



Solihull Strategic Green Belt Assessment

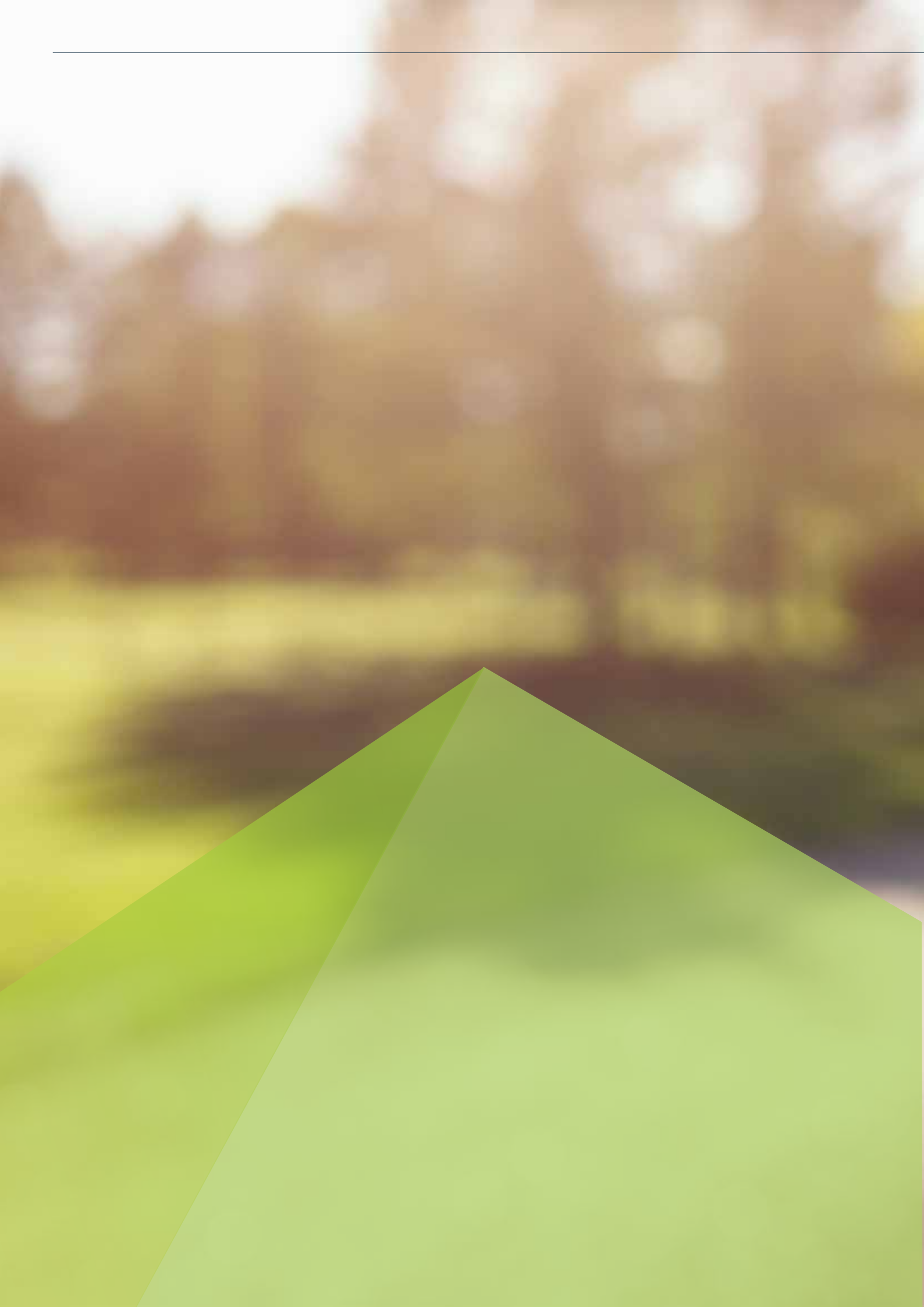
Assessment Report

JULY 2016



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01 | Introduction

Atkins Limited has been commissioned by Solihull Metropolitan Borough Council (SMBC) to carry out a strategic review of the Green Belt in Solihull as part of their early review of the Solihull Local Plan by December 2017. The need for and scope of this Strategic Green Belt Assessment is set out in further detail below.

Need for the Assessment

The key driver for this Strategic Green Belt Assessment (hereafter referred to as the Assessment) is SMBC's need to adopt a review of its Local Plan by December 2017, with an essential component of this being the requirement for the Plan to be informed by updated evidence. Part of this evidence base includes the recent Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) and the Black Country Authorities Strategic Housing Needs Study. This study found that there is a significant shortfall in housing supply across the Greater Birmingham Housing Market Area which, alongside the growth associated with the planned HS2 Interchange, would further add to pressure for significant future development within the Borough over the lifetime of the Plan.

This Assessment will form an essential cornerstone in the provision of a sound and up to date evidence base to support the development of policies relating to growth in the Borough.

Assessment Scope

The core purpose of this Assessment is to assess the extent to which the land currently designated as Green Belt within SMBC fulfils the essential characteristics and purposes of Green Belt land as set out in Paragraphs 79 and 80 of the National Planning Policy Framework (NPPF):

'79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

80. Green Belt serves five purposes:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.'

The basis of this Assessment is set out in the table overleaf, and has been carried out using an entirely 'policy off' approach. Therefore consideration of other constraints, policies, strategies or the development potential of any of the Green Belt land to which this Assessment relates, has not been included within the scope of the assessment. This approach is entirely consistent with the requirements of a strategic Green Belt assessment at this stage of the Local Plan review process. Once complete, this Assessment will form the basis for more detailed assessment of Green Belt land within the Borough. This more detailed assessment will include consideration of wider criteria including analysis of constraints, spatial strategy, site selection methodology and other policy considerations.



This Assessment:

- Assesses the extent to which land designated as Green Belt in Solihull performs against the purposes of Green Belt as set out in Paragraph 80 of the NPPF; and
- Will form the basis for more detailed assessment of Green Belt land within Solihull.

This Assessment DOES NOT:

- Assess the development potential of land designated as Green Belt;
- Make recommendations as to the extent or basis of further and more detailed assessments;
- Make recommendations for amendments to the Green Belt boundary;
- Determine whether or not land should be removed from the Green Belt;
- Assess land outside of the Green Belt;
- Consider the role of Green Belt land in wider strategies, policies or programmes;
- Take account of other constraints such as flood risk and statutory designations; or
- Consider the land's performance in the context of other policies.

Approach

This Assessment has been undertaken in five key stages:

Stage One: Establishing the scope of the Assessment;

Stage Two: Establishing the methodology;

Stage Three: Identification of assessment areas;

Stage Four: Detailed assessment of areas; and

Stage Five: Scoring and reporting.

Stage One included a review of background information providing the opportunity to establish the scope of the Assessment and the context within which it was to be undertaken. The methodology to be used during the Assessment was established at Stage Two. This included consultation with Chairs of the GBSLEP Spatial Planning Group and Planning Sub-group, with the aim of reflecting a joint approach to assessment. The Green Belt land within SMBC was divided into individual assessment areas at Stage Three, taking account of the land parcels adjoining or straddling the Borough boundary identified within the 'Joint Green Belt Review Study for Coventry and Warwickshire 2015'.

These assessment areas were subject to detailed assessment at Stage Four the findings of which were used in scoring and final reporting at Stage Five.

Structure of the Assessment Report

This Assessment Report is divided into 5 sections. Following this introduction in Section 1, a detailed description of the strategic historical and planning context to the Solihull Green Belt is provided in Section 2. Section 3 provides details of the methodology used, whilst Section 4 sets out the detailed assessment findings. Section 5 provides a summary of the Assessment outcomes and conclusions. Detailed maps and tables relating to the assessment of the individual land areas are included within the Appendices at the back of this Report.

02 | Green Belt: Strategic Context

A review of available relevant background information relating to the evolution of the Green Belt within Solihull was undertaken in order to establish the strategic context for the Assessment. This review helped to inform an objective and robust Strategic Green Belt Assessment which is responsive to the role of Green Belt land within and surrounding SMBC.

History of the Green Belt

In 1960 Warwickshire County Council, which at that time included Solihull, submitted its proposals to Government for an amendment to the Warwickshire County Development Plan to include a significant area of Green Belt. It wasn't until March 1975 that the Secretary of State for the Environment approved the submission which then included a number of modifications, including a distinction between interim and full Green Belt, the former of which was not to be carried forward in to Structure Plans.

Alongside modifications to and the subsequent approval of the Warwickshire County Council Green Belt submission, a number of local authority re-organisations occurred which generated several strategic planning documents.

In 1964, the County Borough of Solihull was created which became the strategic planning authority for Solihull, inheriting its planning function from Warwickshire County Council. Although submitted in 1965 demarcating a Green Belt boundary, the Solihull Development Plan did not include a Green Belt designation after it was deleted by the Minister of Housing and Local Government.

In 1973 the draft Solihull County Borough Council and Warwickshire County Council draft Structure Plans were published, both of which delineated the extent of the Green Belt. However, in 1974 West Midlands County Council and Solihull Metropolitan Borough Council were established, with the County Council inheriting the strategic planning function for the area. In 1975, the submitted Solihull County Borough Council and Warwickshire County Council Structure Plans were approved by the Secretary



of State for the Environment, with the Solihull County Borough Structure Plan being judged part of the West Midlands County Structure Plan.

Solihull Metropolitan Borough Council adopted a Green Belt Subject Plan in 1977 delineating the Green Belt approved in 1975 by the Secretary of State, maintaining the same distinction of interim and full Green Belt. The Green Belt Subject Plan was superseded by the West Midland Structure Plan in 1982, which illustrated the general extent of the Green Belt removing any distinction between interim and full. The Subject Plan remained in force however due to it defining the detailed boundaries. The general extent of the Green Belt was further endorsed through the West Midlands County Structure Plan Proposals for Alterations which was approved in 1986. However, later in 1986 the West Midlands County Council was abolished.

In 1997 Solihull Metropolitan Borough Council adopted its Unitary Development Plan (UDP) which formally delineated the Borough's Green Belt boundaries including those areas designated as interim Green Belt. In February 2006 the Council adopted the Unitary Development Plan 2006.

The Local Plan

As part of the preparation of the current Local Plan, the Council undertook a focussed review of the Green Belt in the northern regeneration areas of Cole Valley and the land south and west of Chelmsley Wood. The review did not seek to identify land that would be suitable for development but did include consideration of wider constraints including nature and heritage designations, flood risk and other policy designations. The review concluded that further investigation and assessment was required. The findings and conclusions of this earlier review have not influenced the scoring assigned as part of this Assessment.

The Solihull Draft Local Plan was submitted to the Secretary of State for independent examination on 14 September 2012. As part of the Examination the appointed Inspector held Hearings during January to March 2013. Consultation on Main Modifications was undertaken during July - August 2013 and Hearings resumed in October 2013. The Inspector's final report was published on 21 November 2013 and the Council formally adopted the Solihull Local Plan 2011-2028 on 3 December 2013.

In January 2014 Gallagher Homes Limited and Lioncourt Homes Limited submitted an application to the High Court legally challenging the adoption of the Solihull Local Plan. A High Court Judgement against the Solihull Local Plan was handed down on 30th April 2014 resulting in an Order subsequently being made on 15th May 2014 and confirmed in the Court of Appeal. The Order treats the following elements of the Solihull Local Plan as not adopted:

- Housing land provision target established by Policy P5 (including the justification text, associated housing trajectory and the five year housing land requirement); and
- The inclusion of two sites at Tidbury Green within the Green Belt.

In order to address these issues the Council has initiated an early review of its Local Plan. This Assessment will form a fundamental part of the evidence base underpinning this early review.

The Study Area

Approximately 12,000 hectares of SMBC is designated as Green Belt land, accounting for approximately two thirds of the borough's land area. The Green Belt within SMBC forms an integral part of the West Midlands Green Belt stretching between the Birmingham conurbation, including Solihull, and the surrounding major urban areas.

The character of the Green Belt varies greatly across the borough with the eastern portion forming part of the vital strategic Meriden Gap – the area of Green Belt separating Birmingham and Solihull from Coventry in the east. This area of the Green Belt is predominantly rural in nature and generally characterised by countryside with smaller settlements scattered across the area. The area also includes the historic settlements of Knowle, Dorridge, Hampton-in-Arden, Meriden, alongside the smaller historic settlements of Barston, Berkswell and Temple Balsall.

The post-war settlement of Balsall Common is located in the south east of the borough whilst the more recent modern settlements of Dickens Heath, Tidbury Green and Cheswick Green occupy the south west corner of the borough.

The Green Belt in the northern part of the borough comprises smaller, more refined areas of Green Belt land within the urban areas of Kingshurst, Chelmsley Wood, Fordbridge, Marston Green and the National Exhibition Centre to the west of the M42 motorway.



03 | Assessment Methodology

In order to ensure a robust and consistent approach to the Assessment, the methodology has been informed by the key relevant requirements of the NPPF, whilst also having regard to the work undertaken within the draft 'Shared Principles for undertaking Green Belt Reviews across the Greater Birmingham Housing Market Area (GBHMA). Although still in draft, these principles set out the joint approach of the GBHMA authorities to Green Belt reviews, and therefore provided a sound basis from which the methodology for this Assessment was developed.

An initial Draft Methodology Statement was issued for consultation to the GBHMA authorities in March 2016. The feedback received was taken into consideration and is reflected in the methodology which forms the basis of this Assessment.

Defining Assessment Areas

In order to ensure the Assessment is reflective of the five purposes of Green Belt, as defined by the NPPF, and the varying character of the Green Belt in SMBC, two distinct categories of assessment area have been utilised:

- Refined Parcels; and
- Broad Areas

Refined Parcels of Green Belt land adjoining or adjacent to built-up areas, including inset villages were defined. Refined Parcels were also defined along the eastern borough boundary where the built-up area of Coventry adjoins. The wider rural areas were divided into Broad Areas which were defined as Green Belt land that is not located on the edge of, or adjacent to, large built up areas within SMBC or those within adjoining authorities, for example Coventry to the east.

The definition of Refined Parcels and Broad Areas reflects the varying character and role of Green Belt land across the borough. Green Belt land immediately adjoining the urban areas performs a different role to those areas of Green Belt within the more rural areas of the borough. Furthermore, the definition of assessment areas within these two categories enables a focused assessment of the performance of the Green Belt

The Refined Parcels and Broad Areas were delineated on OS Mastermap using strong permanent physical features which are easily identifiable, in line with the requirements of Paragraph 85 of the NPPF:

85. When defining boundaries, local planning authorities should...define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.'

The physical features used in defining boundaries for the purposes of this Assessment included:

- Roads (motorways, A and B roads);
- Rail and other permanent infrastructure;
- Watercourses;
- Areas of woodland, established hedgerows and treelines; and
- Established field patterns.

The Green Belt land within the defined Broad Areas and Refined Parcels does not necessarily respect authority boundaries. For example, Broad Areas of Green Belt land in the south-west of the borough stretch beyond the authority boundary where it adjoins Stratford-on-Avon to the south and Bromsgrove to the west. Therefore, in order to ensure a cohesive approach to the definition of assessment areas, care has been taken to reflect Land Parcels or Broad Areas which have previously been identified within the adjoining authorities of Stratford-on-Avon, Coventry, Warwick and North Warwickshire in the 'Coventry and Warwickshire Joint Green Belt Study'. Land Parcels identified as part the Joint Green Belt Study straddle the borough boundary at its border with Coventry, therefore particular attention has been paid to the definition of assessment area boundaries in this area. Figure XX illustrates the interaction between adjoining authority studies.

Assessment

As set out in Section 1 this Assessment has been carried out using a 'policy off' approach. Consideration has not therefore been given to the Refined Parcel or Broad Area's role in the context of any other constraints, policies, strategies or its development potential. It is the role of future stages of Green Belt review to consider the wider constraints or

opportunities of land designated as Green Belt within SMBC using this Assessment as the basis.

Each Refined Parcel and Broad Area has been subject to an assessment against the first four purposes of Green Belt, all of which have equal weight, in line with the criteria set out in Table 1 below, and assigned a score for the extent to which it performs against each purpose.

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment; and
- To preserve the setting and special character of historic towns.

Refined Parcels and Broad Areas were not assessed against the fifth purpose of Green Belt 'to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'. By virtue of its designation, all Green Belt land makes an equal contribution to this purpose and therefore inclusion of this purpose would add no value to the Assessment.

The Assessment was carried out using the criteria set out in Table 1 and the numerical scoring system identified below. Where applicable, each Refined Parcel and Broad Area was assigned a score of 0, 1, 2 or 3 for each of the first four purposes of Green Belt. Broad Areas were defined based on their countryside character and therefore perform highly against the third purpose of Green Belt ('Assist in safeguarding the countryside from encroachment'). Each Broad Area was assigned a score of 3 against the third purpose of Green Belt and this score checked during the initial desk based assessment and site visits.

0	Refined Parcel/Broad Area does not perform against the purpose;
1	Refined Parcel/Broad Area is lower performing against the purpose;
2	Refined Parcel/Broad Area is more moderately performing against the purpose;
3	Refined Parcel/Broad Area is higher performing against the purpose.

Table 1 - Assessment Criteria

Green Belt purpose	Broad Area Criteria and Scoring	Refined Parcel Criteria and Scoring	Considerations
<p>1. To check unrestricted sprawl of large built-up areas</p>	<p>Is ribbon or other development present within the Refined Parcel or Broad Area?</p> <p>Is other development detached from the existing large built-up area?</p> <p>Scoring</p> <p>Broad Area or Refined Parcel is already developed and/or is within the urban area with no clear boundary = 0 Parcel or Area does not perform against the purpose</p> <p>Ribbon/other development is already present and/or other development is detached from the existing built-up area with no clear boundary = 1 Parcel or Area is lower performing</p> <p>Refined Parcel or Broad Area boundary is weak but can be identified and there is no development present = 2 Parcel or Area is more moderately performing</p> <p>'Refined Parcel or Broad Area boundary is clearly identifiable/durable and there is no development present = 3 Parcel or Area is higher performing</p>		<p>Consideration should be given to how well contained the urban area is by the Refined Parcel or Broad Area. Ribbon and other development that is detached from the existing built up area is an indication that the Green Belt is lower performing.</p> <p>Durable permanent boundaries are considered to be motorways and A roads, other infrastructure, and permanent natural features such as watercourses etc. Less durable boundaries are considered to be established field boundaries, hedgerows and treelines. Whilst easily identifiable these features are less durable</p>
<p>2. To Prevent neighbouring towns merging into one another</p>	<p>Does the Broad Area represent a 'strategic gap' between major urban areas?</p> <p>Scoring</p> <p>Broad Area does not represent a strategic gap and/or is not between major urban or smaller urban areas = 0 Area does not perform against the purpose</p> <p>Broad Area is between smaller urban areas but does not represent a strategic gap and is not between major urban areas. = 1 Area is lower performing</p> <p>Broad Area represents a strategic gap between major urban areas = 3 Area is higher performing</p>	<p>Does the Refined Parcel represent a 'gap' between urban areas?</p> <p>Is the Refined Parcel within an existing urban area?</p> <p>Scoring</p> <p>Refined Parcel is within an existing urban area and does not represent a gap between neighbouring towns = 0 <i>Parcel does not perform against the purpose</i></p> <p>Refined Parcel represents a gap of more than 5 kilometres between urban areas = 1 <i>Parcel is lower performing</i></p> <p>Refined Parcel represents a gap of between 1 and 5 kilometres between urban areas = 2 <i>Parcel is more moderately performing</i></p> <p>Refined Parcel represents a gap of less than 1 kilometres between urban areas = 3 <i>Parcel is higher performing</i></p>	<p>Strategic gaps are considered to be those areas that separate major urban areas/cities e.g. Birmingham and Coventry.</p> <p>Merging can reasonably be expected if a gap of less than 1 kilometre is identified. Refined Parcels representing gaps of less than 1 kilometre play an essential role in preventing the merging of urban areas.</p> <p>Refined Parcels which are entirely contained within the urban area are considered not to play a role in preventing neighbouring towns merging.</p>

Green Belt purpose	Broad Area Criteria and Scoring	Refined Parcel Criteria and Scoring	Considerations
3. To assist in safeguarding the countryside from encroachment	Broad Areas, by their nature, are considered to perform highly against the third purpose of Green Belt and therefore all areas are assigned a score of 3 <i>Area is higher performing</i>	<p>Is the Refined Parcel characterised by countryside?</p> <p>Does Refined Parcel adjoin areas of countryside?</p> <p>Is ribbon or other development present within the Refined Parcel?</p> <p>Scoring</p> <p>Refined Parcel is not characterised by countryside, does not adjoin countryside and/or has been developed = 0 <i>Parcel does not perform against the purpose</i></p> <p>Refined Parcel is adjoined by countryside and has development present = 1 <i>Parcel is lower performing</i></p> <p>Refined Parcel is generally characterised by countryside, is adjoined by countryside and/or has limited development present = 2 <i>Parcel is more moderately performing</i></p> <p>Refined Parcel is characterised by countryside, adjoins countryside and does not contain any development = 3 <i>Parcel is higher performing</i></p>	Countryside is considered to be land which is rural and open in nature including farmland. Associated agricultural buildings are not considered to be development for the purposes of assessing the encroachment of urban development.
4. To preserve the setting and special character of historic towns	<p>Is the Refined Parcel or Broad Area within or adjoining a Conservation Area within an historic town?</p> <p>Are key landmarks or the historic core visible from within the Refined Parcel or Broad Area?</p> <p>Does the Refined Parcel or Broad Area contribute to the setting of the historic town?</p> <p>Scoring</p> <p>Refined Parcel or Broad Area is not within or adjacent to a Conservation Area within a historic town = 0 <i>Parcel or Area does not perform against the purpose</i></p> <p>Refined Parcel or Broad Area is adjacent to a Conservation Area within a historic town but has no views of landmarks and/or the historic core = 1 <i>Parcel or Area is lower performing</i></p> <p>Refined Parcel or Broad Area is adjacent to a Conservation Area within a historic town and/or has limited views of landmarks and/or the historic core = 2 <i>Parcel or Area is more moderately performing</i></p> <p>Refined Parcel or Broad Area is adjacent to a Conservation Area within a historic town and there are clear views of landmarks and/or the historic core = 3 <i>Parcel or Area is higher performing</i></p>		An assessment of topography, intervening features and site visits have been used to assess the performance of the Refined Parcels and Broad Areas against this purpose.



04 | Assessment Findings

The following Section details the findings of the Assessment which reviewed and scored a total of 89 Refined Parcels and 5 Broad Areas against the criteria set out in Table 1. Table 2 provides Broad Area scoring whilst Table 3 provides Refined Parcel scoring. Appendix A includes Figure 1 which illustrates the Refined Parcel and Broad Area boundaries. Figures 2 to 5 – Figure 1 (included as Appendix B to E) provide graphical representations of scoring against each of the first four purposes of Green Belt.

Each Refined Parcel and Broad Area has been assessed to understand its relevant contribution to the borough's Green Belt. Tables 2 and 3 provide scoring against each of the first four purposes alongside a total and highest score. The Parcels and Areas have not been ranked and the inclusion of total and highest scores is for illustrative purposes only rather than to provide a comparator between the Areas.

Broad Areas

The Broad Areas have been defined in the more rural areas of the borough where Green Belt land is characterised by countryside. These Broad Areas largely form the gaps between large built-up areas. By virtue of their character and location all Broad Areas are considered to make an equal contribution to purpose 3 'Assist in safeguarding the countryside from encroachment' and were therefore all assigned a score of 3 against this purpose. These Broad Areas are described in further detail below and the scores for each included in Table 2.



Broad Area 1 is located at the south western edge of the borough at its border with Stratford-on-Avon District Council to the south, Warwick to the south east and Bromsgrove to the west. The Broad Area is largely characterised by countryside and lies between the smaller urban areas of Dickens Heath to the north, Dorridge to the east and Redditch to the south west. The Area is the lowest performing of the Broad Areas as it does not form part of a strategic gap and its boundaries are not easily identifiable. However, the Area is free from urbanising development and when considered alongside 'Broad Area 6' of the 'Coventry and Warwickshire Joint

Green Belt Study Stage 2' it plays a pivotal role in checking the urban sprawl of Solihull from the north and Redditch from the south west leading to scores of 2 and 1 for purposes 1 'To check unrestricted sprawl of large built-up areas' and 2 'To prevent neighbouring towns merging into one another' respectively. The Area does not perform against purpose 4 'To preserve the setting and special character of historic towns' (as that it is not within or adjacent to a Conservation Area within a historic town) and, as a consequence, was assigned a score of 0 against this purpose.



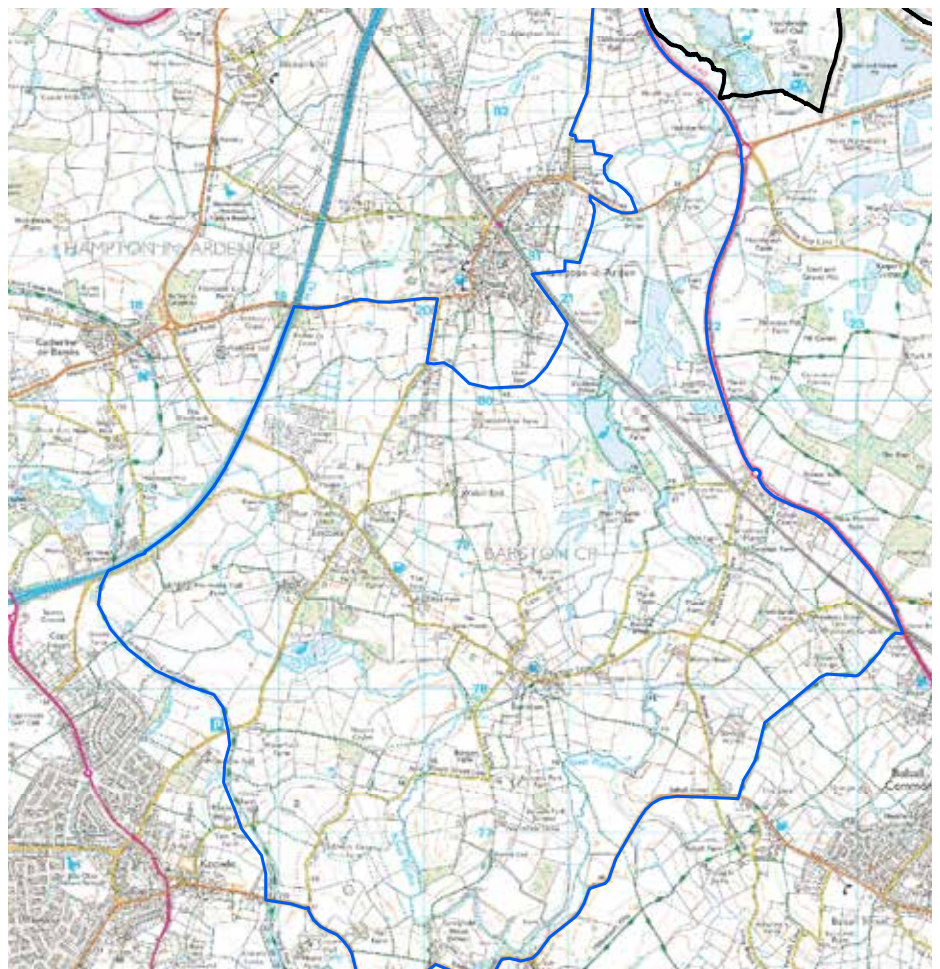
Broad Area 1

Broad Area 2 is located at the borough's boundary with Stratford-on-Avon District Council at the southern edge of the borough. The area is largely characterised by countryside and includes areas of woodland and Temple Balsall Conservation Area. When considering the Area in its wider context alongside Broad Area 1 of this Assessment and 'Broad Area 4' of the 'Coventry and Warwickshire Joint Green Belt Study Stage 1' the area plays an important role in preventing the urban sprawl of Solihull from the north and Warwick and Kenilworth from the south east. The Area also performs a particularly sensitive role in preserving the setting and character of the Temple Balsall Conservation Area, with clear unrestricted views of Saint Mary's C of E Church and Saint Mary the Virgin Church from within the Area. The Area performs highly against purposes 3 and 4, more moderately against purpose 1 and poorly against purpose 2.



Broad Area 2

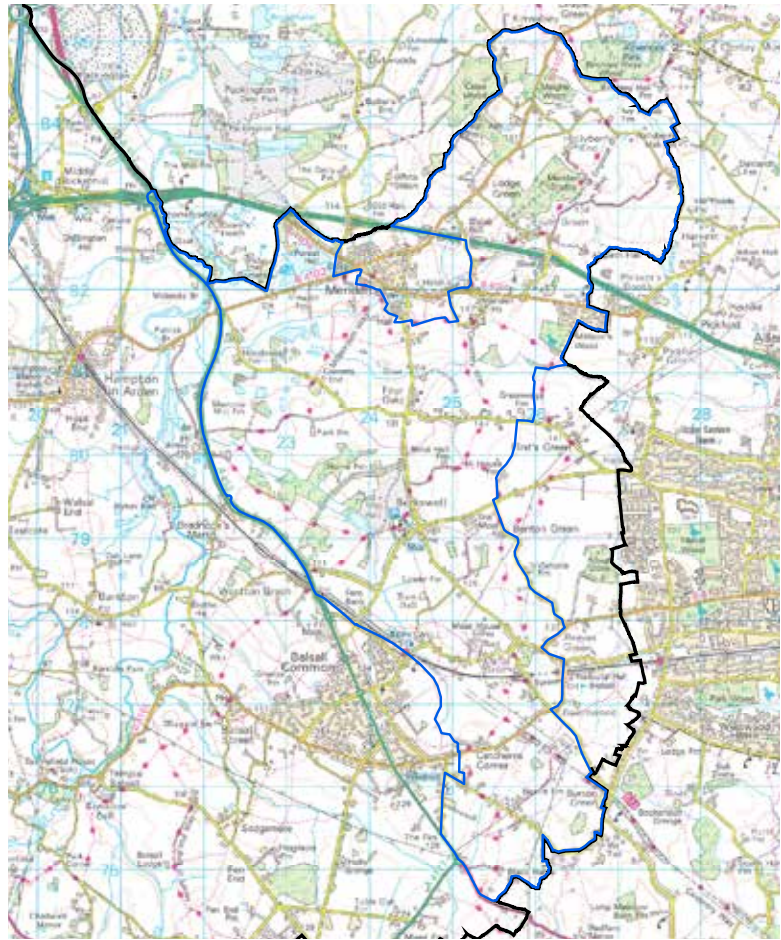
Broad Area 3 is located within the central portion of the borough and forms an integral part of the strategic gap between Birmingham and Solihull to the west and Coventry to the east. The area is largely characterised by countryside and contains Hampton in Arden, Walsal End and Barston Conservation Areas. The Area performs highly against all 4 purposes and plays a particularly important role in preserving the setting and character of the Conservation Area with clear views being afforded from within the Broad Area, of Saint Swithin's Church and village in Barston and Walsal End Lane historic village.



Broad Area 3

Broad Area 4 forms the eastern portion of the borough at its boundary with Coventry to the east and North Warwickshire Borough Council to the north. The area covers a large part of the strategic Meriden Gap between the major urban areas of Birmingham and Solihull to the west and Coventry to the east. The Broad Area also contains the Berkswell Conservation Area. The Area performs highly against all 4 purposes and makes an equal contribution to the preservation of the Meriden strategic gap and the setting and character of Berkswell Conservation Area. There are clear views from within the Broad Area of Saint John the Baptist Parish Church, Church of England Primary School, the Bear Inn, The Malt House and Village Farm.

Broad Area 5 is located immediately to the east of the urban area of Solihull south of Birmingham International Airport. The area is largely characterised by countryside and includes Barber's Coppice. The Area performs highly against purposes 1, 2 and 3 but more moderately against purpose 4 due to the limited views in to Bickenhill Conservation Area. The Area's boundaries are durable and easily identifiable as the M42 motorway to the east where it makes a strong contribution to purpose 1. The Area forms the western edge of the strategic gap between the major urban areas of Birmingham and Solihull to the west and Coventry to the east.



Broad Area 4



Broad Area 5

Refined Parcels

Refined Parcels were defined adjoining or adjacent to built-up areas, including inset villages and the area of Solihull along the eastern boundary of the borough where the built-up areas of Coventry adjoins. Table 3 below identifies the scoring of each Refined Parcel against the Green Belt purposes. The performance of the Refined Parcels is described in further detail below and scores for each included in Table 3 alongside a total and highest score. The inclusion of a total and highest score for each parcel has not been used to rank parcels, these have been included for illustrative purposes only.

Purpose 1

Refined Parcels which perform highly against purpose 1 to 'Check unrestricted sprawl of large built-up areas' are those parcels which adjoin strong defensible permanent boundaries. Such parcels include those adjoining the M6 and M42 motorways, the A45 and the railway line (RP04, RP15, RP16 and RP80) where the presence of permanent infrastructure supports the restriction of urban sprawl. Refined Parcels RP25 and RP82 also perform highly against purpose 1 as an integral part of the Meriden Gap.

Parcels which perform more moderately against purpose 1 include parcels which aren't immediately adjacent to the built up area of Solihull and stretch into the more rural areas where boundaries are weak and not easily identifiable e.g. parcels RP19 and RP46. However, these parcels do not contain urbanising or ribbon development and therefore continue to perform a role in preventing urban sprawl.

Refined Parcels which are lower performing against purpose 1 include parcels which are to the east of and immediately adjacent to the built up areas of Solihull. The boundaries of most of these parcels are weak and not easily identifiable where they meet the urban area and ribbon development is evident e.g. RP31 and RP32 between the built up area of Solihull and the M42 motorway. Some parcels which have clear and robust boundaries have also scored lower against purpose 1 due to the presence of ribbon or other development which is detached from the main urban area. These parcels include, for example, RP33 and RP34 where the M42 motorway and the A3400 form strong definitive boundaries but ribbon development is present along Lady Byron Lane.

Broad Area ID	Description	Purpose Scores					Highest Score
		1	2	3	4	Total	
BA01	Broad Area BA01 is located in the south-west corner of Solihull MBC adjoining Stratford-on-Avon DC to the south, Warwick to the south east and Bromsgrove to the west.	2	1	3	0	6	3 (Purpose 3)
BA02	Broad Area BA02 is located along the southern edge of Solihull MBC at its boundary with Stratford-on-Avon DC.	2	1	3	3	9	2 (Purpose 3 and 4)
BA03	Broad Area BA03 is located within the central portion of Solihull MBC between Birmingham and Solihull to the west and Coventry to the east.	3	3	3	3	12	3 (All)
BA04	Broad Area BA04 forms the eastern portion of Solihull MBC at its boundary with Coventry to the east and North Warwickshire BC to the north	3	3	3	3	12	3 (All)
BA05	Broad Area BA05 is located immediately to the east of the urban area of Solihull south of Birmingham International Airport.	3	3	3	2	11	3 (Purpose 1,2 and 3)

Table 2 - Broad Area Scoring

Refined Parcels which do not perform against purpose 1 include those parcels which are developed or entirely constrained by the urban area for example parcels RP11 and RP79 respectively. Parcel RP64 is entirely formed of Cheswick Green and is developed as is RP76 which is formed of land between Lowbrook Lane and Norton Lane in the south west of the borough at Tidbury Green.

Purpose 2

Refined Parcels which perform highly against purpose 2 to 'Prevent neighbouring towns merging into one another' are those parcels within the south west corner of the borough which form the gap separating the urban area of Solihull from the nearby settlements of Cheswick Green and Dickens Heath. For example, parcels RP62 and RP63 form a gap of less than 1 kilometre between the Monkspath area of Solihull and Cheswick Green to the south. Likewise, parcels RP65 and RP69 form a gap of less than 1 kilometre between the Shirley area of Solihull to the north and Dickens Heath to the south.

Parcels which are more moderately performing against purpose 2 include those which form a gap of between 1 and 5 kilometres between urban areas, particularly the areas of Green Belt land which separate the western edges of the built-up area of Solihull from Dorridge and Knowle to the east i.e. parcels RP32, RP33, RP43 and RP44. In addition, those parcels which adjoin the borough boundary with Coventry in the east perform moderately against purpose 2, forming a gap of approximately 3 kilometres between Coventry and Balsall Common.

Lower performing parcels include those areas of Green Belt land to the extreme south of the borough which form part of a gap of more than 5 kilometres between settlements. Refined parcels which immediately adjoin the A45 to the south are also lower performing against purpose 2 as they form part of the wider strategic Meriden Gap between Solihull and Coventry.

Refined parcels which do not perform against purpose 2 include those parcels which are entirely contained by the urban area and therefore do not form a gap.

These parcels include those within Kingshurst and Marston Green in the north of the borough and parcel RP64 which is entirely formed of Cheswick Green. Parcels RP01 – RP03 form part of Babbs Mill Park and Meriden Park which are surrounded by urban development and therefore do not perform against purpose 2.

Purpose 3

Refined Parcels which perform highly against purpose 3 to 'Assist in safeguarding the countryside from encroachment' are generally those contained areas of Green Belt land which adjoin the Broad Areas in the more rural parts of the borough away from the main built-up areas. Those parcels within the centre of the borough, detached from the main urban areas, which form part of the Meriden Gap perform highly i.e. parcels RP21, RP23 and RP80 which are characterised by countryside with no ribbon or other urbanising development present.

Parcels which are more moderately performing against purpose 3 are largely those which immediately adjoin the built up areas of Solihull, Dorridge, Knowle and Coventry. Although adjacent to urban areas, these parcels are mainly characterised by countryside and do not contain development.

Lower performing parcels include those which are within the urban areas or which contain ribbon or other urbanising development. These parcels include RP07 and RP10 in the north of the borough which are largely contained by the urban area but which are formed of agricultural land. Parcels which do not perform against the purpose are also largely contained within the north of the borough where they form Babbs Mill Park and areas of open space within the urban areas of Kingshurst and Marston Green.

Purpose 4

Refined Parcels which perform highly against purpose 4 to 'Preserve the setting and special character of historic towns' are entirely contained in the central part of the borough where they adjoin the Hampton in Arden, Bickenhill and Knowle Conservation Areas. Parcels RP16 and RP17 provide clear views of Bickenhill Church whilst parcels RP20 and RP23 have clear views to and from the historic core of Hampton in Arden. Parcels RP37 and RP38 benefit from clear views of the Church of St John the Baptist and lie immediately adjacent to the Knowle Conservation Area.

Refined Parcel RP32 is the only parcel to perform more moderately against purpose 2. The parcel is immediately adjacent to the Solihull Conservation Area but benefits from only limited views. Likewise parcels RP18 and RP39 are adjacent to Hampton in Arden and Knowle Conservation Areas respectively but have no views of the historic core and therefore are considered as lower performing against the purpose.

Table 3 - Refined Parcel Scoring

Refined Parcel	Description	Purpose Scores					Highest Score
		1	2	3	4	Total	
RP01	Babbs Mill Park	2	0	0	0	2	2 (Purpose 1)
RP02	Land at Fordbridge Road and Cooks Lane	0	0	0	0	0	0
RP03	Land at and north of Meriden Park	2	0	0	0	2	2 (Purpose 1)
RP04	Land between M6 and A452 north of Chelmonds Cross	3	2	2	0	7	3 (Purpose 3)
RP05	Land between Moorend Avenue and Coleshill Road	2	0	0	0	2	2 (Purpose 1)
RP06	Land south of Grace Academy and Alcott Wood	2	0	0	0	2	2 (Purpose 1)
RP07	Land to the south of Coleshill Road	2	2	1	0	5	2 (Purpose 1 and 2)
RP08	Land immediately east of Birmingham Business Park	2	0	1	0	3	2 (Purpose 1)
RP09	Land to the east of Birmingham Business Park	3	1	2	0	6	3 (Purpose 1)
RP10	Land to the north of Birmingham International Park	1	2	1	0	4	2 (Purpose 2)
RP11	Land at Coleshill Heath Road and Bickenhill Parkway	0	0	0	0	0	0
RP12	Land to the north-west of National Exhibition Centre	3	0	0	0	3	3 (Purpose 1)
RP13	Land north of A45 between M42 and A452 Chester Road	1	1	2	0	4	2 (Purpose 3)
RP14	Land north east of Land Rover (south of A45)	1	1	2	0	4	2 (Purpose 3)
RP15	Land to the south of A45 west of Bickenhill	3	1	2	0	6	2 (Purpose 1 and 3)
RP16	Land between Catherine de Barnes Lane and Church Lane	3	1	1	3	8	3 (Purpose 1 and 4)
RP17	Land immediately west of M42 at junction with A45 Coventry Road	1	1	2	3	7	3 (Purpose 4)
RP18	Land to the north west of Hampton in Arden	1	1	1	1	4	1 (All)

Refined Parcel	Description	Purpose Scores					Highest Score
		1	2	3	4	Total	
RP19	Land to the north of Hampton in Arden, south of A45 Coventry Road	2	1	1	0	4	2 (Purpose 1)
RP20	Land immediately west of Hampton in Arden	1	2	2	3	8	3 (Purpose 4)
RP21	Land at junction of B4102 Meriden Road and Diddington Lane	2	1	3	0	6	3 (Purpose 3)
RP22	Land to the east of Lapwing Drive, south of B4102 Meriden Road	2	1	2	0	5	2 (Purpose 1 and 3)
RP23	Land to the south and west of Marsh Lane	2	1	3	3	9	3 (Purpose 3 and 4)
RP24	Land at junction of B4104 Birmingham Road and B4102 Hampton Lane, Meriden	0	0	0	0	0	0
RP25	Land to the north and east of Meriden	3	1	1	0	5	3 (Purpose 1)
RP26	Land south of Main Road Meriden	1	1	1	0	3	1 (Purpose 1, 2, and 3)
RP27	Land between Grand Union Canal and Lugtrout Lane	1	2	1	0	4	2 (Purpose 2)
RP28	Land immediately north of Catherine de Barnes	2	1	2	0	5	2 (Purpose 1 and 3)
RP29	Land between B4102 Hampton Lane and Lugtrout Lane to the west of Field Lane	1	2	1	0	4	2 (Purpose 2)
RP30	Land between B4102 Hampton Lane and Lugtrout Lane to the east of Field Lane	1	2	1	0	4	2 (Purpose 2)
RP31	Land between M42 and B4102 Hampton Lane, east of A41 Solihull By-Pass	1	1	2	0	4	2 (Purpose 3)
RP32	Land to the west of M42 at Brueton Park	1	2	1	2	6	2 (Purpose 2 and 4)
RP33	Land between M42 and Lady Bryon Lane	1	2	2	0	5	2 (Purpose 2 and 3)
RP34	Land east of Lady Byron Lane including Copt Heath Golf Course	1	2	0	0	3	2 (Purpose 2)

Refined Parcel	Description	Purpose Scores					Highest Score
		1	2	3	4	Total	
RP35	Land to the north of Jacobean Lane	1	3	1	0	5	3 (Purpose 2)
RP36	Land between Jacobean Lane and Grand Union Canal	3	2	2	0	7	3 (Purpose 1)
RP37	Land north and south of Kixley Lane	3	2	3	3	11	3 (Purpose 1, 3 and 4)
RP38	Land to the west of Grand Union Canal, south of B4101 Kenilworth Road	1	2	3	3	9	3 (Purpose 3 and 4)
RP39	Land between B4101 Station Road and A4141 Warwick Road	1	1	2	1	5	2 (Purpose 3)
RP40	Land south of Grove Road, west of Norton Green Lane	1	1	2	0	4	2 (Purpose 3)
RP41	Land between Smiths Lane and Browns Lane	1	2	2	0	5	2 (Purpose 2 and 3)
RP42	Land between Widney Manor Road and railway line	1	2	2	0	5	2 (Purpose 2 and 3)
RP43	Widney Manor Golf Course	2	2	0	0	4	2 (Purpose 1 and 2)
RP44	Land to the east of M42, west of Four Ashes Road	3	2	2	0	7	3 (Purpose 1)
RP45	Land to the east of Junction 4 of M42 north of Gate Lane	1	2	2	0	5	2 (Purpose 2 and 3)
RP46	Land to the east of A3400 Stratford Road between Gate Lane and Box Trees Road	2	2	3	0	7	3 (Purpose 3)
RP47	Land to the south of Earlswood Road, Dorridge	1	2	2	0	5	2 (Purpose 2 and 3)
RP48	Land between Mill Pool Lane and railway line	1	2	2	0	5	2 (Purpose 2 and 3)
RP49	Land to the north of School Road, Hockley Heath	1	2	2	0	5	2 (Purpose 2 and 3)
RP50	Land at Hockley Heath Recreation Ground	3	2	2	0	7	3 (Purpose 1)
RP51	Land to the north west of Balsall Common, west of railway line	2	2	3	0	7	3 (Purpose 3)

Refined Parcel	Description	Purpose Scores					Highest Score
		1	2	3	4	Total	
RP52	Land between A452 Kenilworth Road and railway line at junction with Hallmeadow Road	2	2	2	0	6	2 (Purpose 1, 2 and 3)
RP53	Land between Hallmeadow Road and railway line to the east	1	2	2	0	5	2 (Purpose 2 and 3)
RP54	Land to the south of Station Road	1	2	2	0	5	2 (Purpose 2 and 3)
RP55	Land to the east of Balsall Common, north of B4101 Waste Lane	2	2	2	0	6	2 (Purpose 1, 2 and 3)
RP56	Land to the east of Windmill Lane between B4101 Waste Lane and Hob Lane	1	2	1	0	4	2 (Purpose 2)
RP57	Land between A452 Kenilworth Road and Windmill Lane	1	2	1	0	4	2 (Purpose 2)
RP58	Land between Holly Lane and A452 Kenilworth Road	3	2	3	0	8	3 (Purpose 1 and 3)
RP59	Land south of Balsall Street East between Holly Lane and Frog Lane	1	1	3	0	5	3 (Purpose 3)
RP60	Land between Firnhill Lane and Frog Lane	1	2	2	0	5	2 (Purpose 2 and 3)
RP61	Land to the west of Fernhill Lane	1	2	2	0	5	2 (Purpose 2 and 3)
RP62	Land to the west of Shirley Golf Course, east of Creynolds Lane	1	3	1	0	5	3 (Purpose 2)
RP63	Land to the west of Creynolds Lane, north of Cheswick Green	1	3	1	0	5	3 (Purpose 2)
RP64	Cheswick Green washed over village	0	0	0	0	0	0
RP65	Land north west of Cheswick Green	1	3	2	0	6	3 (Purpose 2)
RP66	Land between Watery Lane and Vicarage Road	1	2	3	0	6	3 (Purpose 3)
RP67	Land between Lady Lane and B4102 Salter Street north of Stratford upon Avon Canal	3	2	3	0	8	3 (Purpose 1 and 3)
RP68	Land to the east of Dickens Heath, west of B4102 Tanworth Lane	1	3	2	0	6	3 (Purpose 2)

Refined Parcel	Description	Purpose Scores					Highest Score
		1	2	3	4	Total	
RP69	Land north of Dickens Heath south of Shirley Heath	1	3	2	0	6	3 (Purpose 2)
RP70	Land north west of Dickens Heath	3	3	2	0	8	3 (Purpose 1 and 2)
RP71	Land between Tythe Barn lane and Birchy Leasowes Lane, west of Dickens Heath	3	2	2	0	7	3 (Purpose 1)
RP72	Land between Houndsfield Lane and Tilehouse Lane, east of railway line	1	2	1	0	4	2 (Purpose 2)
RP73	Land between Old Dickens Heath Road and Tilehouse Lane	1	2	3	0	6	3 (Purpose 3)
RP74	Land north of Lowbrook Lane, west of Tilehouse Lane	1	2	0	0	3	2 (Purpose 2)
RP75	Land between Old Dickens Heath Road and Norton Lane	1	3	3	0	7	3 (Purpose 2 and 3)
RP76	Land between Lowbrook Lane and Norton Lane	0	0	0	0	0	0
RP77	Land between Norton Land and Braggs Farm Lane	1	2	3	0	6	3 (Purpose 3)
RP78	Land between Braggs Farm Lane and Dickens Heath	2	2	3	0	7	3 (Purpose 3)
RP79	Land between Cooks Lane and Chelmsley Road	0	0	0	0	0	0
RP80	Land to the north west of Hampton in Arden	3	2	3	0	8	3 (Purpose 1 and 3)
RP81	Land to the north of Back Lane	1	1	2	0	4	2 (Purpose 3)
RP82	Land between Back Lane to the north and Coventry Road to the south	3	1	3	0	7	3 (Purpose 1 and 3)
RP83	Land to the east of Benton Green Lane	1	2	2	0	5	2 (Purpose 2 and 3)

Refined Parcel	Description	Purpose Scores					Highest Score
		1	2	3	4	Total	
RP84	Land between B4101 Tanners Lane to the north and Duggins Lane to the south	1	2	2	0	5	2 (Purpose 2 and 3)
RP85	Land between Duggins Lane to the north and railway line to the south	1	2	1	0	4	2 (Purpose 2)
RP86	Land to the east of Nailcote Lane, south of railway line	2	2	2	0	6	2 (Purpose 1, 2 and 3)
RP87	Land between M42 and Blythe Valley Business Park	1	2	1	0	4	2 (Purpose 2)
RP88	Land to the west of Blyth Valley Business Park, east of Cheswick Green	2	3	2	0	7	3 (Purpose 2)
RP89	Land at Shirley Golf Course	2	3	2	0	7	3 (Purpose 2)

05 | Summary and Conclusions

This Strategic Green Belt Assessment has demonstrated that the performance and character of Green Belt land within Solihull MBC varies greatly across the borough when considered against the first four purposes of including land in the Green Belt. All five purposes benefit from equal weight in the assessment. Therefore, it is not the intention of this Assessment to rank the identified Refined Parcels and Broad Areas against each other. Parcels which perform highly against one purpose yet do not perform against another should not be considered any less important in their role and contribution to Green Belt land in the borough.

There are however Refined Parcels which do not perform against any of the first four purposes of Green Belt. These parcels include:

- RP02 Land at Fordbridge Road and Cooks Lane;
- RP11 Land at Coleshill Heath Road and Bickenhill Parkway;
- RP24 Land at junction of B4104 Birmingham Road and B4102 Hampton Lane, Meriden;
- RP64 Cheswick Green washed over village;
- RP76 Land between Lowbrook Lane and Norton Lane; and
- RP79 Land between Cooks Lane and Chelmsley Road.

These parcels do however, by virtue of their designation as Green Belt, perform highly against the fifth purpose 'to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'. Further more detailed evaluation of these parcels will need to be given through future consideration and assessment of the Green Belt as set out below.

Next Steps

As set out in Section 1, this Assessment has been carried out using an entirely 'policy off' approach in order to assess the strategic performance of the land designated as Green Belt within the borough. It has not been the purpose of this Assessment to consider the development potential or other merits of Green Belt land beyond the five purposes set out in paragraph 80 of the NPPF. This approach is consistent with a Strategic Assessment which is a fundamental piece of evidence in the Local Plan preparation and review process.

This Assessment, will however, form the basis of a future more detailed review and assessment of Green Belt land within the borough which would include the consideration of wider policy criteria including constraints, the Council's spatial strategy and site selection methodology.



Appendices



Appendix | A

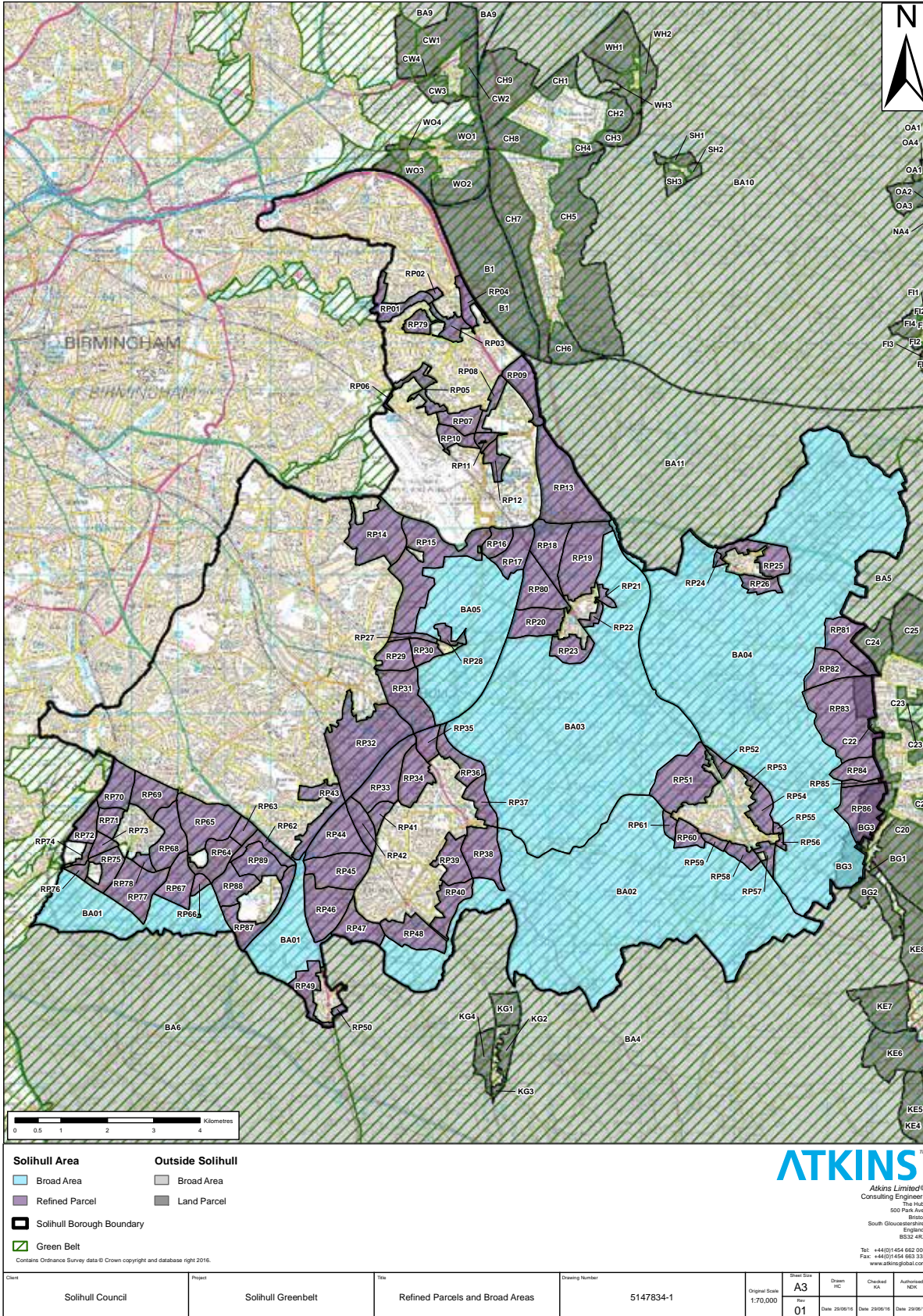


Figure 1

Appendix | B

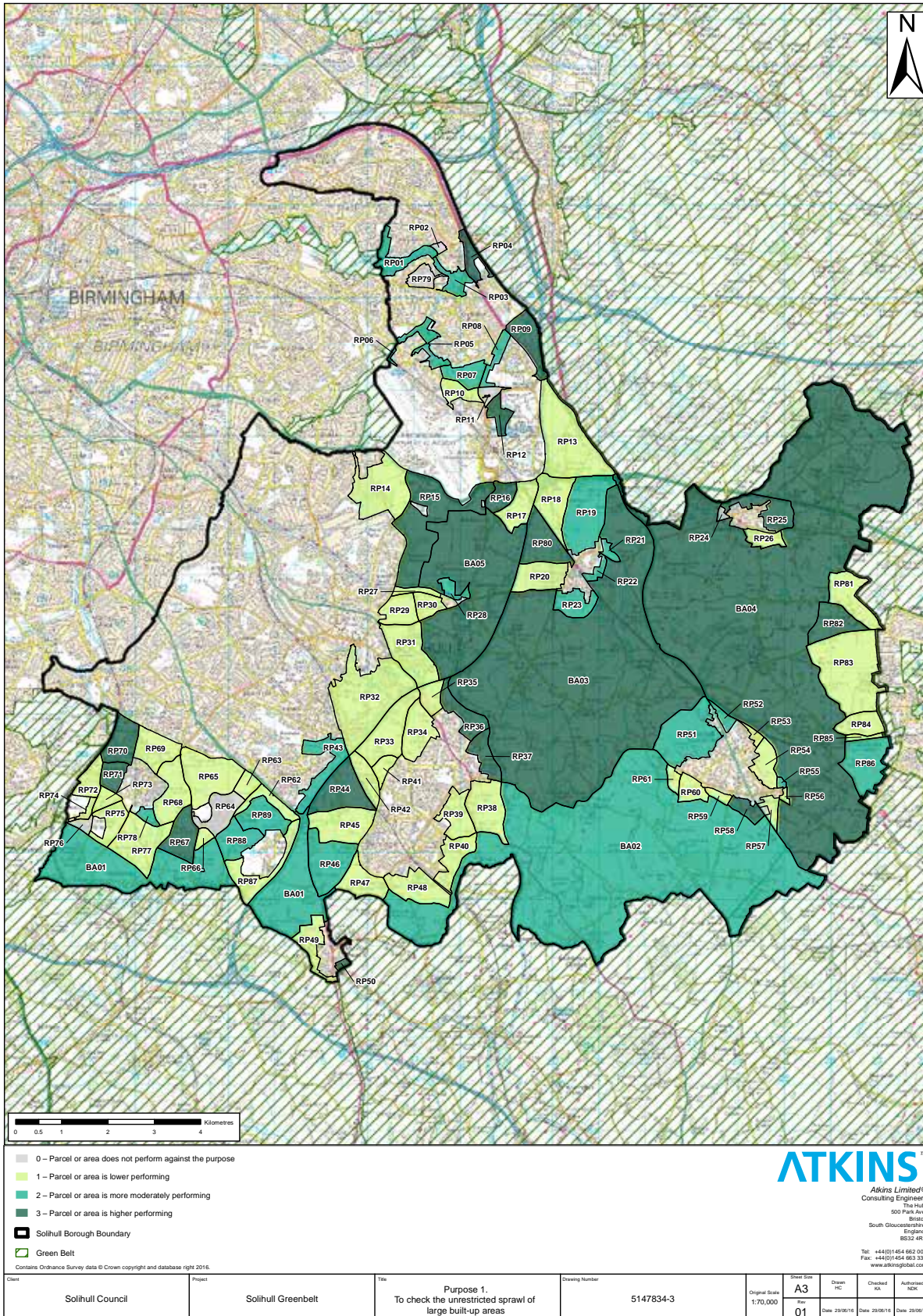
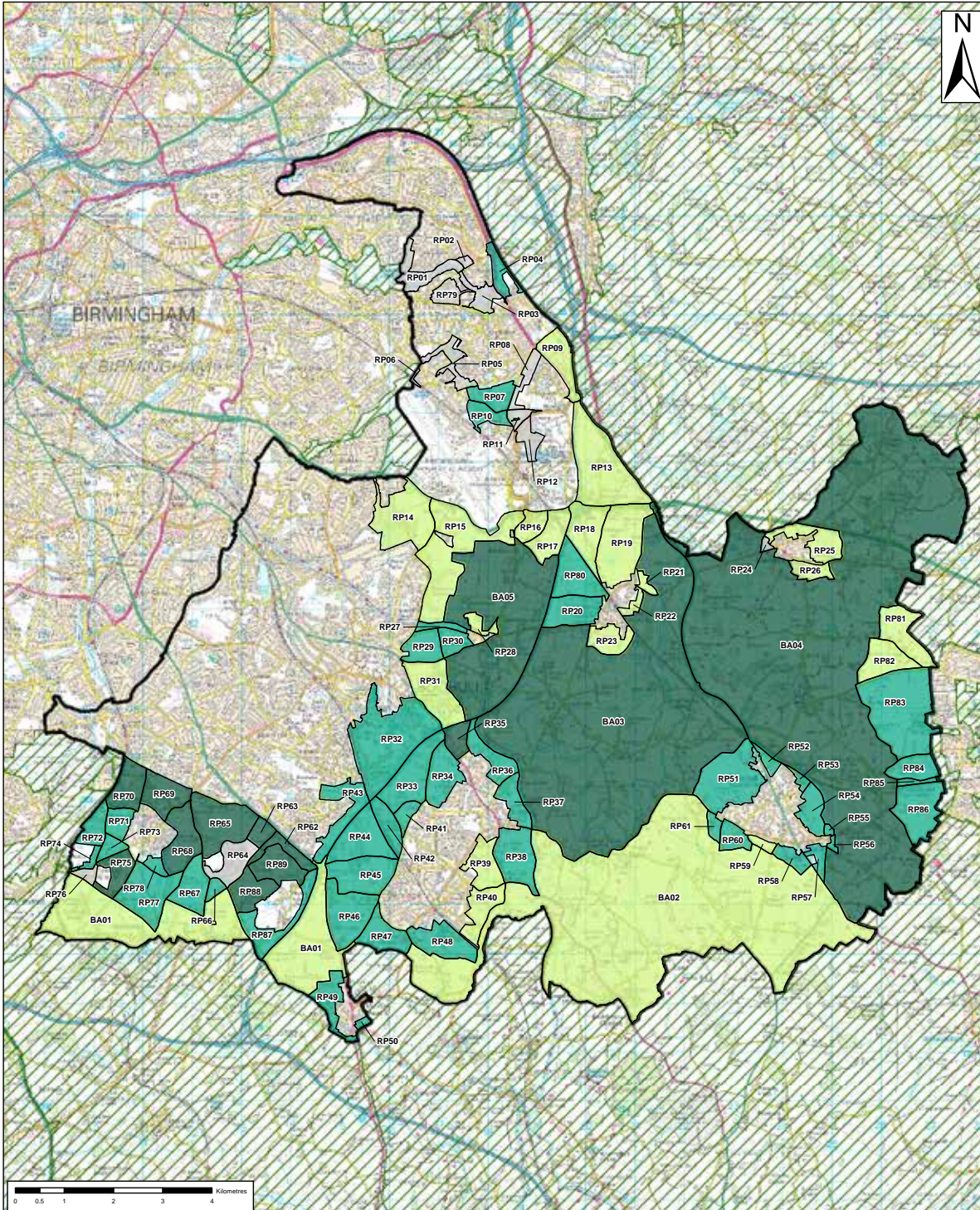


Figure 2

Appendix | C



- 0 - Parcel or area does not perform against the purpose
 - 1 - Parcel or area is lower performing
 - 2 - Parcel or area is more moderately performing
 - 3 - Parcel or area is higher performing
 - Solihull Borough Boundary
 - Green Belt
- Contains Ordnance Survey data © Crown copyright and database right 2016.

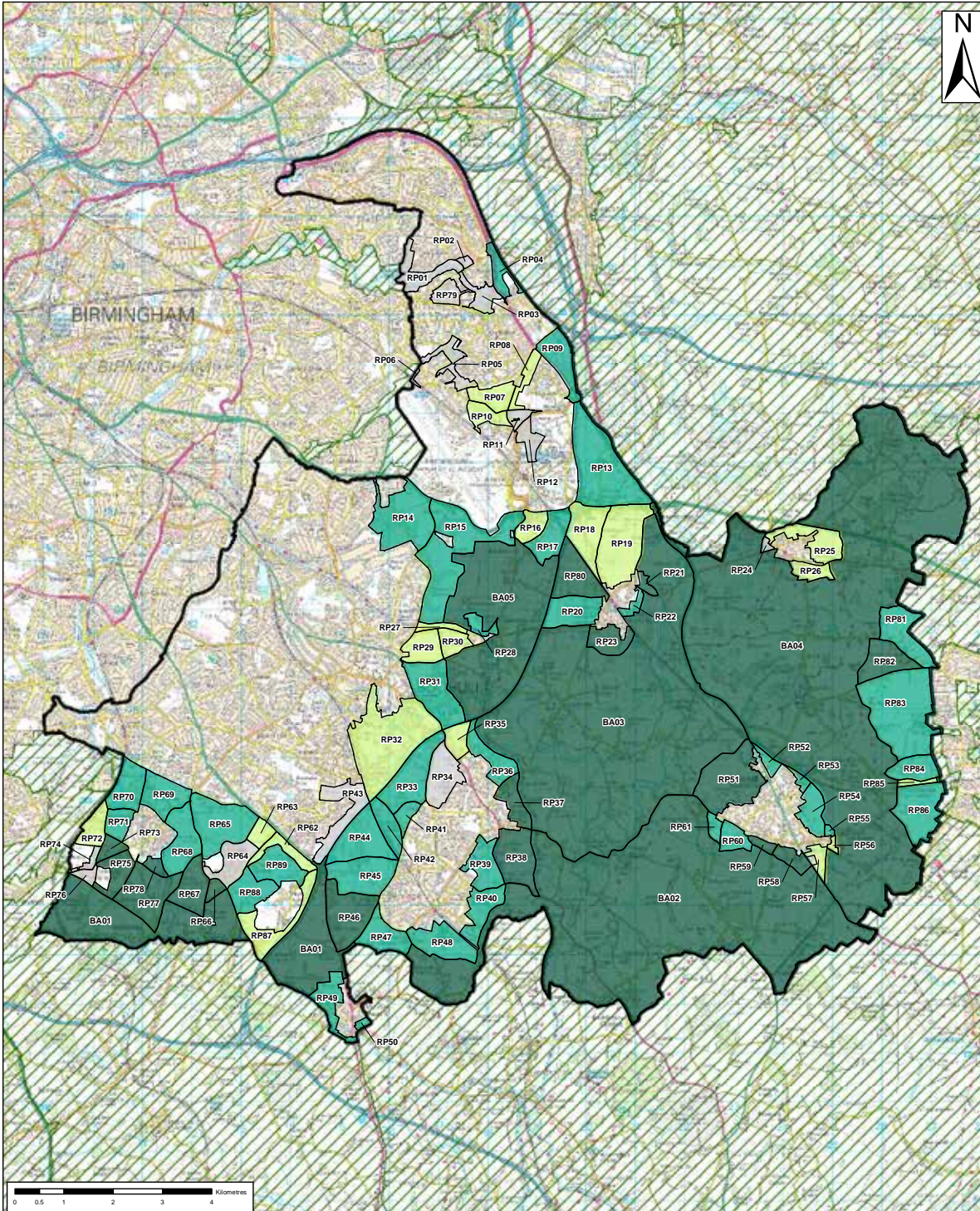
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Client Solihull Council	Project Solihull Greenbelt	Title Purpose 2. To prevent neighbouring towns merging into one another	Drawing Number 5147834-4	Sheet Size A3	Drawn FC	Checked AA	Authorised NBK
				Original Date 1:70,000	Rev 01	Date 25/05/16	Date 25/05/16

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Appendix | D



- 0 - Parcel or area does not perform against the purpose
 - 1 - Parcel or area is lower performing
 - 2 - Parcel or area is more moderately performing
 - 3 - Parcel or area is higher performing
 - Solihull Borough Boundary
 - Green Belt
- Contains Ordnance Survey data © Crown copyright and database right 2016.

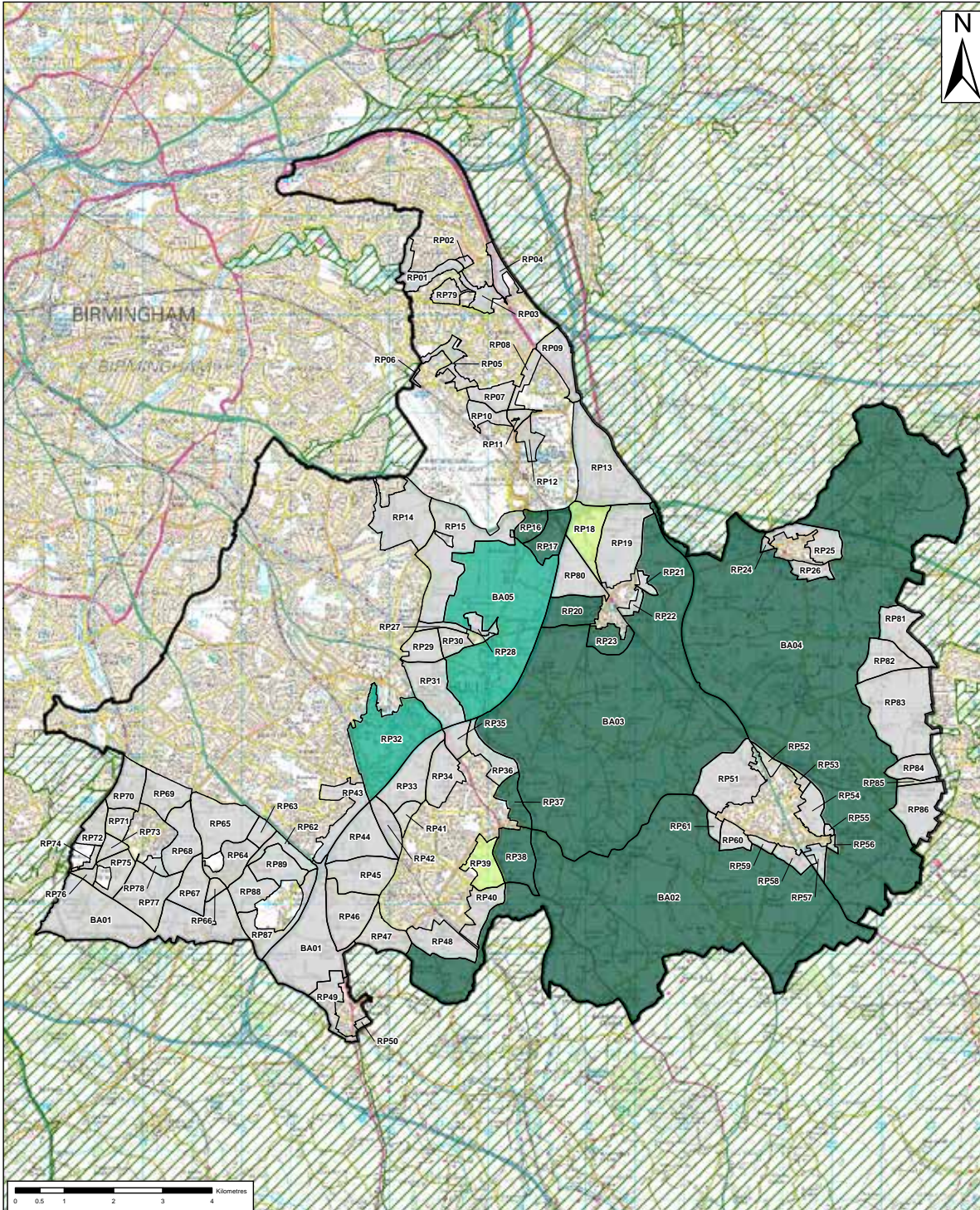
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Client Solihull Council	Project Solihull Greenbelt	Title Purpose 3. To assist in safeguarding the countryside form encroachment	Drawing Number 5147834-5	Original Scale 1:70,000	Sheet Size A3	Drawn HC	Checked JA	Authorised SJK
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Appendix | E



- 0 - Parcel or area does not perform against the purpose
 - 1 - Parcel or area is lower performing
 - 2 - Parcel or area is more moderately performing
 - 3 - Parcel or area is higher performing
 - Solihull Borough Boundary
 - Green Belt
- Contains Ordnance Survey data © Crown copyright and database right 2016.

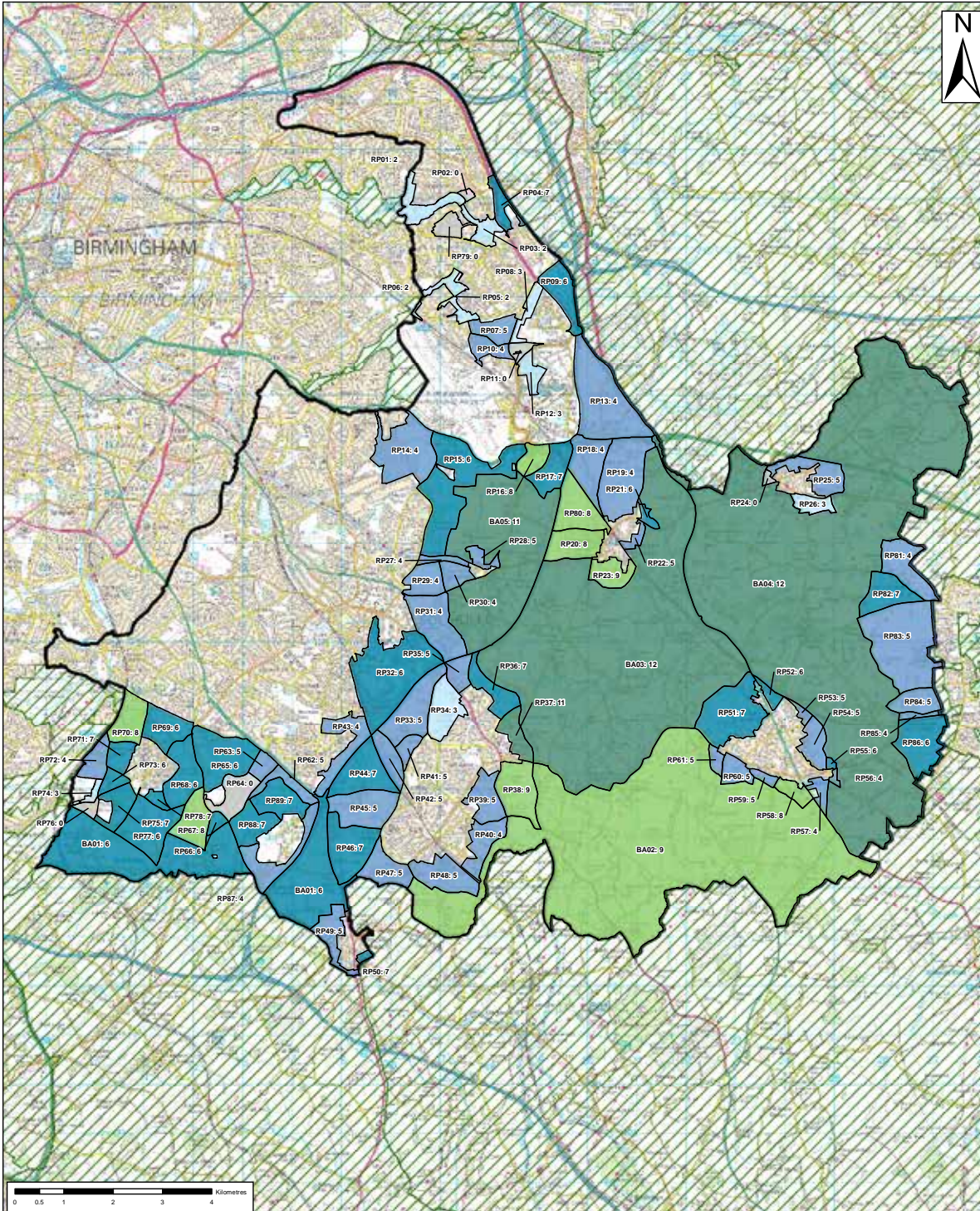
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Client	Project	Title	Drawing Number	Sheet Size	Drawn	Checked	Authorised
Solihull Council	Solihull Greenbelt	Purpose 4. To preserve the setting and special character of historic towns	5147834-6	A3	FC	AA	NOX
				Original Scale 1:70,000	Rev 01	Date 25/05/16	Date 25/05/16

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Appendix | F



Combined Score Solihull Borough Boundary
 Green Belt
 0
 1 - 3
 4 - 5
 6 - 7
 8 - 9
 10 - 12

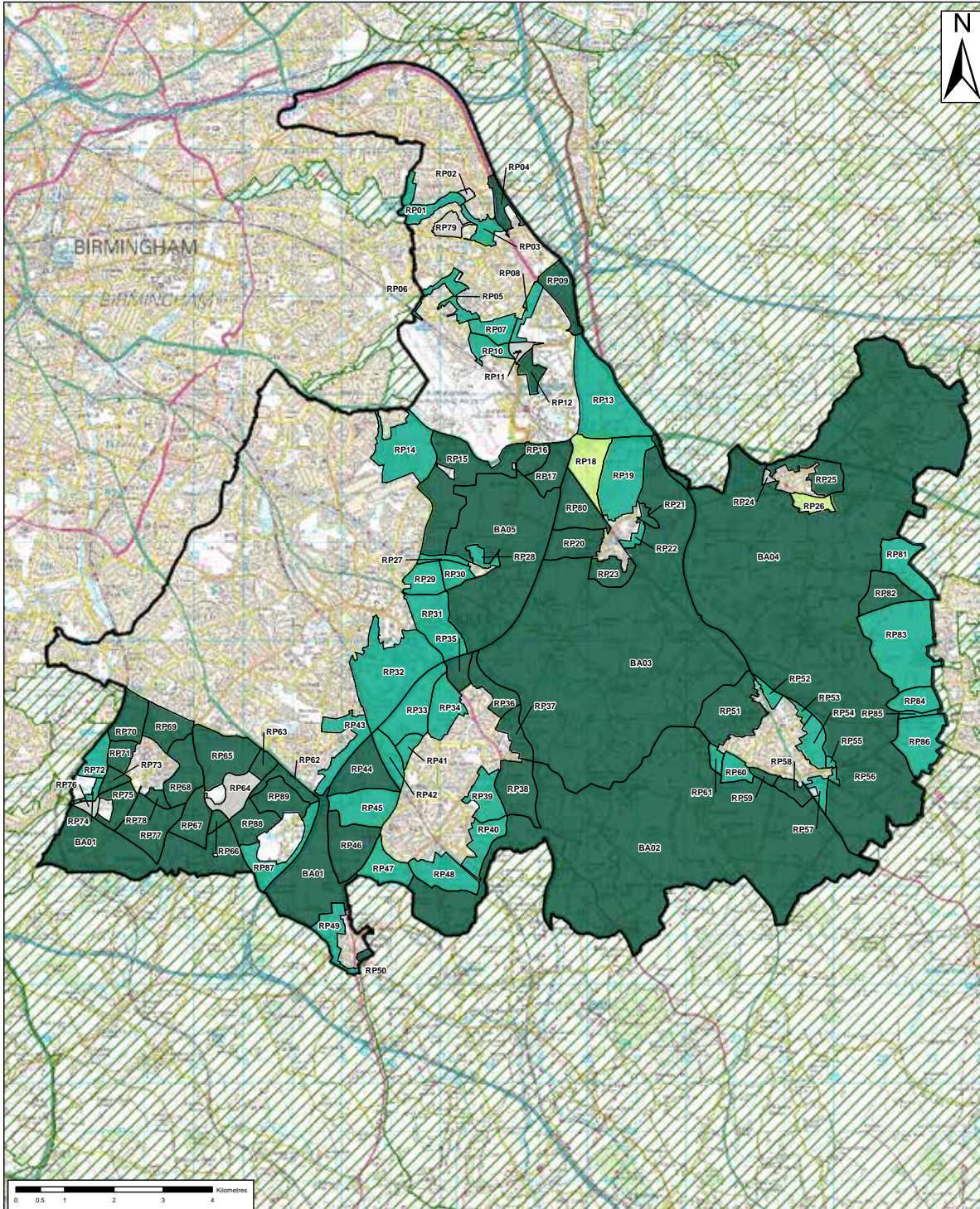
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Client Solihull Council	Project Solihull Greenbelt	Title Refined Parcels and Broad Areas Combined Score	Drawing Number 5147834-2	Original Scale 1:70,000	Sheet Size A3 Rev 01	Drawn HC Date 06/05/16	Checked JA Date 06/05/16	Authorised SJK Date 06/05/16
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Appendix | G



Highest Score (Any Purpose)

- 0 – Parcel or area does not perform against any purpose
- 1 – Parcel or area is lower performing
- 2 – Parcel or area is more moderately performing
- 3 – Parcel or area is higher performing

Solihull Borough Boundary
 Green Belt



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Client	Project	Title	Drawing Number	Sheet Size	Drawn	Checked	Authorised
Solihull Council	Solihull Greenbelt	Refined Parcels and Broad Areas Highest Score	5147834-7	A3	HC	NA	NOX
Original Date: 1:70,000				Rev: 00	Date: 28/05/16	Date: 28/05/16	Date: 28/05/16

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