



APPENDIX A STAKEHOLDER CONSULTATION

Representatives from the following organisations attended a presentation and workshop held in September 2016:

- Barton Willmore
- Birmingham Business Park
- Canmoor
- CBRE
- Cushman & Wakefield
- GVA
- Hale Architecture
- IM Properties
- Interserve
- JLL
- Knight Frank
- KWB
- Npower
- Nurton Developments Ltd
- Prologis
- Savills
- Seddon Construction
- Solihull Bid
- Solihull Chamber of Commerce
- Turley



Solihull Employment Land Review Commercial property market workshop

7 September 2016

Scope

- This study is about business land uses
 - Industrial
 - Production (manufacturing)
 - Logistics (warehousing)
 - Other industrial (car showrooms, construction-related etc.)
 - Offices
 - Includes creative industries / studios
 - Unless it's a separate land use?
 - And Research & Development
 - Unless wet labs or 'industrial' space?
 - Or technology parks?
 - But there's little of this in Solihull

The Local Plan Review

- Over the plan period
 - 2014-2033
- We need land for office and industrial uses
- But we also need land for new homes
 - And also other uses
 - Retail and leisure
 - Personal and community services

Questions for the study

- Development sites
 - Are existing land allocations enough and good enough
 - Do we need more and / or different land
 - If so where the Council should be looking
 - to find new sites borough-wide
- Existing employment sites
 - How much land to protect in the future
 - What can be released and where
 - To other uses or mixed-use development
 - In whole or in part
 - What should be replaced
- How far should non-B uses be allowed in employment areas?
 - E.g. gyms
 - Nurseries
 - Churches
 - Hotels

Today's agenda

- The market area
 - The industrial market
 - The office market
 - UK Central
 - Conclusions
-
- We'll tell you our initial findings
 - But we're here to hear what *you* think

Forecast land demand

- We've forecast demand for the plan period to 2033
- Based on job forecasts
 - Partly driven by past trends
- 15,250 net additional jobs
- Includes 5,600 B Class

	Industrial	Office	Total B class
Floorspace (GIA), sq m	14,701	52,165	66,866
Land (ha)	3.7	8.7	12.4

- These are net figures
 - Take no account of future losses
 - or sites identified for development

Identified supply

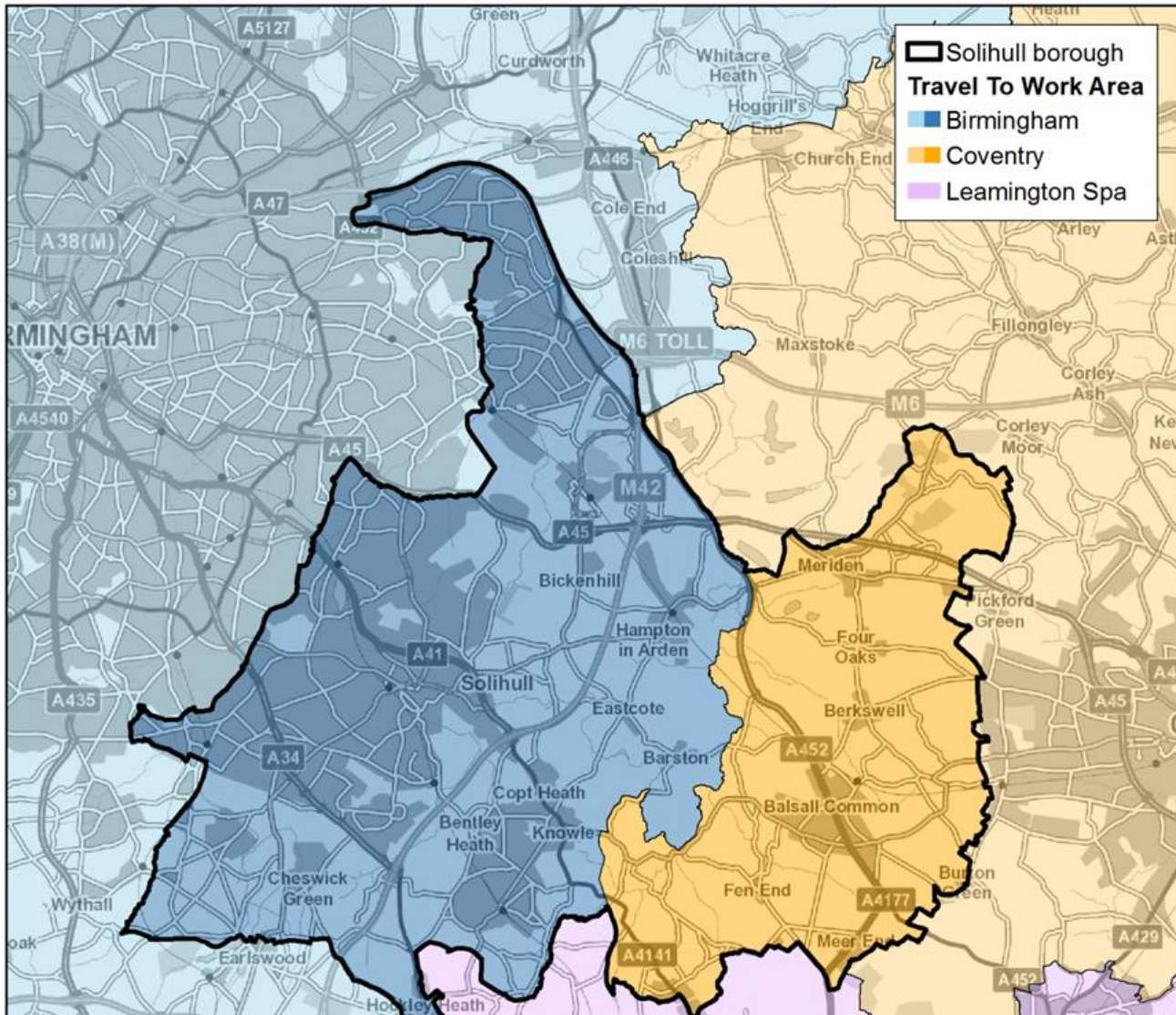
- Industrial
 - With permission and allocated
 - 36.4 ha
 - Extensions to Blythe Valley & Birmingham Business Park
 - But for BVP this is an open application
 - We've assumed 25% industrial
- Offices
 - With permission and allocated
 - 23.7 ha
 - TRW, Fore & Solihull town centre
- In both sectors we have more land than we need
 - At least according to the forecasts

The market area

What's the market area?

- We've started from the Travel-to-Work Area
 - Defined by the Government
 - Based on commuting flows at 2011
- Findings
 - Relationship with Birmingham very strong
 - But the borough is split
 - Some relationship with Coventry
 - But we don't think it's that significant
 - All Solihull's employment sites are in Birmingham TTWA
 - And so are most of Solihull's people

Travel to work area

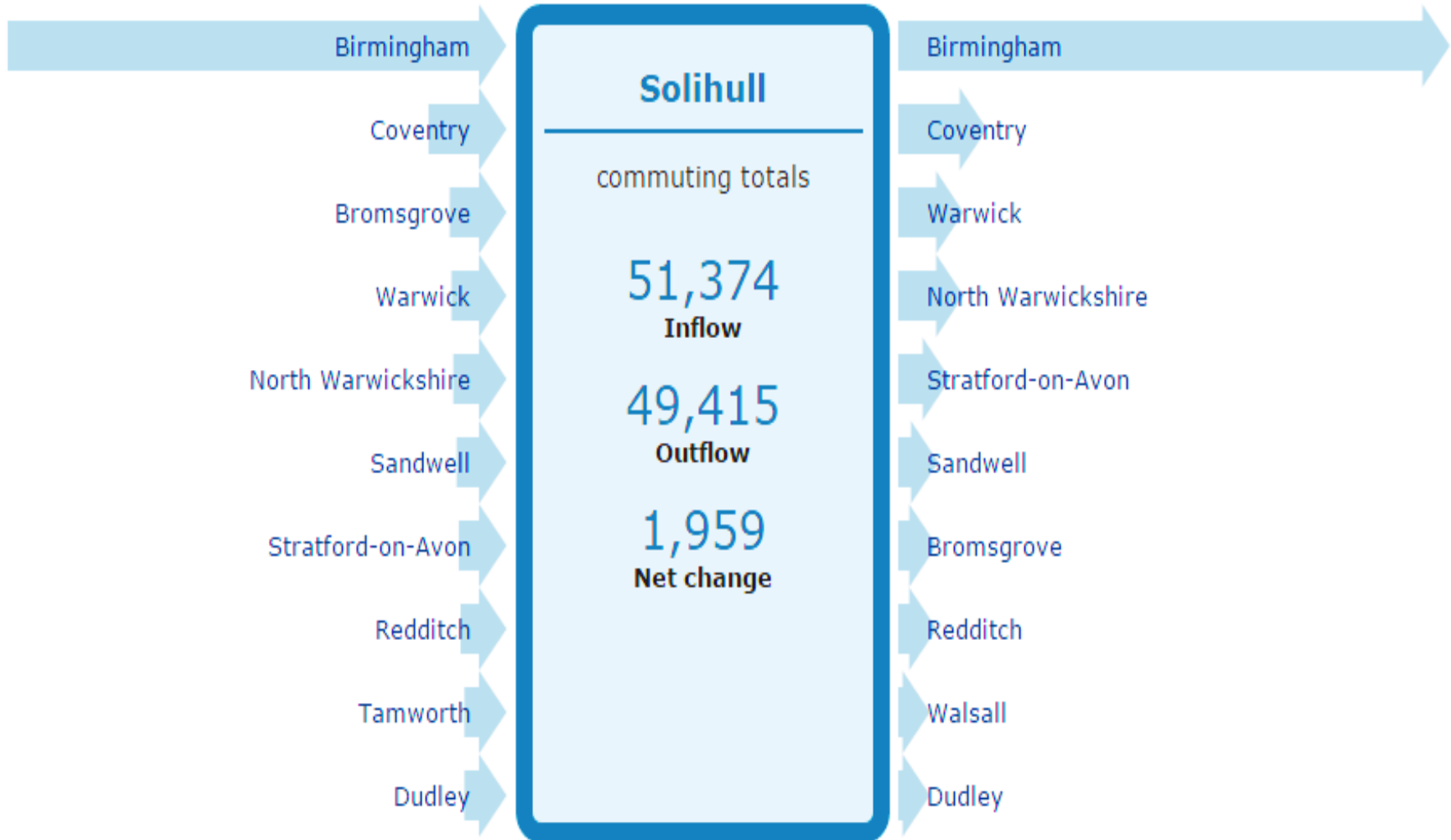


Commuting patterns

Top inflows

All persons

Top outflows



What do *you* think is the market area?

- What places does Solihull compete with?
 - For occupiers
 - For development and investment
- What locations will occupiers consider?
 - What is their area of search?
 - Other than Solihull?
- The answer will be different for different markets

Property market analysis

Running order

- What we want to know
 - About opportunities for new development
 - What is / will be in demand and viable?
 - Where, what, who will occupy it?
 - About existing place surplus to requirements
 - That should be redeveloped for different or mixed uses
- Work to date
 - Desk-based research – VOA and EGi
 - Telephone consultation with agents
- I will outline my initial emerging findings
 - Please tell me if I am wrong or right
 - I don't know all the answers yet
- If you have quick questions / comments
 - I'll take them as we go along
- At the end of each section I will open up discussion

Market sectors

- We've split the market into
 - Industrial
 - Large-scale
 - Mid-size
 - Small-scale / local market
 - Offices
 - Town centre
 - Out of town
 - e.g. Birmingham Business Park
 - Blythe Valley
 - UK Central (The Hub)

The industrial market

Market sectors



- Large-scale
 - 100,000 sq ft plus



- Mid-size
 - 20,000 – 100,000 sq ft

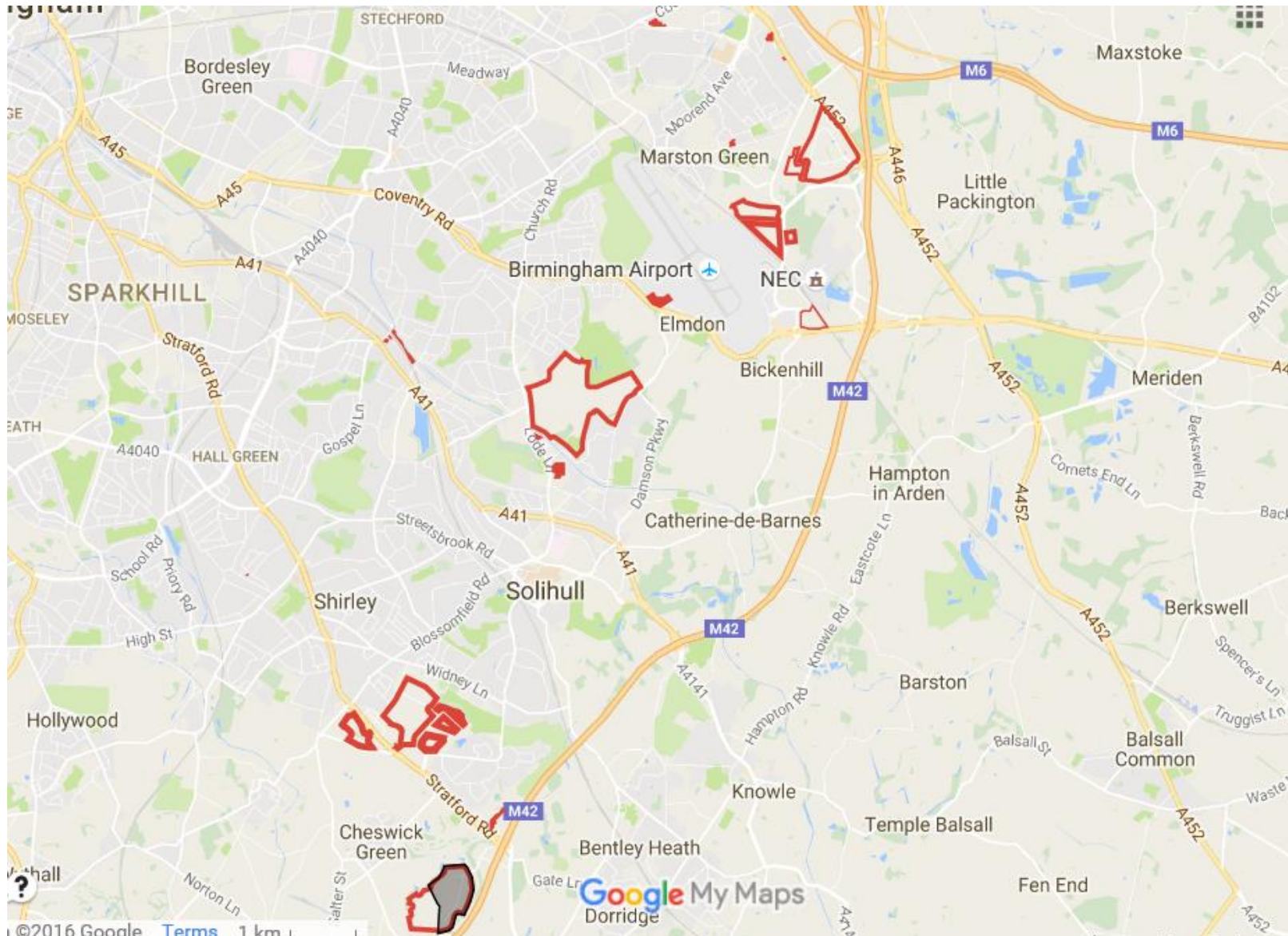


- Small-size / local
 - Less than 20,000 sq ft

Overview

- Strong demand
 - Nationally
 - internet retailers
 - 3PLs
 - Regional/local
 - Automotive industry
- Spec development / pre-lets
 - Large sheds (100k sq ft above)
 - Right balance
 - Capital value / land value / build costs
- Tightening supply
 - Small/mid size sheds (sub 100k sq ft)
 - Imbalance
 - Capital value / land value / build costs

Solihull – sites analysed



NO		LOCATION	USE CLASS	HA
Business Sites				
	Land North of Clock Interchange B37 7ES (inc Trinity Park)	A45 Bickenhill	B1 & C1	8
	Birmingham International Park B37 7GN	Bickenhill Lane near Marston Green	B8 & B1	17
	Solihull Business Park B90 4GT	Highlands Rd /Monkspath Hall Rd Shirley	B8 & B1	10
	Solar Park B90 4SH	Highlands Road, Shirley	B8	8
	Monkspath Business Park B90 4NY	Highlands Road	B8	9
	Cranmore Industrial Estate B90 4NE	Cranmore Boulevard/Highlands Rd	B8, B2, B1	45
	Birmingham Business Park B37 7YN	Solihull Parkway Marston Green	B1	60
	Birmingham Business Park Extension	Solihull Parkway Marston Green		9
	Blythe Valley Business Park (BVP) B90 8BG	Off M42 J4	B1	40
	BVP2 (BVP and BVP shown as 1 mixed use site in SLP and on map)			23
	TRW B90 4GW	Stratford Rd, Dog Kennel Lane Shirley	B1	18.5
	Jaguar Land Rover B92 8NW	Lode Lane Solihull - Car Plant	B2	139
	Saxon Way B37 5AY	Chelmsley Wood	B8 & B2	1
	Chep/Higginson Site B37 7JF	Bickenhill Lane Marston Green		4
	Elmdon Trading Estate B37 7HE	Bickenhil Lane, NR Marston Green	B8	17
	Fore B90 4SS	Stratford Road, A34 near J4 of M42	B1	5
	Lode Lane Industrial Estate B91 2JU	Behind Christian Renewal Church, Lode Lane	B8 & B2	5
	Gateway Estate B26 3QD	A45, Elmdon (within BHX)	B8 & B2	5

Large-scale demand

- Modern warehousing 100,000 sq ft plus
- Logistics
 - Retailers and 3PLs
 - High eaves
 - Loading doors
 - Access to major routes
 - Room for parking and turning HGVs
 - To fulfil these requirements we need large sites
- Automotive and supply chain
 - Some require the above
 - But others need BTS
- Opportunities in Solihull now
 - Growth in online retailing
 - Solihull strategic location to service national markets
 - Supply chain opportunities with JLR

Large-scale stock & availability

Address	No. of units	Floorspace sq m	Units available
B'ham International Park	1	20,558	0
Cranmore Industrial Estate	1	9,477	0
Elmdon Trading Estate	2	28,114	0
Total	4	58,149	0

Large-scale supply and market balance

- Borough is constrained by Green Belt
 - Market opportunity not exploited
- New development is viable
- The stock is small
- And none of it is vacant
- Rents along M42 £5.50 psf
 - But DHL at Sterling Road achieved £6 psf 4 years ago
 - Future rental growth if sites were available?
- Distribution unit rents about £5.50-£6.50 psf
- Developers would be willing to provide spec units

Large-scale industrial Discussion

- Are there still opportunities for development?
 - To build what?
 - Where?
 - Who will be the occupiers?
 - Where is the regional competition?
- Where would you allocate sites
 - And how much land
 - For how much sq ft?
- Are there existing or allocated sites not suitable for this?
- Should they be let go?

Mid-size demand

- Modern warehousing 20,000 - 100,000 sq ft
- Demand profile more mixed than big sheds
 - Online retailers
 - 3PLs
 - Established regional and local companies
 - Seek to service local and regional markets

Mid-size stock and availability

Address	Total no. of units	Units available	Total floorspace sq m	Floorspace available sq m	Availability as % of floorspace
Birmingham International Park	6	0	29,380	0	0.00%
Gateway Estate	2	1	4,250	2,115	49.76%
Cranmore Ind Est.	15	0	50,120	0	0.00%
Chep/Higginson site	1	0	3,652	0	0.00%
Elmdon Trading Est.	5	1	15,972	5,781	36.19%
Lode Lane Ind. Est	1	0	3,722	0	0.00%
Solar Park	7	0	28,316	0	0.00%
Solihull Business Park	3	0	12,973	0	0.00%
Total	40	2	148,385	7,896	5.32%

Mid-size supply and market balance

- National growth is for this size range
- Agents tell us there is current lack of supply
- Particularly
 - 30,000–50,000 sq ft units
- What stock that is available is second-hand
- There is no new stock currently coming forward
- Rents
 - 20,000–50,000 sq ft £7.50 psf
 - 50,000–100,000 sq ft £5.50psf

Industrial mid-size Discussion

- Are there still opportunities for development?
 - To build what?
 - Where?
 - Who will be the occupiers?
 - Where is the regional competition?
- Where would you allocate sites
 - And how much land
 - For how much sq ft?
- Are there existing or allocated sites not suitable for this?
- Should they be let go?

Small size / local demand

- From business servicing the local market
 - e.g. MOT
 - Trade counter
- And automotive supply chain

Small size total stock and availability

Address	Total no. of units	Units available	Total floorspace sq m	Floorspace available sq m	Availability as % of floorspace
B'ham International Park	7	0	2,320	0	0.00%
Gateway Estate	20	2	11,237	1,021	9.09%
Cranmore Ind Est.	41	0	32,662	0	0.00%
Elmdon Trading Est.	29	0	25,865	0	0.00%
Lode Lane Ind. Est	10	0	7,639	0	0.00%
Monkspath	15	1	15,994	500	3.13%
Saxon Way	11	0	2,752	0	0.00%
Total	133	3	98,469	1,521	1.54%

Small size supply and market balance

- Vacancy is very low
 - Suggests that if stock is built it will be occupied
 - But will it be built?
- Rents
 - £8.50-£9 psf
 - Development viability marginal?
 - Need to be around - £11- £12 psf to be viable
- Rents x yield (covenant profile)
- Against higher build costs
- Makes development more marginal

Small-size industrial Discussion

- Are there still opportunities for development?
 - To build what?
 - Where?
 - Who will be the occupiers?
 - Where is the regional competition?
- Where would you allocate sites
 - And how much land
 - For how much sq ft?
- Are there existing or allocated sites not suitable for this?
- Should they be let go?

The office market

Overview

- The national market
 - Improving economic growth has led to improvements
 - Both in occupation and investment markets
- The regional market
 - Re-emergence of larger floorspace requirement
 - Many of which have led to pre-letting activity
 - Driven by professional services
 - Such as lawyers and accountancy firms

The national market

	HEADLINE RENT		TAKE-UP (SQ FT)		AVAILABILITY (SQ FT)		NEW SUPPLY (SQ FT)		INITIAL YIELD (%)	
Birmingham	32.00	↑	283,697	↑	675,351	↓	89,150	↑	5.00	→
Bristol	28.50	→	195,502	↑	633,400	↓	0	→	5.15	→
Cardiff	24.00	↑	63,213	↓	901,452	↑	0	→	5.50	→
Edinburgh	32.50	→	122,374	↓	904,470	↓	0	→	5.25	→
Glasgow	29.50	→	319,615	↑	1,571,275	↓	43,814	↑	5.50	→
Leeds	27.00	↑	121,908	↓	400,240	↑	0	→	5.00	→
Manchester	32.50	↑	285,511	↑	1,988,111	↓	0	→	5.00	→
Newcastle	22.00	→	29,250	↓	436,020	↓	0	→	5.75	→

Demand

- Broad range of requirements including
 - Professional services
 - Aviation
 - Utilities
 - Software
 - Automotive
- Size range
 - Up to 50,000 sq ft
 - Good demand up to 5,000 sq ft
- Drivers
 - Internal churn
 - Consolidation
 - Airport access
 - Linkages to existing industries
 - New contracts awarded.

Demand continued

- Why Solihull?
 - Central location
 - Transport links
 - Quality of housing
 - Good to attract quality staff
 - And act as a central location for consolidation
 - e.g. Interserve
- What do occupiers want?
- Leases from 3 to 10-year length
- Or longer leases with breaks

Demand continued

- Recent take-up
 - National Grid
 - 46,000 sq ft at Lansdowne Gate
 - IMI
 - 35,000 sq ft & at Birmingham Business park
 - Ryder Truck
 - 17,000 sq ft also at Birmingham Business Park.
 - Unipe
 - Energy company taking 32,000 sq ft at Bgham Business Park
 - Biggest letting at the Park for nearly two years
 - Interserve
 - Purpose-built 130,000 sq ft at UK Central
 - Due to be completed in 2018

Supply and market balance

Solihull town centre

- Rents - Grade A space rents range £22 psf
- Existing stock good quality
- Capital values firm
- Not losing space through PD rights
- No new space coming through
 - Not viable?
- Occupiers are on extended leases
 - And not moving on
- No scope for new development in the short term
- And in medium-to-long term?
 - I'm not sure

Solihull town centre availability

Total stock 63,000 sq m

Size range	Total No. of units	% of units by size range	No. of units available	Units available as % of all units
up to 100 sq m	39	38%	3	8%
101 - 250 sq m	41	40%	7	17%
251 - 500 sq m	9	9%	1	11%
501 - 1,000 sq m	5	5%	0	0%
1,001 - 2,000 sq m	1	1%	1	100%
2,001 sq m plus	7	7%	0	0%
Total	102		12	12%

Solihull town centre Discussion

- What market potential for viable new development?
 - When?
 - What?
 - Who will take it up?
- Should some existing land be released?
- Scope for improvement?

Blythe Valley Park availability

Total stock 36.000 sq m

Size range	Total No. of units	% of units by size range	No. of units available	Units available as % of all units
up to 100 sq m	29	50%	0	0%
101 - 250 sq m	6	10%	1	17%
251 - 500 sq m	6	10%	1	17%
501 - 1,000 sq m	6	10%	2	33%
1,001 - 2,000 sq m	8	14%	1	13%
2,001 sq m plus	3	5%	1	33%
Total	58		6	10%

Supply and market balance Blythe Valley

- Rents
 - Grade A space £22 psf
- Existing stock good quality
 - Refurbished Grade A
 - Large floorplates suitable for corporates
- Arup campus
 - 87,000 sq ft
 - One-off?
- Limited on-site amenities
- No new development on M42 for about 10 years

Blythe Valley Discussion

- What market potential for viable new development?
 - When?
 - What?
 - Who will take it up?
- Should some existing land be released?
- Scope for improvement?

Birmingham Business Park availability

Total stock 58,000 sq m

Size range	Total No. of units	% of units by size range	No. of units available	Units available as % of all units
up to 100 sq m	0	0%	0	0%
101 - 250 sq m	8	17%	4	50%
251 - 500 sq m	18	39%	6	33%
501 - 1,000 sq m	5	11%	5	100%
1,001 - 2,000 sq m	7	15%	2	29%
2,001 sq m plus	8	17%	2	25%
Total	46		19	41%

Supply and market balance

Birmingham Business Park

Aspinall
Verdi

pba
peterbrett

- Rents
 - Grade £15- £22psf
- Existing stock good quality
 - Refurbished Grade A
 - Large floorplates suitable for corporates
- Multiple ownership
- Occupiers:
 - WM Housing
 - Adecco
 - Fujitsu
- Limited on-site amenities
- No new development on M42 for about 10 years

Birmingham Business Park Discussion

- What market potential for viable new development?
 - When?
 - What?
 - Who will take it up?
- Should some existing land be released?
- Scope for improvement?

UK Central

UK Central (The Hub)

- Long-term play
 - First jobs in 2026
- 1.5m sq ft of new office space
- Interserve has taken significant amount of space
- What about future demand?
 - Agents tell us it's too early to tell

UK Central Discussion

- What does the future hold for UK Central?
 - Will it displace office demand from the rest of the borough?
 - Or the sub-region?
- Or attract additional occupiers
 - Who would not otherwise come to Solihull
 - Or to 'Greater Birmingham'?
- If Yes, who might they be?
 - And what would make them locate there?
- Does the answer depend on HS2?
 - How far it goes?
- Or public intervention
 - What would be needed?

Conclusions

Emerging answers

- We have more than enough allocated land
 - For both office and industrial
 - To meet forecast job growth
- But the market signals seem to tell a different story
 - Industrial
 - Market demand looks to be well above the forecasts
 - Certainly for large and mid-scale
 - (For small-scale there is a viability problem)
 - Perhaps because demand has not been fully met in the past
 - And it's undersupplied in the wider market area
 - Offices
 - Contrariwise
 - Looks like there's no viable demand for new development
 - At least in the short term

Discussion

- Industrial
 - Are the existing allocations any good?
 - Should the new plan allocate additional land?
 - Where, what, for whom?
 - Can existing sites be used more effectively?
 - Should any existing sites be shifted to other uses?
 - In whole or in part?
 - What about non-industrial uses on industrial sites?
- Offices
 - Is there scope for new development?
 - Now and or in the future?
 - Are the existing allocations/permissions any good? TRW?
 - Can we make existing sites better?
 - Or should we look for new ones?
- UKC
 - Potential for office supergrowth?

Finally

- What else would you like to see in the new plan?
- Any other points?

Thank you for your contributions

If you'd like to add anything please get in touch

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APPENDIX B EMPLOYMENT SITES PLAN

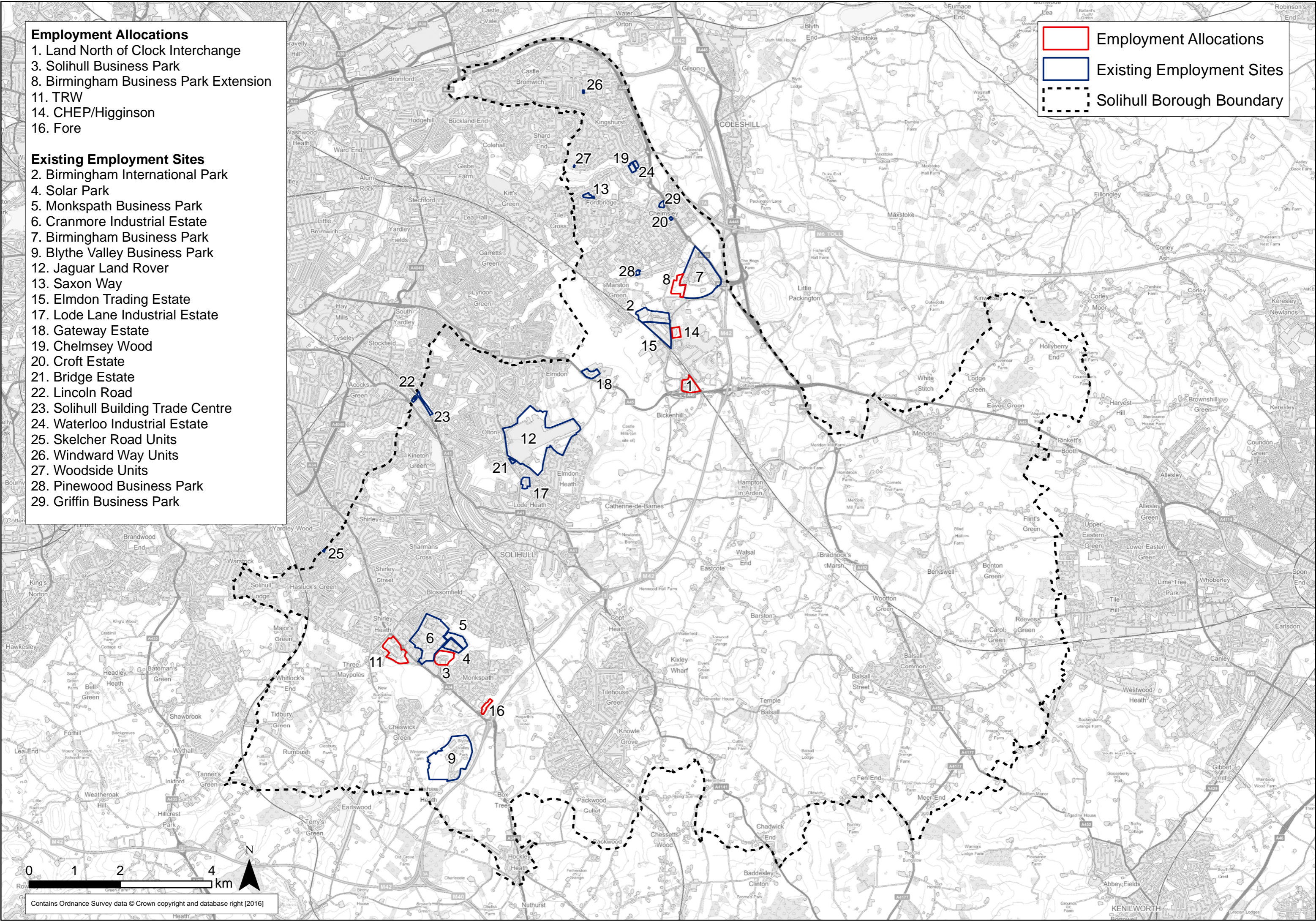
Employment Allocations

- 1. Land North of Clock Interchange
- 3. Solihull Business Park
- 8. Birmingham Business Park Extension
- 11. TRW
- 14. CHEP/Higginson
- 16. Fore

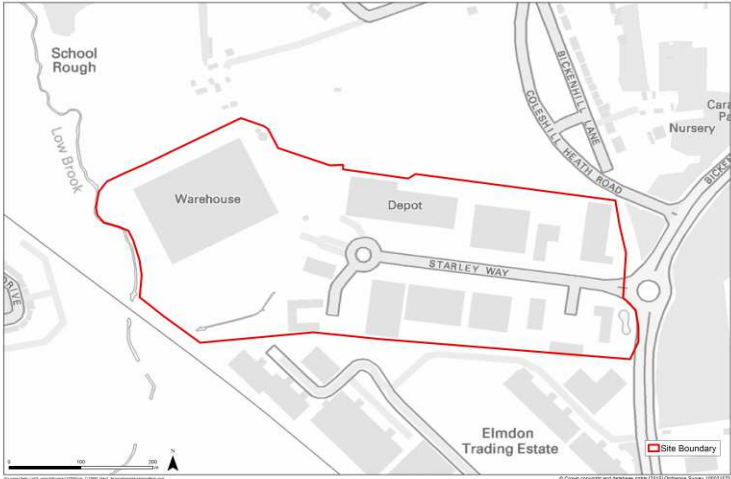

Existing Employment Sites

- 2. Birmingham International Park
- 4. Solar Park
- 5. Monkspath Business Park
- 6. Cranmore Industrial Estate
- 7. Birmingham Business Park
- 9. Blythe Valley Business Park
- 12. Jaguar Land Rover
- 13. Saxon Way
- 15. Elmdon Trading Estate
- 17. Lode Lane Industrial Estate
- 18. Gateway Estate
- 19. Chelmsey Wood
- 20. Croft Estate
- 21. Bridge Estate
- 22. Lincoln Road
- 23. Solihull Building Trade Centre
- 24. Waterloo Industrial Estate
- 25. Skelcher Road Units
- 26. Windward Way Units
- 27. Woodside Units
- 28. Pinewood Business Park
- 29. Griffin Business Park

Employment Allocations
Existing Employment Sites
Solihull Borough Boundary

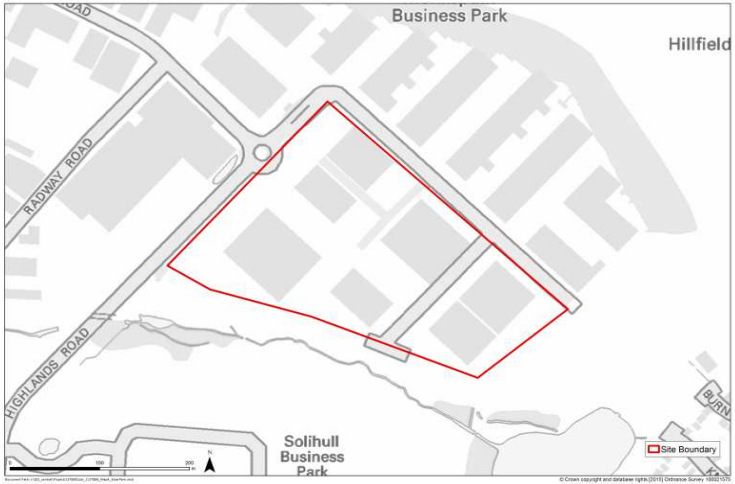



APPENDIX C SITE ASSESSMENTS

Existing employment sites		
1	Site no.	2
2	Site name	Birmingham International Park
Basic information		
3	Site location map / photos	 
4	Site address	Starley Way, B37 7GN
5	Site description	Large-scale offices and distribution units with international businesses as occupiers. Also includes Century Park, a small scale local light industrial estate.
6	Site area (ha)	17.0
7	Primary type of employment area	Mixed B uses
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	Subject to various previous planning permissions Birmingham International Park is now fully built out and is subject to no further planning applications.
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. Surrounded on the north by Green Belt, and partially within flood zone 2 and 3.
11	Bad neighbour impact	3 None



Existing employment sites		
1	Site no.	2
2	Site name	Birmingham International Park
12	Detail any constraint(s) referred to above	There is no scope for expansion of the site due to the Green Belt boundary and surrounding uses
13	Conclusion: Is the site policy/impact constrained?	1. Major
Attractiveness to occupiers		
External environment		
14	Prominence of site	Located adjacent to similar uses and on Bickenhill Lane. The attractive offices frontages face the entrance and road, increasing the prominence of the site.
15	Score	3. Good
16	Compatibility with surrounding uses	Site is located near similar uses, such as Elmdon Trading Estate, as well as the airport for distribution purposes.
17	Score	3. Good
18	Access to amenities	The nearest amenities are located at the NEC, otherwise there is a small selection 2km north at Marston Green local centre, or a wider selection available at Solihull town centre 6km to the south.
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	High-quality and well-organised site
21	Score	3. Good
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	Site is 1.5 km from major junction with the M42, and only 2.5km from J7 of the M6.
23	Score	3. Good
Local access by road		
24	Access to site/strategic road network	Local road access is of a high quality, with roads that are suitable for HGVs.
25	Score	3. Good
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 10 bus stops and is 1km from Birmingham International train station
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	Distribution and large scale offices for IT, transport, and storage activities.
31	Vacancy	No vacancies
32	Vacancy score	3. Good

Existing employment sites		
1	Site no.	2
2	Site name	Birmingham International Park
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	The vacancy rate on this site has been at 0% since the middle of 2012. The rental values have remained stable at £6 psf since 2014.
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	There is 0.5ha of vacant land within the site which could accommodate additional employment floorspace
36	Are there any constraints on redevelopment / intensification / extension?	The Green Belt to the north of the site prevents expansion
37	When are these constraint(s) likely to be resolved?	2. Available in the Plan period
FINAL COMMENTS		
38	Any final comments	The only opportunity for development of employment floorspace on this site is the 0.5ha of vacant land. This is a small parcel of land which would only be able to accommodate a small office block.
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	4
2	Site name	Solar Park
Basic information		
3	Site location map / photos	 
4	Site address	Highlands Rd, Solihull B90 4SH
5	Site description	Site with large purpose-built distribution units, with a few offices.
6	Site area (ha)	8.0
7	Primary type of employment area	Storage and Distribution (B8)
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. The adjacent Hillfield Farm local nature reserve prevents expansion.
11	Bad neighbour impact	3 None



Existing employment sites		
1	Site no.	4
2	Site name	Solar Park
12	Detail any constraint(s) referred to above	The nature reserve is locally protected land which cannot be developed into employment
13	Conclusion: Is the site policy/impact constrained?	1. Major
Attractiveness to occupiers		
External environment		
14	Prominence of site	The site is reasonably prominent, with good signposting on the A34
15	Score	2. Reasonable
16	Compatibility with surrounding uses	Surrounded by sites with similar uses.
17	Score	3. Good
18	Access to amenities	No amenities immediately surrounding the site. Solihull retail park provides the closest facilities, 2.5km to the east.
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	No capacity issues, with plenty of parking.
21	Score	3. Good
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	The site is in close proximity to the A34 and within 2.5km of J4 M42.
23	Score	3. Good
Local access by road		
24	Access to site/strategic road network	Road connections are suitable for current use.
25	Score	3. Good
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	Within 3.5 km of Widney Manor train station. Bus stops located near site. 12 bus stops
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	Warehousing and manufacturing facilities, with distribution for a major retailer (John Lewis)
31	Vacancy	1 unit: Industrial (B1/2/8) and Mixed Industrial- B1, B2, B8. With 2,323 sq m.
32	Vacancy score	2. Reasonable

Existing employment sites		
1	Site no.	4
2	Site name	Solar Park
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	Solar ark is a recent addition to the employment land in this Parea, albeit not as recent as Solihull Business Park. The surrounding employment uses at Monkspath and Cranmore have outdated facilities.
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	No
36	Are there any constraints on redevelopment / intensification / extension?	The site is bound to the east by the Hillfield Park local nature reserve, preventing expansion.
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	These are fairly modern units, and there is no opportunity for redevelopment or intensification.
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	5
2	Site name	Monkspath Business Park
Basic information		
3	Site location map / photos	 
4	Site address	Highlands Rd, Solihull B90 4NY
5	Site description	Well-maintained site with small purpose-built local offices and distribution units.
6	Site area (ha)	9.0
7	Primary type of employment area	Storage and Distribution (B8)
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. The adjacent Hillfield Farm local nature reserve prevents expansion.
11	Bad neighbour impact	3 None



Existing employment sites		
1	Site no.	5
2	Site name	Monkspath Business Park
12	Detail any constraint(s) referred to above	The nature reserve is locally protected land which cannot be developed into employment
13	Conclusion: Is the site policy/impact constrained?	1. Major
Attractiveness to occupiers		
External environment		
14	Prominence of site	The site is nestled amongst other similar facilities, and is relatively prominent. There is good signage for the site from the A34.
15	Score	2. Reasonable
16	Compatibility with surrounding uses	Surrounded by sites with similar uses, and also Hillfield Park nature reserve to the north.
17	Score	2. Reasonable
18	Access to amenities	No amenities immediately surrounding the site. Solihull retail park provides the closest facilities, 2.5km to the east.
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	No capacity issues, with plenty of parking.
21	Score	3. Good
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	The site is in close proximity to the A34 and within 2.5km of J4 M42.
23	Score	3. Good
Local access by road		
24	Access to site/strategic road network	Road connections are suitable for present needs.
25	Score	3. Good
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	Within 4km of Widney Manor train station. 9 bus stops located near site.
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	Manufacturing, transport and storage, with some distribution.
31	Vacancy	1 unit: Industrial (B1/2/8) and Mixed Industrial- B1, B2, B8. With 550 sq m.
32	Vacancy score	2. Reasonable

Existing employment sites		
1	Site no.	5
2	Site name	Monkspath Business Park
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	Compared to the surrounding employment uses, Monkspath provides a good quality facility for small local businesses with the need for office and warehouse/distribution facilities.
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	No
36	Are there any constraints on redevelopment / intensification / extension?	The site is bound to the north and east by the Hillfield Park nature reserve, preventing expansion.
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	These are well occupied units, and there is no opportunity for redevelopment or intensification.
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	6
2	Site name	Cranmore Industrial Estate
Basic information		
3	Site location map / photos	 
4	Site address	Cranmore Boulevard, Solihull B90 4LZ
5	Site description	Large industrial site with a diverse range of units. Mainly offices, but is also comprised of smaller warehousing and industrial estates, such as Focus Park. Also includes Friars Gate offices - with the most prominence on the site.
6	Site area (ha)	45.0
7	Primary type of employment area	Mixed B uses
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not.
11	Bad neighbour impact	2. Minor

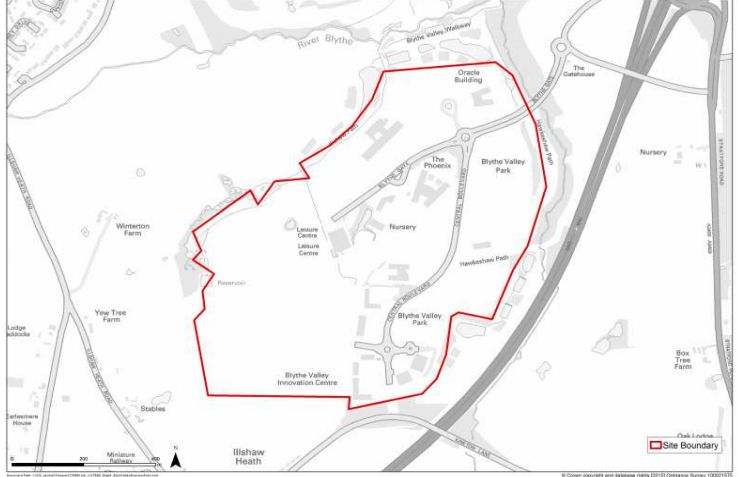

Existing employment sites		
1	Site no.	6
2	Site name	Cranmore Industrial Estate
12	Detail any constraint(s) referred to above	Residential area north, west, and south of site
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	This is a large site which should be more prominent than it is. The site is a mix of smaller self-contained sites which do not have a strong presence, creating a weak prominence as a result.
15	Score	1. Poor
16	Compatibility with surrounding uses	The site has some compatibility with the employment uses at Solar Park and Monkspath.
17	Score	2. Reasonable
18	Access to amenities	There is a café onsite and some local retailers adjacent to the site on Cranmore Boulevard. It is within close proximity to Solihull Retail Park.
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	Lots of road side parking shows signs of a shortage of parking
21	Score	2. Reasonable
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	The site is in close proximity to the A34 and within 2.5km of J4 M42.
23	Score	3. Good
Local access by road		
24	Access to site/strategic road network	Road connections are suitable for current use
25	Score	3. Good
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	Within 2.5km of both Widney Manor and Solihull train station from northern entrance. Bus stops located within site. 37 bus stops
29	Score	3. Good
Market signals		
30	Main type of occupier and activities	There are a huge variety of uses on this site. Primarily including small-scale manufacturing, construction, and professional services.
31	Vacancy	17 units to let. 1 unit currently being build, which could have good investment opportunities. There are 2 units to let within Focus Park.
32	Vacancy score	1. Poor

Existing employment sites		
1	Site no.	6
2	Site name	Cranmore Industrial Estate
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	This site has a significant quantum of low quality units, which may not meet market expectations
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	The low quality units (primarily offices) are suitable for redevelopment.
36	Are there any constraints on redevelopment / intensification / extension?	Expansion of site is not possible due to surrounding residential uses.
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	Lower quality sites have potential to be redeveloped. Several 'To Let' offices. Definite opportunity for intensification.
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	7
2	Site name	Birmingham Business Park
Basic information		
3	Site location map / photos	 
4	Site address	Solihull Parkway, Marston Green, B37 7YN
5	Site description	This is a high quality business park which provides a range of office sizes, all of which are of a high standard. The site is well connected and in a prominent position.
6	Site area (ha)	60.0
7	Primary type of employment area	Office (B1a)
8	Site's sequential location	Outside the built up area
Planning		
9	Planning history	There are two applications awaiting decision for the expansion of BBP. Firstly, a westward extension to BBP through industrial units. Secondly an outline application for the expansion to the south of the site, comprising all B class uses and associated works.
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P1B - seeks to support and encourage the development of BBP. SMBC is actively encouraging the expansion of this site and the extension land (9 Ha) is allocation in the Local Plan for business purposes.
11	Bad neighbour impact	3. None

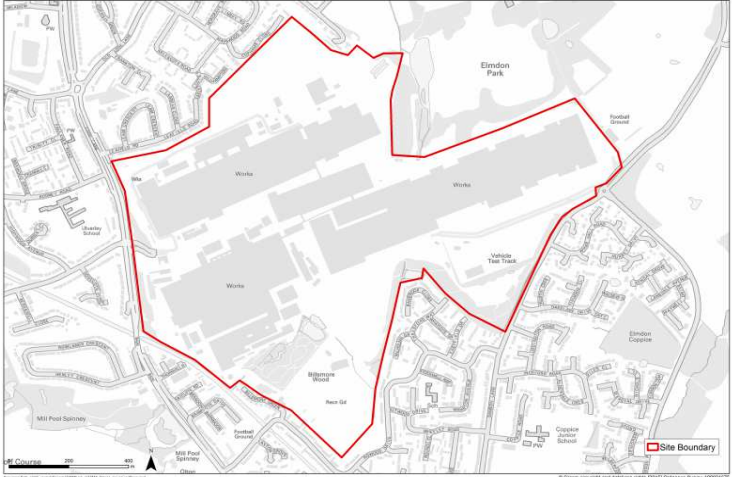

Existing employment sites		
1	Site no.	7
2	Site name	Birmingham Business Park
12	Detail any constraint(s) referred to above	-
13	Conclusion: Is the site policy/impact constrained?	3. None
Attractiveness to occupiers		
External environment		
14	Prominence of site	This is a very prominent site located at a major junction adjacent to the M42, with clear signposting and a distinct entranceway.
15	Score	3. Good
16	Compatibility with surrounding uses	The site is immediately adjacent to the NEC, and it is not far from the airport.
17	Score	3. Good
18	Access to amenities	There is a WHSmith and café on site, and other local amenities are located 4km away at Marston Green.
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	Very high quality site, with good layout and services
21	Score	3. Good
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	Site benefits from strategic access to the M42, via the A452, which is 1.2km from J7 of the M6.
23	Score	3. Good
Local access by road		
24	Access to site/strategic road network	Access is of a very high standard, albeit not directly from a junction on the M42.
25	Score	3. Good
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 16 bus stops and is 3.5km from the nearest train station at Birmingham International
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	Offices for financial and professional businesses., as well as some manufacturing
31	Vacancy	There is a significant number of vacant office units at this site, approximately 15%
32	Vacancy score	2. Reasonable

Existing employment sites		
1	Site no.	7
2	Site name	Birmingham Business Park
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	There are plots on this site which are currently being built out and which have not been pre-let to an occupier. Despite this, there remains an intention to expand the site. Rental values on this site have been gradually increasing, and they now site at £18 psf.
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	Yes - expansion onto land to the south west
36	Are there any constraints on redevelopment / intensification / extension?	No - the expansion of the site is actively promoted by SMBC
37	When are these constraint(s) likely to be resolved?	3. Immediately Available
FINAL COMMENTS		
38	Any final comments	Expansion into extension site
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	9 + 10
2	Site name	Blythe Valley Business Park and the extension (BVBP2)
Basic information		
3	Site location map / photos	 
4	Site address	Off M42 J4, B90 8BG
5	Site description	This is a large site with purpose built large offices (HQ style) and extension land surrounding (BVBP2). Very well located, but with poor public transport. Many plots available for development into BVBP2.
6	Site area (ha)	66.0
7	Primary type of employment area	Office (B1a)
8	Site's sequential location	Outside the built up area
Planning		
9	Planning history	(PL/2016/00863/MAOOT) Hybrid planning application for the mixed use development of land at the site, comprising up to 750 residential units and 98,850 sqm of B1, B2, and B8 floorspace, is currently under consideration.
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P1C - seeks to support and encourage the development of BVP; and, Policy P5 - seeks to make this a mixed use site through the addition of housing. Partially within flood zone 2
11	Bad neighbour impact	3. None



Existing employment sites		
1	Site no.	9 + 10
2	Site name	Blythe Valley Business Park and the extension (BVBP2)
12	Detail any constraint(s) referred to above	-
13	Conclusion: Is the site policy/impact constrained?	3. None
Attractiveness to occupiers		
External environment		
14	Prominence of site	The site is in a prominent position on the M42
15	Score	3. Good
16	Compatibility with surrounding uses	There are few surrounding uses; however, the site is not far from the employment uses at Monkspath and the TRW site.
17	Score	2. Reasonable
18	Access to amenities	The site is 1km from the Tesco and amenities on Stratford Road. There are facilities on site, including a gym. Further afield the nearest amenities are at Solihull town centre, 6km away.
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	The internal layout of this site is of a high standard and caters well for the current uses.
21	Score	3. Good
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	Site has direct access to J4 of the M42, and is 13km from J7 with the M6.
23	Score	3. Good
Local access by road		
24	Access to site/strategic road network	Access to the site is on good quality roads, all of which are suitable for HGVs.
25	Score	3. Good
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 8 bus stops and it is 5km from the nearest train station at Widney Manor
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	Offices for financial and professional services, as well as engineering companies.
31	Vacancy	There is a significant number of vacant office units at this site, approximately 10%
32	Vacancy score	1. Poor

Existing employment sites		
1	Site no.	9 + 10
2	Site name	Blythe Valley Business Park and the extension (BVBP2)
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	Rental values on the site area £19 psf, and this rate has not changed significantly in the past 5 years.
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	Yes - there are many available plots of land. These will be built out with regard to the planning application mentioned above.
36	Are there any constraints on redevelopment / intensification / extension?	The residential element of the development is a constraint on the employment floorspace.
37	When are these constraint(s) likely to be resolved?	3. Immediately Available
FINAL COMMENTS		
38	Any final comments	
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	12
2	Site name	Jaguar Land Rover
Basic information		
3	Site location map / photos	 
4	Site address	Lode Lane, Solihull, B92 8NW
5	Site description	A large purpose built car plant and offices for Jaguar Land Rover
6	Site area (ha)	139.0
7	Primary type of employment area	General Industrial (B2)
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P1D - seeks to support and encourage the development of JLR. Green Belt to the north east of the site (although the council will give positive consideration to the expansion of the site into the green belt) and partially within flood zone 2
11	Bad neighbour impact	2. Minor



Existing employment sites		
1	Site no.	12
2	Site name	Jaguar Land Rover
12	Detail any constraint(s) referred to above	The surrounding residential uses may consider JLR a bad neighbour due to the significant levels of traffic created by this site.
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	This is a very large site which is extremely prominent
15	Score	3. Good
16	Compatibility with surrounding uses	The surrounding uses are residential, recreation, and other green belt uses. The site creates a significant level of traffic which may be considered incompatible with many of the residential properties nearby.
17	Score	2. Reasonable
18	Access to amenities	Hobs Moat Local Centre is 1.5km to the north, and Solihull town centre amenities are 2.5km to the south.
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	This is a private site and as such it was not possible to assess the internal environment.
21	Score	2. Reasonable
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	The site is 5.5km from J6 of the M42
23	Score	2. Reasonable
Local access by road		
24	Access to site/strategic road network	The direct road access to the site has seen significant improvements, especially on Damson Parkway.
25	Score	3. Good
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is 2.6km from Olton train station and there are 51 bus stops that serve the site.
29	Score	3. Good
Market signals		
30	Main type of occupier and activities	This is a car manufacturing plant
31	Vacancy	-
32	Vacancy score	3. Good

Existing employment sites		
1	Site no.	12
2	Site name	Jaguar Land Rover
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	JLR have leased this site since Oct 2012
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	Expansion to the east into Solihull Football Club grounds. SMBC state that expansion into the green belt will be given positive consideration
36	Are there any constraints on redevelopment / intensification / extension?	None
37	When are these constraint(s) likely to be resolved?	2. Available in the Plan period
FINAL COMMENTS		
38	Any final comments	
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	13
2	Site name	Saxon Way
Basic information		
3	Site location map / photos	 
4	Site address	Chelmsley Road, B37 5AY
5	Site description	Domestic and motor related small units located in a residential area.
6	Site area (ha)	1.6
7	Primary type of employment area	Mixed B uses
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. The site is surrounded by residential uses and a school, preventing expansion
11	Bad neighbour impact	2. Minor



Existing employment sites		
1	Site no.	13
2	Site name	Saxon Way
12	Detail any constraint(s) referred to above	-
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	Reasonable level of prominence. Not on a strategic road, but a semi-residential servicing road.
15	Score	2. Reasonable
16	Compatibility with surrounding uses	Surrounded by a college and some residential to the rear and across the road
17	Score	2. Reasonable
18	Access to amenities	1km from Chelmsey Wood Shopping Centre
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	There is a shortage of parking on site, and a disorganised layout makes navigating the site challenging
21	Score	2. Reasonable
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	Reasonably connected via A452, only 2.8km from the M6
23	Score	2. Reasonable
Local access by road		
24	Access to site/strategic road network	Local access via service road which is suitable for current use
25	Score	2. Reasonable
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 20 bus stops, and the nearest train station is 2km away at Lea Hall.
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	Local industrial units for manufacturing, construction, and wholesale retail. Activities include motor repair, domestic services (e.g. bathroom and kitchen fittings), metal bashing.
31	Vacancy	1 small vacant unit, only 5% of the total
32	Vacancy score	2. Reasonable

Existing employment sites		
1	Site no.	13
2	Site name	Saxon Way
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	There have been few deals in recent years and as such it is difficult to make a conclusion on rental figures.
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	No
36	Are there any constraints on redevelopment / intensification / extension?	Surrounding uses and density of site, prevent expansion etc.
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	There is no scope for expansion on this site.
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	15
2	Site name	Elmdon Trading Estate
Basic information		
3	Site location map / photos	 
4	Site address	Bickenhil Lane, B37 7HE
5	Site description	Big site with a mix of large scale manufacturing and distribution, as well as small-med local industrial units.
6	Site area (ha)	17.0
7	Primary type of employment area	Storage and Distribution (B8)
8	Site's sequential location	Adjacent to the built up area
Planning		
9	Planning history	There have been several planning applications for this site which have gradually upgraded and intensified the employment offer, including the permission for Interserve's new headquarter offices.
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. Site is constraint by Birmingham International Park to the north and the airport to the south
11	Bad neighbour impact	3. None



Existing employment sites		
1	Site no.	15
2	Site name	Elmdon Trading Estate
12	Detail any constraint(s) referred to above	-
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	Reasonable prominence at junction on Bickenhill Lane
15	Score	2. Reasonable
16	Compatibility with surrounding uses	The site is near airport for distribution uses, and as such is very compatible.
17	Score	3. Good
18	Access to amenities	Nearest amenities are the NEC, 1.5km to the south
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	Adequate for current use, plenty of space for HGVs.
21	Score	3. Good
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	Site is 1.5 km from major junction with the M42, and only 2.5km from J7 of the M6.
23	Score	3. Good
Local access by road		
24	Access to site/strategic road network	Local road access is of a high quality, with roads that are suitable for HGV's.
25	Score	3. Good
Public transport access		
26	Is the site close to a railway station (within 800m)?	Yes
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 44 bus stops and the nearest train station is at Birmingham International, train station
29	Score	3. Good
Market signals		
30	Main type of occupier and activities	Car parts manufacturing and distribution. Includes WH Smiths distribution. Including catering as well. Largest proportion of site taken up by two large IAC manufacturing units.
31	Vacancy	Units 22-24 appear to be being refurbished, preparing for new occupier. 35-37 look vacant. No other vacancies.
32	Vacancy score	2. Reasonable

Existing employment sites		
1	Site no.	15
2	Site name	Elmdon Trading Estate
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	Following the demolition of International House, the southern corner of the site is currently being redeveloped to accommodate Interserve's new headquarters. This will result in a net uplift of c.13,000 sqm of office space.
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	Yes - currently underway.
36	Are there any constraints on redevelopment / intensification / extension?	Surrounding uses and density of site prevent expansion
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	Well-occupied site which does not have scope for expansion but use of it is in the process of being intensified with the construction of Interserve's new offices.
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	17
2	Site name	Lode Lane
Basic information		
3	Site location map / photos	 
4	Site address	Boulton Road, B91 2JU
5	Site description	One office block (Vulcan House) and mix of small light industrial units for domestic uses, motor vehicles and repair etc. Site also includes The Christian Renewal Centre.
6	Site area (ha)	3.8
7	Primary type of employment area	Mixed B uses
8	Site's sequential location	Adjacent to the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. The site is constraint by surrounding residential uses and the Moat Lane Depot to the south
11	Bad neighbour impact	2. Minor

Existing employment sites		
1	Site no.	17
2	Site name	Lode Lane
12	Detail any constraint(s) referred to above	-
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	Poor quality, within residential area
15	Score	1. Poor
16	Compatibility with surrounding uses	Surrounded by residential, although there is the Moat Lane Depot to the south with some compatibility.
17	Score	2. Reasonable
18	Access to amenities	1.5km from Solihull town centre amenities
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	Adequate for current uses
21	Score	2. Reasonable
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	3.5km from the M42
23	Score	2. Reasonable
Local access by road		
24	Access to site/strategic road network	Access to the site is via the B425 and is through a residential area
25	Score	2. Reasonable
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	Site is served by 14 bus stops and is 2km from Solihull train station
29	Score	3. Good
Market signals		
30	Main type of occupier and activities	A mixture of small-med industrial units providing space for manufacturing, construction and IT activities
31	Vacancy	Less than 10% vacancy - 3 units vacant.
32	Vacancy score	3. Good

Existing employment sites		
1	Site no.	17
2	Site name	Lode Lane
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	The rental values are at a five year low at £4 psf compared to £6 psf five years ago.
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	There are some lower quality units, including Vulcan House offices, which could be redeveloped or intensified. Depending on the future of Moat Lane Depot, the site could be extended into that land.
36	Are there any constraints on redevelopment / intensification / extension?	The surrounding uses prevent expansion
37	When are these constraint(s) likely to be resolved?	2. Available in the Plan period
FINAL COMMENTS		
38	Any final comments	
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	18
2	Site name	Gateway Estate
Basic information		
3	Site location map / photos	 
4	Site address	A45, Elmdon (within BHX) B26 3QD
5	Site description	Distribution and manufacturing site. High security at this site due to location near distribution units for the airport.
6	Site area (ha)	5.0
7	Primary type of employment area	Storage and Distribution (B8)
8	Site's sequential location	Adjacent to the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. Site cannot be extended due to surrounding airport uses
11	Bad neighbour impact	3. None

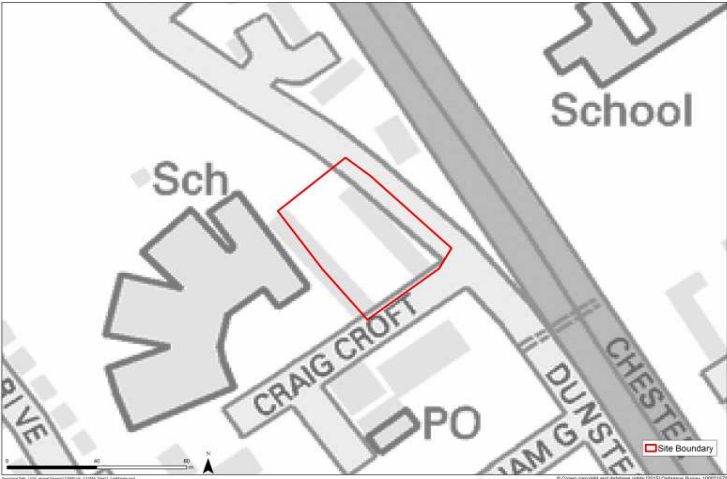

Existing employment sites		
1	Site no.	18
2	Site name	Gateway Estate
12	Detail any constraint(s) referred to above	-
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	Located at junction of A45 and Damson Parkway
15	Score	3. Good
16	Compatibility with surrounding uses	Very compatible...near airport for distribution
17	Score	3. Good
18	Access to amenities	The nearest amenities are located 2km to the west at Coventry Road (A45)
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	Adequate for current use
21	Score	2. Reasonable
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	Direct connection to the M42, which is 3.3km to the east via the A45
23	Score	3. Good
Local access by road		
24	Access to site/strategic road network	The local access road is of a very high quality providing direct access to the A45.
25	Score	3. Good
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 12 bus stops, and is 2.8km from Birmingham International train station
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	These site provides facilities for manufacturing and distribution, with companies including: Circle Express, Bonds, FedEx, GOES, Enerual.
31	Vacancy	Vacancy rate at less than 10%
32	Vacancy score	2. Reasonable

Existing employment sites		
1	Site no.	18
2	Site name	Gateway Estate
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	Rental values are at a five year low, at £6 psf compared to £8 psf 5 years ago.
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	No
36	Are there any constraints on redevelopment / intensification / extension?	The surrounding uses constrain the site
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	19
2	Site name	Chelmsley Wood Industrial Estate
Basic information		
3	Site location map / photos	 
4	Site address	Waterloo Ave, Chelmsley Wood, B37 6QQ
5	Site description	Includes the bacons end community centre (need to discuss if this should remain within this site, as it is technically not the site and it was submitted under the CFS) and medium sized industrial units
6	Site area (ha)	2.0
7	Primary type of employment area	Mixed B uses
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. Surrounding residential uses constrain the site
11	Bad neighbour impact	2. Minor



Existing employment sites		
1	Site no.	19
2	Site name	Chelmsley Wood Industrial Estate
12	Detail any constraint(s) referred to above	The surrounding residential houses may consider the site a bad neighbour
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	Reasonable level of prominence on a semi-residential road
15	Score	2. Reasonable
16	Compatibility with surrounding uses	Adjacent industrial site and residential.
17	Score	2. Reasonable
18	Access to amenities	Nearest amenities are located at Chelmsley Wood shopping centre, 1.5km to the south, as well as Castle Bromwich and Kingshurst local centres about 1.5km to the north.
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	Shortage of parking in places
21	Score	2. Reasonable
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	The site is only 500m from a strategic junction on the A452, which provides a direct route to the M6
23	Score	2. Reasonable
Local access by road		
24	Access to site/strategic road network	Local access via service road which id adequate for current use
25	Score	2. Reasonable
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 24 bus stops and is 3.5km from Marston Green train station
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	Small-medium industrial units cater for local construction and manufacturing companies, specialising in motor repairs and servicing.
31	Vacancy	1 vacant unit (number 12), 5% of the total units
32	Vacancy score	2. Reasonable

Existing employment sites		
1	Site no.	19
2	Site name	Chelmsley Wood Industrial Estate
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	Based on data from 2011-2014 the rental value psf is at £3.
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	Bacons End - potential redevelopment
36	Are there any constraints on redevelopment / intensification / extension?	Surrounding uses and density of site prevent expansion
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	Potential redevelopment of Bacons End into employment use.
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	20
2	Site name	Croft Estate
Basic information		
3	Site location map / photos	 
4	Site address	Dunster Road, Chelmsley Wood, B37 7UU
5	Site description	Small light industrial uses, domestic and motor repair companies, as well as catering companies
6	Site area (ha)	0.3
7	Primary type of employment area	General Industrial (B2)
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. The site is constrained by surrounding uses, including the development of a new school to the south and west.
11	Bad neighbour impact	2. Minor



Existing employment sites		
1	Site no.	20
2	Site name	Croft Estate
12	Detail any constraint(s) referred to above	-
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	The prominence of this site is very poor, as it is hidden from the A452 by residential properties and it is located at the end of a residential road
15	Score	1. Poor
16	Compatibility with surrounding uses	The site is not compatible with the surrounding uses of a school and residential
17	Score	1. Poor
18	Access to amenities	800m from Chelmsley Wood shopping centre
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	Narrow internal layout, but seems suitable for current use
21	Score	2. Reasonable
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	Site is 300m from the A452 which provides a direct connection to the M6
23	Score	2. Reasonable
Local access by road		
24	Access to site/strategic road network	Adjacent to A452, but without direct access
25	Score	2. Reasonable
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 12 bus stops, and the nearest train station is 3km away at Marston Gate
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	MOT, repairs, testing, domestic manufacturing, catering and food, gym.
31	Vacancy	None
32	Vacancy score	3. Good

Existing employment sites		
1	Site no.	20
2	Site name	Croft Estate
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	There is not sufficient lease data on this site to make a conclusion about the rental values
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	No
36	Are there any constraints on redevelopment / intensification / extension?	Surrounding uses and density of site prevent expansion
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	Site will remain as small-scale local industrial
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	21
2	Site name	Bridge Estate
Basic information		
3	Site location map / photos	 
4	Site address	Thornhill Road, B91 2HB
5	Site description	One office block and three purpose built industrial units.
6	Site area (ha)	0.7
7	Primary type of employment area	Mixed B uses
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. Site is constrained by surrounding residential and the JLR site to the north
11	Bad neighbour impact	2. Minor



Existing employment sites		
1	Site no.	21
2	Site name	Bridge Estate
12	Detail any constraint(s) referred to above	-
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	The site has a reasonable level of prominence on Lode Lane, although it is poorly signposted.
15	Score	2. Reasonable
16	Compatibility with surrounding uses	Surrounding residential properties are not compatible. The trade counters and small industrial units across the road are compatible.
17	Score	2. Reasonable
18	Access to amenities	The site is 2km from amenities in Solihull town centre
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	There is a shortage of parking, mainly due to the gym
21	Score	1. Poor
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	The site is 1.3km from the A41, which connects to the M42, 4km away.
23	Score	2. Reasonable
Local access by road		
24	Access to site/strategic road network	The access road to the site is not ideal, and is poorly signposted.
25	Score	1. Poor
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 8 bus stops, and is 2.5km from Solihull train station
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	Site is comprised of local industrial uses, specialising in motor repairs and servicing. There is also a local gym.
31	Vacancy	None
32	Vacancy score	3. Good

Existing employment sites		
1	Site no.	21
2	Site name	Bridge Estate
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	Rent is £12 psf
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	No
36	Are there any constraints on redevelopment / intensification / extension?	Site is constrained by surrounding uses
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	22
2	Site name	Lincoln Road Units
Basic information		
3	Site location map / photos	 
4	Site address	Lincoln Road, Olton, B27 6PQ
5	Site description	This site is split in two parts. One is comprised of a leisure facility and retail use, and the second by local offices and a dance studio. Completely surrounded by residential.
6	Site area (ha)	0.6
7	Primary type of employment area	Other
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Surrounding residential uses prevent the expansion of this site
11	Bad neighbour impact	3. None



Existing employment sites		
1	Site no.	22
2	Site name	Lincoln Road Units
12	Detail any constraint(s) referred to above	-
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	This site is not in a prominent location, and its split over two sites decreases the prominence
15	Score	1. Poor
16	Compatibility with surrounding uses	The uses do not interfere with surrounding uses, but there are no compatible ones
17	Score	2. Reasonable
18	Access to amenities	There are local amenities on Warwick Road, 200m south of the site
19	Score	3. Good
Internal environment		
20	Layout, parking, servicing, landscaping etc.	This site simply consists of the units and parking
21	Score	2. Reasonable
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	The site is 200m from the A41, and the nearest connection to the motorway is 7km to the south on the M42
23	Score	1. Poor
Local access by road		
24	Access to site/strategic road network	Access to the site is limited but suitable for current uses
25	Score	2. Reasonable
Public transport access		
26	Is the site close to a railway station (within 800m)?	Yes
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 15 bus stops and is 600m from Olton train station
29	Score	3. Good
Market signals		
30	Main type of occupier and activities	Scuba diving centre and training, and SOS Group Services Ltd, and dance studio.
31	Vacancy	-
32	Vacancy score	3. Good

Existing employment sites		
1	Site no.	22
2	Site name	Lincoln Road Units
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	For 2011-2014 the rental value was at £6-8 psf
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	Some of the units are poor quality and could be redeveloped to provide higher quality employment land
36	Are there any constraints on redevelopment / intensification / extension?	The surrounding residential uses prevent expansion
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	Most of the units on this site are not within employment use. The site does present an opportunity for intensification or redevelopment, but this would result in the re-location of the current uses.
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	23
2	Site name	Solihull Building Trade Centre
Basic information		
3	Site location map / photos	 
4	Site address	Richmond Road, Olton, B92 7RN
5	Site description	One office block and small trade/industrial units, with ample yard storage space
6	Site area (ha)	2.4
7	Primary type of employment area	Mixed B uses
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. Partially within flood zones 2 and 3, railway line and surrounding residential constrain the site
11	Bad neighbour impact	3. None

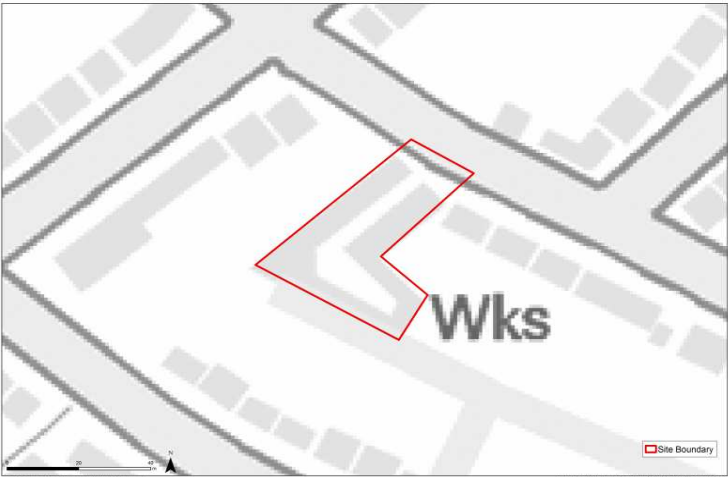

Existing employment sites		
1	Site no.	23
2	Site name	Solihull Building Trade Centre
12	Detail any constraint(s) referred to above	-
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	The site is hidden by the railway and residential properties
15	Score	1. Poor
16	Compatibility with surrounding uses	All surrounding uses are residential
17	Score	1. Poor
18	Access to amenities	Local amenities are located 400m south of the site on Warwick Road
19	Score	3. Good
Internal environment		
20	Layout, parking, servicing, landscaping etc.	Adequate for the current use
21	Score	2. Reasonable
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	2km from the A45
23	Score	2. Reasonable
Local access by road		
24	Access to site/strategic road network	The access road is narrow and through a residential area
25	Score	2. Reasonable
Public transport access		
26	Is the site close to a railway station (within 800m)?	Yes
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 30 bus stops, and the nearest train station is 300m away at Olton
29	Score	3. Good
Market signals		
30	Main type of occupier and activities	Trade counters for Halfords auto centre, home décor, dulux decorating centre, as well as local manufacturing and builders yard
31	Vacancy	1 vacant unit. Less than 5%
32	Vacancy score	1. Poor

Existing employment sites		
1	Site no.	23
2	Site name	Solihull Building Trade Centre
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	Between 2011-2014 the rental value was £5-7 psf
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	All the units within this site could be of a higher quality via redevelopment, but there may not be the demand for this
36	Are there any constraints on redevelopment / intensification / extension?	The surrounding uses constrain the expansion of the site
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	24
2	Site name	Waterloo Industrial Estate
Basic information		
3	Site location map / photos	 
4	Site address	Burhill Way, Chelmsley Wood, B37 6RF
5	Site description	Small and small-medium units. Specialising in car parts and repairs, trade counters, plumbing, domestic servicing.
6	Site area (ha)	1.2
7	Primary type of employment area	General Industrial (B2)
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. Surrounding residential uses constrain the site
11	Bad neighbour impact	2. Minor

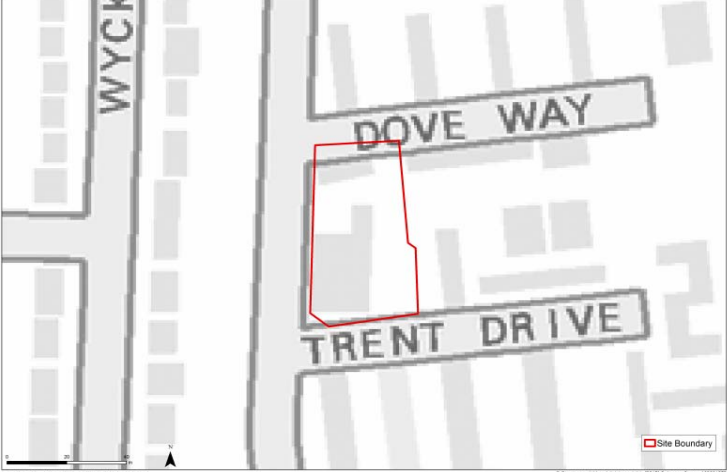

Existing employment sites		
1	Site no.	24
2	Site name	Waterloo Industrial Estate
12	Detail any constraint(s) referred to above	-
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	Reasonable level of prominence. Not on a strategic road but on a road junction.
15	Score	2. Reasonable
16	Compatibility with surrounding uses	Residential surrounding
17	Score	2. Reasonable
18	Access to amenities	Nearest amenities are located at Chelmsley Wood shopping centre, 1.5km to the south
19	Score	1. Poor
Internal environment		
20	Layout, parking, servicing, landscaping etc.	No issues
21	Score	3. Good
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	The site is only 500m from a strategic junction on the A452, which provides a direct route to the M6
23	Score	2. Reasonable
Local access by road		
24	Access to site/strategic road network	Local access via service road which id adequate for current use
25	Score	2. Reasonable
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 25 bus stops, and Marston Green station is 2.5km away
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	Local domestic services, including motor repairs and parts, as well as plumbing
31	Vacancy	Unit 13 appears vacant, approx. 5% of site
32	Vacancy score	2. Reasonable

Existing employment sites		
1	Site no.	24
2	Site name	Waterloo Industrial Estate
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	Between 2012-2016 rental values have been at £7 psf
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	No
36	Are there any constraints on redevelopment / intensification / extension?	Surrounding uses and density of site prevent expansion
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	25
2	Site name	Skelcher Road Units
Basic information		
3	Site location map / photos	 
4	Site address	83 Skelcher Road, Shirley, B90 2EY
5	Site description	This site is occupied by one local company and is positioned within a residential area
6	Site area (ha)	0.2
7	Primary type of employment area	Office (B1a)
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. Surrounding residential uses prevent expansion
11	Bad neighbour impact	2. Minor

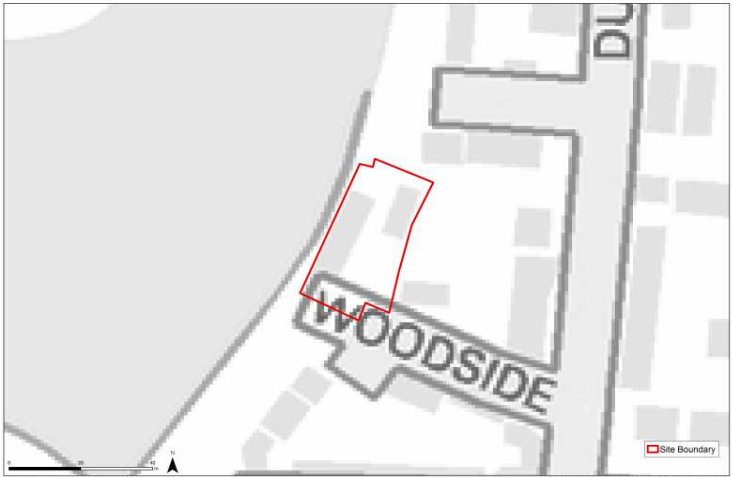

Existing employment sites		
1	Site no.	25
2	Site name	Skelcher Road Units
12	Detail any constraint(s) referred to above	-
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	Within a residential unit, with poor prominence
15	Score	1. Poor
16	Compatibility with surrounding uses	The surrounding residential units are a suitable surrounding use
17	Score	2. Reasonable
18	Access to amenities	400m from local amenities on Baldwins Lane
19	Score	3. Good
Internal environment		
20	Layout, parking, servicing, landscaping etc.	This is a tiny site with an adequate internal layout
21	Score	2. Reasonable
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	1km to the A34
23	Score	2. Reasonable
Local access by road		
24	Access to site/strategic road network	Road access is not very good quality, but suitable for current use
25	Score	2. Reasonable
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 9 bus stops, and is 1.5km Shirley train station
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	Solihull blinds company
31	Vacancy	-
32	Vacancy score	3. Good

Existing employment sites		
1	Site no.	25
2	Site name	Skelcher Road Units
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	-
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	The site could be redeveloped. It is not in a strong market position, and it is not in a strategic location. Perhaps more suitable for residential use.
36	Are there any constraints on redevelopment / intensification / extension?	Surrounding residential prevents expansion
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	26
2	Site name	Windward Way Units
Basic information		
3	Site location map / photos	 
4	Site address	Trent Drive, Castle Bromwich, B36 0UJ
5	Site description	Small local industrial site located in a residential area. Site appears vacant and will be subject to residential redevelopment following approved planning application.
6	Site area (ha)	0.2
7	Primary type of employment area	Light Industrial (B1c)
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	(PL/2015/52603/PPFL) Planning permission for the demolition of all existing buildings and the erection of 24 residential units with parking and amenity.
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	The will no longer be in employment use. The surrounding residential buildings prevent expansion
11	Bad neighbour impact	2. Minor

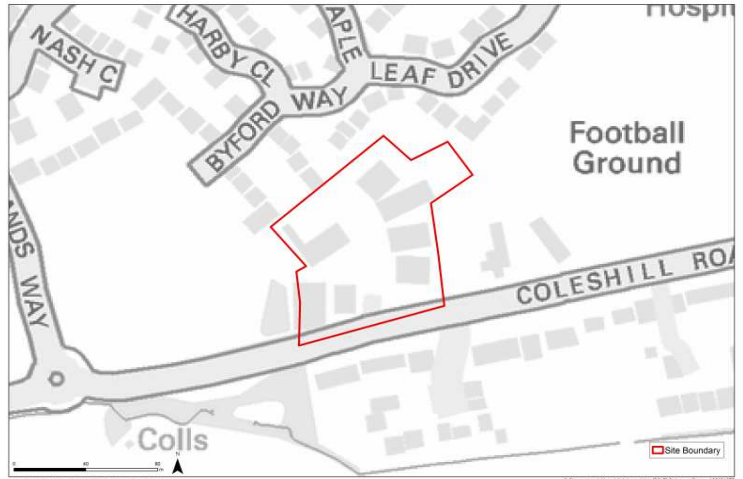

Existing employment sites		
1	Site no.	26
2	Site name	Windward Way Units
12	Detail any constraint(s) referred to above	Residential redevelopment.
13	Conclusion: Is the site policy/impact constrained?	1. Major
Attractiveness to occupiers		
External environment		
14	Prominence of site	Prominence is low due to location in residential area.
15	Score	1. Poor
16	Compatibility with surrounding uses	The surrounding residential uses are reasonably compatible.
17	Score	2. Reasonable
18	Access to amenities	The site is approximately 500m from Green Lanes local shops and amenities
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	Adequate for current uses
21	Score	2. Reasonable
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	Access to strategic roads is poor. 2.5km from the A452
23	Score	1. Poor
Local access by road		
24	Access to site/strategic road network	Access from residential road network, unlikely to be suitable for large vehicles.
25	Score	1. Poor
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is serviced by 12 bus stops, and the nearest train station is 6km away at Water Orton
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	Site is vacant
31	Vacancy	Site is vacant
32	Vacancy score	1. Poor

Existing employment sites		
1	Site no.	26
2	Site name	Windward Way Units
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	There is an approved planning application for the redevelopment of this site into residential.
Overall review		
34	If the site retains its current use, will it be occupied?	No
35	Are there opportunities for redevelopment / intensification / extension?	No
36	Are there any constraints on redevelopment / intensification / extension?	The approved planning application will redevelop the site into residential.
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	This site will no longer be employment land following the development of the approved planning application for residential
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	27
2	Site name	Woodside Units
Basic information		
3	Site location map / photos	 
4	Site address	Fordbridge Road, Fordbridge, B37 6LY
5	Site description	Very small local industrial site located adjacent to residential area. Most are vacant, only appeared to be one active unit.
6	Site area (ha)	0.1
7	Primary type of employment area	Light Industrial (B1c)
8	Site's sequential location	Within the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. Adjacent to Green Belt
11	Bad neighbour impact	2. Minor



Existing employment sites		
1	Site no.	27
2	Site name	Woodside Units
12	Detail any constraint(s) referred to above	Bound by residential, nature reserve and Green Belt. There has been recent residential development to the east of the site.
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	Prominence is low due to location in residential area.
15	Score	1. Poor
16	Compatibility with surrounding uses	Surrounding residential uses are reasonably compatible
17	Score	2. Reasonable
18	Access to amenities	1.3km from the local amenities at Over Green Drive
19	Score	1. Poor
Internal environment		
20	Layout, parking, servicing, landscaping etc.	Adequate for current uses
21	Score	2. Reasonable
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	Access to strategic roads is poor, 2km from the A452
23	Score	1. Poor
Local access by road		
24	Access to site/strategic road network	Access from residential road network, suitable for current use but unlikely to be suitable for large vehicles.
25	Score	2. Reasonable
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	4 bus stops
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	Pinnacle PSG is the only active occupier - housing and community support organisation. Site owned by the Council.
31	Vacancy	Mostly vacant: 75%
32	Vacancy score	1. Poor

Existing employment sites		
1	Site no.	27
2	Site name	Woodside Units
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	There is little to no supply nearby
Overall review		
34	If the site retains its current use, will it be occupied?	No
35	Are there opportunities for redevelopment / intensification / extension?	This is a low quality site, which if given some small improvements, might be more appealing to local companies.
36	Are there any constraints on redevelopment / intensification / extension?	The site is constraint by the residential use and the nature reserve. Any future use would have to be compatible with the resi, and happy with poor connectivity.
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	Site is not attractive to occupiers due to poor connectivity, site size, and access to main roads.
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	28
2	Site name	Pinewood Business Park
Basic information		
3	Site location map / photos	 
4	Site address	Colehill Road, Marstin Green B37 7HG
5	Site description	Purpose built and redeveloped chapel building and grounds for office use. Well occupied. North of NEC and not far from Birmingham business park.
6	Site area (ha)	0.8
7	Primary type of employment area	Office (B1a)
8	Site's sequential location	Adjacent to the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not.
11	Bad neighbour impact	3. None

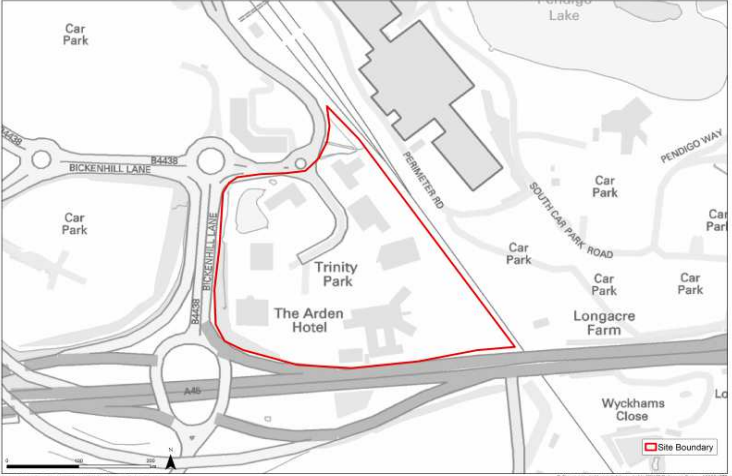

Existing employment sites		
1	Site no.	28
2	Site name	Pinewood Business Park
12	Detail any constraint(s) referred to above	-
13	Conclusion: Is the site policy/impact constrained?	3. None
Attractiveness to occupiers		
External environment		
14	Prominence of site	Very poor, located off residential road
15	Score	1. Poor
16	Compatibility with surrounding uses	Residential, cricket grounds - suitable
17	Score	3. Good
18	Access to amenities	The nearest local amenities are 1km to the east at Marston Green.
19	Score	1. Poor
Internal environment		
20	Layout, parking, servicing, landscaping etc.	Parking is adequate for uses
21	Score	3. Good
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	5km from the M6
23	Score	1. Poor
Local access by road		
24	Access to site/strategic road network	Local access via residential road.
25	Score	2. Reasonable
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 9 bus stops and it is 1km from Marston Green station
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	Small office units for professional services
31	Vacancy	-
32	Vacancy score	3. Good

Existing employment sites		
1	Site no.	28
2	Site name	Pinewood Business Park
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	North of NEC and not far from Birmingham Business Park
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	No
36	Are there any constraints on redevelopment / intensification / extension?	There is vacant land to the west of the site which could potentially accommodate a similar type of employment use
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	High-quality office park which is suitable in its surroundings. May be suitable for expansion
39	Assessor	AC/AL
40	Date	Aug-16

Existing employment sites		
1	Site no.	29
2	Site name	Griffin Business Park
Basic information		
3	Site location map / photos	 
4	Site address	Fordbridge Road, Fordbridge B37 7UX
5	Site description	Small-med sized local industrial units, located adjacent to A452.
6	Site area (ha)	1.1
7	Primary type of employment area	General Industrial (B2)
8	Site's sequential location	Adjacent to the built up area
Planning		
9	Planning history	-
10	Detail any planning policy relevant to site (inc. Green belt, conservation, heritage, i.e. potential constraint on expansion)	Solihull Local Plan Policy P3A - for the retention of business sites in business use whether allocated or not. Surrounded by residential uses
11	Bad neighbour impact	2. Minor

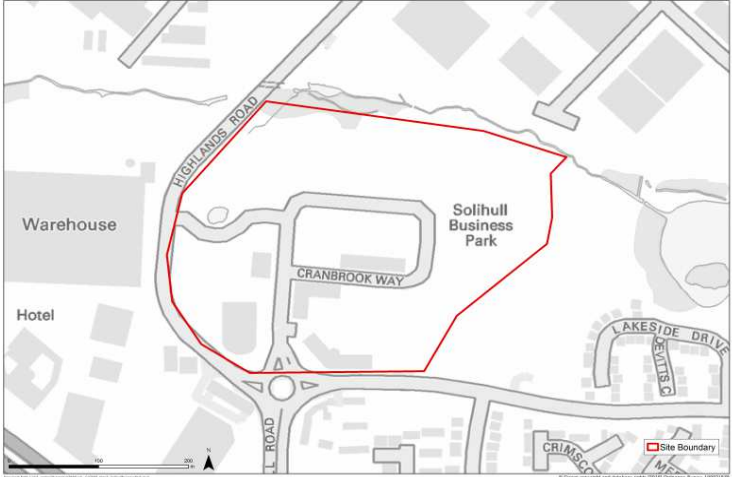

Existing employment sites		
1	Site no.	29
2	Site name	Griffin Business Park
12	Detail any constraint(s) referred to above	Residential and road surround site
13	Conclusion: Is the site policy/impact constrained?	2. Minor
Attractiveness to occupiers		
External environment		
14	Prominence of site	Very poor, located off residential road
15	Score	1. Poor
16	Compatibility with surrounding uses	Residential
17	Score	2. Reasonable
18	Access to amenities	700m from Chelmsley Wood shopping centre
19	Score	2. Reasonable
Internal environment		
20	Layout, parking, servicing, landscaping etc.	There is a shortage of parking, and that is with 2 vacant units.
21	Score	1. Poor
Strategic accessibility (road)		
22	Proximity to Mway/principal roads	Adjacent to A452, but without direct access
23	Score	2. Reasonable
Local access by road		
24	Access to site/strategic road network	Access roads are adequate for current uses
25	Score	2. Reasonable
Public transport access		
26	Is the site close to a railway station (within 800m)?	No
27	Is the site close to a bus stop (within 400m)?	Yes
28	Describe	The site is served by 16 bus stops, and it is 2.5km from Marston Green station
29	Score	2. Reasonable
Market signals		
30	Main type of occupier and activities	Domestic services and manufacturing, bathrooms and kitchens.
31	Vacancy	2 vacant units - 10% of site.
32	Vacancy score	1. Poor

Existing employment sites		
1	Site no.	29
2	Site name	Griffin Business Park
33	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	
Overall review		
34	If the site retains its current use, will it be occupied?	Yes
35	Are there opportunities for redevelopment / intensification / extension?	No
36	Are there any constraints on redevelopment / intensification / extension?	Surrounding uses and density of site, prevent expansion etc.
37	When are these constraint(s) likely to be resolved?	1. Not in the Plan period
FINAL COMMENTS		
38	Any final comments	Should this include the office at the other side of Dunster Road?
39	Assessor	AC/AL
40	Date	Aug-16

Employment allocations		
1	Site no.	1
2	Site name	Land north of Clock Interchange
Basic information		
3	Site location map / photos	 
4	Site address	Land north of the A45, Bickenhill Lane, B37 7ES
5	Site description	The site includes Trinity Park offices as well as the Arden Hotel. There are 2 plots of vacant land suitable for employment land development.
6	Current use	Office (B1) and Hotel
8	Is the site previously developed land?	Yes
7	Site area (ha)	9.0
9	Site's sequential location	Adjacent to the built up area
Proposal		
10	Site allocation	B1 - There is about 0.5ha of vacant land within Trinity Park and another 0.8ha adjacent to the hotel which has scope to be developed into offices.
11	Site area proposed for employment use (ha)	1.3
Planning		
12	Planning History	(PL/2012/00137/OLM) Planning permission for the development of an office block on the car park adjacent to the hotel has now expired.

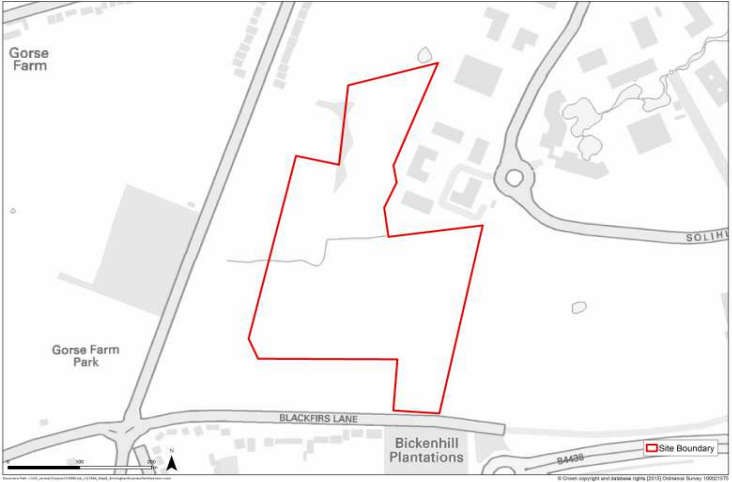

Employment allocations		
1	Site no.	1
2	Site name	Land north of Clock Interchange
Constraints		
13	Detail any constraint(s) to delivery of whole or part of site? (inc. physical and policy)	The parcels of vacant land are small are immediately surrounded by other uses, potentially making development challenging.
14	Overall constraints?	2. Minor
15	Is this site available?	3. Immediately available
16	Proportion of the site available for employment land use (after deductions for constraints)	15%
17	Comment	The vacant land is readily available for development.
Attractiveness to occupiers		
External environment		
18	Prominence of site	The location at a major junction on the A45 makes this a prominent site
19	Score	3. Good
20	Compatibility of surrounding uses	Site is surrounded by airport parking to the north and west, and the NEC to the east.
21	Score	2. Reasonable
22	Access to amenities	The nearest amenities are located at the NEC, otherwise a wider selection are available at Solihull town centre 6km to the south.
23	Score	1. Poor
Internal environment		
24	Any problems with shape, gradient, boundary etc.?	There is a slight upwards slope on the site towards the south. The vacant land available is small parcels bound by surrounding uses.
25	Score	2. Reasonable
Strategic accessibility (road)		
26	Proximity to Mway/principal roads	The site is adjacent to and has direct access to the A45, which connects to the M42 at Junction 6, 1km to the east.
27	Score	3. Good
Local access by road		
28	Access to site/strategic road network	The direct access to the site is of a high quality, with roads suitable for HGV access.
29	Score	3. Good
Public transport access		
30	Is the site close to a railway station (within 800m)?	Yes
31	Is the site close to a bus stop (within 400m)?	Yes
32	Describe	The site is served by Birmingham International train station as well as 5 bus stops
33	Score	3. Good

Employment allocations		
1	Site no.	1
2	Site name	Land north of Clock Interchange
Market signals		
34	Evidence of developer / occupier interest?	Vacant plots of land advertised by CBRE
35	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	There is evidence of one Grade B vacant office unit at Trinity park, of 873 sqm. Before the 2008 recession, rental values were at £19-21 psf. Between 2011 and 2014 rental values are at £15-18 psf, since 2014 rental values have increased to £19-20 psf.
36	Score	3. Good
Overall review		
37	Is the site attractive to occupiers?	3. Yes
38	Comments	Trinity Park provides high quality and well managed offices. The available land presents a significant opportunity to create additional high quality employment land.
FINAL COMMENTS		
39	Is the site suitable for the assessed use?	The site is suitable for B1 employment land
40	Assessor	AC/AL
41	Date	Aug-16

Employment allocations		
1	Site no.	3
2	Site name	Solihull Business Park
Basic information		
3	Site location map / photos	 
4	Site address	Cranbrook Way, Solihull, B90 4GT
5	Site description	A modern and well maintained site of offices and distribution units located in close proximity to other employment uses
6	Current use	Distribution (B8) and offices (B1), with a restaurant/pub on site.
8	Is the site previously developed land?	Yes
7	Site area (ha)	10.0
9	Site's sequential location	Within the built up area
Proposal		
10	Site allocation	B1, B2, B8
11	Site area proposed for employment use (ha)	6.0
Planning		
12	Planning History	(PL/2010/01928/OLM) The north of the site is a recently completed development, providing high quality B2/B8 units.

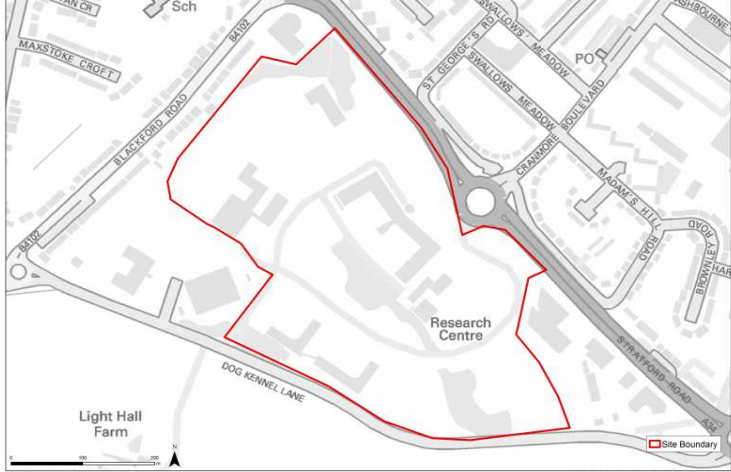

Employment allocations		
1	Site no.	3
2	Site name	Solihull Business Park
Constraints		
13	Detail any constraint(s) to delivery of whole or part of site? (inc. physical and policy)	Following the development of the planning application detailed above, there is no vacant land for development.
14	Overall constraints?	1. Major
15	Is this site available?	3. Not available in the plan period
16	Proportion of the site available for employment land use (after deductions for constraints)	0%
17	Comment	The majority of units on this site are of a high quality, and it is relatively high density.
Attractiveness to occupiers		
External environment		
18	Prominence of site	Although not adjacent to a major road, the site is well signposted and generally quite prominent
19	Score	2. Reasonable
20	Compatibility of surrounding uses	Surrounded by similar employment uses, including offices and distribution. There is the Hillfield Park nature reserve to the east of the site.
21	Score	3. Good
22	Access to amenities	There is a restaurant on site, otherwise the closest local amenities are in Solihull Retail Park, 2km to the west.
23	Score	2. Reasonable
Internal environment		
24	Any problems with shape, gradient, boundary etc.?	This is a well structured site, with a good internal road network. Some units have parking capacity issues leading to overflow onto the roadside.
25	Score	2. Reasonable
Strategic accessibility (road)		
26	Proximity to Mway/principal roads	The site is within 400m of the A34 and within 2 km of J4 M42.
27	Score	3. Good
Local access by road		
28	Access to site/strategic road network	Direct car access via roundabout off the A34, road network is suitable for HGV;s.
29	Score	3. Good
Public transport access		
30	Is the site close to a railway station (within 800m)?	No
31	Is the site close to a bus stop (within 400m)?	Yes
32	Describe	The site is served by 17 bus stops within walking distance. The nearest train station is 3 km away at Widney Manor.
33	Score	2. Reasonable

Employment allocations		
1	Site no.	3
2	Site name	Solihull Business Park
Market signals		
34	Evidence of developer / occupier interest?	-
35	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	Before the completion of the employment floorspace at the north of the site (2011-2013), rental values at the site were £15 psf. Following the development, demand has decreased and rental values are at £8 psf.
36	Score	2. Reasonable
Overall review		
37	Is the site attractive to occupiers?	3. Yes
38	Comments	This is an attractive site for occupiers; however, there is no immediately available opportunity for further employment floorspace. This site should no longer be included as an allocated general business site/or the allocation should be amended.
FINAL COMMENTS		
39	Is the site suitable for the assessed use?	There are no opportunities.
40	Assessor	AC/AL
41	Date	Aug-16

Employment allocations		
1	Site no.	8
2	Site name	Land adjacent Birmingham Business Park
Basic information		
3	Site location map / photos	 
4	Site address	Solihull Parkway, Marston Green, B37 7YN
5	Site description	Greenfield land within green belt. Extension of BBP would be acceptable based on the location and the success of the business park.
6	Current use	Greenfield
8	Is the site previously developed land?	No
7	Site area (ha)	9.0
9	Site's sequential location	Adjacent to the built up area
Proposal		
10	Site allocation	B1, B2, B8
11	Site area proposed for employment use (ha)	9.0
Planning		
12	Planning History	(PL/2016/00999/PPFL) Planning application is awaiting decision for the erection of four industrial buildings for class B1c, B2, and B8 use, with associated car parking. The total employment floorspace proposed is 36,396 sqm

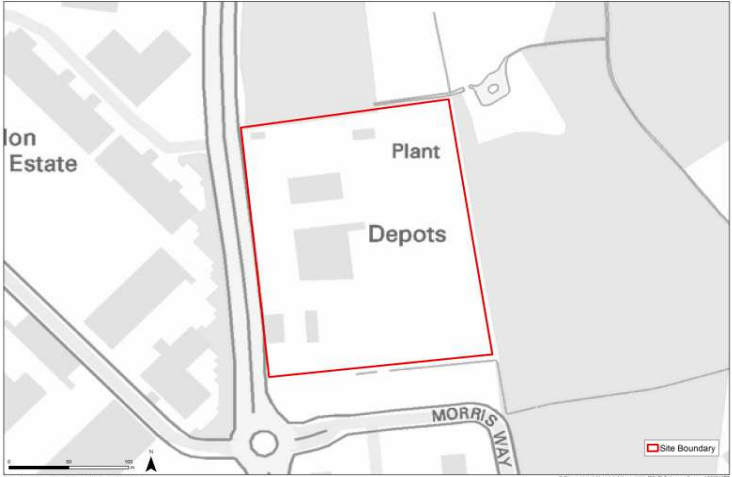

Employment allocations		
1	Site no.	8
2	Site name	Land adjacent Birmingham Business Park
Constraints		
13	Detail any constraint(s) to delivery of whole or part of site? (inc. physical and policy)	The site was previously in the Green Belt, but the 2014 EIP report details that removing this site from the Green Belt and continuing with the extension of BBP into this site is justified on the basis for the need for employment land.
14	Overall constraints?	3. None
15	Is this site available?	3. Immediately available
16	Proportion of the site available for employment land use (after deductions for constraints)	100%
17	Comment	Following the EIP, the site is available for development.
Attractiveness to occupiers		
External environment		
18	Prominence of site	This site would be an extension to the BBP and it therefore already benefits from prominence from that site.
19	Score	3. Good
20	Compatibility of surrounding uses	Adjacent to BBP
21	Score	3. Good
22	Access to amenities	The site is 3km from the amenities at Chelmsley Wood shopping centre
23	Score	2. Reasonable
Internal environment		
24	Any problems with shape, gradient, boundary etc.?	The site boundary appears to partially transcend many parcels of land, perhaps creating ownership issues.
25	Score	2. Reasonable
Strategic accessibility (road)		
26	Proximity to Mway/principal roads	As an extension site for BBP, this site would benefit from its existing connection direct onto the M42.
27	Score	3. Good
Local access by road		
28	Access to site/strategic road network	Access would be via the high quality road network of the BBP
29	Score	3. Good
Public transport access		
30	Is the site close to a railway station (within 800m)?	No
31	Is the site close to a bus stop (within 400m)?	Yes
32	Describe	The site is served by 3 bus stops, and the nearest train station is 3km away at Birmingham International.
33	Score	2. Reasonable

Employment allocations		
1	Site no.	8
2	Site name	Land adjacent Birmingham Business Park
Market signals		
34	Evidence of developer / occupier interest?	
35	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	The rental values in BBP have been increasing gradually since 2011, with rents now at £18 psf.
36	Score	3. Good
Overall review		
37	Is the site attractive to occupiers?	3. Yes
38	Comments	Access would likely come from the existing business park, therefore not affecting the residential properties. BBP is a successful site which attracts significant occupiers, and as such the extension would be attractive.
FINAL COMMENTS		
39	Is the site suitable for the assessed use?	This site is suitable for further B1 employment floorspace to extend BBP.
40	Assessor	AC/AL
41	Date	Aug-16

Employment allocations		
1	Site no.	11
2	Site name	TRW
Basic information		
3	Site location map / photos	 
4	Site address	Stratford Road, Solihull, B90 4AX
5	Site description	Existing offices in large low density site adjacent to the A34
6	Current use	Offices (B1)
8	Is the site previously developed land?	Yes
7	Site area (ha)	18.5
9	Site's sequential location	Within the built up area
Proposal		
10	Site allocation	B1, B2, B8
11	Site area proposed for employment use (ha)	18.5
Planning		
12	Planning History	(PL/2008/00361/OLM) Planning permission for the office led redevelopment of the site remains valid, as this was granted with a 12 year permission (expires 2020). This was a hybrid planning application, the details of phase one proposed 12,984 sqm of Office (B1) floorspace.

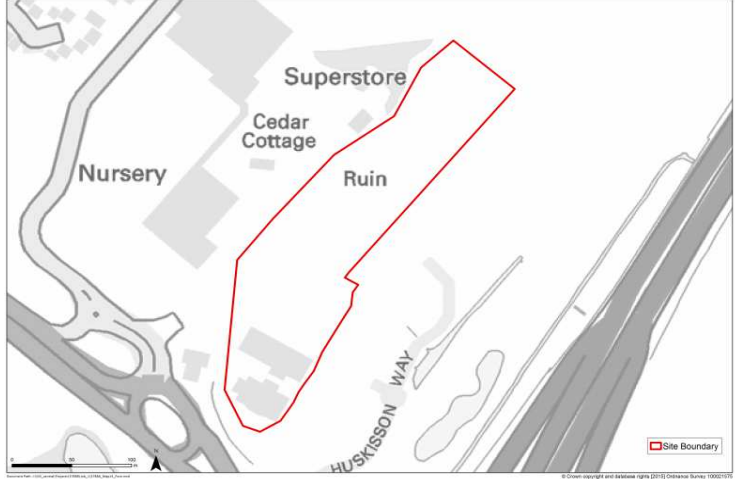

Employment allocations		
1	Site no.	11
2	Site name	TRW
Constraints		
13	Detail any constraint(s) to delivery of whole or part of site? (inc. physical and policy)	The existing office uses will need to be removed before development begins.
14	Overall constraints?	2. Minor
15	Is this site available?	2. Available in the plan period
16	Proportion of the site available for employment land use (after deductions for constraints)	100%
17	Comment	This is a low density site, and approximately 100% of the total site could be developed if the current uses are removed. This would provide a higher density employment offer.
Attractiveness to occupiers		
External environment		
18	Prominence of site	The site is at a corner junction of the A34, and the frontage of the site has great prominence onto the main road.
19	Score	3. Good
20	Compatibility of surrounding uses	Surrounded mainly by residential properties, with a few commercial units and agricultural land to the west and south.
21	Score	2. Reasonable
22	Access to amenities	Hotel with Starbucks, pub, and grill adjacent to the site. The closest local amenities are located in Solihull Retail Park, 500m away.
23	Score	3. Good
Internal environment		
24	Any problems with shape, gradient, boundary etc.?	There are no internal issues with the site
25	Score	3. Good
Strategic accessibility (road)		
26	Proximity to Mway/principal roads	The site is adjacent to the A34, and within 2 km of J4 M42.
27	Score	3. Good
Local access by road		
28	Access to site/strategic road network	The entrance to the site is via Dog Kennel Lane. This is adequate for current uses. If the employment floorspace is intensified in line with the approved application then it is recommended that the access is from the roundabout on the A34.
29	Score	3. Good
Public transport access		
30	Is the site close to a railway station (within 800m)?	No
31	Is the site close to a bus stop (within 400m)?	Yes
32	Describe	Within 4km of Widney Manor train station and 3.5km of Solihull station. 21 bus stops serve the site.
33	Score	2. Reasonable

Employment allocations		
1	Site no.	11
2	Site name	TRW
Market signals		
34	Evidence of developer / occupier interest?	-
35	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	1 vacant unit: Business (B1a) 2,682 sq m. This site presents an opportunity to provide higher quality facilities than the surrounding sites to the north at Cranmore and Solar Park. Rental values on the site have been consistent at £12 psf.
36	Score	2. Reasonable
Overall review		
37	Is the site attractive to occupiers?	2. Maybe
38	Comments	This site is in a strategic location with a highly prominent frontage. If redeveloped it could provide a significant increase in B1 office floorspace for the area. However, unclear if the market will take space in this location, given the presence of vacant floorspace and an extant permission. The proximity of residential uses mean that industrial uses are unlikely to be suitable but it could accommodate B1c floorspace.
FINAL COMMENTS		
39	Is the site suitable for the assessed use?	The low density nature of the site, as well as a few under-utilised buildings presents an opportunity for redevelopment and intensification. Should be treated flexibly and potentially reduced in size to reflect more limited demand.
40	Assessor	AC/AL
41	Date	Aug-16

Employment allocations		
1	Site no.	14
2	Site name	CHEP/Higginson
Basic information		
3	Site location map / photos	 
4	Site address	Bickenhill Lane, Marston Green, B37 7GN
5	Site description	This is occupied by CHEP offices, storage and haulage facilities.
6	Current use	B2 and B8 uses, for transport haulage and pallet storage
8	Is the site previously developed land?	Yes
7	Site area (ha)	4.0
9	Site's sequential location	Adjacent to the built up area
Proposal		
10	Site allocation	B1, B2, B8
11	Site area proposed for employment use (ha)	4.0
Planning		
12	Planning History	Planning permission has been granted into the past for redevelopment into offices but this has not been implemented.

Employment allocations		
1	Site no.	14
2	Site name	CHEP/Higginson
Constraints		
13	Detail any constraint(s) to delivery of whole or part of site? (inc. physical and policy)	Site is surrounded by Green Belt to the north and east. The site is also in active use.
14	Overall constraints?	1. Major
15	Is this site available?	3. Not available in the plan period
16	Proportion of the site available for employment land use (after deductions for constraints)	0%
17	Comment	The site is occupied and used by CHEP, and as such is not available.
Attractiveness to occupiers		
External environment		
18	Prominence of site	The site is adjacent to Bickenhill Lane, and has a reasonable level of prominence.
19	Score	2. Reasonable
20	Compatibility of surrounding uses	The site is opposite the Elmdon Trading Estate and the Birmingham International Park, where a variety of distribution, storage and industrial uses are located.
21	Score	3. Good
22	Access to amenities	The nearest amenities are located at the NEC
23	Score	2. Reasonable
Internal environment		
24	Any problems with shape, gradient, boundary etc.?	No internal issues with the site
25	Score	3. Good
Strategic accessibility (road)		
26	Proximity to Mway/principal roads	The site is only 2km from a junction with the M42, and 4km from J7 of the M6.
27	Score	3. Good
Local access by road		
28	Access to site/strategic road network	The site benefits from direct access to Bickenhill Lane, connecting to the motorway network.
29	Score	3. Good
Public transport access		
30	Is the site close to a railway station (within 800m)?	Yes
31	Is the site close to a bus stop (within 400m)?	Yes
32	Describe	The site is served by 13 bus stops and it is in close proximity to Birmingham International station
33	Score	3. Good

Employment allocations		
1	Site no.	14
2	Site name	CHEP/Higginson
Market signals		
34	Evidence of developer / occupier interest?	-
35	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	CHEP have leased this site since 1999, with several renewed leases.
36	Score	2. Reasonable
Overall review		
37	Is the site attractive to occupiers?	2. Maybe
38	Comments	This site does offer an opportunity for redevelopment; however, given the continued use of the site by CHEP, it suggests they will not be moving out.
FINAL COMMENTS		
39	Is the site suitable for the assessed use?	If the site comes forward for redevelopment it would be most suited to B2/B8 uses, similar to the uses at Elmdon and Birmingham International Park
40	Assessor	AC/AL
41	Date	Aug-16

Employment allocations		
1	Site no.	16
2	Site name	Fore
Basic information		
3	Site location map / photos	 
4	Site address	Stratford Road, Solihull, B90 4SS
5	Site description	Two office blocks and associated parking, with land to the rear for further office development.
6	Current use	B1
8	Is the site previously developed land?	Yes
7	Site area (ha)	2.5
9	Site's sequential location	Adjacent to the built up area
Proposal		
10	Site allocation	B1, B2, B8
11	Site area proposed for employment use (ha)	2.0
Planning		
12	Planning History	Planning permission has been granted for the development of four office buildings. Two have been built, with two more to come forward. The total quantum of B1 employment floorspace proposed is 18,500 sqm.

Employment allocations		
1	Site no.	16
2	Site name	Fore
Constraints		
13	Detail any constraint(s) to delivery of whole or part of site? (inc. physical and policy)	None
14	Overall constraints?	3. None
15	Is this site available?	3. Immediately available
16	Proportion of the site available for employment land use (after deductions for constraints)	80%
17	Comment	The land is available for development and there are no constraints.
Attractiveness to occupiers		
External environment		
18	Prominence of site	The site is located just off J4 of the M42, on the A34. This is the primary route to the main employment sites at Cranmore and Monkspath etc.
19	Score	3. Good
20	Compatibility of surrounding uses	There are few surrounding uses, but they do include a Tesco and greenfield land
21	Score	3. Good
22	Access to amenities	There are a few amenities at the neighbouring Tesco. Otherwise they are located at Solihull town centre 5km away.
23	Score	2. Reasonable
Internal environment		
24	Any problems with shape, gradient, boundary etc.?	Slight slope in gradient, but not a major issue
25	Score	2. Reasonable
Strategic accessibility (road)		
26	Proximity to Mway/principal roads	Immediate access to the M42 via J4
27	Score	3. Good
Local access by road		
28	Access to site/strategic road network	Road access to site is adequate for current uses. It may require slight upgrading if the capacity of the site increases.
29	Score	3. Good
Public transport access		
30	Is the site close to a railway station (within 800m)?	No
31	Is the site close to a bus stop (within 400m)?	Yes
32	Describe	The site is served by 2 bus stops.
33	Score	1. Poor

Employment allocations		
1	Site no.	16
2	Site name	Fore
Market signals		
34	Evidence of developer / occupier interest?	-
35	Other market intelligence e.g. market history, competing supply nearby, occupiers known to be moving in/out.	Plot 2 remains available for design and build office space of 10,000-106,060sqm in two buildings.
36	Score	2. Reasonable
Overall review		
37	Is the site attractive to occupiers?	3. Yes
38	Comments	This is in a strategic location and it could provide high quality office facilities. It needs a developer to come forward with the future development.
FINAL COMMENTS		
39	Is the site suitable for the assessed use?	The site is suitable for increased B1 employment floorspace.
40	Assessor	AC/AL
41	Date	Aug-16

APPENDIX D SITE ASSESSMENT CRITERIA

Criterion	Scoring scale	Explanation
Strategic accessibility	Excellent to very poor	<p>Excellent: direct access onto strategic road network or less than five minutes' drive from motorway junction</p> <p>Good: access not direct but well linked. Short distance on high quality local road</p> <p>Reasonable: longer distance on high quality local road to connect with strategic road network</p> <p>Poor: access to strategic road network via a number of different local roads. Not easy.</p> <p>Very poor: remote from strategic road network and no easy route by local roads</p>
Local access	Excellent to very poor	<p>Excellent: junction onto road network suitable for type of employment use on site. Potential to accommodate additional traffic if site successful/expanded. Could have controlled access if needed or direct access onto roundabout.</p> <p>Good: junction onto road network suitable for current use but may require upgrade, particularly if intensity of use increased.</p> <p>Reasonable: no signs of congestion due to substandard access but could be improved e.g. better visibility, feeder lane, scope for queuing.</p> <p>Poor: access not sufficient to accommodate volume of traffic using the site – could result in congestion in or off site through queuing at busy times.</p> <p>Very poor: poor formed access that requires upgrade to enable use by appropriate vehicles. Detracts from perception of site.</p>

Criterion	Scoring scale	Explanation
Public transport access	1. Poor 2. Reasonable, 3. Good	<p>Good: located within five minutes of a high frequency station or bus stop serving multiple locations or located within reasonable walking distance of a high frequency station or bus stop serving multiple locations</p> <p>Reasonable: located near a bus stop or station but with low frequency service and limited destinations/requires change onto another mode of public transport.</p> <p>Poor: bus stop within in walking distance but limited service or remote from any public transport. Not feasible to rely on public transport to access the site on a regular basis.</p>
External environment	1. Poor 2. Reasonable 3. Good	<p>Good: well located for local amenities (in/edge of town location), good visibility for business occupiers, similar uses nearby or location large enough to have critical mass to standalone</p> <p>Reasonable: local amenities can be reached by public transport easily, some similar uses around but area more mixed.</p> <p>Poor: limited/no visibility in commercial terms; few similar businesses in surrounding area and not compatible with surrounding uses. Poorly placed to access local amenities.</p>
Internal environment	1. Poor 2. Reasonable 3. Good	<p>Good: well-maintained and laid out. Sufficient parking. Evidence of active management.</p> <p>Reasonable: Parking in high demand and can result in some on kerb parking at busy times. Tidy site but would benefit from improvement to landscaping, surfacing etc.</p> <p>Poor: Insufficient parking or not sufficient controls on parking results in parking on streets and kerbs. Not fully surfaced or properly maintained; poorly laid out; evidence of congestion. Litter/flytipping. and poorly laid out.</p>
Vacancy	1. Poor 2. Reasonable 3. Good	<p>Good: no to very limited vacancy</p> <p>Reasonable: vacancies but majority occupied</p> <p>Poor: majority to whole site vacant</p>
Market potential – likelihood of reuse/occupation	Yes, maybe, no	

