

SOLIHULL METROPOLITAN BOROUGH COUNCIL

CALL FOR SITES SUBMISSION LAND AT FOUR ASHES ROAD, DORRIDGE

Representations on behalf of **GALLAGHER ESTATES LTD**

Reference: BIR.5127 Date: January 2016

Pegasus Group

5 The Priory | London Road | Canwell | Sutton Coldfield | B75 5SH T 0121 308 9570 | F 0121 323 2215 | W www.pegasuspg.co.uk

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1. INTRODUCTION

- 1.1 We are instructed by Gallagher Estates Ltd to make submissions on their behalf to the current Call for Sites consultation being undertaken by Solihull Metropolitan Borough Council (SMBC). Gallagher Estates control two land parcels to the north and south of Earlswood Road, Dorridge. A plan identifying the location of this site is enclosed at Appendix 1.
- 1.2 A completed Call for Sites proposals proforma for the site is enclosed at **Appendix 5**. These submissions are made in respect of the Call for Sites consultation which will inform the forthcoming Solihull Strategic Housing and Employment Land Availability Assessment (SHELAA).
- 1.3 The report provides additional background information relating to the site in terms of the availability, suitability and deliverability to inform the assessment of sites through the SHELAA.
- 1.4 The content of this report is as follows:
 - Site Description and context;
 - SHELAA Assessment; and
 - Summary and Concluding Remarks.
- 1.5 This submission is accompanied by a number of initial reports which are included at **appendices 2 to 4**. These reports have been prepared by a number of expert bodies including; JMP Drainage and Transport; CSA Environmental Ecology and Pegasus Group Landscape and Heritage.



2. SITE DESCRIPTION AND CONTEXT

- 2.1 The site comprises two distinct parcels of land which are located to the north and south of Earlswood Road to the West of Dorridge. The northern parcel consists of two fields currently in agricultural use. These fields are bounded by hedges and contain a number of mature trees. The northern parcel is enclosed by Four Ashes Road to the east, Box Trees Road to the west and Earlswood Road to the South. The Southern parcel consists of one agricultural field which is again bounded by hedges and mature vegetation on all sides. Earlswood Road forms both the northern and eastern boundary of the site. Whilst the southern and west boundaries adjoin agricultural land.
- 2.2 In total the two parcels form a 4.569 hectare site which abuts the western extent of the built up area of Dorridge. The area to the East of the site is primarily residential in nature consisting predominantly of large detached and semi-detached properties ranging from 1 to 2.5/3 storeys. To the north of the northern parcel there are several large detached properties which are adjacent to the site boundary, to the south of the junction of Four Ashes Road and Box Trees Road.
- 2.3 Dorridge is one of the Borough's larger rural settlements and is located in the south of Solihull Borough and to the south-east of the main urban area. There are no obvious settlement boundaries between Dorridge and Knowle, with the two villages in effect forming one large urban area. Dorridge is located within the West Midlands Green Belt. To the north-east of the settlement is the Grand Union Canal which joins the canal network in Central Birmingham.
- 2.4 Dorridge is a highly accessible settlement within easy access of the motorway network with both the M40 and M42 being located in close proximity. The settlement also benefits from the centrally located Dorridge railway station which provides passengers with a regular service to central Birmingham in 30 minutes. As one of the Borough's larger rural settlements Dorridge and Knowle provide a range of services and facilities within walking distance for many residents including a local centre which accommodates for the daily needs of residents.
- 2.5 In terms of the planning policy context this consists at the national level of the National Planning Policy Framework (NPPF) and its supporting Planning Practice Guidance (PPG). At the local level is the adopted Solihull Local Plan. However, Solihull Metropolitan Borough Council has determined to undertake a review of the adopted Local Plan due in part for the



- need to consider the Borough's housing requirement and the unmet housing need within the wider housing market area.
- 2.6 The purpose of the SHELAA is to inform the review of the Local Plan, as such the SHELAA should be a 'policy off' document as it may be that specific local planning policies are changed through the review process.

3. SHELAA ASSESSMENT

- 3.1 The latest published Strategic Housing Land Availability Assessment (SHLAA) for SMBC was produced to support the adopted Local Plan in September 2012. This predates the introduction of the National Planning Practice Guidance which replaces previous guidance in relation to land availability assessments.
- 3.2 SMBC propose to produce a Strategic Housing and Employment Land Availability Assessment (SHELAA) as part of the evidence to support the Local Plan Review following the conclusion of the Call for Sites. As yet there is no published draft methodology for the SHELAA, although it must be assumed that this will be drawn up to conform to the guidance on land availability assessments within the PPG. This section will provide information which will be of assistance when assessing the site in line with the guidance within the PPG. In broad terms the PPG methodology requires sites to be assessed under three stages/headings; Suitability; Availability; and Achievability. The Call for Sites submission form asks a series of questions under each of these three broad headings.

SUITABILITY

- 3.3 The SMBC Call for Sites provides a number of matters under the 'suitability' heading which need to be considered as part of the SHELAA assessment process.
- Firstly, there are no known environmental constraints affecting the site. The site is within Flood Zone 1, the area of lowest flood risk, as identified on the Environment Agency flooding maps. There are no issues of land contamination or hazardous waste within the site which is a greenfield site which has been in agricultural use.
- 3.5 JMP Consultants Ltd have undertaken a high level appraisal of the site with regards to access, drainage, flooding, ground conditions and utility services. JMP Consultants Ltd concludes that considers that subject to design appropriate access to the site could be achieved, along with

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frontage development taking individual accesses. Given the greenfield nature of the site, runoff will be restricted to equivalent runoff rates. In terms of access to utilities and sewerage, JMP had not been provided with sufficient information for their appraisal at this time. Given the sites location

- An initial Desktop Ecological Review of the site has been undertaken by CSA Environmental, a summary of which is located at **Appendix 2**. The review concluded that potential ecological constraints which exist relate to off-site statutory and non-statutory designated wildlife sites which are in proximity to the site. There are mature trees and hedgerows within the site which have potential to support a range of species. It concludes that any such assets could be retained and protected through the design of any proposals for the site. The remainder of the site is grassland pasture and is likely to be of significantly lower ecological value. Long-term biodiversity enhancements may be secured through the implementation of a Landscape and Ecology Management Plan.
- 3.7 With regards to policy constraints, only the Green Belt designation of the site is of relevance. Whilst the site is currently within the Green Belt it is immediately adjacent to the built up area of Dorridge. As has been identified within the representations to the Scope, Issues and Options consultation, there is likely to be increased pressure on SMBC to consider Green Belt boundaries to accommodate its own housing requirements and those of neighbouring authorities. Indeed, a number of the spatial options for growth being considered by the Council includes development within Dorridge and recognise that there may be a need to consider Green Belt release to achieve a sustainable pattern of development. Considered in isolation the site benefits from clear and defensible boundaries, formed by the existing road network and historic field boundaries and would represent a sustainable and logical extension to the settlement.
- In terms of heritage assets, an initial assessment of potential heritage constraints has been included at **Appendix 3**. This assessment concludes that there are no designated heritage assets within or adjacent to the site and that development of the site would not result in significant impacts to heritage assets within the wider area. As such, there are no major heritage constraints to development identified.
- 3.9 There are no pylons or other physical infrastructure constraints crossing the site which would render the site unsuitable. In terms of vegetation and trees the only mature trees are



sporadically located within the hedgerows marking the field boundaries. The site is adjacent to existing residential areas and as such access to utilities is unlikely to be a constraint.

- 3.10 **Appendix 4** provides an initial landscape and visual overview of the site undertaken to highlight any potential constraints and identify broad parameters for the sites development. In terms of landscape character the site is located within National Character Area 97: Arden, as published by Natural England. The character area is further subdivided through the landscape character assessment for Warwickshire which identifies the site as being within the Arden Parklands area which is generally described as 'an enclosed, gently rolling landscape defined by woodland edges, parkland and belts of trees'. In terms of visual amenity there is limited potential for expansive views due to the level topography, woodland blocks and mature field boundaries.
- 3.11 In terms of the site's assessment under 'suitability' there are no identifiable environmental or physical constraints which would prevent the site from coming forward and as such it should be considered that the site offers a suitable opportunity for development. The only constraint relevant is the site's location within the Green Belt. However, it is noted that consideration of Green Belt release is a matter to be considered through the Local Plan Review. It is also contended that the purpose of the SHELAA is to assess all options utilising a 'policy off' approach. As such it would be premature to consider a site unsuitable at this stage solely on account of the current Green Belt designation.

AVAILABILITY

- 3.12 Gallagher Estates Ltd control the site and are actively promoting the site for residential development through the Solihull Local Plan Review. There are no known constraints which would preclude the site from coming forward at an early stage within the Local Plan Review plan period. It is entirely possible that were the site to be removed from the Green Belt then development could be brought forward in the short term.
- 3.13 Gallagher Estates is a major strategic land promotion company operating across the UK with a track record for successfully delivering many large scale developments. The company has a specific focus on the residential sector, and acts as 'Master Developer' by retaining responsibility through all stages of the development process. The company is not a housebuilder, but instead facilitates development through the provision of infrastructure and community facilities to enable serviced land parcels to be offered for sale to the house building industry.



3.14 Additionally there are no known legal or ownership constraints which would prevent the site from coming forward. As such it is respectively suggested that the site should be considered as 'available'.

ACHIEVABILITY

- 3.15 The site is promoted for residential development and would be capable of supporting a range of types and tenures of accommodation to suit the housing requirements in the area. It is likely that the site would deliver predominantly market and affordable houses. Given the surrounding residential area consists of mainly detached and semi-detached houses along with bungalows, the development of the site would seek to reflect this mix.
- 3.16 The two sites could accommodate up to approximately 90 dwellings in total at an average density of 30 to 35 dwellings per hectare across the whole site before any physical constraints are considered. This would allow an appropriate mix of dwellings including a policy compliant viable level of affordable housing.
- 3.17 There are no known feasibility/viability issues which would have a detrimental impact on the site's deliverability. In addition any site preparation works or remediation costs are unlikely to impact upon the site's deliverability in the short term.

SHELAA Assessment Conclusions

3.18 It is respectfully submitted that in terms of the three broad headings under which sites will be assessed within the forthcoming SHELAA that the site is considered to be suitable, available and achievable and as such should be considered to be a 'deliverable' site. There are no known physical or environmental constraints which would prevent development from coming forward. Whilst the site is currently within the Green Belt it offers a sustainable and suitable location for residential development which could assist in delivering against the Borough's pressing housing requirements.



4. SUMMARY AND CONCLUDING REMARKS

- 4.1 Gallagher Estates Ltd control the site at Four Ashes Road, Dorridge which is being promoted for residential development. The site presents an opportunity to deliver a range of market and affordable homes in a sustainable location, directly adjacent to Dorridge.
- 4.2 Dorridge has been identified in both adopted and emerging planning policy documents as a settlement which can accommodate growth to meet the Borough's housing requirements. It is a sustainably located settlement with excellent transport links to Birmingham and the wider West Midlands conurbation. Given Dorridge's location within the Green Belt any modest level of growth of the settlement should be considered to meet SMBC's housing shortfall.
- 4.3 In terms of the site's suitability, there are no significant environmental, physical or policy constraints which would preclude the development of this site. A series of initial assessments have been undertaken in terms of landscape, ecology, heritage, transport and drainage which support the suitability of the site.
- 4.4 In terms of the site's availability, Gallagher Estates Ltd have a legal agreement in place to actively promote the site for residential development through the review of the Solihull Local Plan.
- 4.5 In terms of the site's achievability, there are no known viability or feasibility constraints which would preclude the development of the site. The site represents an opportunity for a sustainable residential development to accommodate a range of housing types and tenures which would provide a contribution toward the Borough's housing need.
- 4.6 In terms of relevant planning policy relating to housing, the Government require Local Authorities to plan for, and deliver housing, to meet their identified housing needs and significantly boost the supply of housing land. The adopted Solihull Local Plan does not include a housing requirement, following a successful legal challenge and the Scope, Issues and Options consultation document for the Local Plan Review does not yet define the objectively assessed need. As such there is currently an uncertainty over the housing requirement which is appropriate to the Borough. Evidence that has been prepared by Pegasus Group demonstrates that the starting point in identifying the future housing requirement is considerably greater than the 13,500 identified by the GBSLEP Strategic Housing Needs Study.

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- 4.7 It is recognised that the site lies within the Green Belt. The NPPF makes it clear that amendments should only be made to Green Belt boundaries in exceptional circumstances through the review of a Local Plan. Given the pressing need for housing within Solihull and the wider HMA, Green Belt land within the Borough will need to be released to accommodate growth. The implication for the Green Belt is something that has been recognised by the Council in the Scope, Issues and Options document.
- 4.8 The site is submitted through the Call for Sites process for consideration through the forthcoming SHELAA. The SHELAA will be used to inform the emerging Local Plan Review and these submissions are presented to demonstrate that the site at Four Ashes Road should be considered to be 'Suitable', 'Available' and 'Achievable' and as such represents a site which should be positively considered for allocation through the Local Plan Review.

APPENDIX 1



LEGEND



Four Ashes Road, Dorridge

Site Location Plan

Pegasus

Drawing Ref: **BIR5127_01A**Client: Gallagher Estates

Date : 15/01/2016 Drawn by : JB/LH Checked by : IS Scale : 1:2500 @ A3



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APPENDIX 2



APPENDIX 2: ECOLOGY

1. INTRODUCTION

- 1.1 This appendix provides an overview of the findings of a desk based ecological review undertaken by CSA Environmental on behalf of Gallagher Estates Ltd in relation to Land at Four Ashes Road, Solihull. The review aims to identify ecological constraints and opportunities with respect to development of the site from desk base sources.
- 1.2 This review has been informed by the following sources, specifically considering a study area of approximately 1km of its central grid reference:
 - Multi-Agency Geographical Information for the Countryside (MAGIC) online database;
 - The Warwickshire Biological Records Centre (WBRC)
 - EcoRecord
 - Online aerial imagery
 - Ordinance Survey mapping
 - Satellite imagery

2. SITE CONTEXT

- 2.1 The Site lies on the western edge of Dorridge between Four Ashes Road, Box Trees Road and divided by Earlswood Road. To the east lies residential housing, and to the north, west and south lies further agricultural land with pockets of woodland. The Site is connected to the wider landscape by a network of hedgerows and mature trees.
- 2.2 Based on aerial images and OS maps, the Site appears to comprise two grazed pasture fields, bounded by hedgerows with mature trees, potentially with some ditches and scrub habitat and a pond in the south-east corner.

3. **DESIGNATED WILDLIFE SITES**

3.1 There are no statutory designations covering any part of the Site and no internationally important designations are present within 10km of the Site. Three nationally important statutory designations are present within 3km of the Site; the River Blythe SSSI (c. 1.5km)



north-west of the Site), Monkspath Meadow SSSI (c. 1.7km north-west of the Site) and Brook Meadow Darley Green SSSI (c. 2.1km east of the Site). Four locally important statutory designations are present within 3km of the Site; the Dorridge Wood LNR (c. 1.1km east of the Site), Jobs Close LNR (c. 2.1km north-east of the Site), Hillfield Park LNR (c. 2.6km north-west of the Site) and Malvern & Brueton Park LNR (c. 2.9km north of the Site). There are no ancient woodland sites covering any part of the site or adjacent to the site. Twelve non-statutory designations are present within 1km of the Site, including the Botts Coppice LWS (c. 65m north-west of the Site) and Drayton House and Meadow pLWS (c. 115m south-east).

3.2 The designations are identified in Table 1 and accompanying plans at the end of this review.

4. LOCAL SPECIES RECORDS

Notable Flora Records

4.1 The WBRC have provided 23 records 18 notable plant species from within the search area. Depending on site conditions, those of potential relevance to the Site would include ragged-robin *Lychnis flos-cuculi* and goldenrod *Solidago virgaurea*.

Bats

4.2 There are 31 bat records from within the search area, dating from 1988 to 2014. These include at least five bat species; the common pipistrelle, soprano pipistrelle, noctule, brown long-eared, Leisler's, Serotine and undetermined bat species. The closest records are of common pipistrelle (adjacent to eastern boundary of southern field along Earlswood Road), and an undetermined bat species (also from along Earlswood Road, c. 220m south east from the Site). The closest record of a roost relates to a serotine bat found beneath roof tiles at a house c. 340m south-east of the Site in 1988, and a possible roost record from c. 625m south-east relating to common pipistrelle. There are a number of records for the Dorridge area, and habitats on-site such as hedgerows and trees could potentially be used by commuting and foraging bats. Mature trees on-site could be used by roosting bats if they exhibit features such as cracks and crevices. Habitats on-site are connected to suitable habitat in the wider landscape to the south and west via hedgerow corridors.

Badger

4.3 The WBRC provided confidential records of badger Meles meles from within the search area, however dates were not provided. There are records relating to badger road casualties in



close proximity to the Site, the closest being c. 130m north. Sett records were identified c. 470m north-east and c. 880m north-west of the Site. Badgers are shown to be active in the local area by the above records, and on-site hedgerow habitats may offer potential sett building opportunities. The grazed pasture and hedgerow bases may also form part of a foraging range for the local badger population.

Dormouse

4.4 No records of dormouse Muscardinus avellanarius were provided from within the search area. Although not previously recorded in the area, hedgerow habitats along the Site boundaries may be suitable to support this species. While there are few semi-natural woodlands within the immediate landscape, the Site boundaries are connected to an extensive network of hedgerows, therefore the potential presence of this species cannot be discounted.

Water vole and Otter

4.5 The WBRC did not provide any records of water vole Arvicola amphibius and one record of otter *Lutra lutra* from within the search area. This is a record of an old spraint from River Blythe, over 1.4km north-west of the Site. There are no watercourses on-site or in close proximity that would likely support water voles or otter and the drainage ditches of the southern field do not appear to connect to the wider landscape to the south. Therefore it is unlikely water voles or otter would occur here.

Other Mammals

4.6 The WBRC provided one record of brown hare (casualty), two records of hedgehog and one record of harvest mouse from within the search area, c. 1.1km, 1.7km and over 1.8km from the Site respectively. The southern part of the site has connectivity to a wider area of arable land and small pockets of woodland which may offer suitable habitat for brown hare and sheltering and foraging for hedgehog. Harvest mice prefer scrub, long grassland and reedbeds to nest in, therefore the grazed pastures of the Site are unlikely to offer suitable habitat for this species.

Birds

4.7 The WBRC have provided 36 records of 26 bird species from within the search area, dating from 1983 to 2013. Those of potential relevance to the Site include swallow Hirundo rustica, swift Apus apus, redwing Turdus iliacus, song thrush Turdus philomelos, mistle thrush Turdus viscivorus, dunnock Prunella modularis, starling Sturnus vulgaris and linnet Linaria



cannabina. The WBRC also provided five records of barn owl Tyto alba from within the search area, relating to three locations over 1.4km north-west of the Site. The hedgerow and tree habitats on-site have the potential to provide foraging and nesting habitat for a variety of bird species, including some farmland birds. Grazed pasture provides foraging opportunities for a number of ground feeding birds such as starling.

Reptiles

4.8 The WBRC have provided four records of two reptile species from within the search area; grass snake Natrix natrix and slow-worm Anguis fragilis. The closest record is of grass snake c. 1.3km east at Dorridge wood. Hedgerow bases and any areas of scrub or grassy field margin habitat have the potential to support sheltering or foraging reptiles.

Amphibians

4.9 The WBRC have provided 20 records of four amphibian species from within the search area, most notably one great crested newt Triturus cristatus record, but also common frog Rana temporaria, common toad Bufo bufo and smooth newt Lissotriton vulgaris. The great crested newt record is from c. 1.7km east of the Site at The Ards, dating from 1993. A search of OS maps and aerial images revealed one pond on-site and a further 15 water bodies within 500m of the Site. The closest off-site pond is c. 30m west across Box Trees Road, and the furthest is c. 480m north, isolated from the Site by urban infrastructure across two roads. On-site terrestrial habitats such as hedgerows also offer suitable foraging and dispersal habitat for amphibians, including great crested newt.

Invertebrates

4.10 The WBRC have provided 173 records of 139 invertebrate species from within the search area, of which 156 relate to species of beetle. Those of most note include hedge rustic Tholera cespitis and white ermine Spilosoma lubricipeda. Hedgerows and field margins will likely support a range of common invertebrate species. Mature trees and dead or dying wood is likely to attract a great number of species and potentially some dead wood specialists.

5. **OPPORTUNITIES AND CONSTRAINTS**

5.1 While further survey and assessment is required for a comprehensive description of the baseline site status, desktop review of online materials indicate the following ecological opportunities with respect to development of the Site.



- Semi-Natural Habitats: The distribution of mature tree, hedgerow and pond habitats around the Site's peripheries is such that, with sensitive design, they could largely be retained and protected alongside development of the grazed grassland fields, which are likely to be of significantly lower ecological value. A Landscape and Ecology Management Plan (LEMP) may be implemented to maximise the biodiversity value of the retained habitats.
- Protected/Notable Species: Protected and notable species records have been identified within close proximity to the Site (including bats, badgers and great crested newts). The retention and protection of habitats of greatest value to wildlife (i.e. the hedgerows and pond) should be sought under any proposed development. The enhancement of these habitats and their wildlife carrying capacity may further be delivered with the implementation of a LEMP. Enhancement prescriptions could include, for example, supplementary species planting within hedgerows, and pond improvement works.
- 5.2 Based on the desktop review summarised above, the following potential ecological constraints have been identified.
 - Designated wildlife sites: Should the site be subject to development proposals, assessment will be necessary to determine any potential routes of impact to offsite statutory and non-statutory designated wildlife sites.
 - Mature tree, hedgerow and pond habitats: These habitats have intrinsic ecological value and may support a range of wildlife species and will seek to be retained where possible in any development.
 - Bats: There are numerous records of bats within Dorridge and in close proximity.
 Mature trees and hedgerows may provide roosting, foraging and commuting opportunities for bats on-site. All native bats are European Protected Species, receiving strict protection.
 - Badger: Records of badger road casualties confirm the activity of this species in close proximity to the Site. Habitats within the Site are suitable to support foraging and dispersal by badgers, and may contain setts which are subject to statutory protection.
 - Birds: Hedgerows and mature trees within the Site offer suitable nesting and foraging habitat for a variety of bird species.
 - Reptiles: Although relatively few reptile records were identified within the search area, suitable habitat for these species may be present within the Site.



- Great crested newts: Although only a single, historic record of great crested newt presence was identified within the search area, there appears to be a pond on-site and 15 further ponds within 500m, as well as suitable on-site terrestrial habitat.
- 5.3 Should the Site be proposed for development, further survey and assessment would be recommended in respect to these constraints to allow an evidence-based impact assessment to be made, and effective impact avoidance, mitigation and/or compensation strategies adopted.

6. **CONCLUSIONS**

- 6.1 The most notable potential ecological constraints to development at the Site are the proximity to off-site statutory and non-statutory designated wildlife sites, and the on-site hedgerow and mature tree habitats which may support a range of species. Should development of the Site be proposed, these areas should be retained and protected from development edge-effects through sensitive design. However, the grassland pasture forming the majority of the Site is likely to be of markedly lower ecological value, and may therefore be suited to receiving development. Long-term biodiversity enhancements may be secured through the implementation of a Landscape and Ecology Management Plan (LEMP).
- 6.2 As part of a full Ecological Impact Assessment (EcIA), scoping exercises would primarily focus on statutory and non-statutory wildlife designations; habitats and flora; bat species (including potential roost sites, foraging grounds and dispersal corridors); badgers; dormice; widespread mammal species; bird species (including nesting habitats); reptile species; and, great crested newts. Scoping is an ongoing process in EcIA, and additional potential constraints may be identified during the course of further site assessments.



Table 1. Statutory and Non-Statutory Designations within Data Search Radii

Site Name & Designation	Distance & Direction from	Brief Description of Designated Site
	Survey Area	
Nationally Important Designations	within 3km	
River Blythe SSSI	c. 1.5km north- west	39km stretch of lowland river on clay with high diversity of natural structural features & substrate types, a rarity in lowland Britain. The plant community is one of the richest in lowland England & supports a diverse invertebrate community.
Monkspath Meadow SSSI	c. 1.7km north- west	This site is the best example of a species-rich, unimproved hay meadow in the West Midlands County.
Brook Meadow Darley Green SSSI	c. 2.1km east	The meadow is of special interest for a type of herb-rich flood meadow grassland which is now very scarce nationally and in the county, characterised by meadow foxtail <i>Alopecurus pratensis</i> and great burnet <i>Sanguisorba officinalis</i> .
Locally Important Designations wit	hin 3km	
Dorridge Wood LNR	c. 1.1km east	7.5 hectares of ancient semi-natural woodland and adjacent hay meadow.
Jobs Close LNR	c. 2.1km north- east	3.5 hectares of grassland, scrub and tree-lined brook with pond and wooded bank.
Hillfield Park LNR	c. 2.6km north- west	23.5 hectares of woodland, lake, grassland and scrub.
Malvern & Brueton Park LNR	c. 2.9km north	30 hectare nature area with mature woodland, ornamental gardens and lake, and grassland, and supports a range of bird species.
Non-statutory Designations within	1km	
41/17 Botts Coppice LWS	c. 65m north- west	Oak <i>Quercus</i> sp woodland of various ages throughout with birch <i>Betula,</i> rowan <i>Sorbus aucuparia</i> and aspen <i>Populus tremula.</i> Woodland ground flora herbs have been recorded.
201/17 Drayton House and Meadow pLWS	c. 115m south- east	Semi-improved neutral grassland with pond. Horse grazed but retained a high level of richness.
42/17 Woodland off Box Trees Road LWS	c. 330m south	Mixed woodland dominated by oak <i>Quercus</i> sp, larch <i>Larix</i> sp, and Scot's pine <i>Pinus sylvestris</i> , with scattering of ash <i>Fraxinus excelsior</i> , birch, elm <i>Ulmus</i> sp and wild service tree <i>Sorbus torminalis</i> . Ground flora is restricted but diverse.
29/17 Woodland and Pool off Box Trees Road Ecosite	c. 330m south- west	Previously identified as a LWS. Small deciduous woodland. Ground flora is rich. There are sizeable stagnant pools which are becoming filled in. This is a good site for birds and insects.

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85/17 Box Tree Farm Hay Meadow LWS	c. 395m north- west	An area of traditionally managed hay meadow containing meadow foxtail-great burnet grassland in the wetter areas, which supports county rare pale sedge <i>Carex pallescens</i> and locally abundant pepper saxifrage <i>Silaum silaus</i> .
106/17 Broadacre Marlpit and	c. 435m south-	Southern half is a LWS, the north-east side is ungraded. Site includes ponds, woodlands and meadows.
Meadows LWS/Ecosite	west	Meadows are varied, three are species rich with orchids recorded.
197/17 Box Tree Farm Hedgerow	c. 510m north-	Deferred by the LWS panel. Site contains semi-improved neutral grassland with a notable adjacent
Deferred Site	west	hedgerow.
		Part of the site is identified as Box Tree Farm Rush Pastures LWS. Moat coppice is a pLWS. Moat coppice
20/17 Moat Coppice and adjacent	c. 540m north-	is mixed woodland, with damper areas with wetland species, mosses and lichens. The southern wood
meadows pLWS	west	contains a number of ancient oak. Adjacent meadows are a mix of hay meadow, rush pasture and semi-
		improved grassland with the River Blythe running through part of it.
31/17 Parlour Coppice LWS	c. 575m north	Mature deciduous woodland, mainly oak, with a varied ground flora including ancient woodland herbs.
18/17 Dorridge Park LWS/pLWS	c. 655m south-	The wooded part is a pLWS. Consists of a long strip of brookside vegetation, including alder Alnus
10/17 Domage Park LW3/pLW3	east	glutinosa, with marshy pasture to the south. Locally uncommon species are found in the carr habitat.
69/17 Pool noar Boy Troos of WS	c. 680m west	Large pool surrounded by deciduous woodland. Little emergent or floating vegetation but plenty of
68/17 Pool near Box Trees pLWS		marginal and species diversity is moderate.
09/17 Monkspath Wood LWS	c. 815m west	Oak/birch semi-natural woodland. There is also a 0.5ha pond. Good habitat for birds and insects.



2824_Dorridge_3km search



Legend

Local Nature Reserves (England)

National Nature Reserves (England)

Sites of Special Scientific Interest (England)

Dorridge Wood LNR - 1.05km east Brook Meadow Darley Green SSSI -2.1km east

Monkspath Meadow SSSI - 1.7km northwest

River Blythe SSSI - 1.46km north-west Malvern & Brueton Park LNR - 2.9km north

Jobs Close LNR - 2.1km north east Hillfield Park LNR - 2.6km north-west

Projection = OSGB36

xmin = 406500

ymin = 270200

xmax = 425100

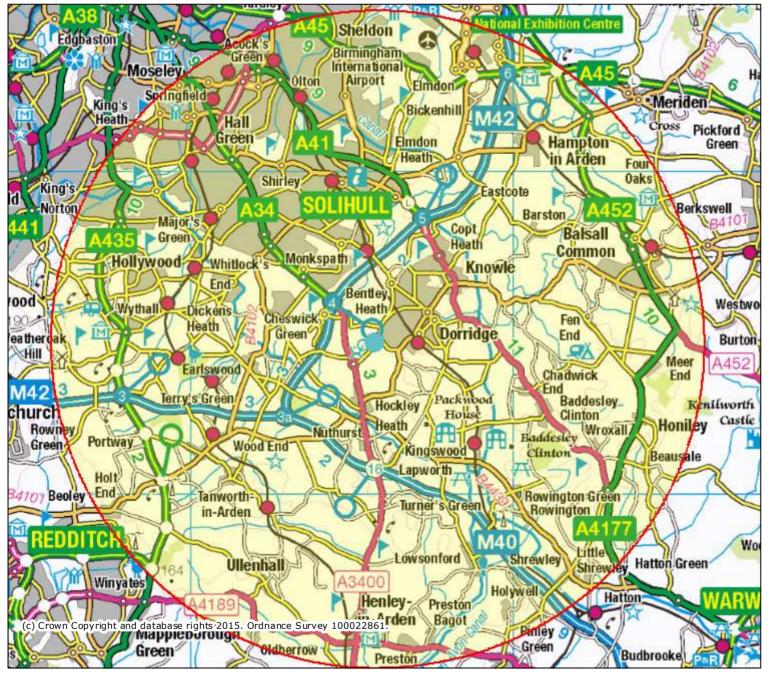
vmax = 279400

Map produced by MAGIC on 22 December, 2015.

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2824_Dorridge_10km search



Legend

Ramsar Sites (England)

Special Areas of Conservation (England)

Special Protection Areas (England)

Projection = OSGB36

xmin = 386200

vmin = 260400

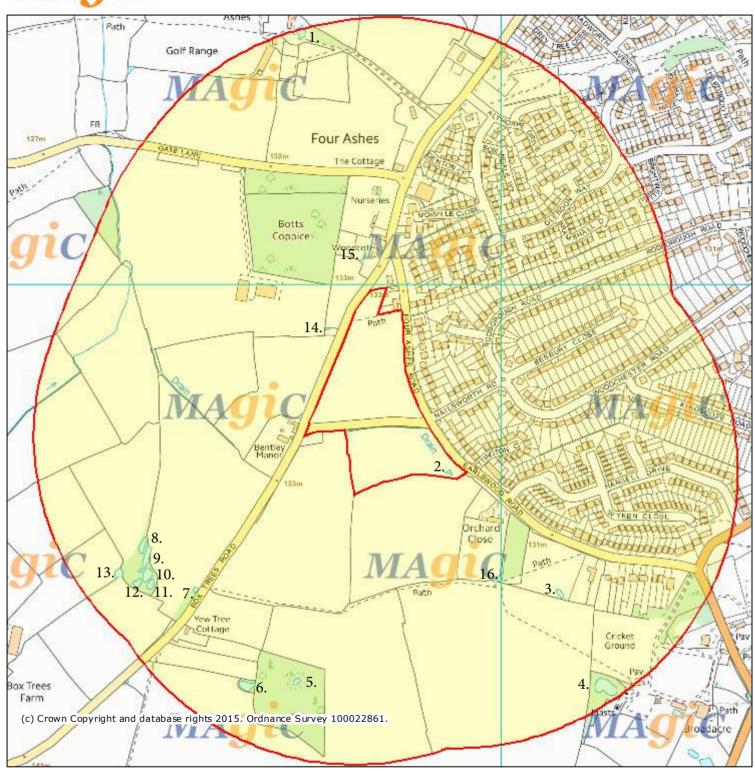
xmax = 445800

vmax = 289400

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MAGIC 2824_Dorridge_500m ponds



Legend

Local Nature Reserves (England)

National Nature Reserves (England)

Sites of Special Scientific Interest (England)

1. c. 480m north

2. Onsite

3. c. 275m south-east

4. c. 455m south-east

5. c. 355m south

6. c. 395m south

7. c.340m south-west

8. c.345m south-west

9. c. 350m south-west

10. c. 375m south-west

11. c.385m south-west

12. c.400m south-west

13. c.420m south-west

14. c. 30m west

15. c. 55m north

16. c. 185m south-east

Projection = OSGB36

xmin = 414000

ymin = 273900

xmax = 417500

ymax = 275700

Map produced by MAGIC on 22 December, 2015.

Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

WARWICKSHIRE BIOLOGICAL RECORDS CENTRE



Ecological Data Search: Land at Dorridge SP 157 747 Sites 1km search



000





LGS



LOCAL WILDLIFE SITES

Deferred site

Destroyed

LWS

Potential site

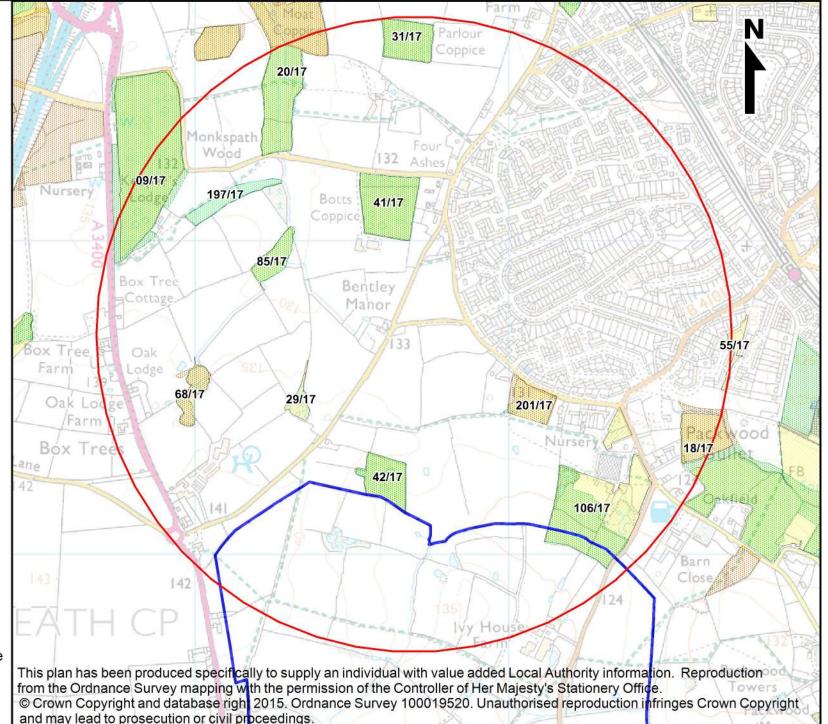
Rejected

Extension

Solihull Boundary

Warwickshire Biological Records Centre Warwickshire County Council PO Box 43, Warwick CV34 4SX

Tel: (01926) 418060



WARWICKSHIRE BIOLOGICAL RECORDS CENTRE

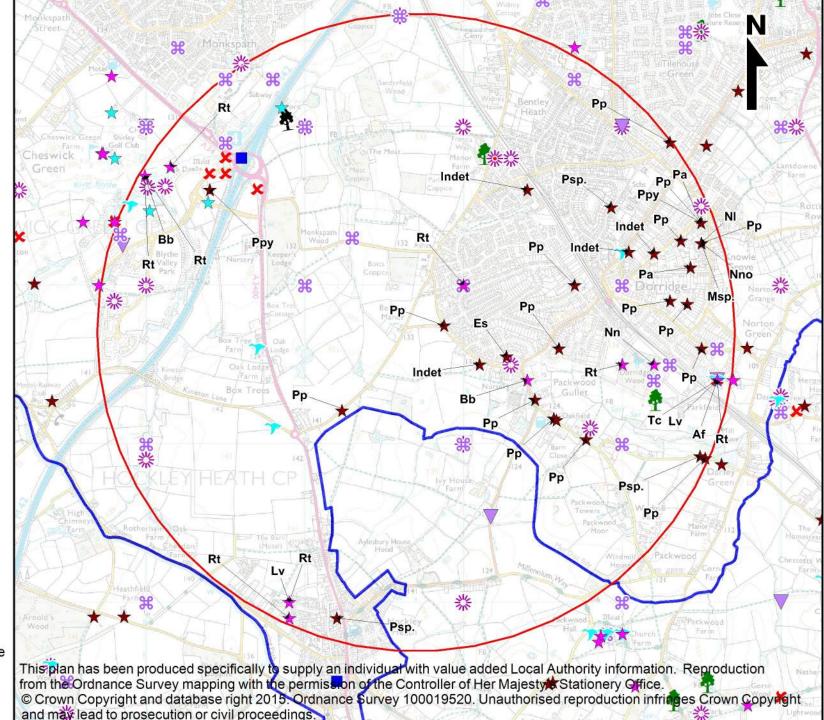


Ecological Data Search: Land at Dorridge SP 157 747 Species 2km search

- * Bat
- Amphibian / Reptile
- Barn Owl
- Otter
- White-clawed Caryfish
- Dormouse
- Notable Mammal
- Notable Bird
- Motable Invertebrate
- Rare Plant
- Native Black Poplar
- Veteran Tree
- W&C Act Schedule 9 (Invasive)
- Solihull Boundary

Warwickshire Biological Records Centre Warwickshire County Council PO Box 43, Warwick CV34 4SX

Tel: (01926) 418060



APPENDIX 3



APPENDIX 3: CULTURAL HERITAGE

1. INTRODUCTION

- 1.1 This appendix provides an initial assessment of potential heritage constraints for the proposed development site Land at Four Ashes Road, Dorridge. The assessment has been informed by the following sources:
 - Historic England National Heritage List for information on designated heritage assets comprising Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and World Heritage Sites.
 - Solihull Metropolitan Borough Council website for information on Conservation Areas.
 - Online archaeological databases including Heritage Gateway and Pastscape.
 - Historic Ordnance Survey mapping
 - Satellite imagery

2. DESIGNATED HERITAGE ASSETS

2.1 There are no designated heritage assets within or immediately adjacent to the proposed development site. Grade II Listed Buildings are recorded in the wider vicinity the closest of which comprise the Lilac Cottage, c. 400m to the north beyond intervening built form, and Four Ashes c. 550m to the north beyond woodland at Botts Coppice. Packwood Hall moated site Scheduled Monument is located c. 2km south-east of the site and Parkwood House Grade II* Registered Park and Garden is located c. 2.5km south-east. Station Approach Dorridge Conservation Area is located c. 1km to the east, beyond intervening built form.

3. HISTORIC DEVELOPMENT AND NON-DESIGNATED HERITAGE ASSETS

3.1 A review of historic ordnance survey mapping indicates that the site was under agricultural use in the 19th and 20th centuries. Satellite imagery indicates potential for very slight, narrow ridge and furrow earthworks within the site. Ridge and furrow earthworks are of greater importance where they are of medieval date, well preserved and exist in association with other well preserved ridge and furrow earthworks and medieval settlement earthworks. This would not appear to be the case in this instance.

GALLAGHER ESTATES LTD LAND AT FOUR ASHES ROAD, DORRIDGE - CALL FOR SITES APPENDIX 3 CULTURAL HERITAGE



4. **CONCLUSIONS**

- 4.1 No major heritage constraints have been identified.
- 4.2 No designated heritage assets are located within or immediately adjacent to the proposed development site. It is not anticipated that development of the site would result in significant impacts to heritage assets in the wider vicinity.
- 4.3 Any slight, narrow ridge and furrow earthworks present within the site would comprise nondesignated heritage assets.

APPENDIX 4



APPENDIX 4: LANDSCAPE AND VISUAL CONTEXT

1. INTRODUCTION

1.1 The following is a summary of an initial landscape and visual overview of the site and its context; to highlight the constraints in landscape and visual terms; and to identify a series of broad parameters for development on the site that emanate from this analysis. Site work was conducted in early January 2016. The conclusions reached at this stage are preliminary, and are likely to be subject to modifications as further multi-disciplinary work progresses.

2. SITE CONTEXT

- 2.1 The site is located on the western edge of Dorridge and within the Solihull Metropolitan Green Belt. Dorridge is a large village in the West Midlands borough of Solihull, located to the south of Solihull at a distance of approximately 2.8miles. Junction 4 of the M42 Motorway is located less than a mile to the west of the site with the Blythe Valley Business Park beyond. The intervening landscape is generally characterised by medium to large arable field enclosures. This field pattern and usage is continued to the south and east of Dorridge, peppered by isolated farmsteads and small villages and several small woodlands and woodland coppices. To the north, Dorridge has merged with the settlements of Bentley Heath and Knowle.
- 2.2 The site itself lies within Green Belt and outside of the current settlement boundary. There are no landscape designations on the site or in the immediate vicinity.
- 2.3 There are several public rights of way local to the site and a public footpath that runs outside but parallel to the northern boundary of the site.

3. SITE DESCRIPTION

- 3.1 The overall site is irregular in plan and comprises 2 field enclosures of varying sizes, separated by Earlswood Road that passes through the site in an east to west direction.
 - Field 1. Roughly rectangular in plan, this field is located within a triangular area of land formed by the existing road network with Earlswood Road to the south, Box Trees Road to



the west and Four Ashes Road to the east. The boundaries with the roads are formed by a narrow grass verge with established and maintained native hedgerows and mature field boundary trees. The northern edge of this field is partly open to an area of paddock and a private residence and associated gardens. The northern boundary of the proposed site is off-set to the south from the existing boundary by approximately 6m.

Field 2. Located to the south of field 1 and Earlswood Road, this is a single field that is rectangular in shape. The northern and eastern field boundaries are formed by Earlswood Road and mature but well maintained hedgerows with occasional mature trees present. Field 1 lies to the north and the existing urban edge to the east. To the south and west the field boundaries are well established with similar sized fields beyond.

- 3.2 There are no buildings within the proposals site and land use on the site is pastoral to both fields.
- 3.3 In terms of topography, the site is located in an area that has very little change in level, ranging from approximately +133m AOD at the south-west corner of field 1, falling in a north-east direction reaching levels of +132m on the north-east boundary.
- 3.4 Vegetation is confined to the overall perimeter of the proposed site, consisting of wellestablished hedgerows and field boundary trees, which for the most part are well maintained.

4. LANDSCAPE CHARACTER

- 4.1 In terms of national landscape character, the site is located within National Character Area 97: Arden, as published by Natural England (2012). The key components of this landscape character area relevant to the site are as follows:
 - Well-wooded farmland landscape with rolling landform.
 - Mature oaks, mostly found within hedgerows, together with ancient woodlands, and plantation woodlands that often date from the time of enclosure. Woodlands include historic coppice bounded by woodbanks.
 - Numerous areas of former wood-pasture with large, old, oak trees often associated with isolated remnants of more extensive heathlands. Village greens/commons have a strong association with remnant lowland heath.



- Complex and contrasting settlement pattern with some densely populated where traditional settlements have amalgamated to form the major West Midlands conurbation whilst some settlements remain distinct and relatively well dispersed.
- Transport infrastructure, the M42, M40, M6 and M5 are major transport corridors that sit within the landscape of this NCA.
- Shakespeare's 'Forest of Arden', featured in 'As You Like It', is still reflected through the woodland cover, mature oaks, small ancient woodlands and former wood pasture. The more intact areas of landscape show the irregular pattern of hedged fields, ancient hedgerows and large numbers of over-mature hedgerow oaks characteristic of this part of the county.
- 4.2 The landscape character assessment for Warwickshire, Warwickshire Landscape Guidelines, subdivides the regional Arden character area. The site is located within the Arden Parklands landscape character area is generally described as 'an enclosed, gently rolling landscape defined by woodland edges, parkland and belts of trees.' The key characteristics are summarised as follows:
 - Middle distance views enclosed by woodland edge
 - Belts of mature trees associated with estate lands
 - Many ancient woodlands, often with irregular outlines
 - Remnant deer parks with ancient pollard oaks

5. Visual Amenity

- 5.1 There are several public footpaths and highways that provide the potential for views both towards and across the site. From the north, there are open views from the public footpath that runs parallel to the proposed northern boundary of the site, and as a result of the almost flat topography it is possible to view the entire field 1. In addition, there are likely to be views from the adjacent residencies. (see **Photoviews 5 to 8**).
- 5.2 From the east, views are possible over the boundary hedgerow from the footpath along both Earlswood and Four Ashes Road, and also likely views from the properties that front these roads over both fields. With the exception of the local road network, views from the east are rural in character. (see **Photoviews 1 to 4**).



- 5.3 From the west, views of the site are possible from Box Trees Road but are limited to vehicular users as they pass field 1. Views include the existing residential properties that front Four Ashes Road, to the east of the site. (see **Photoview 9**).
- 5.4 From the south, views are possible from vehicular users of Eastwood Road across both fields 1 and 2. Views northwards include the well vegetated Box Trees Road and the existing properties that front Four Ashes Road, to the east of the site. (see **Photoview 10**). In addition, there are transient views across field 2 from this location that are predominantly rural in character. (see **Photoview 11**).

6. Landscape and Visual Analysis

- 6.1 The site landscape and visual analysis can be summarised as follows:
 - The residential properties that front Four Ashes and Earlswood Road are visible when viewed from the local public footpath network, due to the level topography of the site, resulting in an exposed urban edge to the north and east of the site;
 - The site is located within a small scale landscape where the potential for expansive views are limited by the level topography, woodland blocks and established field boundary vegetation;
 - Both fields within the site are visually exposed from the adjacent public footpath network, and views are semi-rural in character due to the exposed urban edge;
 - Field 2 reads as part of the wider landscape.

7. Green Belt

7.1 The site lies within the Green Belt. It is therefore subject to those relevant policies within the Development Plan, including paragraphs 79-92 of the NPPF. This states at paragraph 79 that the essential characteristics of Green Belts are their openness and permanence. As the site forms part of the Green Belt, the contribution it makes to its openness needs to be understood both in respect of matters of landscape character and visual amenity.



LEGEND



Site boundary



Photograph locations

Four Ashes Road, Dorridge

Photograph Locations

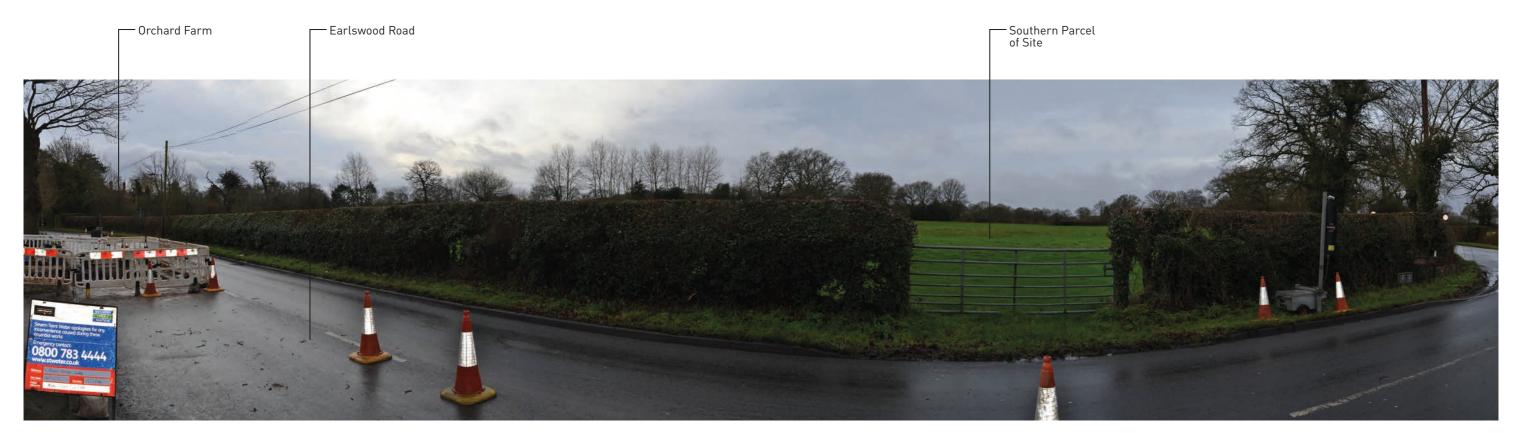
Drawing Ref: **BIR5127_03A**Client: Gallagher Estates

Date : 15/01/2016 Drawn by : JB/LH Checked by : IS Scale : 1:2500 @ A3





Viewpoint 1	Photoview 1
Camera type	Nikon D3100 with 50mm lens (equivalent focal length)
Date	11th January 2016



Viewpoint 2	Photoview 2
Camera type	Nikon D3100 with 50mm lens (equivalent focal length)
Date	11th January 2016

Land at Earlswood Road Dorridge JJ Gallagher





Viewpoint 3	Photoview 3
Camera type	Nikon D3100 with 50mm lens (equivalent focal length)
Date	11th January 2016



Viewpoint 4	Photoview 4
Camera type	Nikon D3100 with 50mm lens (equivalent focal length)
Date	11th January 2016

Land at Earlswood Road Dorridge JJ Gallagher







Viewpoint 6	Photoview 6
Camera type Nikon D3100 with 50mm lens (equivalent focal length)	
Date 11th January 2016	

Land at Earlswood Road Dorridge JJ Gallagher



Camera type

Date

Nikon D3100 with 50mm lens (equivalent focal length)

11th January 2016



Viewpoint 7 Photoview 7	
Camera type Nikon D3100 with 50mm lens (equivalent focal length)	
Date	11th January 2016



Viewpoint 8 Photoview 8	
Camera type Nikon D3100 with 50mm lens (equivalent focal length)	
Date 11th January 2016	

Land at Earlswood Road Dorridge JJ Gallagher





	Viewpoint 9	Photoview 9	
Camera type Nikon D3100 with 50mm lens (equivalent focal length)		Nikon D3100 with 50mm lens (equivalent focal length)	
Date 11th January 2016		11th January 2016	



	Viewpoint 10	Photoview 10	
Camera type Nikon D3100 with 50mm lens (equivalent focal length)		Nikon D3100 with 50mm lens (equivalent focal length)	
Date 11th January 2016		11th January 2016	

Land at Earlswood Road Dorridge JJ Gallagher





Viewpoint 11 Photoview 11	
Camera type Nikon D3100 with 50mm lens (equivalent focal length)	
Date 11th January 2016	

Land at Earlswood Road Dorridge JJ Gallagher



APPENDIX 5



Call for Sites proposals form

Strategic Housing and Economic Land Availability Assessment (SHELAA)

The Council has put out a 'Call for Sites' as part the Local Plan Review.

The submitted sites inform the Council's land availability assessment for housing and economic development uses, or SHELAA, over the plan period. National policy recommends assessing different types of land as part of the same exercise, so that sites may be allocated for the most appropriate use.

The final SHELAA needs to assess not only the suitability of sites put forward, but also the likelihood of them coming forward (are they available and achievable?). However, even if land is identified as having potential in the SHELAA, this does not confirm that it will be allocated for development.

Guidance on submitting information

Please complete the following form as fully as possible to put forward sites that you think Solihull Council should consider for development. This is a fresh 'call for sites', so please resubmit any sites that have been considered in the past.

In completing the form:

- Use a separate form for each site
- Enclose an Ordnance Survey map at scale 1:1250 (or 1:2500 map for larger sites), clearly showing the boundaries of the site
- Submit sites that are likely to become available for development or redevelopment in the next 15-20 years

Council contact details

All completed forms should be sent, either by post or email, to the following address:

Email: psp@solihull.gov.uk

Post: Policy & Spatial Planning

Solihull MBC Council House Manor Square

Solihull B91 3QB

If you have any further queries please contact Spatial Planning on 0121 704 8000 or email psp@solihull.gov.uk.

Data protection

How we will use your personal information

The information you provide will be used by the Council to help prepare the Strategic Housing and Economic Land Availability Assessment (SHELAA) for the Local Plan Review. Information will be shared with other Council employees or agencies who may be involved with the process. Additionally, your personal details may be shared with other Solihull MBC departments and partner organisations to ensure our records are kept accurate and to keep you informed of future consultation documents. Please note that the Council is obliged to make the site information available as part of the evidence base. The forthcoming Housing & Planning Bill may require the Council to make information about potential sites and ownership available in a public register. Should you have any further queries please contact Policy and Spatial Planning on 0121 704 8000 or email psp@solihull.gov.uk.

••	ress:				
	Name Neil Cox				
	Pegasus Group				
Address	5 The Priory, Old London Road, Canwell, Sutton Coldfield B75 5SH				
Telephone no.	0121 308 9570				
Email address	Neil.cox@pegasuspg.co.uk				
Your Status (please tick all that apply)	The Landowner				
	Other (please specify)				
	nting another person, their name & address:				
Name					
	Gallagher Estates Ltd				
Addiess	C/O Agent				
Telephone no.					
Email address					
ddress and conta	andowner, or the site is in multiple ownership, then please submit the name, ct details of the land owner/s: ontrol of Gallagher Estates Ltd.				
Does the owner	of the site know you are proposing the site?				

Site Name	Land at Four Ashes Road, Dorridge, Solihull				
Address	Four Ashes Ro Dorridge Solihull	oad			
Post code	-				
Grid Reference (if known)	Easting	415753	Northing	S	274815
Estimated Area (ha)	43569	Developable	e Area (ha)	3.0	
Current land use	Agricultural				
Number and type of buildings on-site	Not applicable				
Adjacent land use(s)		eas to east. Agric	ultural u	ses to no	rth, south and
Previous planning history	No relevant pl	anning history.			
Preferred future use of the site	Housing 🗸	Specialist hou	using	Broad lo	cation
(please tick all that apply)	Office (B1)	Industry (B2)		Storage/	Distribution (B8)
	Leisure	Retail		Commur	nity facilities
	Other (please sp	ecify)			
Please attach a ma	Please attach a map (preferably at 1:1250 scale) outlining the precise boundaries of the whole site			s of the whole site	
and the part that may be suitable for development (if this is less than the whole).					
Without this mappe	ed information we	are unable to registe	r the site.		

Suitability

Please indicate any	known constraints to developing the site:
Environmental constraints	Flood Risk Contamination
	Drainage Hazardous waste
	Other (please specify)
Further details	No known constraints.
Policy constraints	Heritage (e.g. Conservation Area) Green Belt
	High quality agricultural land Nature Conservation (e.g. SSSI)
	Other (please specify) Site is within identified Minerals Safeguarding Area.
Further details	Agricultural land classification is Grade 3b.
Physical & Infrastructure	Access Topography Trees
constraints	Utilities Pylons Pipelines
	Other (please specify)
Further details	No known constraints.
Could interventions be	No known constraints identified.
made to	
overcome any constraints?	

Ava	ilab	ility
/ LV UI	HUNN	шъ

When would you anticipate the site being available	Short-term (by April 2023) Medium term (by April 2028)
for development to start?	Long-term (by April 2033) After April 2033
When would you anticipate development being completed on-site?	Short-term (by April 2023) Medium term (by April 2028) Long-term (by April 2033) After April 2033
Is there any market interest in the site?	Yes.
Is there a current planning application on the site?	No.
Are there any legal constraints on the site that may impede development?	Restrictive covenants Ransom strips Other (please specify) No known legal constraints.

Achievability

Potential capacity	for housing development
What type of dwellings could be provided? (tick all that apply)	Houses ✓ Apartments ☐ Bungalows ☐ Communal ☐ Supported housing (e.g. for elderly) ☐ Mixed ☐ Other (please specify)
How many dwellings do you think could be provided?	Houses - 90 Apartments Bungalows Communal Supported housing (e.g. for elderly) Mixed
Is there scope for self-build and/or custom build?	-
What percentage affordable housing could be provided?	40% (current policy compliant) 100% 100% Other (please specify) Provision for self-build could be made if required.
What is the housing demand in the area?	Strong Medium Weak
	Positive Neutral Negative Please give details No known feasibility or viability issues which would prevent development from coming forward.

Achievability contd...

Potential capacity for economic development	
What type of employment land could be provided? (tick all	Office/R&D (B1)
that apply)	
How many units could be provided? (answer all that apply)	Office/R&D (B1)
What floorspace could be provided?	Not applicable.
What other development types could be provided?	Retail Leisure Tourism Community Facilities Other (please specify)
What floorspace could be provided?	Not applicable.
What is the demand for the preferred use in the area?	Strong Medium Weak
What effect would site preparation/ remediation costs have on the site's deliverability?	Positive Neutral Negative Please give details
Are there any other feasibility/ viability issues?	Not applicable.