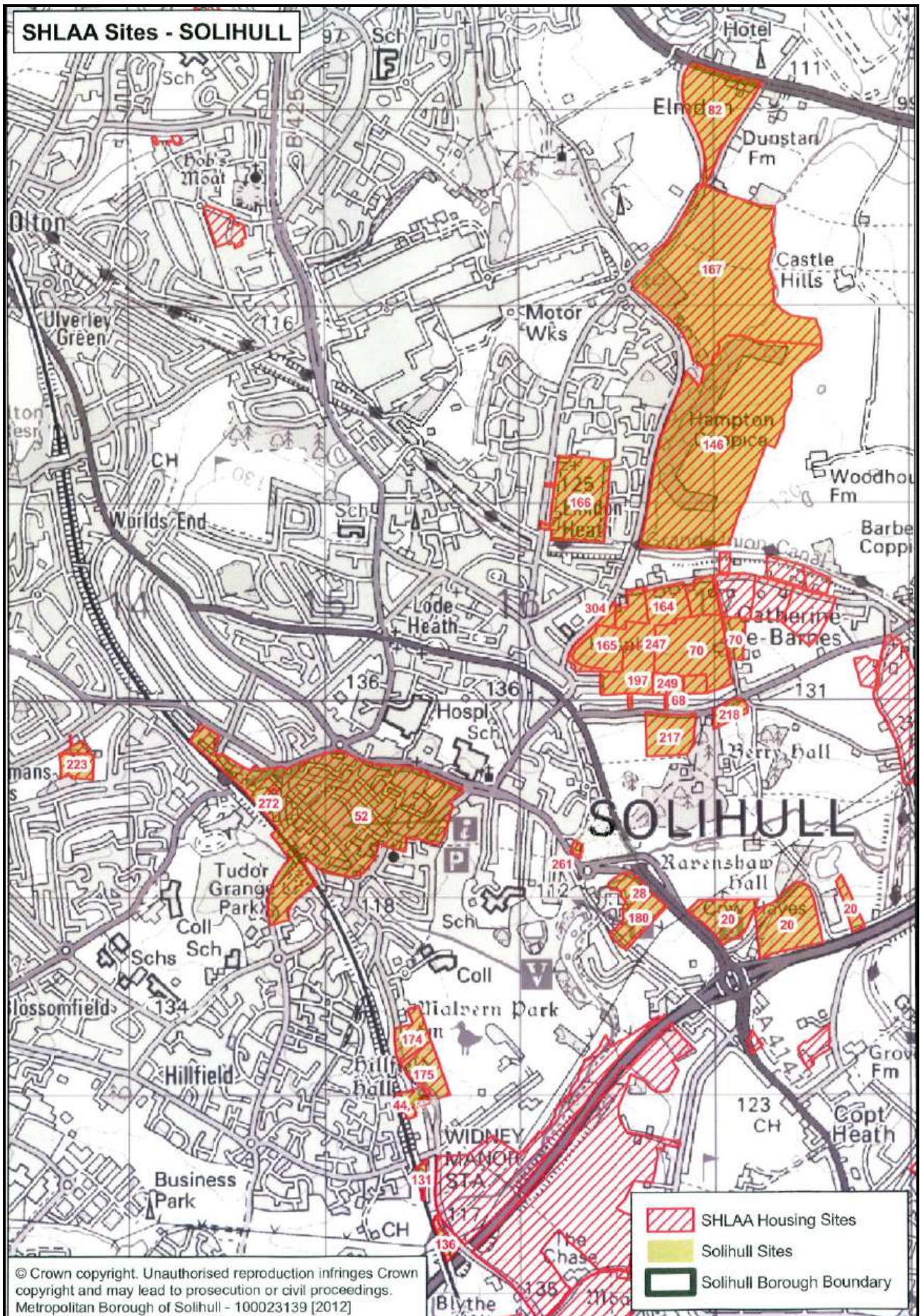


Solihull Sites

SOLIHULL

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
20	Land at Ravenshaw Way	No
28&180	Riverside Drive / Warwick Road	No
44	114-118 Widney Manor Road	No
52	Land bounded by Warwick Road / Poplar Road / High Street / George Street	Yes DLP Site 8
68	Land to rear of 85-95 Hampton Lane	No
70	Land at Field Farm, Field Farm	No
82	Land at Village Farm, Coventry Road	No
131	Land to rear of 168-206 Widney Manor Road	No
136	Land at Widney Manor Road	No
146	Land at Damson Parkway	No
164	Land at Lugtrout Lane	No
165	Land at Yew Tree Farm	No
166	Land at Damson Lane	No
167	Land at Damson Lane	No
174	Land adjacent Deer Park Way	No
175	Land at Widney Manor Road	No
197	Land north of Hampton Lane	No
217	Land south of Hampton Lane	No
218	Land south of Hampton Lane	No
223	RFC Birmingham Solihull, Sharman's Cross Road	No
247	Land at Field Farm	No
249	83 Hampton Lane	No
261	Colwall Lodge	No
272	Multi-Storey Car Park, Prince's Way	No
304	Land adjoining south eastern side of Damson Parkway	No



Site 20: Land at Ravenshaw Way



Proposal

Site Size	15.44ha (38.15ac)
Existing Use	Green field
	Agriculture, farming
Proposal	Housing / Retail / Employment / Offices / Leisure
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints: Local infrastructure Pipelines Hedgerows Increased provision of services Access Sub station M42 Split land parcels Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high Health – high (west land parcel), high – outside desirable parameters (centre land parcel), low/outside desirable parameters (east land

	<p>parcel)</p> <p>Fresh food – high – low (west – east)</p> <p>Overall – outside desirable parameters</p> <p>N°. jobs within 15 minutes – medium/low</p> <p>N° jobs within 30 minutes – high</p> <p>N°. jobs within 45 minutes – high</p>
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would erode the narrow green belt gap between Solihull and Knowle/Dorridge/Bentley Heath, impacting on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – C/D(day and night)

Achievability for Housing

Market	<p>Surrounding area is agricultural</p> <p>Viability for employment / offices more suitable.</p> <p>No housing in vicinity.</p> <p>Market demand expected to be high in this postcode area for alternative uses.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Part of site to be sterile due to sub station.</p>
Delivery	<p>Sympathetic layout in relation to large sub station.</p> <p>Projected build would be dependant on type of consent to be granted.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large developers and commercial developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 3, 4, 5 bed detached, semi detached and terraced housing.</p> <p>Site could accommodate a development of 463 - 772 units.</p>

Include in SHLAA

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

Consider Further for Allocation

No	Good accessibility to some local services and facilities from some parts of the proposal, poor from others. Accessibility to services and facilities by walking and
----	---

	<p>cycling is along unsuitable routes. Outside desirable parameters for access to primary schools, so not suitable for family housing.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p> <p>Sites in noise exposure category C should not be considered for development unless there are no suitable alternatives. Planning permission should normally be refused for sites with noise exposure category D.</p>
--	---

Site 28 and Site 180: Riverside Drive, Warwick Road



Proposal

Site Size	5.94ha (14.69ac)
Existing Use	Green field
	Part landfill, part paddock
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Tree preservation orders Woodland Site of special scientific interest abuts northern boundary.
	Soft constraints: Increased provision of services Access Land levels Hedgerows Local wildlife site 1/100 year flood zone Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – low/outside desirable parameters Secondary Schools – high Health – Medium - low Fresh food – High – medium Overall – low/very low N°. jobs within 15 minutes – medium

	N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Poorly related to existing development. Would erode the narrow green belt gap between Solihull and Knowle/Dorridge/Bentley Heath, impacting on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – C-D(day), B(night)

Achievability for Housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Apartment blocks and large detached housing. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Site clearance.
Delivery	Projected build would take approx 36 – 50 months. Phased development, joint venture Would suit national house builders, large developers.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 3, 4, 5 bed detached, semi detached and terraced housing with some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 178 - 297 units.</p>
--

Include in SHLAA

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

Consider Further for Allocation

No	<p>Good accessibility to most local services and facilities, but outside desirable parameters for access to primary schools, so not suitable for family housing.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p> <p>Sites in noise exposure category C should not be considered for development unless there are no suitable alternatives. Planning permission should normally be refused for sites with noise exposure category D.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
----	---

Site 44: Land at 114-118 Widney Manor Road



Proposal

Site Size	1.76ha (4.34ac)
Existing Use	Brown field
	Garden land
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services. Buildings in situ Rail line Habitats of interest
Accessibility	Primary Schools – medium Secondary Schools – high Health – medium Fresh food – medium Overall – medium N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green

	<p>belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Proposal would set a precedent for an amendment to the green belt boundary to exclude dwellings and gardens along Widney Manor Road which is likely to result in intensification of development, impacting on the character of the area and the setting of Solihull town centre.</p> <p>Would erode the narrow green belt gap between Knowle/Dorridge/Bentley Heath and Solihull, impacting on the functions and openness of the green belt.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – B (day and night)

Achievability for Housing

Market	<p>Surrounding area is residential.</p> <p>Alternative uses would not be suitable.</p> <p>Large detached housing.</p> <p>Market demand expected to be high in this postcode area.</p> <p>Level of sales and sale values expected to be high.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take approx 24 – 36 months.</p> <p>Phased development.</p> <p>Would suit national house builders, large developers, and private developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 4, 5, 6 bed detached housing perhaps with small element of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of circa 50 units in line with policy but this would harm character of area.</p> <p>Recommend development of no more than 53 – 88 units.</p> <p>Indicative layout shows 19 units (11 houses / 9 apartments).</p>

Include in SHLAA

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

Consider Further for Allocation

No	<p>Good accessibility to local services and facilities.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p> <p>Would impact on the character of the area and the setting of Solihull town centre.</p>
----	---

Site 52: Land bounded by Warwick Road / Poplar Road / High Street / George Street



See the Solihull Town Centre Study

Site 68: Land to rear 85-95, Hampton Lane



Proposal

Site Size	0.89ha (2.20ac)
Existing Use	Green field
	Grazing
Proposal	Housing
Availability for housing	5 – 15 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Woodland pocket
	Soft constraints: Local infrastructure Increased provision of services. Access. Buildings in situ Land gradient. Sub station. Local wildlife site Hedgerows Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – medium Secondary Schools – high Health – medium Fresh food – high Overall – medium/low

	N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Poorly related to existing development. Would erode the narrow green belt gap between Solihull and Catherine-de-Barnes, impacting on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Landscape, Conservation, Increased traffic flow, would be highly visible from countryside as land is on top of valley.
Environmental conditions	Noise exposure category – B(day), A(night)

Achievability for Housing

Market	Surrounding area is residential. Alternative uses would not be suitable. Large detached housing. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be high.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Design and build solutions. Sub station relocation / removal due to location.
Delivery	Projected build would take approx 12 – 24 months. Phased development. Would suit national house builders, large developers, and private developers.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 4, 5, 6 bed detached housing. Site could accommodate a development of 26 – 44 units.
--

Include in SHLAA

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

Consider Further for Allocation

No	Good accessibility to local services and facilities. Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.
----	--

Site 70: Land at Field Farm, Field Lane



Proposal

Site Size	13.23ha (32.69ac)
Existing Use	Green field
	Farm house, Farmland, Outbuildings
Proposal	Housing
Availability for housing	10-15 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan - Green belt
Physical problems and limitations	Hard constraints: Listed buildings
	Soft constraints: Local infrastructure Increased provision of services Existing dwellings and outbuildings Insufficient primary school capacity Hedgerows Habitats of interest Agricultural land classification – 3, 3a
Accessibility	Primary Schools – high - low Secondary Schools – high Health – high/medium Fresh food – high/medium Overall – medium/low N°. jobs within 15 minutes – medium

	N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Poorly related to existing development. Would erode the narrow green belt gap between Solihull and Catherine-de-Barnes, impacting on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Development would be highly visible as site on raised ground Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category A

Achievability for Housing

Market	Surrounding area is predominantly agriculture. Alternative uses not suitable. High sales not anticipated. Not sufficient demand in this specific settlement.
Cost	Full intrusive ground survey required, ecological, topographical. Creating suitable access. Infrastructure works. Service provision or increased capacity. Demolition
Delivery	Projected build would take several years. Joint Venture development or split land parcel. National house builders and large house builders.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated – not applicable to this site as site area is under 0.5 Ha. A mix of 2, 3, 4, 5 bed houses detached, semi detached and terraced with some 1 & 2 bed apartments. Site could accommodate a development of approx 397 - 662 units.</p>

Include in SHLAA

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

Consider Further for Allocation

No	Good accessibility to local services and facilities. Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.
----	--

Site 82: Village Farm, Coventry Road



Proposal

Site Size	11.84ha (29.26ac)
Existing Use	Green field (part brown field)
	Vacant retail former garage, farm buildings, storage units, land
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Woodland pocket
	Soft constraints: Local infrastructure Increased provision of services Access Contamination Various buildings and structures on site Land levels Local wildlife site Hedgerows Habitats of interest Agricultural land classification – 3
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – high Health – medium Fresh food – medium Overall – very low N°. jobs within 15 minutes – low/medium N°. jobs within 30 minutes – high

Solihull – SHLAA Site Assessments, September 2012

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

Achievability for Housing

Market	<p>Surrounding area is mix of agricultural, industrial and employment.</p> <p>Proximity to M42 and A45 Coventry Road reduces demand.</p> <p>Proposal is not best use and not really viable for land parcel.</p> <p>Demand not anticipated for such a proposal for residential.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition, ground remediation</p>
Delivery	<p>Design and build solutions.</p> <p>Projected build would take 36 – 60 months.</p> <p>Joint Venture</p> <p>Would suit national house builder and large developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated.</p> <p>Mix of development of 2, 3, 4, 5 bed detached, semi detached and terraced housing and a percentage of 1 & 2 bed apartments.</p> <p>Site could accommodate a development of approx 355 – 592 units.</p>

Include in SHLAA

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

Consider Further for Allocation

No	<p>Good accessibility to most local services and facilities. Outside desirable parameters for access to primary schools, so not suitable for family housing.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p> <p>Sites within noise exposure category C should not be considered for development unless there are no suitable alternatives. Planning permission should normally be refuse for sites with noise exposure category D.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
----	--

Site 131: Land to rear of 168-206 Widney Manor Road



Proposal

Site Size	0.59ha (1.46ac)
Existing Use	Brown field
	Waste land
Proposal	Housing / Retail / Offices
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services. Land levels Rail line and station Access Size and shape of land parcel Habitats of interest
Accessibility	Primary Schools – low Secondary Schools – high Health – medium Fresh food – medium Overall - low N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high

Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Impact of development would be minimal. However, proposal would set a precedent for an amendment to the green belt boundary to exclude dwellings and gardens along Widney Manor Road which is likely to result in intensification of development, impacting on the character of the area and the setting of Solihull town centre.</p> <p>Would erode the narrow green belt gap between Knowle/Dorridge/Bentley Heath and Solihull, impacting on the functions and openness of the green belt.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – C(day), B(night)

Achievability for Housing

Market	<p>Surrounding area is residential.</p> <p>Alternative uses would not be suitable.</p> <p>Large detached and semi detached housing.</p> <p>Market demand expected to be high in this postcode area.</p> <p>Level of sales and sale values expected to be high.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Re-grading of land levels. Foundation solutions / build solutions.</p>
Delivery	<p>Projected build would take approx 12 – 24 months.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large developers, and commercial developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 3, 4, 5 bed detached, semi detached and terraced housing with some 1 & 2 bed apartments.</p> <p>Site could accommodate a development circa 17 - 29 units.</p>

Include in SHLAA

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

Consider Further for Allocation

No	<p>Good accessibility to local services and facilities.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p> <p>Would impact on the character of the area and the setting of Solihull town centre.</p> <p>Sites in noise exposure category C should not be considered for development unless there are no suitable alternatives.</p>
----	---

Site 136: Land at Widney Manor Road



Proposal

Site Size	1.01ha (2.49ac)
Existing Use	Green field
	Grazing, paddock
Proposal	N/A
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Ancient woodland Tree preservation order group Site Special Scientific Interest to northern tip
	Soft constraints: Local infrastructure Increased provision of services. Undulating ground Rail line and embankment M42 Access Size and shape of land parcel Timber structures 1/100 Flood zone Agricultural land classification - 3 Pipeline Habitats of interest

Accessibility	<p>Primary Schools – low Secondary Schools – high Health – medium, low Fresh food – medium Overall - low N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high N° jobs within 45 minutes – high</p>
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Impact of development would be minimal. However, proposal would set a precedent for an amendment to the green belt boundary to exclude dwellings and gardens along Widney Manor Road which is likely to result in intensification of development, impacting on the character of the area and the setting of Solihull town centre. Would erode the narrow green belt gap between Knowle/Dorridge/Bentley Heath and Solihull, impacting on the functions and openness of the green belt. Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – D(day), C/D(night)

Achievability for Housing

Market	<p>Surrounding area is residential and agricultural. Alternative uses would not be suitable. Large detached and semi detached housing. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be high.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Re-grading of land levels. Foundation solutions / build solutions</p>
Delivery	<p>Projected build would take approx 12 – 24 months. Would suit local, small / medium or private developer.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 2, 3, 4, 5 bed detached, semi detached and terraced housing with some 1 & 2 bed apartments. Site could accommodate a development of 31 – 51 units.</p>

Include in SHLAA

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

Consider Further for Allocation

No	<p>Good accessibility to local services and facilities.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p> <p>Would impact on the character of the area and the setting of Solihull town centre.</p> <p>Sites in noise exposure category C should not be considered for development unless there are no suitable alternatives. Planning permission should normally be refuse for sites with noise exposure category D.</p>
----	---

Site 146: Land at Damson Parkway



Proposal

Site Size	55.14ha (136.26ac)
Existing Use	Green field
	Grazing
Proposal	Housing, Employment
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Ancient woodland Woodland Tree preservation order site
	Soft constraints: Local infrastructure Increased provision of services. Access Local wildlife site Hedgerows Insufficient primary and secondary school capacity Habitats of interest Agricultural land classification - 3
Accessibility	Primary Schools – medium – outside desirable parameters Secondary Schools – high – outside desirable parameters Health – medium – outside desirable parameters Fresh food – medium – outside desirable parameters Overall – medium – outside desirable parameters

	N°. jobs within 15 minutes – medium/low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Poorly related to existing development. Would erode the narrow green belt gap between Solihull and Catherine-de-Barnes, impacting on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – B(day), A(night)

Achievability for Housing

Market	Surrounding area is mix of residential and agricultural. Alternative uses not suitable. Large detached and semi detached housing makes up character. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be high.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take approx 3-5 years. Would national house builders. Phased development Joint Venture

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 2, 3, 4, 5 bed detached, semi detached and terraced housing with some 1 & 2 bed apartments. Site could accommodate a development of circa 1654 – 2757 units.
--

Include in SHLAA

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

Consider Further for Allocation

No	Good accessibility to local services and facilities from parts of the site, but parts of the site are outside desirable parameters. Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives. Most of the site is covered with protected trees and woodland.
----	---

Site 164: Land at Lugtrout Lane



Proposal

Site Size	12.74ha (31.49ac)
Existing Use	Green field
	Farmland, Agriculture
Proposal	Housing
Availability for housing	10-15 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan - Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Insufficient capacity within existing primary school Habitats of interest Hedgerows Agricultural land classification – 3, 3a
Accessibility	Primary Schools – high Secondary Schools – high Health – high/medium Fresh food – high/medium Overall – high/medium N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high

Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would erode the narrow green belt gap between Solihull and Catherine-de-Barnes, impacting on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Would be highly visible.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category A/B(day), A(night)

Achievability for Housing

Market	<p>Surrounding area is predominantly agriculture.</p> <p>Alternative uses not suitable.</p> <p>High sales not anticipated.</p> <p>Not sufficient demand in this specific settlement.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Creating suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take several years.</p> <p>Joint Venture development or split land parcel.</p> <p>National house builders and large house builders.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated – not applicable to this site as site area is under 0.5 Ha.</p> <p>A mix of 2, 3, 4, 5 bed houses detached, semi detached and terraced with some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of approx 382 - 637 units.</p>
--

Include in SHLAA

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

Consider Further for Allocation

No	<p>Good accessibility to local services and facilities.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p>
----	---

Site 165: Land at Yew Tree Farm



Proposal

Site Size	13.98ha (34.56ac)
Existing Use	Green field
	Grazing
Proposal	N/A
Availability for housing	Within 5 years – expected to deliver

Suitability for housing

Policy restrictions	Loss of green space Green Belt Agricultural land classification - 3
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services. Access Hedgerows Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – high Health – high/medium Fresh food – high/medium Overall – high/medium N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high

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

Achievability for Housing

Market	<p>Surrounding area is mix of residential and agricultural.</p> <p>Alternative uses not suitable.</p> <p>Large detached and semi detached housing makes up character.</p> <p>Market demand expected to be high in this postcode area.</p> <p>Level of sales and sale values expected to be high.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take approx 36 – 80 months.</p> <p>Would suit local, small / medium or private developer.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, 5 bed detached, semi detached and terraced housing with some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of circa 419 – 699 dwellings.</p>

Include in SHLAA

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

Consider Further for Allocation

No	<p>Good accessibility to local services and facilities.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p>
----	---

Site 166: Land at Damson Lane



Proposal

Site Size	11.81ha (29.20ac)
Existing Use	Green field
	Sports pitches
Proposal	N/A
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan - Public open space
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services. Access Footpath (boundary) Habitats of Interest Local wildlife site (boundary)
Accessibility	Primary Schools – high Secondary Schools – high Health – high/medium Fresh food – high Overall – high/medium N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high N°. jobs within 45 minutes – high

Potential impacts	Loss of sports pitches Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – A(day and night)

Achievability for Housing

Market	Surrounding area is mix of residential and agricultural. Alternative uses not suitable. Detached, semi detached and terraced housing makes up character. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be high.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take approx 36 - 60 months. Joint venture. Phased development. Would suit national house builder, large developer.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, 5 bed detached, semi detached and terraced housing with some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 354 - 591 units.</p>

Include in SHLAA

No	Sports pitches
----	----------------

Consider Further for Allocation

No	Excellent accessibility to local services and facilities, but loss of green space and sports pitches within the urban area.
----	---

Site 167: Land at Damson Lane



Proposal

Site Size	45.78ha (113.12ac)
Existing Use	Green field
	Grazing
Proposal	N/A
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Ancient Woodland Tree preservation orders
	Soft constraints: Local infrastructure Increased provision of services. Access Footpath Hedgerows Local wildlife site Habitats of interest
Accessibility	Primary Schools – low/outside desirable parameters Secondary Schools – high, outside desirable parameters Overall – medium – outside desirable parameters Fresh food – medium – outside desirable parameters Overall - small part medium, majority low - outside desirable parameters

	N°. jobs within 15 minutes – medium/low N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Poorly related to existing development. Would erode the narrow green belt gap between Solihull and Marston Green, impacting on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – B(day) A/B(night)

Achievability for Housing

Market	Surrounding area is mix of residential and agricultural. Alternative uses not suitable. Large detached and semi detached housing makes up character. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be high.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take approx 24 - 50 months. Would suit national, large house builder.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 2, 3, 4, 5 bed detached, semi detached and terraced housing with some 1 & 2 bed apartments. Site could accommodate a development of 1373 - 2289 units.
--

Include in SHLAA

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

Consider Further for Allocation

No	Good accessibility to local services and facilities from some parts of the site, poor from others. Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.
----	--

Site 174: Land adjacent Deer Park Way



Proposal

Site Size	3.03ha (7.48ac)
Existing Use	Green field
	Grazing
Proposal	N/A
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services. Access Local nature reserve (boundary) Agricultural land classification 3 Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – high Health – medium Fresh food – medium Overall – medium N ^o . jobs within 15 minutes – medium N ^o . jobs within 30 minutes – high N ^o . jobs within 45 minutes – high

Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would erode the narrow green belt gap between Solihull and Knowle/Dorridge/Bentley Heath, impacting on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – A / B

Achievability for Housing

Market	<p>Surrounding area is mix of residential and agricultural.</p> <p>Alternative uses not suitable.</p> <p>Large detached and semi detached housing makes up character.</p> <p>Market demand expected to be high in this postcode area.</p> <p>Level of sales and sale values expected to be high.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take approx 24 - 60 months.</p> <p>Phased development</p> <p>Joint venture</p> <p>Would suit large developer or national house builder.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, 5 bed detached, semi detached and terraced housing with some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 91 – 152 dwellings.</p>
--

Include in SHLAA

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

Consider Further for Allocation

No	<p>Good accessibility to local services and facilities.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p>
----	---

Site 175: Land at Widney Manor Road



Proposal

Site Size	3.73ha (9.22ac)
Existing Use	Green field
	Grazing
Proposal	N/A
Availability for housing	Within 5 years – expected to deliver

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services. Access Local nature reserve (boundary) Agricultural land classification 3 Habitats of interest
Accessibility	Primary Schools – high/medium Secondary Schools – high Health – medium Fresh food – medium Overall - medium N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high

Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would erode the narrow green belt gap between Solihull and Knowle/Dorridge/Bentley Heath, impacting on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – A / B

Achievability for Housing

Market	<p>Surrounding area is mix of residential and agricultural.</p> <p>Alternative uses not suitable.</p> <p>Large detached and semi detached housing makes up character.</p> <p>Market demand expected to be high in this postcode area.</p> <p>Level of sales and sale values expected to be high.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take approx 24 - 60 months.</p> <p>Phased development</p> <p>Joint venture</p> <p>Would suit large developer or national house builder.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, 5 bed detached, semi detached and terraced housing with some 1 & 2 bed apartments.</p> <p>Site could accommodate a development of 112 – 187 dwellings.</p>

Include in SHLAA

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

Consider Further for Allocation

No	<p>Good accessibility to local services and facilities.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p>
----	---

	N° jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – A/B(day), A(night)

Achievability for Housing

Market	Surrounding area is mix of residential and agriculture. Alternative uses would not be suitable. Large detached housing. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be high.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Demolition
Delivery	Projected build would depend on what consent is granted and whether all sites are viable and come forward. Phased development. Would suit national house builders, large developers, and private developers.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 3, 4, 5, 6 bed detached housing and semi detached housing. All 3 sites combined could accommodate a development of 357 – 595 units.

Include in SHLAA

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

Consider Further for Housing

No	Good accessibility to local services and facilities. Site is within the green belt, but its development would have a minimal impact on the openness of the green belt because it is surrounded by development. Surrounding roads would form a defensible green belt boundary. However, part of the site in noise exposure category C should not be considered for development unless there are no suitable alternatives. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.
----	--

Site 217: Land south of Hampton Lane



Proposal

Site Size	5.02ha (12.41 ac)
Existing Use	Green field
	Various – former nursery / agricultural land / dwelling and garden
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver all land parcels

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Tree preservation order site
	Soft constraints: Local infrastructure Increased provision of services. Access. Buildings in situ Hedgerows Habitats of interest Agricultural land classification – 3
Accessibility	Primary Schools – medium/low Secondary Schools – high

	<p>Health – medium Fresh food – high Overall – medium/low N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high N°. jobs within 45 minutes – high</p>
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category –B(day), B/C(night)

Achievability for Housing

Market	<p>Surrounding area is mix of residential and agriculture. Alternative uses would not be suitable. Large detached housing. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be high.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Demolition.</p>
Delivery	<p>Projected build would depend on what consent is granted and whether all sites are viable and come forward. Phased development. Would suit national house builders, large developers, and private developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 3, 4, 5, 6 bed detached housing and semi detached housing. All 3 sites combined could accommodate a development of 151 – 251 units.</p>
--

Include in SHLAA

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

Consider Further for Housing

No	<p>Good accessibility to local services and facilities. Site is within the green belt, but its development would have a minimal impact on the openness of the green belt because it is surrounded by development. Surrounding roads would form a defensible green belt boundary. However, part of the site in noise exposure category C should not be considered for</p>
----	--

	<p>development unless there are no suitable alternatives. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
--	--

Site 218: Land south of Hampton Lane



Proposal

Site Size	1.6ha (3.95ac)
Existing Use	Green field
	Various – former nursery / agricultural land / dwelling and garden
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver all land parcels

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Tree preservation order site
	Soft constraints: Local infrastructure Increased provision of services. Access. Buildings in situ Hedgerows Habitats of interest Agricultural land classification – 3 Local wildlife site
Accessibility	Primary Schools – low.

	<p>Secondary Schools – high</p> <p>Health – high</p> <p>Fresh food – high</p> <p>Overall – low</p> <p>Nº. jobs within 15 minutes – medium</p> <p>Nº jobs within 30 minutes – high</p> <p>Nº. jobs within 45 minutes – high</p>
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category –B(day), B/C (night)

Achievability for Housing

Market	<p>Surrounding area is mix of residential and agriculture.</p> <p>Alternative uses would not be suitable.</p> <p>Large detached housing.</p> <p>Market demand expected to be high in this postcode area.</p> <p>Level of sales and sale values expected to be high.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition</p>
Delivery	<p>Projected build would depend on what consent is granted and whether all sites are viable and come forward.</p> <p>Phased development.</p> <p>Would suit national house builders, large developers, and private developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 3, 4, 5, 6 bed detached housing and semi detached housing.</p> <p>All 3 sites combined could accommodate a development of 48 – 80 units.</p>
--

Include in SHLAA

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

Consider Further for Housing

No	<p>Good accessibility to local services and facilities.</p> <p>Site is within the green belt, but its development would have a minimal impact on the openness of the green belt because it is surrounded by development. Surrounding roads would form a defensible green belt boundary.</p>
----	---

	<p>However, part of the site in noise exposure category C should not be considered for development unless there are no suitable alternatives.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
--	---

Site 223: RFC Birmingham Solihull, Sharman's Cross Road



Proposal

Site Size	2.67ha (6.60ac)
Existing Use	Part brown field (0.56ha) and part green field (2.11ha)
	Former rugby club
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green Space and Sports Pitches
Physical problems and limitations	Hard constraints: Ancient Woodland Woodland Tree Preservation Orders Narrow entrance to site from Sharman's Cross Road
	Soft constraints: Green Space – Sports Pitch Former rugby club buildings
Accessibility	Primary Schools – high Secondary Schools – high Health – medium Fresh food – high Overall – medium

	N°. jobs within 15 minutes – high N°. jobs within 30 minutes – high N°. jobs within 45 minutes – high
Potential impacts	Loss of green space and sports pitches. Increased traffic flow.
Environmental conditions	Noise exposure category – A (day), A (night)

Achievability for Housing

Market	Surrounding area consists of residential properties, Solihull Arden Club tennis courts, and Sharmans Cross Junior School sports ground. Market demand expected to be high in this postcode area. Level of sales and sale values expected to be high.
Cost	Full intrusive ground survey required, ecological, topographical. Access works / improvements. Infrastructure works. Service provision or increased capacity. Demolition.
Delivery	Projected build would take approx 24 - 36 months. Phased development. Would suit national house builders, large developers, and private developers.

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated. Mix of development of 3, 4, 5, 6 bed detached housing and semi detached housing. Could accommodate a development of 80 – 133 units.
--

Include in SHLAA

No	Loss of green space and sports pitches.
----	---

Consider Further for Housing

No	Excellent accessibility to local services and facilities, but loss of green space and sports pitches within the urban area.
----	---

Site 247: Land at Field Farm



Proposal

Site Size	35.43ha (87.54ac)
Existing Use	Green field
	Field Farm agricultural land and football club
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Farm Buildings Hedgerows Potential Local Wildlife Site Football Sports Pitches Habitats of interest – grassland and woodland Agricultural land classification – 3 Telegraph poles on site Electricity substation in south east corner of site

Solihull – SHLAA Site Assessments, September 2012

Accessibility	<p>Primary Schools – low/medium/high</p> <p>Secondary Schools – high</p> <p>Health – medium/high</p> <p>Fresh food – high</p> <p>Overall – low/medium/high</p> <p>Nº. jobs within 15 minutes – medium</p> <p>Nº jobs within 30 minutes – high</p> <p>Nº. jobs within 45 minutes – high</p>
Potential impacts	<p>The site contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, wildlife and conservation. Increased traffic flow.</p>
Environmental conditions	Noise exposure category – A/B (day), B (night)

Achievability for Housing

Market	<p>Surrounding area is mix of residential and agricultural land. Football ground in north eastern corner of site.</p> <p>Large detached housing.</p> <p>Market demand expected to be high in this postcode area.</p> <p>Level of sales and sale values expected to be high.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Demolition of farm buildings.</p>
Delivery	<p>Projected build would take approx 10 years in phases.</p> <p>Phased development.</p> <p>Would suit national house builders and large developers.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated.</p> <p>Mix of development of 3, 4, 5, 6 bed detached housing and semi detached housing.</p> <p>Could accommodate a development of 1,062 – 1,771 units.</p>
--

Include in SHLAA

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

Consider Further for Housing

No	<p>The site is a large green belt site that protects the urban form of Solihull merging into Catherine de Barnes. Development of this site would put pressure on surrounding green belt sites and would impact on the openness of the green belt.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
----	---

Site 249: 83 Hampton Lane



Proposal

Site Size	1.69ha (4.18ac)
Existing Use	Green field
	Field Farm agricultural land
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Woodland pockets
	Soft constraints: Local infrastructure Increased provision of services Hedgerows Potential Local Wildlife Site Habitats of interest – grassland and woodland Agricultural land classification – 3
Accessibility	Primary Schools – low/medium Secondary Schools – high Health – medium

	<p>Fresh food – high</p> <p>Overall – low/medium</p> <p>Nº. jobs within 15 minutes – medium</p> <p>Nº. jobs within 30 minutes – high</p> <p>Nº. jobs within 45 minutes – high</p>
Potential impacts	<p>The site contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – A/B (day), B (night)

Achievability for Housing

Market	<p>Surrounding area is mix of residential and agriculture.</p> <p>Large detached housing.</p> <p>Market demand expected to be high in this postcode area.</p> <p>Level of sales and sale values expected to be high.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take approx 12 - 24 months.</p> <p>Would suit all types of house builders.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated.</p> <p>Mix of development of 3, 4, 5, 6 bed detached housing and semi detached housing.</p> <p>All 3 sites combined could accommodate a development of 50 – 84 units.</p>

Include in SHLAA

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

Consider Further for Housing

No	<p>Development of this site would put pressure on surrounding green belt sites and would impact on the openness of the green belt.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
----	--

Site 261: Colwall Lodge



Proposal

Site Size	0.31ha (0.76ac)
Existing Use	Brown field
	Colwall Lodge – residential dwelling and gardens
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Listed Building Tree Preservation Orders
	Soft constraints: Locally Listed Building Agricultural land classification – 3
Accessibility	Primary Schools – medium Secondary Schools – high Health – high Fresh food – high Overall – medium N°. jobs within 15 minutes – medium N° jobs within 30 minutes – high

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

Achievability for Housing

Market	<p>Surrounding area is mix of residential and countryside. The Marie Curie Hospice is currently being built next to site (planning application: 2009/1208).</p> <p>Alternative uses would not be suitable.</p> <p>Large detached housing.</p> <p>Market demand expected to be high in this postcode area.</p> <p>Level of sales and sale values expected to be high.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Access works / improvements.</p> <p>Service provision or increased capacity.</p> <p>Demolition</p>
Delivery	<p>Projected build would take approx 12 - 24 months.</p> <p>Would suit all types of house builders.</p>

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare.</p> <p>Mix of development of 3, 4, 5, 6 bed detached housing and semi detached housing.</p> <p>Could accommodate a development of 9 – 15 units.</p>

Include in SHLAA

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

Consider Further for Housing

No	<p>Good accessibility to local services and facilities.</p> <p>Site is within the green belt and development would have a negative impact on the openness of the green belt.</p> <p>Part of the site is in noise exposure category C and should not be considered for development unless there are no suitable alternatives.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
----	--

Site 272: Multi-Storey Car Park, Prince's Way



Proposal

Site Size	0.42ha (1.04ac)
Existing Use	Brown field
	Multi-storey Car Park
Proposal	Housing
Availability for housing	Unknown

Suitability for Housing

Policy restrictions	Unitary Development Plan – Town Centre
Physical problems and limitations	Hard constraints: Railway line to rear of site.
	Soft constraints: None
Accessibility	Primary Schools – medium Secondary Schools – high Health – medium/high Fresh food – high Overall – medium N ^o . jobs within 15 minutes – high N ^o . jobs within 30 minutes – high N ^o . jobs within 45 minutes – high

Potential impacts	Loss of multi-storey car parking spaces.
Environmental conditions	Noise exposure category – B/C (day), B/C (night)

Achievability for Housing

Market	Surrounding area is commercial. Large office buildings nearby.
Cost	Demolition Access works / improvements. Service provision or increased capacity.
Delivery	Projected build of 12 – 24 months. Would suit national house builders, large developers, and private developers.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare. Mix of development of 3, 4, 5, 6 bed detached housing and semi detached housing. Site could accommodate a development of 12 – 21 units.</p>

Include in SHLAA

No	Existing brown field site with excellent access to local services and facilities. However, site is not available for development. It is not controlled by a housing developer who has expressed an intention to develop, or a landowner who has expressed an intention to sell.
----	--

Consider Further for Housing

No	Good accessibility to local services and facilities. Solihull town centre and train station are less than 5 minutes walk from site. The site is better suited to commercial activity as it is located near to offices, including two large office blocks. The railway line is to the rear of site. Part of the site is in noise exposure category C and should not be considered for development unless there are no suitable alternatives. Ownership is a constraint.
----	---

Site 304: Land adjoining south eastern side of Damson Parkway



Proposal

Site Size	0.65ha (1.62ac)
Existing Use	Green field
	Field for grazing
Proposal	Housing
Availability for housing	Within 5 years

Suitability for Housing

Policy restrictions	Unitary Development Plan – Green Belt
Physical problems and limitations	Hard constraints: Site located on busy main road (Damson Parkway)
	Soft constraints: Hedgerows Habitats of interest – grassland Agricultural land classification – grade 3
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high Overall – high N°. jobs within 15 minutes – medium N°. jobs within 30 minutes – high

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

Achievability for Housing

Market	Surrounding area is residential and agricultural land. Yew Tree Primary School opposite site. High demand expected in this area.
Cost	Access works / improvements. Service provision or increased capacity.
Delivery	Projected build of 12 – 24 months. Would suit national house builders, large developers, and private developers.

Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>Mix of development of 3, 4, 5 bed detached housing and semi detached housing.</p> <p>Site could accommodate a development of approx 19 – 32 units.</p>

Include in SHLAA

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

Consider Further for Housing

No	<p>Good accessibility to local services and facilities. Primary School opposite site.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p> <p>Part of the site is in noise exposure category C and should not be considered for development unless there are no suitable alternatives.</p> <p>There is currently no suitable access point into site. Located on a busy main road with speeding traffic.</p>
----	--

