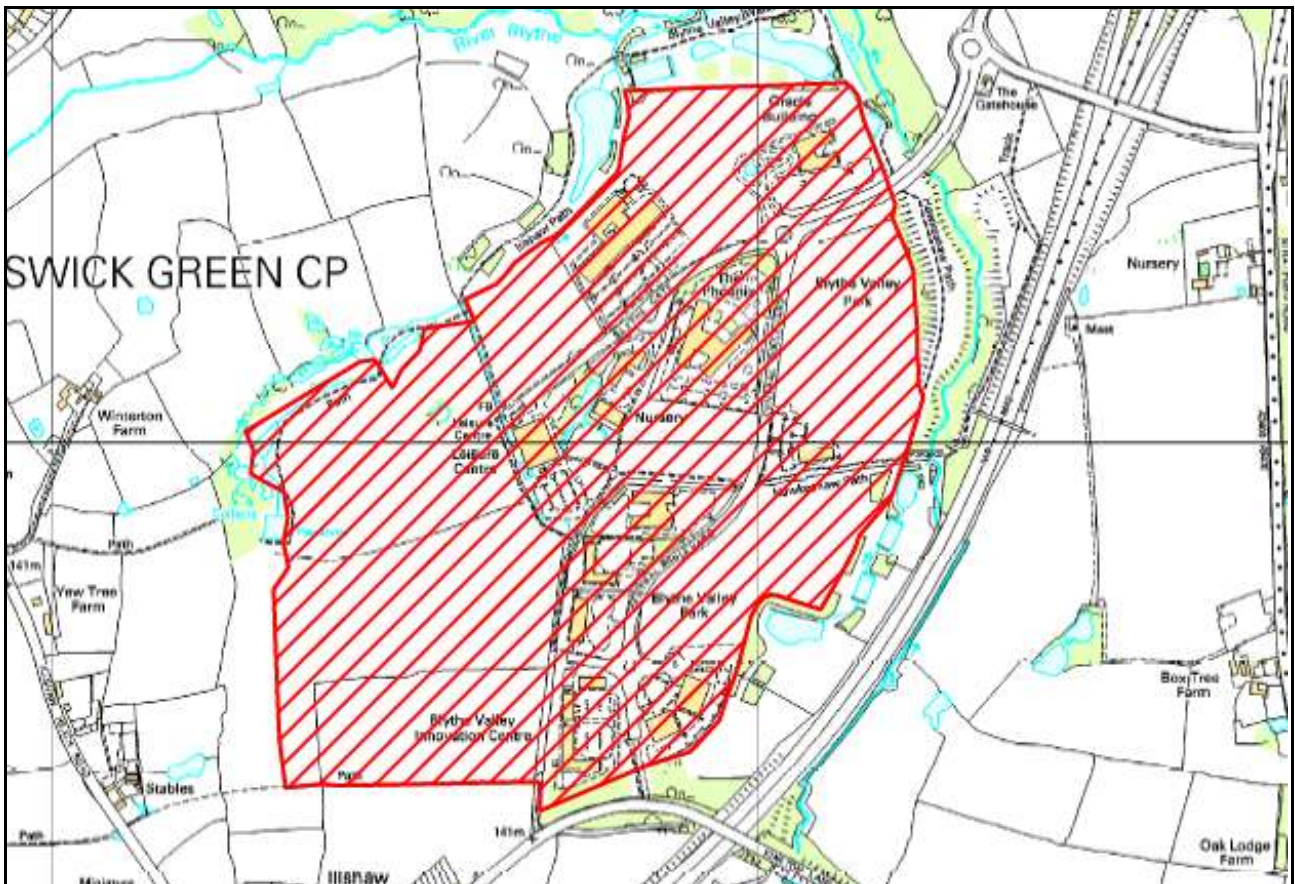
Include in SHLAA

No	Green belt/safeguarded land
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Consider Further for Allocation

Yes	<p>Excellent access to local services and facilities. Well contained site and could provide a defensible green belt boundary. If only the safeguarded land was released for development, the site would have an area of 1.9ha. In line with emerging policy, a density of 46-60dph is likely to be encouraged in this location, so this site would have a capacity for around 87-114 dwellings.</p>
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Site 10: Blythe Valley Park



Proposal

Site Size	64.37ha (159.07ac)
Existing Use	Green field
	Blythe Valley Business Park
Proposal	Mixed employment and residential with ancillary facilities. Live work housing and serviced apartments
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Regional Investment Site
Physical problems and limitations	Hard constraints: Tree preservation orders Woodland pockets
	Soft constraints: Local infrastructure Increased provision of services Existing buildings Surrounding land use Footpaths (boundary) Local wildlife site Insufficient primary and secondary school capacity Hedgerows

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	Pipeline Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – medium Health – low, medium pockets and pockets outside desirable parameters Fresh food – high – outside desirable parameters Overall – very low N°. jobs within 15 minutes – very low/low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Loss of employment land
Environmental conditions	Noise exposure category – A-D (day), A-C(night)

Achievability for Housing

Market	Alternative uses would need to be investigated. Good viability for redevelopment. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be solid.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take several years. Phased development. Joint Venture Would suit national house builders, large developers, small / medium and private developer, RSL and commercial developers.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 2, 3, 4, 5, 6 bed detached, semi detached, terraced housing with / or blocks of 1 & 2 bed apartments. Site could accommodate 375 - 625 units. (12.5ha of the site proposed for housing).</p>
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Include in SHLAA

No	Regional Investment Site
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Consider Further for Allocation

Yes	Good accessibility to some local services and facilities, but access by walking and cycling is via unsuitable routes. Loss of employment land (Regional investment sites). Sites in noise exposure category C should not be considered for development unless there are no suitable alternatives. Planning permission should normally be refused for
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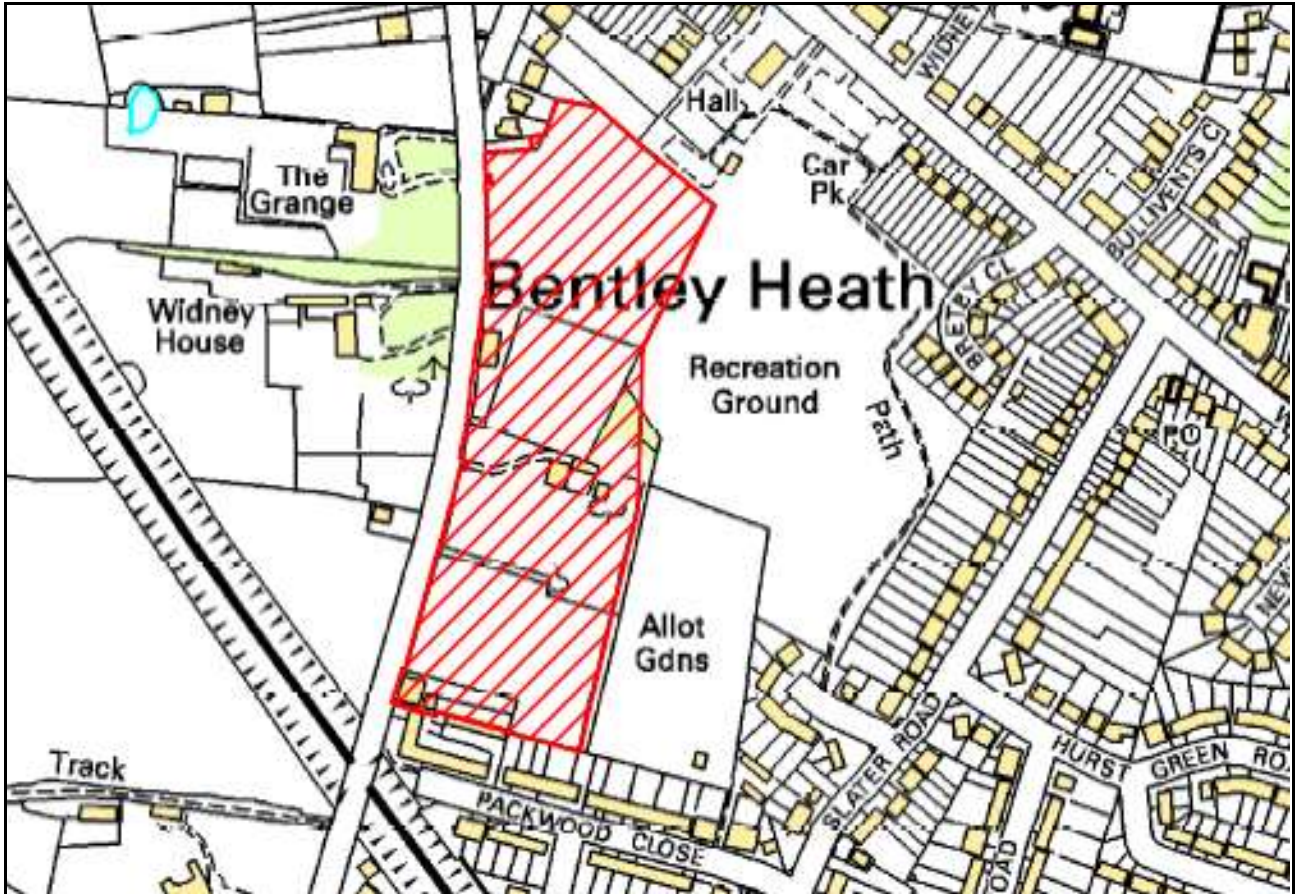
	<p>sites with noise exposure category D, residential development of this part of the site should be avoided</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p> <p>The development of site would help support the vitality and viability of Blythe Valley Park and provide a sense of place.</p>
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Site 11: Powergen, Shirley

See the development brief for this site



Site 12: Four Ashes Road Bentley Heath



Proposal

Site Size	3.62ha (8.96ac)
Existing Use	Green field
	Dwellings, garden land, paddock, grazing
Proposal	Housing
Availability for housing	Within 5 years

Suitability for housing

Policy restrictions	Unitary Development Plan - Safeguarded land
Physical problems and limitations	Hard constraints: Several Tree preservation orders
	Soft constraints: Access Local infrastructure Provision of services Existing buildings Agricultural land classification 3 Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – high Health – medium

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	<p>Fresh food – high Overall - medium N°. jobs within 15 minutes – low/very low N° jobs within 30 minutes – high N°. jobs within 45 minutes – high</p>
Potential impacts	Landscape, Conservation, Increased traffic flow
Environmental conditions	Noise exposure category A/B (day and night)

Achievability for housing

Market	<p>Surrounding area is of residential and predominantly agriculture. Close to local amenities and market demand may be high. High rate of sale vales and sales expected. Requirement for alternative uses also sustainable.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Demolition and cart away. Service provision or increased capacity.</p>
Delivery	<p>Projected build would take several years. Would require several phases of development. National house builders, large house builders only suitable for large project. Joint venture. Improve access.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated – not applicable to this site as site area is under 0.5 Ha. A mix of 2, 3, 4, 5, bed housing, detached, semi detached, terraced and 1& 2 bed apartments suitable. Site could accommodate 107 – 181 dwellings.</p>

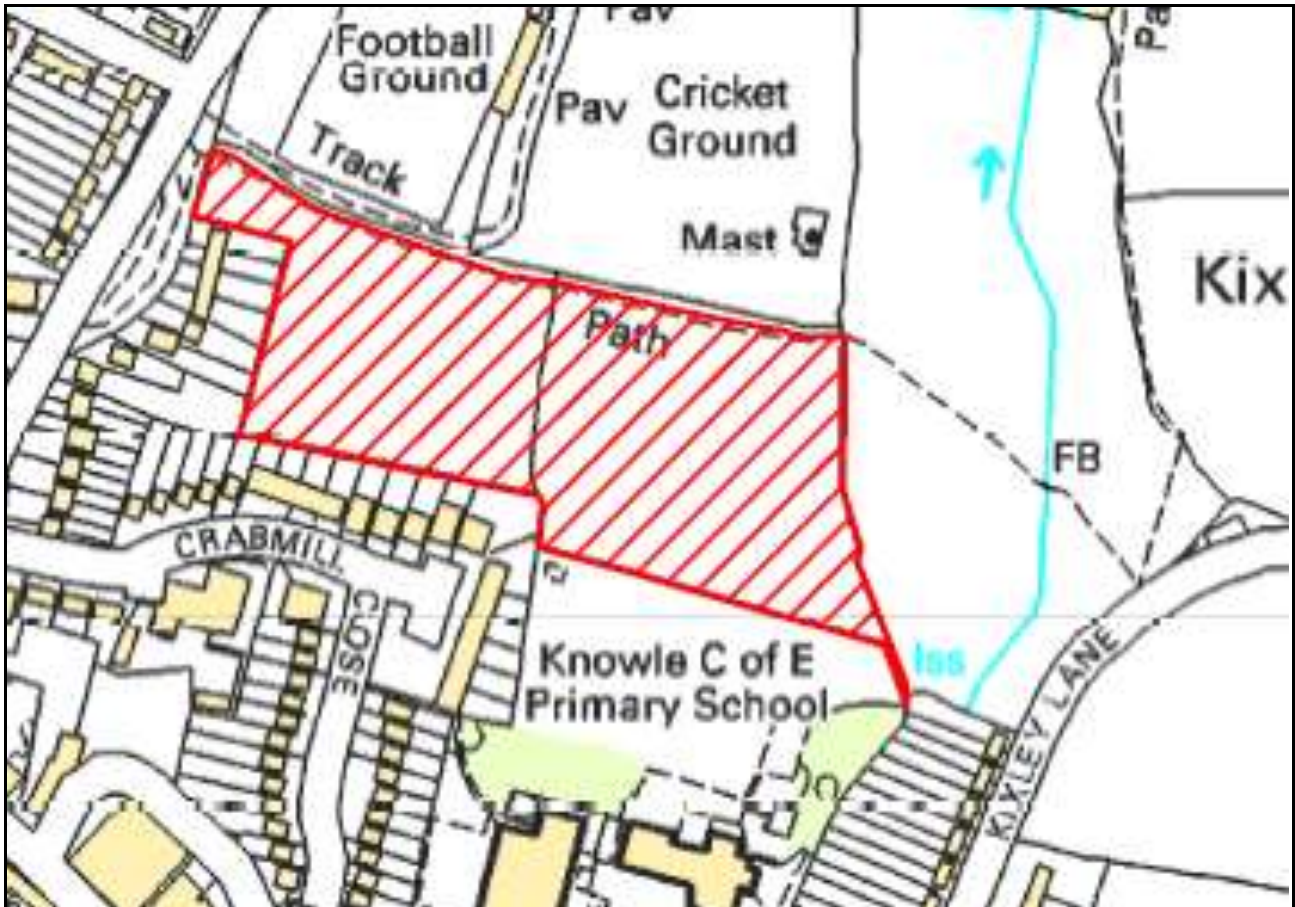
Include in SHLAA

No	Safeguarded land.
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Consider Further for Allocation

Yes	<p>Good access to key local services and facilities. Safeguarded land reserved for future development and well related to exiting development. In line with emerging policy, densities of 46-60dph are likely to be encouraged, so the site could accommodate around 166 - 216 dwellings.</p>
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Site 13: Land at Hampton Road Knowle



Proposal

Site Size	2.55ha (6.31ac)
Existing Use	Green field
	Agriculture, grazing
Proposal	Housing / Other – nature conservation area
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – safeguarded land
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Footpath Local wildlife site (boundary) Hedgerows Habitats of interest Agricultural land classification – 3 Trees

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	Arden pasture
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall - high N°. jobs within 15 minutes – very low N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Removed from the green belt to meet long-term housing needs, but site is within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Development would impact on the functions and openness of the green belt, but is well related to existing development and would provide a defensible green belt boundary. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – A (day and night)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Mix of housing types in locality. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Tree survey
Delivery	Projected build would take 24 – 48 months. Phased development. Joint Venture Would suit national house builders, large developers and private developers.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 3, 4, 5 bed detached, semi detached and terraced housing. A percentage of 1 & 2 bed apartments. Site could accommodate a development of approx 128 - 213 units.</p>

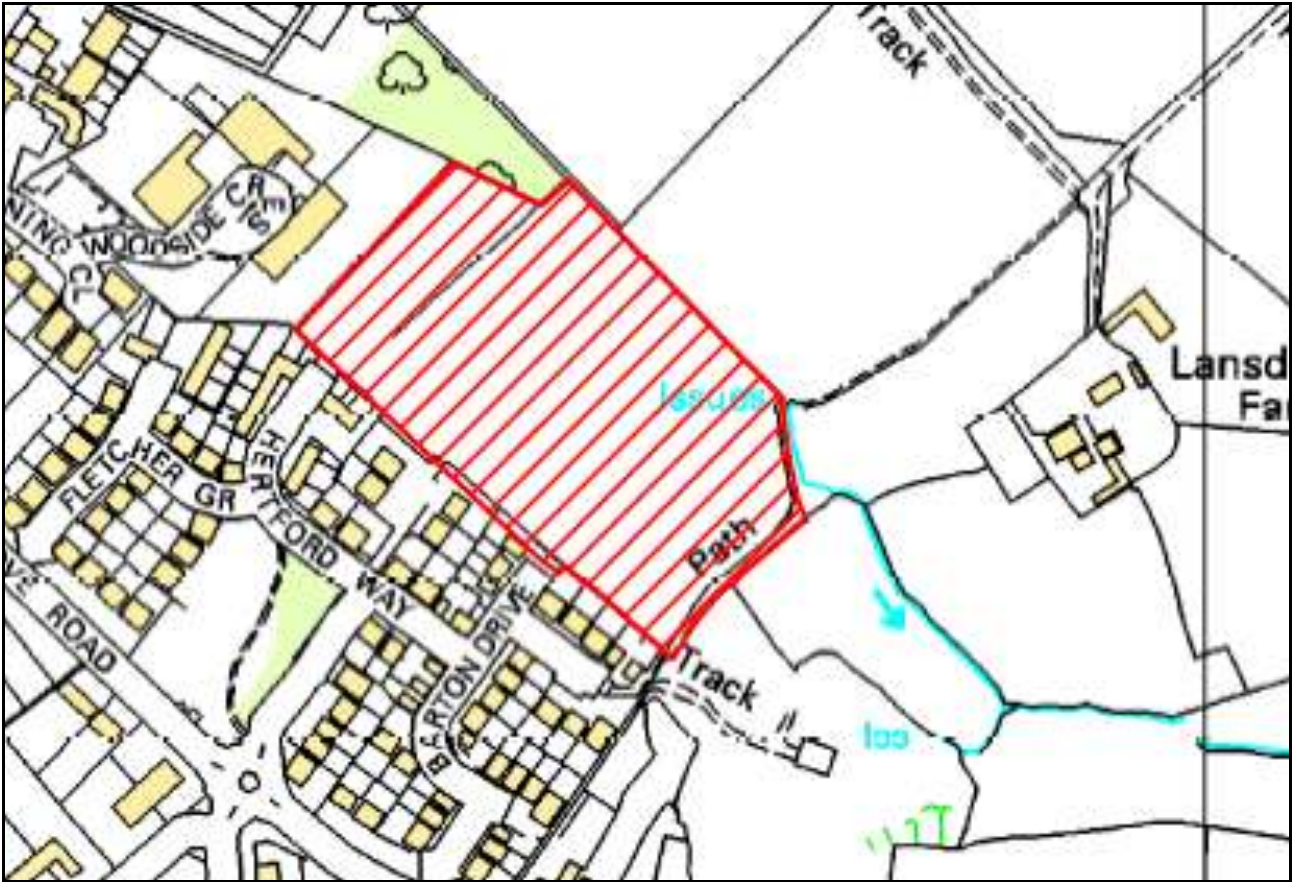
Include in SHLAA

No	Safeguarded land
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Consider Further for Allocation

Yes	<p>Excellent access to local services and facilities.</p> <p>But release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites, but is well contained and could provide a defensible green belt boundary.</p> <p>In line with emerging policy, a density of 46-60dph is likely to be encouraged in this location, so this site would have a capacity for around 117-154 dwellings.</p>
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Site 14: Middlefield Knowle



Proposal

Site Size	2.86ha (7.07ac)
Existing Use	Green field
	Grazing, pasture
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development plan - safeguarded land
Physical problems and limitations	Hard constraints: Tree preservation orders (boundary)
	Soft constraints: Local infrastructure Increased provision of services Access Undulating ground Structures on site Footpath Insufficient secondary school capacity Hedgerows Habitats of interest

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	<p>Trees Arden pasture Drainage facility for neighbouring development, maintained as open space by residents</p>
Accessibility	<p>Primary Schools – high/medium Secondary Schools – high Health – high, small part medium Fresh food – medium Overall - medium N°. jobs within 15 minutes – very low N° jobs within 30 minutes – high, small part medium N°. jobs within 45 minutes – high</p>
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – A (day and night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture. Mix of housing types in locality. New housing development abuts site. Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Design and build solutions. Demolition and removal of structures. Tree survey</p>
Delivery	<p>Suitable design and build. Under build to cope with land levels. Retaining walls. Projected build would take 36 – 60 months. Phased development. Joint Venture Would suit national house builders, large developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated, potential to deliver a significant amount of affordable housing due to ownership. Mix of development of 3, 4, 5 bed detached, semi detached and terraced housing. Site could accommodate a development of 86 - 143 units.</p>
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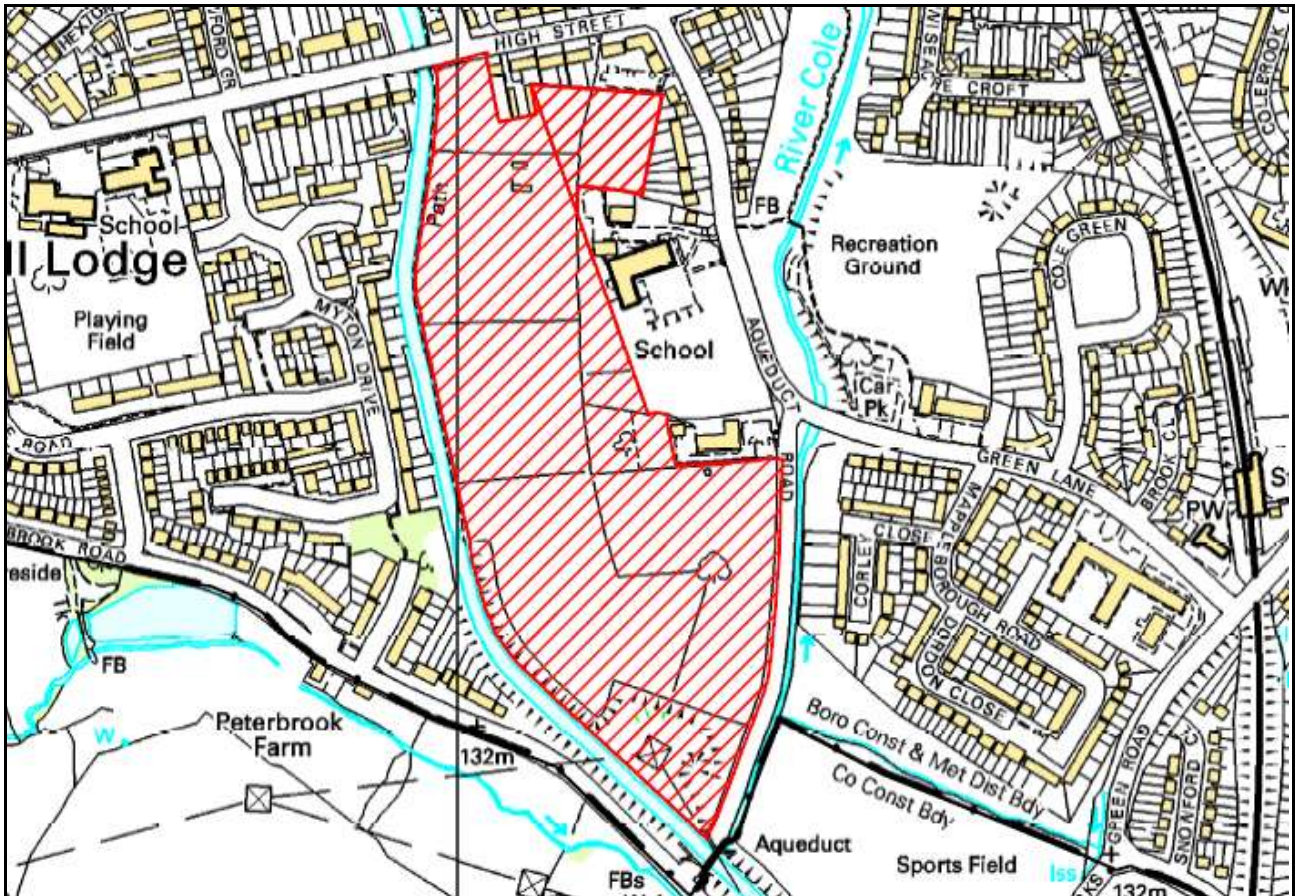
Include in SHLAA

No	Green belt / safeguarded land.
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Consider Further for Allocation

Yes	Good access to local services and facilities. Site is already reserved to meet long-term housing needs, would have a minimal impact. In line with emerging policy, a density of 46-50dph is likely to be encouraged in this location, so would have a capacity for 110 - 144 dwellings.
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Site 15: Land at Aqueduct Road Solihull Lodge



Proposal

Site Size	10.31ha (25.48ac)
Existing Use	Green field
	Paddock, horse grazing (annual licence)
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Solihull Unitary Development Plan - Safeguarded land
Physical problems and limitations	Hard constraints: TPO

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	<p>Soft constraints:</p> <p>Local infrastructure</p> <p>Increased provision of services</p> <p>Rail line</p> <p>Existing properties</p> <p>Access</p> <p>1/100 and 1/100 year flood zone</p> <p>Hedgerows</p> <p>Potential local wildlife site</p> <p>Habitats of interest</p> <p>Agricultural land classification – 3</p> <p>Trees</p> <p>Arden pasture</p> <p>May be insufficient primary school capacity if built at higher density.</p>
Accessibility	<p>Primary Schools – high</p> <p>Secondary Schools – high</p> <p>Health – high/medium</p> <p>Fresh food – high/medium</p> <p>Overall – high/medium</p> <p>N°. jobs within 15 minutes – medium/low</p> <p>N° jobs within 30 minutes – high</p> <p>N° jobs within 45 minutes – high</p>
Potential impacts	<p>Excluded from the green belt to meet long-term housing needs.</p> <p>Green belt policies apply, but the impact of development on the green belt would be minimal, site is surrounded by development and roads form a defensible green belt boundary.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is a mix of residential and agriculture.</p> <p>Mix of housing types in area.</p> <p>Good access to local amenities.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Improving current access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition and cart away.</p> <p>Extended Phase I survey</p> <p>Local wildlife survey</p>
Delivery	<p>Projected build would take 36 – 72 months.</p> <p>Phased development, joint venture</p> <p>Would suit national house builders, large developers.</p>

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on

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developments of 15 units or more and land parcels of 0.5 Ha or more.
 40% affordable, tenure split to be negotiated
 Mix of development of 2, 3, 4, 5 bed detached, semi detached houses and terraced housing. A percentage of 1 & 2 bed apartments.
 Site could accommodate a development of 309 - 516 units. (But may be limited by physical constraints)

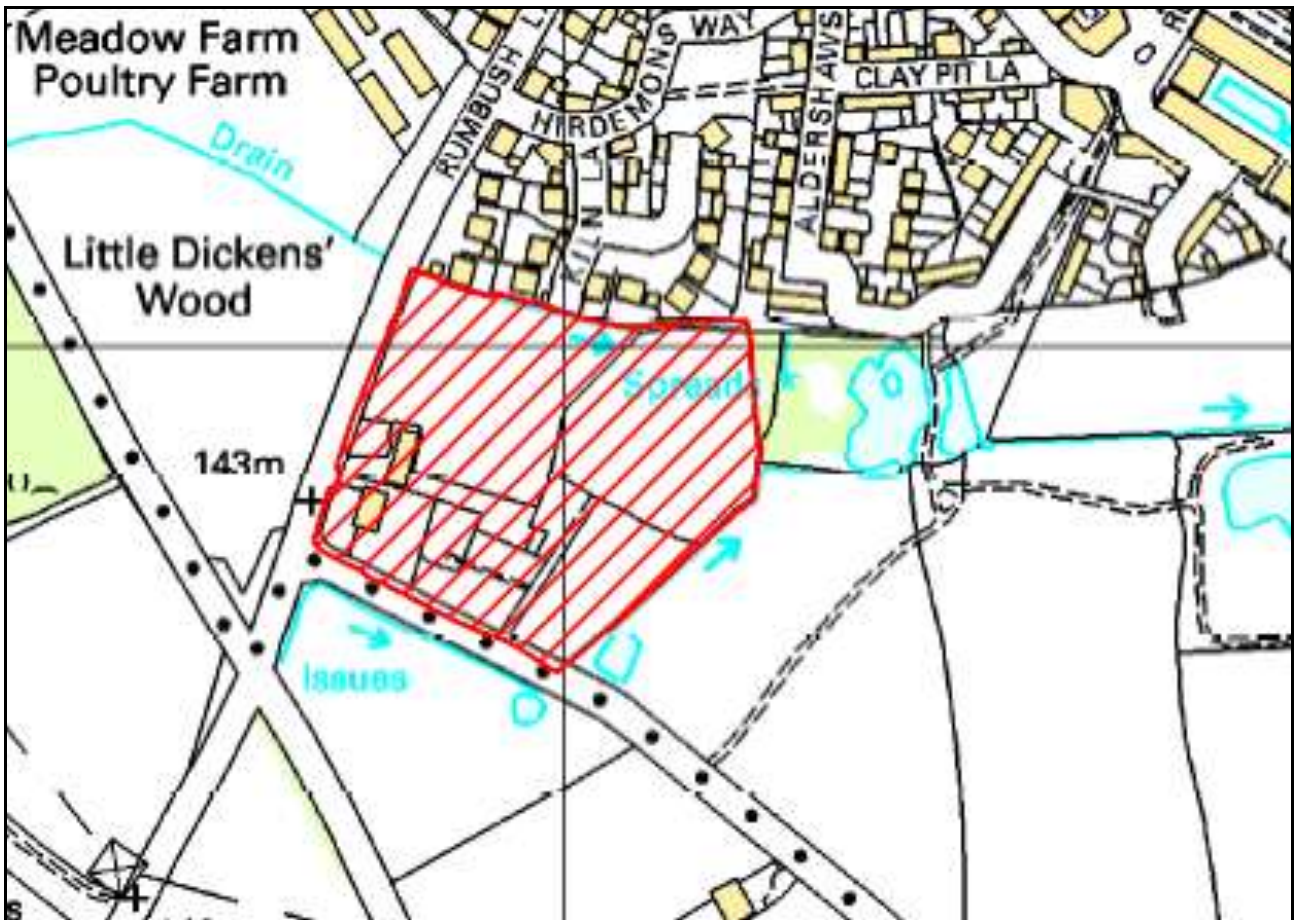
Include in SHLAA

No	Safeguarded land
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Consider Further for Allocation

Yes	<p>Good accessibility to local services and facilities. Development would have a minimal impact on the openness of the green belt because it is surrounded by development. Surrounding roads would form a defensible green belt boundary. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives. In line with emerging policy, a density of 46-60dph is likely to be encouraged in this location, so this site would have a capacity for 489-638 dwellings.</p>
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Site 17: Braggs Farm/Brickiln Farm Dickens Heath



Proposal

Site Size	2.63ha (6.51ac)
Existing Use	Green field (part brown field)
	Residential dwelling, garden and outbuildings
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan - safeguarded land
Physical problems and limitations	<p>Hard constraints:</p> <ul style="list-style-type: none"> Tree preservation orders <p>Soft constraints:</p> <ul style="list-style-type: none"> Local infrastructure Increased provision of services Access Existing buildings Undulating land levels Reserved matters application on part of site Local wildlife site Hedgerows Habitats of interest

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	Agricultural land classification - 3
Accessibility	Primary Schools – medium Secondary Schools – high Health – high Fresh food – high Overall - medium N°. jobs within 15 minutes – low N° jobs within 30 minutes – high N° jobs within 45 minutes – high
Potential impacts	The site is excluded from the green belt for long-term housing needs, but contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. However, the impact of development would be minimal. Existing development, roads and public open space form a defensible green belt boundary. Landscape, Conservation, Increased traffic flow
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is of residential and agriculture. Demand in area may not be as strong as in other settlements. Close to Dickens Heath Village. Large detached housing pepper potted amongst agricultural land.
Cost	Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take 18 – 28 months. Improvement on infrastructure. Under build to combat land levels or grading of site. Would suit all residential developers.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 3, 4, 5 bed detached and semi detached houses. Site could accommodate a development of 78 - 131 units.</p>
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Include in SHLAA

No	Safeguarded land
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Consider Further for Allocation

Yes	Good access to local services and facilities. Well contained site and could provide a defensible green belt boundary. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.
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	In line with emerging policy a density of 46-60dph is likely to be encouraged in this location, so this site would have a capacity for around 120-158 dwellings.
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Site 18: Griffin Lane Dickens Heath



Proposal

Site Size	1.19ha (2.93ac)
Existing Use	Green field
	Open land
Proposal	Housing
Availability for housing:	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan - Safeguarded land
Physical problems and limitations	Hard constraints: None
	Soft constraints: Storey height of surrounding properties Habitats of interest Arden pasture Adjacent local wildlife site (to west)
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high

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	Overall - high N°. jobs within 15 minutes – low N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	The site is excluded from the green belt for long-term housing needs, but contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. However, impact of development on the green belt would be minimal; site is well contained by the canal and public open space.
Environmental conditions	Noise exposure category – A (day and night)

Achievability for Housing

Market	Demand may be high due to proximity to amenities and accessibility to Dickens Heath Village.
Cost	Full intrusive ground survey required, ecological, topographical. Infrastructure works. Service provision or increased capacity. Extended Phase I survey needed.
Delivery	Projected build would take 24 – 36 months. Phasing of development. Improvement on infrastructure. Would suit national house builders and large residential developers.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, 5 bed detached, semi detached, terraced houses and some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 36 - 60 units.</p>
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Include in SHLAA

No	Safeguarded land
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Consider Further for Allocation

Yes	<p>Good access to local services and facilities.</p> <p>Well contained site and could provide a defensible green belt boundary.</p> <p>Required to continue the canal site walkway, linking the village centre to the country park.</p> <p>In line with emerging policy a density of 46-60s likely to be encouraged in this location, so this site would have a capacity for around 53-69 dwellings.</p>
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Site 19: Riddings Hill Balsall Common



Proposal

Site Size	1.61ha (3.98ac)
Existing Use	Green field
	Vacant, used for sports
Proposal	Housing / Offices
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt, public open space
Physical problems and limitations	Hard constraints: None
	Soft constraints: Gradient on site from northwest to southwest. Added build costs. Agricultural land classification 3 Habitats of interest identified Site within 500m of proposed HS2 route
Accessibility	Primary Schools – outside defined parameters Secondary Schools – high Health – high/medium Fresh food – high/medium Overall – very low N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium

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	N°. jobs within 45 minutes – high
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>However, impact of removal from the green belt would be minimal, site is surrounded by development and roads form a defensible green belt boundary.</p> <p>Land abuts new residential development.</p> <p>Potential increased traffic flow.</p>
Environmental conditions	<p>If mixed use scheme more consideration to be given to impact of different use classes on environment.</p> <p>Noise exposure category A/B (day), A (night)</p>

Achievability for Housing

Market	<p>Surrounding area is of residential and predominantly agriculture. Alternative land uses not suitable or sustainable. Infrastructure already present but market demand may not be sufficient for development.</p>
Cost	<p>Full intrusive ground survey required.</p> <p>Some under build may be required due to land gradient.</p>
Delivery	<p>Project would need to be phased.</p> <p>Projected build would take 2-3 years and only a development to be taken by national house builder or large developer.</p> <p>If mixed use scheme more consideration to be given construction projection times.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated.</p> <p>The site could accommodate a development of circa 48 – 80 dwellings and on mixed-use basis this would be less.</p> <p>Requirement for other uses would need to be researched to assess demand.</p> <p>Recent planning consent on part of site for Doctors Surgery.</p>

Include in SHLAA

No	<p>Green belt</p> <p>Open space</p>
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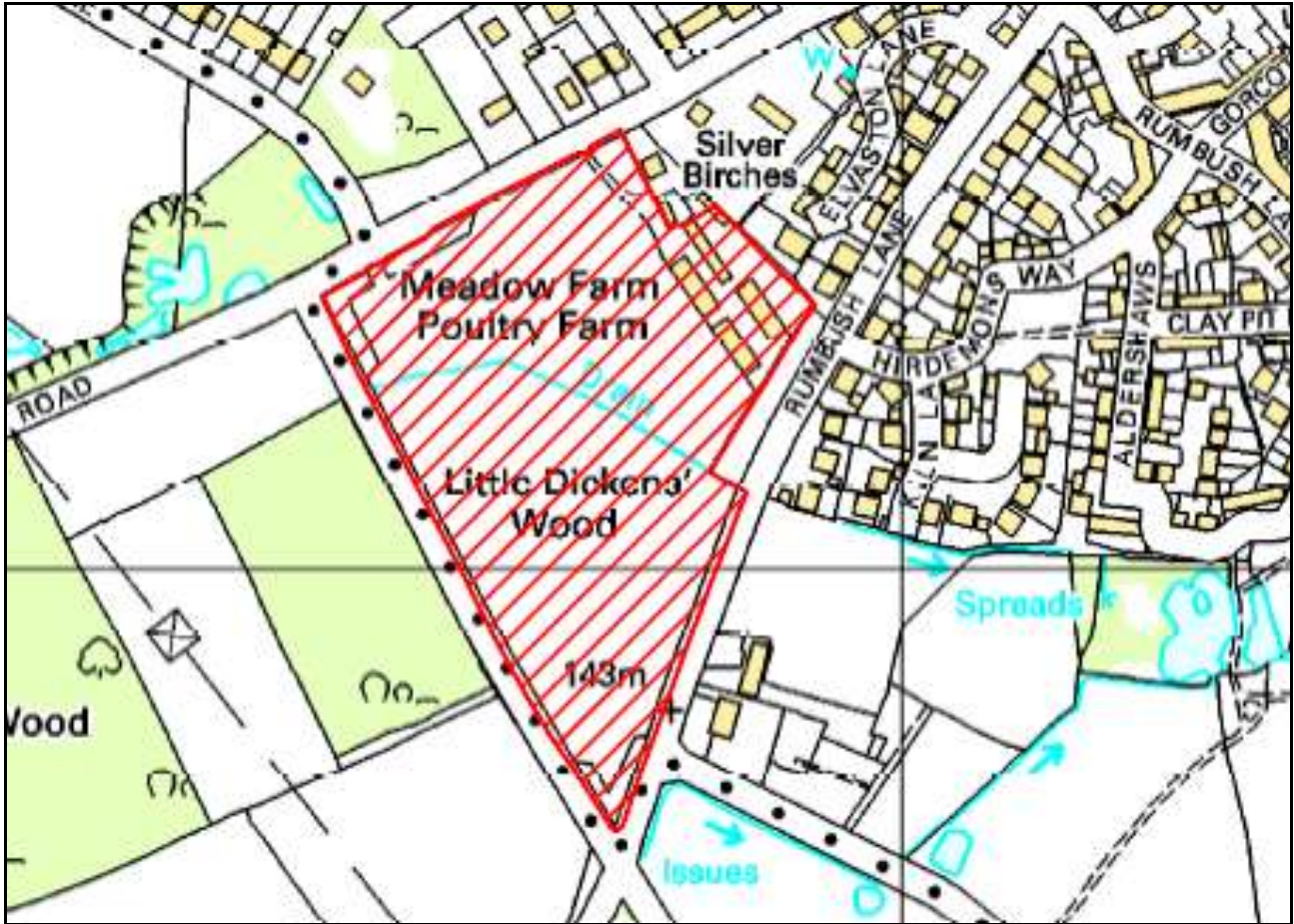
Consider Further for Allocation

Yes	<p>Site is within the green belt, but its development would have a minimal impact on the openness of the green belt because it is surrounded by development. Surrounding roads would form a defensible green belt boundary.</p> <p>Compensation for loss of public open space required.</p> <p>Accessibility to primary schools is beyond the desirable parameters, so not within a desirable location for family housing.</p> <p>About 1/3rd of site has planning permission for a doctor's surgery.</p> <p>In line with emerging policy, a density of 30-45dph is likely to be encouraged in this</p>
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	location, so this site would have a capacity of around 48-80 dwellings.
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Site 20: Cleobury Lane Dickens Heath



Proposal

Site Size	4.59ha (11.35ac)
Existing Use	Green field
	Poultry farm and storage buildings
Proposal	Housing / Other – recreation and open space
Availability for Housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	<p>Hard constraints:</p> <p>None</p> <p>Soft constraints:</p> <p>Local infrastructure</p> <p>Increased provision of services</p> <p>Access</p> <p>Existing buildings and structures</p> <p>Adjacent local wildlife site (to west)</p> <p>Habitats of interest</p> <p>Hedgerows</p>

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	Arden pastures
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – high Fresh food – high Overall – high/medium N°. jobs within 15 minutes – low N° jobs within 30 minutes – high N° jobs within 45 minutes – high
Potential impacts	Landscape, Conservation, Increased traffic flow, fingers into green belt and isolated from main settlement, would be highly visible from the countryside. Habitats of interest
Environmental conditions	Noise exposure category – A/B(day), A(day)

Achievability for Housing

Market	Surrounding area is a mix of residential and agriculture. Large detached housing pepper potted amongst agricultural land. Proximity to Dickens Heath Village.
Cost	Full intrusive ground survey required, ecological, topographical. Improving current access. Infrastructure works. Service provision or increased capacity. Demolition and removal of existing structures and buildings. Extended Phase I survey required
Delivery	Projected build would take 24 – 50 months. Phased development. Joint Venture Would suit national house builders, large developers.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 3, 4, 5 bed detached and semi detached houses. Site could accommodate a development of 138 – 230 units.</p>

Include in SHLAA

No	Green belt
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Consider Further for Allocation

Yes	<p>Good access to local services and facilities. Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
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	<p>There is a need to identify further sites to meet the Draft Local Plan housing land provision target. This site is close to local services and facilities and the impact of its development on green belt functions and openness would be less than other sites.</p>
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Site 21: Mount Dairy Farm, Tanworth Lane / Coppice Walk



Proposal

Site Size	10.98ha (27.12ac)
Existing Use	Green field
	Agriculture, grazing
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Safeguarded land
Physical problems and limitations	Hard constraints: None

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	<p>Soft constraints:</p> <p>Local infrastructure</p> <p>Increased provision of services</p> <p>Access</p> <p>Land levels</p> <p>Former sewage works</p> <p>Contamination</p> <p>Habitats of interest</p> <p>1/100 and 1/1000 year floodplain</p> <p>Insufficient capacity within existing primary school</p> <p>Agricultural land classification – 3, non-agricultural land use</p> <p>Hedgerows</p> <p>Arden pasture</p> <p>Potential local wildlife site</p>
Accessibility	<p>Primary Schools – high/medium</p> <p>Secondary Schools – high</p> <p>Health – high</p> <p>Fresh food – Medium – low</p> <p>Overall – medium/low</p> <p>N°. jobs within 15 minutes – very low</p> <p>N° jobs within 30 minutes – high</p> <p>N°. jobs within 45 minutes – high</p>
Potential impacts	<p>The site has been excluded from the green belt to meet long-term housing needs, but contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Development would erode the narrow gap between Cheswick Green and Dickens Heath.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category A (day and night)

Achievability for Housing

Market	<p>Surrounding area is residential and agriculture.</p> <p>Demand in area may not be as strong as in other settlements.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Creating suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Grading of site or under build.</p> <p>Extended Phase I survey</p> <p>Local wildlife survey</p>
Delivery	<p>Projected build would take 36 – 50 months.</p> <p>Several phases of development.</p> <p>Joint Venture</p> <p>Former sewage works remediation.</p> <p>Design and build solutions.</p> <p>Would suit national house builder or large developers.</p>

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.
40% affordable, tenure split to be negotiated.
Mix of development of 2, 3, 4, 5 bed detached, semi detached, terraced and percentage of 1 & 2 bed apartments.
Site could accommodate a development of 328-548 units.

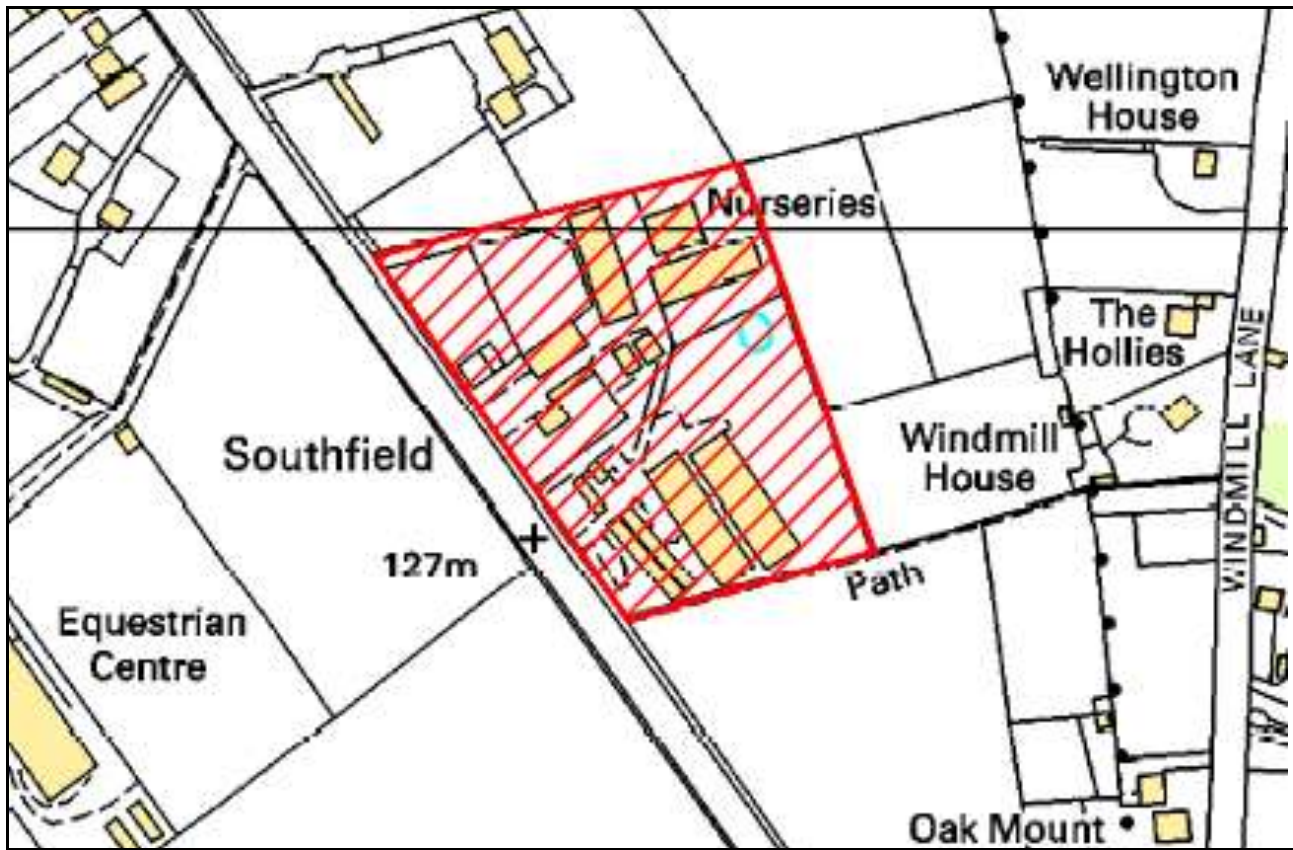
Include in SHLAA

No	Safeguarded land
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Consider Further for Allocation

Yes	<p>Good access to local services and facilities. The site is too large to meet local needs, but a small part of the site could be considered for local needs – 100% affordable housing if there is evidence of need in Cheswick Green. There is a need to identify further sites to meet the Draft Local Plan housing land provision target. The site has good access to local services and facilities, provided that a substantial part of the site is reserved to provide neighbourhood green space and flood alleviation measures. The site could contribute to meet housing need.</p>
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Site 22: Land fronting Kenilworth Road Balsall Common



Proposal

Site Size	2.67ha (6.60ac)
Existing Use	Green field
	Poultry Farm, Garden Nursery and Storage
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Existing buildings on site and mix of materials. Ground conditions – causes of contamination Footpath (boundary) Hedgerows Agricultural land classification 3 Habitats of interest identified Site within 2000m of proposed HS2 route
Accessibility	Primary Schools – medium/low Secondary Schools – high Health – medium, low Fresh food – medium, low

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	Overall – medium N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Development of the previously developed part of the site only would have a minimal impact.
Environmental conditions	Noise exposure category A/C (day), A/B (night)

Achievability for Housing

Market	Surrounding area is mix of residential and agricultural. New build development adjacent (Banner Homes). Demand for large exclusive detached homes. Expect to achieve solid sales values.
Cost	Full intrusive ground survey required. Demolition of existing poultry sheds, storage units and brick built house and nursery. Surrounding infrastructure would need to be improved to deal with increased capacity. Increased service provision
Delivery	Development to be phased over several years. Development suited to national house builder or large developer, or private developer.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. A development of family houses 3, 4, 5 beds both detached, semi detached. Approx 80 - 134 units accounting for infrastructure and plot size. 40% of units would be affordable housing, tenure split to be negotiated.
--

Include in SHLAA

No	Green belt
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Consider Further for Allocation

Yes	Good access to local services and facilities and part of the site is previously developed land. But release of the site would have a significant impact of green belt functions and openness and development of the larger site submitted for consideration would set a precedent for further green belt land release from surrounding sites. Sites within noise exposure category C should not be considered unless there are no suitable alternatives. There is a need to identify further sites to meet the Draft Local Plan housing land provision target. The previously developed part of the site fronting Kenilworth Road has good access to local services and facilities. Development would have a limited impact on the green belt and form a defensible boundary.
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Site 23: Land between Kenilworth Road / Windmill Lane Balsall Common



Proposal

Site size	2.89ha (ac)
Existing use	Green field
	Grazing
Proposal	Housing / Recreation and Open Space
Availability for housing	5-15 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints: Access Hedgerows Agricultural land category 3 Habitats of interest identified Site within 1000m of proposed HS2 route
Accessibility	Primary Schools – high/medium, low at east side Secondary Schools – high Health – medium Fresh food – medium Overall – majority medium, low at east side N°. jobs within 15 minutes – very Low N°. jobs within 30 minutes – medium

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	N°. jobs within 45 minutes – high
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Development of the larger site submitted for consideration would impact on surrounding environment, the functions and openness of the green belt and set a precedent for the release of green belt land to the north.</p>
Environmental conditions	Noise exposure category A, B and C (day), B night

Achievability for Housing

Market	<p>Surrounding area is mix of residential and agriculture. Local amenities nearby.</p> <p>Alternative land uses not suitable or sustainable.</p> <p>Insufficient local demand for a development of this size.</p>
Cost	<p>Full intrusive ground survey required.</p> <p>Access and infrastructure works and improvements required.</p> <p>Ecological Survey to assess wildlife and habitats.</p>
Delivery	<p>Project would need to be phased.</p> <p>Projected build would take a few years and only a development to be taken by national house builder or large developer.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>A development of 2,3,4,5 beds detached, semi detached and terraced dwellings with a percentage of 1 & 2 beds apartments.</p> <p>A development of approx 35 - 59 dwellings could be accommodated on site.</p> <p>40% of units are to be affordable housing, tenure split to be negotiated.</p>
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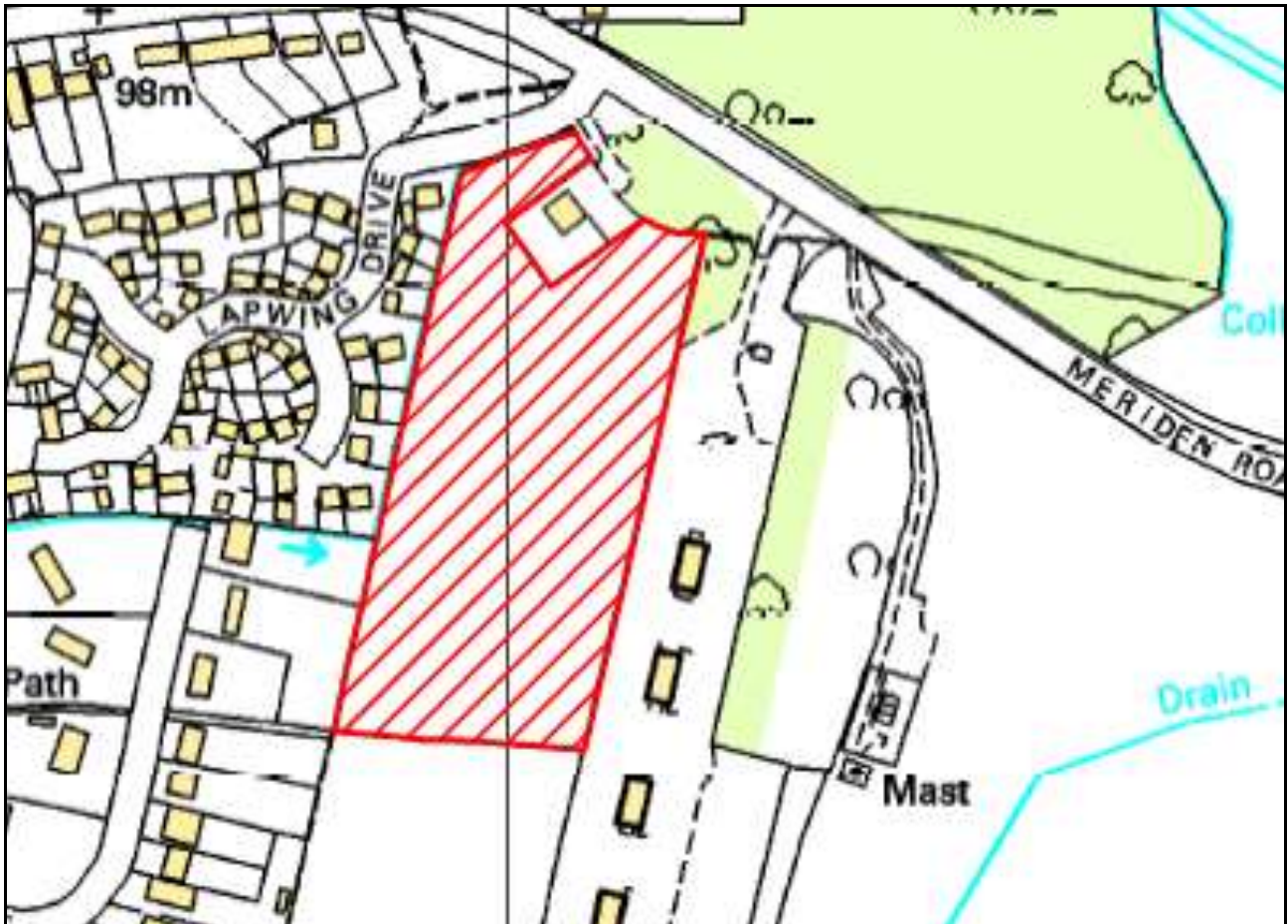
Include in SHLAA

No	Green belt
----	------------

Consider for Further Allocation

Yes	<p>Accessibility of this parcel is good, but part of the site falls within noise exposure category C which should not be considered for development unless there are no suitable alternative sites.</p> <p>There is a need to identify further sites to meet the Draft Local Plan housing land provision target.</p> <p>Good access to local services and facilities. The infill nature of the site would have minimal impact on the green belt and could form a defensible green belt boundary.</p>
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Site 24: Land off Meriden Road Hampton in Arden



Proposal

Site Size	2.79ha (6.89ac)
Existing Use	Green field
	agricultural
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Woodland pocket
	Soft constraints: Local infrastructure Increased provision of services Access Would be insufficient primary school capacity if built at a high density Hedgerows Footpath (boundary) Habitats of interest Agricultural land classification – 3

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	Site within 500m of proposed HS2 route
Accessibility	<p>Primary Schools – high/low Secondary Schools – medium Health – low/medium Fresh food – low/medium Overall – medium/low N°. jobs within 15 minutes – very low N° jobs within 30 minutes – high N°. jobs within 45 minutes – high</p>
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Would set a precedent for the release of green belt land to the south-east where the green Belt boundary runs along the rear of the houses along Kenilworth Road and gardens are included within the green belt.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is residential. Large detached and semi detached housing. Evidence of new build development close by. Alternative uses in part may be suitable. Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Improving current access. Infrastructure works. Service provision or increased capacity.</p>
Delivery	<p>Projected build would take 28 - 60 months. Phased development. Would suit national house builders, large developers, and commercial developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 2, 3, 4, and 5, bed detached, semi detached and terraced housing. Site could accommodate a development of 83 - 140 units.</p>
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Include in SHLAA

No	Green belt
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Consider Further for Allocation

Yes	<p>Within the desirable parameters for access to key local services and facilities, but along unsuitable routes.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p> <p>There is a need to identify further sites to support the Draft Local Plan housing land provision target. The previously developed part of the site is isolated from the village envelope. Development of part of the site adjacent to the village could support the reclamation of the brownfield site and impact on the green belt would be minimal.</p>
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Appendix G

The following data is to be collected for each site that does not have planning permission

To be entered when adding the site to the GIS Database

Field	Data Type	Description
Settlement Ref.	Text	The borough will be divided into settlements based on the boundaries used for the settlement studies. Each settlement will be allocated a three letter reference.
Ref.	Number – 4 digits	Each site/location will be given a unique reference number. If a site is already included in the house monitoring database its existing reference number will be used.
Grid Ref. Easting	Number – 6 digits	6 figure grid reference, centre of the site
Grid Ref. Northing	Number – 6 digits	6 figure grid reference, centre of the site
UPRN	Number	Unique Property Reference Number
NLUD Ref.	Number	If included in the National Land Use Database
Site Name	Text	
Site Address	Text	
Ward	Text	
Parish	Text	
Potential use(s)	Text	Housing/Retail/Employment/Offices/Leisure/Mineral Extraction/Waste/Social or Community/Other – specify
Access to the site	Y/N	Whether or not the site can be viewed from a public place
Supply Source	Text	Site Submission/Desktop Review

Contact Details (to remain confidential)

Proposer	Text	Name
	Text	Company
	Text	Address 1
	Text	Address 2
	Text	Address 3
	Text	Post Code
	Number	Tel.
	Text	E-mail
Agent	Text	Name
	Text	Company
	Text	Address 1
	Text	Address 2
	Text	Address 3
	Text	Post Code
	Number	Tel.
	Text	E-mail

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Owner(s) – This field will be repeated as necessary	Text	Name
	Text	Company
	Text	Address 1
	Text	Address 2
	Text	Address 3
	Text	Post Code
	Number	Tel.
	Text	E-mail
Owner Aware	Y/N	Whether or not site owners are aware the site is being proposed.
Contact	Text	Name
	Text	Company
	Text	Address 1
	Text	Address 2
	Text	Address 3
	Text	Post Code
	Number	Tel.
	Text	E-mail

Planning History

Planning Application No.	Number	
Planning Application Description	Text	
Decision	Text	
Date	DD/MM/YY	
Appeal No.	Number	
Appeal Description	Text	
Decision	Text	
Date	DD/MM/YY	
Policy History	UDP UDP Mods. UDP 2006	
Proposal Summary	Text	
Inspectors Conclusion Summary	Text	
Sec. 22	Y/N	Whether there is a s.22 agreement
Article 4. Direction	Y/N	Whether there is an article 4 direction within or on the boundary of the site

These fields will be repeated as necessary

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Site Survey – annotate on map as appropriate

Site Visit	Y/N	Whether or not a site visit is required – only to be visited as part of the initial assessment if the site does not have planning permission and there are no policy constraints
Date of visit	Text	DD/MM/YY
Existing Use	Text	The existing use of the site
Site Size	No. 2dp	Site area in hectares
Previously Developed Land	Y/N	Whether the site is previously developed as defined by PPS3 Annex B
Last use if vacant	Text	The last use of the site if it is currently vacant
Structures	Text	Details of any buildings or structures on the site
Structures – use	Text	The existing use of any buildings or structures on the site
Structures – last use if vacant	Text	The last use of any buildings or structures on the site
Constraints	Text	Details of any constraints to development
Boundaries	Text	Details of physical site boundaries
Surrounding uses	Text	Details of all uses surrounding the site
Access	Text	Whether the site can be accessed from a public highway
Levels	Text	Note changes in site levels across the site
Site Features	Text	Details of anything within the site – trees, vegetation, pylons, utilities infrastructure (pylons, electricity sub stations etc).
Ground Conditions	Text	Description
Character of the Surrounding Area	Text	Description – Typology of buildings surrounding the site. Landscape character of the surrounding area,
Photographs	N/A	Photographs will be referenced by the site reference no, followed by a,b,c,d..... viewpoints and alphabetic references should be marked on the site survey plan.

Deliverability

Development start date	Text	<5 years 5 years from adoption 10 years from adoption 15 years from adoption
Development completion date	Text	<5 years 5 years from adoption 10 years from adoption 15 years from adoption After 15 years from adoption
Supporting information	Text	Summary of any supporting information submitted.

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UDP Data

New Housing Site	Y/N and proposal no.	Designated housing site
Long-term Housing Site	Y/N and proposal no.	Designated Long-term housing site
Regional Investment Site	Y/N and proposal no.	Designated Regional Investment Site
Regional Investment Site Extension	Y/N and proposal no.	Designated Regional Investment Site Extension
Class B1 Use	Y/N and proposal no.	Designated Class B1 use site
Class B1 Use/Hotels	Y/N and proposal no.	Designated Class B1 use/Hotels site
General Business Use	Y/N and proposal no.	Designated general business use site
Offices Within Class B1 Use	Y/N and proposal no.	Designated office site
Birmingham International Airport	Y/N	Within Birmingham International Airport boundary
Airport Consultation Zone	Y/N	Within the airport consultation zone
National Exhibition Centre	Y/N	Within the National Exhibition Centre boundary
Land Rover	Y/N	Within the boundary of Land Rover
Regeneration Zone	Y/N	Within the boundary of the regeneration Zone
NEC Airport and Transport Interchange	Y/N	Within the boundary of the proposed airport and transport interchange
Project Kingfisher	Y/N	Within the vicinity of Project Kingfisher
Green Belt	Y/N	Is any part of the site within the green belt
Town Centre	Y/N	Within the town centres
Public Open Space	Y/N	Designated public open space?
Sports Centre	Y/N	Designated sports centre?
Minerals Consultation Area	Y/N	Is any part of the site within the minerals consultation area?

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Possible Minerals Extraction Site	Y/N	Designated possible minerals extraction site?
Public Waste Disposal and Recycling Facility	Y/N	Designated waste disposal or recycling facility?

Nature and Conservation

TPOs	Y/N	Any TPOs within or on the boundary of the site?
TPO Group	Y/N	Any TPO groups within or on the boundary of the site?
Ancient Woodland or veteran trees	Y/N	On or within 15m of boundary of site
Habitats of interest	Y/N	Are there any Priority or LBAP habitats on or within 500m of site?
Hedgerow	Y/N	Does the site contain or is it adjacent to any Ancient and or Species Rich Hedgerows as defined by the Hedgerow Regulations or BAP
Floodplain	None, Zone 1, Zone 2, Zone 3	Strategic Flood Risk Assessment category
Local nature Reserve	Y/N	On or within 1km of a LNR
SINC /pSINC	Y/N	On or within 1 km of a SINC or a pSINC
Listed Building	Y/N	Listed buildings within or on the boundary of the site
Locally Listed Building	Y/N	Locally listed buildings within or on the boundary of the site
Best and most versatile agricultural land	Text Grades 1, 2, 3a, 3b	Agricultural classification
Conservation Area	Y/N	Whether the site is within 100 meters of a conservation area
Blythe Valley Enhancement Area		Is the site within or adjacent to the BEA
Ancient Monument	Y/N	Whether there is an ancient monument within or on the boundary of the site
Site of Special Scientific Interest (SSSI)	Number	Whether the site is within 1km of an SSSI
Regionally Important Geological Site	Number	Whether the site is within 1km of a RIG

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Green Space Assessment

Green Space	Y/N	Whether the site is identified by the Green Spaces Assessment
Defined Use	Drop down list	The use defined by the Green Spaces Strategy

Accessibility to:

Shopping centres	High/Medium/Low	As assessed by West Midlands Accessibility Modelling
Employment	High/Medium/Low	
GPs and walk ins	High/Medium/Low	
Secondary Schools	High/Medium/Low	
Primary Schools	High/Medium/Low	
Composite	High/Medium/Low	
Access to existing highway network	High/Medium/Low	

Utilities

Gas	Y/N	Whether the site can be serviced by the utilities
Electricity	Y/N	
Water	Y/N	
Drainage	Y/N	
Telephone	Y/N	
Broadband	Y/N	

Environmental Health

Previous Industrial Use	Y/N	Whether we have any record of previous industrial uses on the site or within 250m
Previous Industrial Use Type	Text	Details of previous use
Day noise band	Text	
Night noise band	Text	
Combined noise band	Text	
Poor air quality	Y/N	Whether in a location of poor air quality

Education

Primary school catchment	Text	Name of school(s)
Surplus school places now	Text	Summary of the position now
Surplus school places future	Text	Summary of the likely future position
Secondary school catchment	Text	Name of school
Surplus school places now	Text	Summary of the position now
Surplus school places future	Text	Summary of the likely future position

Appendix H: SHLAA Panel Members and Terms of Reference

SHLAA Panel

John Acres, Catesby Property Group

Rachel Batts, Principal Planner Solihull Council

Steve Bromley, Bromley Planning

James Collier, Howkins & Harrison

Jill Davis, Davis Planning Partnership

Kevin Donohoe, Solihull Community Housing

Kevin.Harvey, Highways Agency

Joanne Hedgley, Pegasus Planning Group

Andrew Izamis, Contractor to Solihull Council

Mark O'Mullane, SMBC Development Surveyor

Jayne Cashmore

Russell Ranford, Urban Aspects

David Rhead, Homes and Communities Agency

Beryl Starkey

Kathryn Ventham, Barton Willmore for the Home Builders Federation

Julie Warwick, Holmes Antill

Philip Woodhams

SMBC Development Control Representative

SHLAA Panel Terms of Reference

1. To ensure effective community and stakeholder engagement in the SHLAA and transparency, a Panel of experts will be formed to oversee the production of the SHLAA. Panel Representation will be sought from the following groups:
 - Estate Agent
 - Land Owner
 - Resident
 - Planning consultant
 - House Builders Federation
 - Home and Communities Agency
 - Registered Social Landlord
 - RICS
 - WMRA
 - Government Office for the West Midlands
 - Severn Trent Water
 - Environment Agency
 - Highways Agency
 - SMBC Strategic Land
 - SMBC Design and Development Team

There will be no more than 15 Panel Members, who will be appointed by the Local Planning Authority, randomly selected from volunteers. Membership of the Panel will be on a voluntary/unpaid basis.

2. The meeting will be chaired by a member of the Council's Forward Planning Team.
3. Partnership members must agree to the SHLAA methodology and terms of reference.
4. The Panel will aim for a consensus, but minority views will be recorded in the minutes.
5. In the event that the Partnership cannot reach agreement, decisions will be at the Local Planning Authority's discretion.
6. Partnership members must declare an interest if they have an interest in a particular site.
7. Where a member cannot attend a Partnership meeting, it is important that their area of expertise is covered by a colleague.
8. It will be the local planning authority's responsibility to produce the SHLAA.

There will be further meeting of the Panel to review the SHLAA as and when necessary to update the SHLAA for LDF purposes.



NORTH SOLIHULL PARTNERSHIP REPORT TO NSP GP BOARD

Title

North Solihull Partnership Business Plan 2012-16

Purpose

To present to the GP Board the updated NSP financial plan 2012-16. To request Board approval to the Plan for adoption as the budget for Financial year 2012/2013 and forward plan for the period up to the end of financial year 2015/2016

Date

20th March 2012

Author

NSP Programme Director and Finance Group

1.	<p>Executive Summary</p> <p>The NSP budget holders and Finance Group have prepared the attached draft Business Plan based on the assumptions set out in this document, as previously directed by the Executive Programme Board and NSP Board. The Board is asked to note the extent to which Business Plan income is reliant upon land receipts. This places high risk on the certainty of delivery of a number of the identified sites. This paper sets out the detail and assumptions around land delivery and regeneration outputs. It also highlights the role of the Finance Group in monitoring, controlling and mitigating these risks.</p> <p>The key principles of this Business Plan are:</p> <ol style="list-style-type: none"> 1. To continue to maintain regeneration outputs across all programmes. Partners remain committed to the original objectives of the NSP project. Whilst this Business Plan sets out reduced levels of activity it is important to note that regeneration activity continues and has the potential to expand in the future. It is particularly important that the NSP profile is maintained as this will be a route to future funding and enhanced values. <div style="background-color: black; height: 15px; width: 100%; margin: 5px 0;"></div> <ol style="list-style-type: none"> 3. To prioritise the completion of work in current areas of activity. 4. To continue to promote sites for development and to link these with the regeneration outputs that can result from the land receipts received. This is an area that needs to improve beyond current and previous levels where resistance to development has been isolated from regeneration investment. 5. To progress with infrastructure proposals that will bring forward future land for the development of new homes. 6. To increase the range, type and performance specification of new homes. <p>This Business Plan has had to reflect the short term shortage and reduced total land receipts that are the principle income to NSP. This has resulted in a number of proposed changes to the way NSP is resourced and will operate over the next five years. It also confirms that identified land will still be available for development beyond this Business Plan period.</p>
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We have reviewed the resources necessary to manage, co-ordinate and control the activities shown in this Business Plan. We have also had to set a limit on the project overhead that maintains the breadth of skills available but reduces this to a core team only. It is proposed that the core team comprises a Project Director, a Project Administrator, a Planning Manager, a Regeneration Manager and a Finance Administrator.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The most difficult year in this Business Plan period is 2012/2013. Annual budgets for

subsequent years will need to review project outputs, structure and resource levels across all areas of NSP activities. By maintaining a core team we are maintaining the project's ability to deliver regeneration outputs and to rescale if possible and as required to reflect future levels of activity. In the short term the available resource set out above will have to prioritise to focus on activities that will support and sustain the future of the project. Further detailed discussions on this will take place within each workstream and subsequently through the Executive Board.

The GP Board will be updated on all of the above as the project progresses.

The key outputs of the Business Plan are:

1. Completion of North Arran Way Village Centre development.
2. Completion of residential development and environmental improvements in North Arran Way including the demolition of Westfield, Girton and Gonville tower blocks.
3. Completion of Bishop Wilson School and the progression of the next two schools in the primary school capital programme including a financial contribution of [REDACTED] from NSP.
4. The development of 934 new homes on previously identified intervention sites and non-intervention sites.
5. The investment of over £1.1m in socio economic programmes.
6. The investment of over £7.2m in land and infrastructure.

[REDACTED]

UPDATE ON THE NORTH SOLIHULL REGENERATION PROGRAMME

PARTNERSHIP MONTHLY REPORT NO: 22

30TH APRIL 2012

1. Financial year 2011/2012 ended with the approval of the Business Plan up to 2016. The Board approved the six key principles that will determine the priorities over the next 5 years.

1. To continue to maintain regeneration outputs across all programmes including village centres, schools, housing, socio economic investment and environmental improvements.



3. To prioritise the completion of work in current areas of activity.
4. To continue to promote sites for development and to link these with the regeneration outputs that can result from the land receipts received.
5. To progress with infrastructure proposals that will bring forward future land for the development of new homes.
6. To increase the range, type and performance specification of new homes.

The Business Plan has had to reflect the short term shortage and reduced total land receipts that are the principle income to NSP. This has resulted in a number of proposed changes to the way NSP is resourced and will operate over the next five years. It also confirms that identified land will still be available for development beyond the Business Plan period.

We have reviewed the resources necessary to manage, co-ordinate and control the activities shown in the Business Plan. We have also had to set a limit on the project overhead that maintains the breadth of skills available but reduces this to a core team only. It is proposed that the core team comprises a Project Director, a Project Administrator, a Planning Manager, a Regeneration Manager and a Finance Administrator.

The key outputs of the Business Plan are:

1. Completion of North Arran Way Village Centre development and commencement of infrastructure and early development phases of Craig Croft village centre.
2. Completion of residential development and environmental improvements in North Arran Way including the demolition of Westfield, Girton and Gonville tower blocks.
3. Completion of Bishop Wilson School and the progression of the next two schools in the primary school capital programme including a financial contribution of [REDACTED] from NSP.
4. The development of 934 new homes on previously identified intervention sites and non-intervention sites.
5. The investment of over £1.1m in socio economic programmes.

6. The investment of over £7.2m in land and infrastructure.

[REDACTED]

2. Activities & Targets for 2011

• Housing

Re-housing of the residents of the last remaining tower block, Gonville House is progressing and is due to be completed by September 2012. All other residents have been re-housed from sites within the development programme. The market for housing for sale remains difficult, particularly on intervention sites. Progress with affordable housing is on programme.

New Homes financial year target - 59 private 55 affordable rent

[REDACTED]

Re-housing financial year target - 29 residents to be re-housed from Gonville House, due to be completed by September 2012

• Village Centres

North Arran Way

- building work is due to start in June on the [REDACTED] community hub which will become the new home to local shops & services
- phase 1 - will include 8 retail shops with office accommodation for Solihull Council above & new facilities which will be available for local people to use as well as education & training purposes
- road/public realm – the contract has been placed with North Midland Construction who will commence work in early May
- phase 2 – healthcare – work is now beginning on the initial design work & a programme is being set out
- phase 3 – talks with [REDACTED] are progressing [REDACTED] for a scheme of up to 35 units
- phase 4 – [REDACTED] development site for mixed tenure housing

Craig Croft Village Centre

- *key ERDF milestone* - the hybrid planning application was submitted to SMBC's planning committee on programme. This comprises a full planning application for the infrastructure, including the junction with the Chester Road & Enterprise Centre with outline approval for health, retail & SMBC offices
- The temporary move for the GPs surgery has been agreed and the temporary facility is nearing completion on the old St Patrick's School site.

Kingshurst Village Centre

[REDACTED]

3. Corporate

Executive Programme Board

Priority was given to village centre progress and land supply at the most recent meeting. Key milestones have been set and the village centre programmes will be monitored to ensure ERDF requirements are met. Finance committee are progressing with budget and future Business Plan.

GP Board

The next Board of the General Partner meeting is taking place on 25th June.

4. Workstreams

4.1 Socio-Economic Workstream – Overview of Project Achievements 2011/12

During 2011/12 the Socio-Economic Workstream has supported the delivery of 12 main grants projects operating in, and benefiting the community of, the 3 regeneration wards of North Solihull.

These main grants all related to the outcome areas of Increasing Economic Wellbeing, Improving Open Space, Community Capacity Building and Community Engagement, Reducing Crime and Improving Health.

During this financial year the key achievements of the projects funded has been as follows:

- Over 1,000 North Solihull residents have been engaged, or have actively partaken, in project activities;
- 30 businesses have been actively engaged with;
- Over 300 North Solihull residents have received advice and guidance;
- 23 voluntary opportunities or placements have been created;
- Over 250 learning and training opportunities have been undertaken by North Solihull residents;
- Over 100 employment and apprenticeship opportunities have been created;
- Students from all North Solihull Secondary Schools have partaken in an enterprise programme to become more enterprising.

Additionally the workstream has given out 17 small grants have been given to a range of community groups across North Solihull to deliver community activities.

Smith's Wood Stewardship Update

Smith's Wood Partnership Meetings

On 15th March and 26th April 2012 Smith's Wood Partnership meetings were held at Smith's Wood Sport's College, with attendees representing providers delivering services in Smith's Wood. Goals were agreed for the Smith's Wood Partnership Action Plan which included:

- Better connected services for the local community
- Well used and locally maintained facilities, employing local residents
- Opportunities for local enterprises to flourish & deliver local services
- Stronger community networks and local decision making opportunities

A draft Partnership Charter has been developed where Smith's Wood Service Providers are being asked to:

- a) Help create a culture of social participation in Smith's Wood by:
 - Embedding Social Participation into all local service provision
 - Assist in embedding a work culture by offering learning, volunteering & employment opportunities
 - Be inspirational role models and impact on life choices made by local people
 - Promote civic pride
- b) Help create a culture of well being in Smith's Wood by:
 - Embedding Well Being into all local service provision
 - Assist in embedding a healthy living culture by offering services that promote nutrition, physical activities and positive thinking
- c) Help create an opportunities culture in Smith's Wood by:
 - Understanding what other services are offering and encourage wider cross referrals between partners
 - Sharing physical assets to combine services and events that offer economic, educational, recreational & cultural opportunities for the local community
- d) Help generate local growth in Smith's Wood by:
 - Identifying smaller risk tendering opportunities that can be contracted to local community organisations
 - Encouraging local residents to take up volunteering, training and employment

Community Enterprise for Success

An increased focus on support for Social Enterprises within North Solihull was launched in early 2012. This dovetails into the Stewardship programme, with the aspiration that local community organisations will become more enterprising and less reliant on grant funding and take up local asset management opportunities, gain contracts and enter supply chains.

Village Centre Communications

Partners are working together on Community notice boards, which will welcome visitors to the new Village Centres. In the short term these boards will display the work progressing in building the Village Centres. In the longer term, aspirations are that a local group will manage these notice boards with information for the local community. A timeless image of each Village Centre is being designed for the hoardings that will cover the Village Centre building sites. Local schools will be encouraged to help decorate the hoardings, and will also be having peep holes at varying heights, to help local people feel involved and interested in what's going on in their area.

Craig Croft Stewardship

With the progress that has been made in North Arran Way with the Stewardship role, a Craig Croft Stewardship Officer role is in the early stages of development.

Neighbourhood Improvements

A programme for delivering Neighbourhood improvements for Craig Croft and North Arran Way is included within the agreed Business Plan approved by the

Board.

North Arran Way

Ribble & Redwing Walk: landscape improvements, match funded by ERDF have been completed with street furniture elements to be completed by the end of May.

2012/2013 Activity

Neighbourhood Green Space: Dove Way (Girton & Gonville) – first consultation events held on 30th April to gather ideas for the new neighbourhood green space which is match funded by ERDF. Further consultation on a detailed scheme to be undertaken in June. The physical works for creating this new space will be carried out in the Summer of 2013 following the demolition of the blocks.

Usk Way Community Garden: match funding from the National British Transform Your Patch Campaign secured. Groundwork appointed to develop and deliver a community led design for the garden.

Craig Croft

'Muddy mound' Longley Walk: SMBC's landscape team have prepared a draft parking scheme. We are currently awaiting information from statutory providers of potential costs for service diversions before undertaking public consultation.

4.2 Finance

The Finance Committee continue to monitor short term cash flow and delivery of this year's budget. Work is ongoing to ensure that financial commitments can be adjusted to suit actual land receipts as these occur. This may mean that commitment to spend, even from approved budgets, will require finance group sign off.

4.3 Planning & Infrastructure

NSP continue to promote a number of development sites through the LDF process. Work is ongoing on a review of the open space investment.

Priority is being given to ensuring delivery of current activity on North Arran Way and Craig Croft Village Centres.

4.4 Communications, Consultation and Engagement

RIGS Update

Following the changes that have taken place within the NSP team, all of the RIGs have agreed to change the way that they operate. The RIGs remain an important element of community consultation & engagement for the Partnership but can no longer be supported to the same extent as they have been up until now. Each RIG has made a decision on the frequency of the meetings they will hold and are working towards being able to manage the meeting arrangements themselves.

Craig Croft: RIG met on 26th April and have agreed to hold meetings bi-monthly. Ben Yates from the voluntary organisation Outreach, gave a presentation on the development of a community garden at Bluebell Recreation Ground and residents received a general update on the regeneration programme. The next meeting will be 28th June which will be the AGM.

North Arran Way: RIG met on 17th April and have agreed to hold meetings quarterly. Matthew Townson from Sigma InPartnership introduced Alex Spencer and his colleague from North Midland Construction who have been appointed to deliver the new High Street. A general regeneration update was given. The next meeting will take place in July.

Kingshurst: RIG agreed at their meeting in March to meet formally on an annual basis with specific meetings being arranged as regeneration proposals come forward.

Ward Member Briefings

The main focus of the Ward member briefings was the approval of the Business Plan and proposed activity for 2012/2013.

5. Schools Update

The new Bishop Wilson Church of England Primary School will be central to the masterplan for Craig Croft Village Centre. The school will include a nursery and also house the relocated St Andrews Church, an adult learning centre, community space, an external area which includes a multi-use games area and sports pitch and new health facilities. Planning permission has already been given for the school and construction work will begin in May 2012 with completion in 2013.

The remaining primary school rebuild and remodelling programme is being progressed by the Schools Programme Board. This work will be completed by May. This will enable the NSP land supply from surplus school land to be finalised for future development.

Ian Cox, Programme Director

North Solihull Regeneration Business Plan Land List

Land to be Released to the North Solihull Partnership 2012-2013

Site	Land Receipt	New Build	Demolition	Net	Planning Status
Bluebell Public House	March	15	0	15	Full
1. NAW 8 (NAW VC Ph3)	September	25	0	25	None
2. Woodlands	March	20	0	20	None
3. Whitesmoor School Surplus	February	21	0	21	None
4. CC9	November	20	13	7	None
Total		101	13	88	

Land to be Released to the North Solihull Partnership 2013-2014

Site	Land Receipt	New Build	Demolition	Net	Planning Status
5. NAW 13	May	45	70	-25	Outline
6. Alcott Grove Ph2 (Draft Local Plan Site 5)	Quarter 2	67	0	67	None
7. Conway Road (CV9) (Draft Local Plan Site 2)	Quarter 2	48	0	48	None
8. Primary School 4 Bishop Wilson (Draft Local Plan Site 4)	Quarter 2	37	0	37	None
9. Cole Valley 10 (Draft Local Plan Site7)	Quarter 2	28	0	28	None
Total		225	70	155	

Land to be Released to the North Solihull Partnership 2014-2015

Site	Land Receipt	New Build	Demolition	Net	Planning Status
7. Conway Road (CV9) (Draft Local Plan Site 2)	Quarter 2	62	37	25	None
12. Cole Valley 8 (Draft Local Plan Site 3)	Quarter 1	91	0	91	None
13. Cole Valley 7 (Draft Local Plan Site 4)	Quarter 2	68	0	68	None
14. Primary School Site 5 Coleshill Heath School	Quarter 3	48	0	48	None
16. CC10 Keepers Lodge	Quarter 4	39	0	39	None
Total		308	37	271	

Land to be Released to the North Solihull Partnership 2015-2016

Site	Land Receipt	New Build	Demolition	Net	Planning Status
12. Cole Valley 8 (Draft Local Plan Site 3)	Quarter 1	89	0	89	None
14. Primary School Site 5 Coleshill Heath School	Quarter 3	58	0	58	None
Primary School 6	Quarter 3	101	0	101	None
13. Cole Valley 7 (Draft Local Plan Site 4)	Quarter 1	52	0	52	None
Total		300	0	300	

Total Housing Capacity 2012-2016

	New Build	Demolition	Net	
Total	934	120	814	
Total with planning permission	60	70	-10	
Total Business Plan Supply	874	50	824	

NORTH SOLIHULL REGENERATION



Draft Land List

2012-2013

1. NAW 8 (NAW VC Ph3)
2. Woodlands
3. Whitesmoor School Surplus
4. CC 9

2013-2014

5. NAW 13
6. Alcott Grove Ph2
7. Conway Road (CV 9)
8. Primary School Site 4
9. Bishop Wilson Primary
10. Cole Valley 10
10. Cole Valley 22
11. SS50 Ph1 Foxglove Cres.

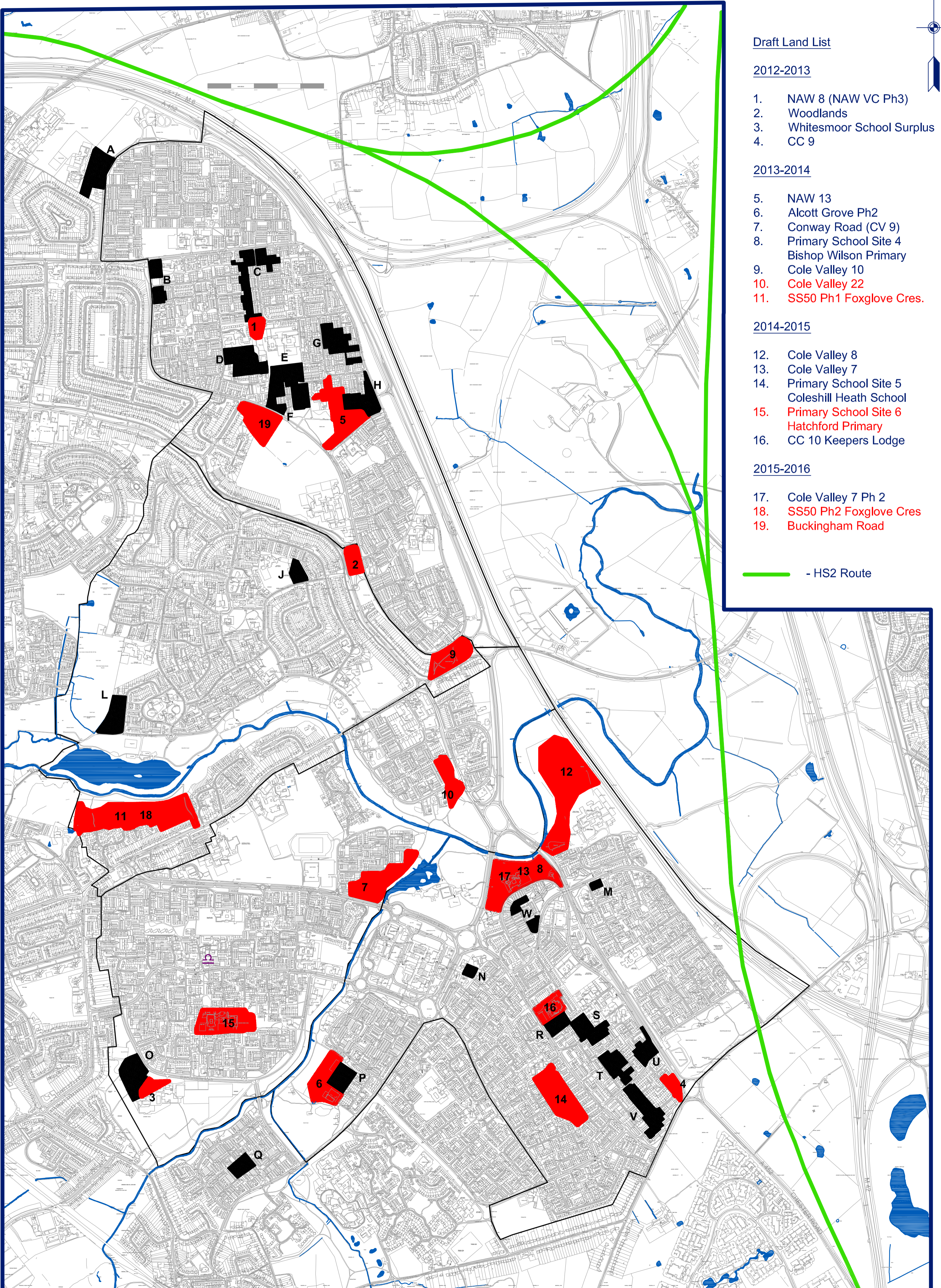
2014-2015

12. Cole Valley 8
13. Cole Valley 7
14. Primary School Site 5
14. Coleshill Heath School
15. Primary School Site 6
15. Hatchford Primary
16. CC 10 Keepers Lodge

2015-2016

17. Cole Valley 7 Ph 2
18. SS50 Ph2 Foxglove Cres
19. Buckingham Road

- HS2 Route



Land Release Tracker Master Summary by Transfer Date

NP/C	Development Name	Planning Application Number	Site Brief	DRP	Pre Application Consultation	Cabinet Initial Disposal Request	Planning Submission	Submission of Appraisal Info	Appraisal Report	Planning Committee	SMBC Statutory Approvals	Cabinet Final Terms Disposal Decision	Vacant Possession	Assumed Transfer
			KB	MC	BA	MCI/AS/AK	Bellway	Bellway	CBRE	LO	AK	AK/AS		
	2012 / 2013 Transfers													
N	Bluebell Public House	2012/109	Nov 10		Mar 11		26 Jan 12	by 10/02/12	24 Feb 12	14 Mar 12	n/a	LP 15/03/12	n/a	Apr 12
Y	NAW 8 (Nuffield & Worcester)		Sep 11	Jul 12	Aug 12	LP 15/12/11	Sep 12	by 5/10/2012	by 5/11/2012	19 Dec 12	by LP 20/12/12	LP 24/01/13	n/a	Feb 13
Y	CC9		May 12			Mar 12						LP June 2012 & LP Sept 2012	Nov 11	Nov 13
N	Whitesmoor School		Nov 10	Sep 12	Oct 12	Mar 12	Nov 12	by Jan 13	by Feb 13	Feb 13	by LP Feb 13	Mar 13	n/a	Mar 13
N	Woodlands Highway (Hybrid Application)	2008/1985		n/a		FC 24 Apr 08	May 12			15 Aug 12	LP 18/07/11		n/a	
N	Woodlands Highway (RM Application)	2008/1985		Oct 12	Nov 12	FC 24 Apr 08	Dec 12	Jan 13	Feb 13	Feb 13		LP March 2013	n/a	Mar 13

NP/C	Development Name	Planning Application Number	Site Brief	DRP	Pre Application Consultation	Cabinet Initial Disposal Request	Planning Submission	Submission of Appraisal Info	Appraisal Report	Planning Committee	SMBC Statutory Approvals	Cabinet Final Terms Disposal Decision	Vacant Possession	Assumed Transfer
			KB	MC	BA	MCI/AS	Bellway	Bellway	CBRE	LO	AK	AK/AS		
	2013 / 2014 Transfers													
Y	NAW 13		Sep 12	Nov 12	Dec 12	LP 17/11/11	Feb 13	by April 13	by May 13	May 13	by LP May 13	Jun 13	May 13	Jun 13
N	Alcott Grove Phase 2 (including Lowbrook Stores)		Jun 12	Aug 12	Sep 12	Jun 12	Oct 12	Mar 13	Apr 13	Jan 13	by LP Jan 13	May 13	Dec 12	Jun 13
N	Cole Valley Site 9		Oct 12	Jan 13	Feb 13	Dec 12	Mar 13	Apr 13	Jun 13	Jun 13	by LP July 13	Aug 13	n/a	Aug 13
N	Cole Valley Site 10		Nov 12	Feb 13	Apr 13	Mar 13	May 13	Jul 13	Sep 13	Aug 13	by LP Sep 13	Oct 13	n/a	Oct 13
N	Existing Bishop Wilson School Site (Part)		Nov 12	Feb 13	Apr 13	Mar 13	May 13	Jul 13	Sep 13	Aug 13	by LP Sep 13	Oct 13	Qtr 2 2013/14	Oct 13
Y	CC9													Mar 14