

Solihull Local Plan Concept Masterplans

October 2020



*This document was written and produced by
SMBC Conservation of the Historic Environment, Landscape Architecture, Urban Design and Ecology*

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Executive Summary

The Local Plan supplementary housing allocations document seeks to provide over 5,300 dwellings on new sites to be allocated for development. This volume of concept masterplans has been published alongside the Local Plan Submission Draft .

This study has tested the capacity of sites for housing delivery. The illustrative masterplans were developed, with consideration of planning policy and best practice guidance. They are subject to change as further infrastructure survey work will need to be carried out at the application stage.

1. Introduction

Solihull Metropolitan Borough Council is preparing a new local plan which sets out the vision and spatial strategy for the Borough up until 2036. The plan identifies sites for potential development, these sites are supported by a Strategic Housing and Economic Land Availability Assessment (SHELAA).

The Draft Local Plan which was consulted upon in December 2016 identified 20 potential allocations to deliver the Borough's housing needs. Site 19, The HS2 Interchange, has been excluded from this study as it is part of The HUB, an area within close proximity to the NEC, Airport and the future High Speed 2 Interchange and is part of a design process which is being managed by the Urban Growth Company. Site 20 is also excluded from this study as it relates to an employment allocation whereas this study is focussing on residential sites. More advanced work has been undertaken for the sites included in the previous Draft Local Plan consultations in 2016 and 2019.

The purpose of the study is to demonstrate that the sites allocated in the Local Plan can deliver the Council's housing needs, for the plan period.

In order to establish robustness and deliverability of the proposed allocations, a concept masterplan for each of the site allocations in the Local Plan has been developed.

The Masterplan approach is born out of the Council's ambition to accommodate growth with place-making providing the central theme. The illustrative concept masterplans are therefore intended to demonstrate how sites could be brought forward for development in a form which both seek to respond to the Borough's needs and safeguards the long term desirability of Solihull Borough as a place to live and work.

Each concept masterplan sets out at a broad level how the sites ought to be developed and the likely housing capacity. The concept plans have been developed in collaboration with the site owners and/or promoters.

Once allocated in the Local Plan all sites will need to be brought forward in a manner which reflects both national and local plan policies. This will require additional survey work which is current at the time of application. This may result some changes to the illustrative masterplans.

Methodology

Local Plan site allocations: Concept Masterplans

The masterplan process for this study is outlined in Figure 1.

The diagram reflects the stages of developing masterplans recommended by The Design Council which is the UK Government advisor on design. Their advisory services includes The Commission for the Built Environment (CABE) which advocates the principles for developing sites set out in the 2006 CABE publication *Design and Access Statements; How to read and write them*. This suggests a four-stage approach: Assessment, Involvement, Evaluation and Design.

These stages are reflected in the methodology outlined, however due to the complexity of the sites and the need to engage and involve stakeholders throughout the process, the stages are more iterative reflecting the level of review of the illustrative masterplans.

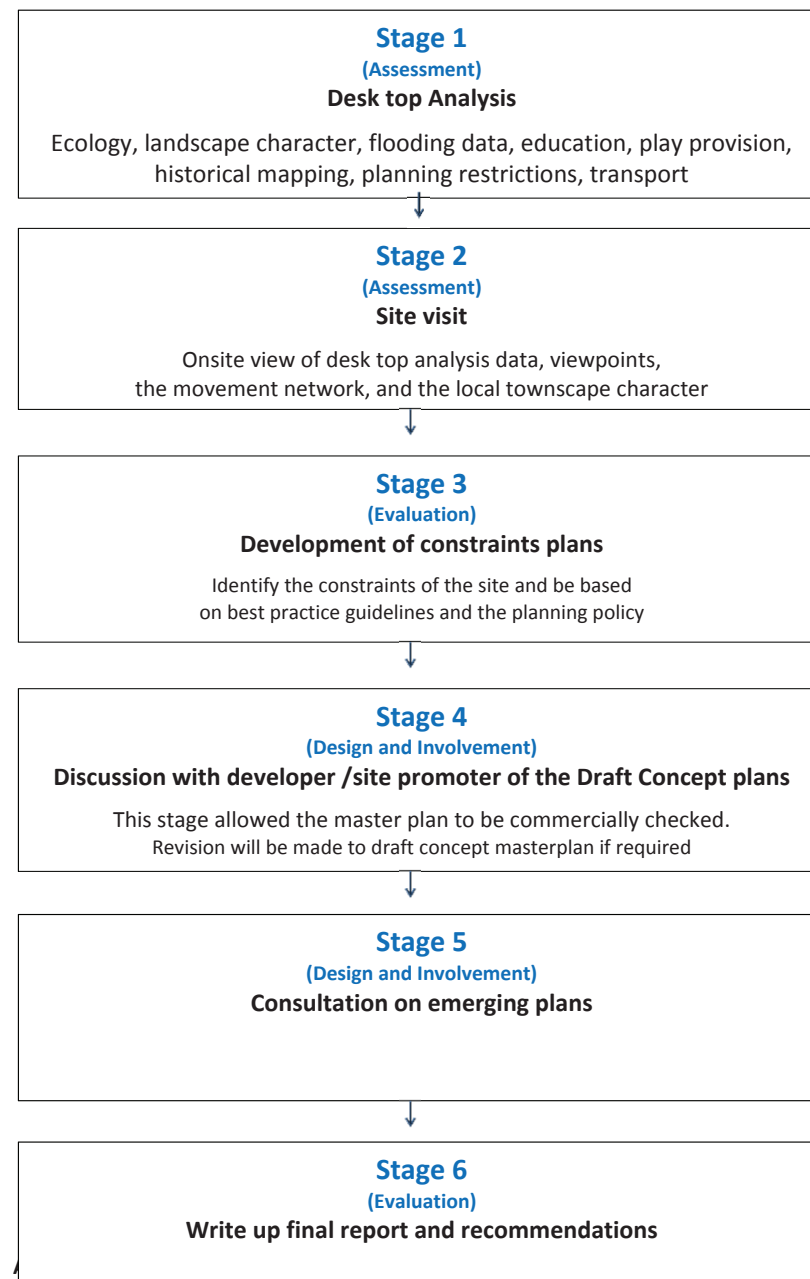


Figure 1, Methodology

Stage 1: Assessment

In order to demonstrate robustness to the concept masterplans a review of the existing and emerging evidence for each of the sites has been carried out.

The 2018 Greater Birmingham HMA Strategic Growth Study reviewed the Boroughs housing density. This study indicated that the Housing Densities achieved since 1996 had not delivered over 39 dph as shown in Figure 2 . This is a reflection of the largely suburban characteristics of the Borough and the market demand for family housing above apartments. The 2016 Solihull Strategic Housing and Employment Land Availability Assessment also highlighted that the average density for the Borough was 36dph. The findings from both these reports together with the ambition to ensure development reflects the Boroughs character and responds to site context has influenced how the housing capacity of each sites has been optimised.

This considered approach suggests that the medium density considered across the sites is 36dph, high density development is therefore anything above 40+ dph and is suggested in those areas along transport corridors and in more urban locations in the Borough where apartment living is likely to reflect market demand. The low density areas of housing are in particular response to those sites which have landscape, ecological and historic buildings to help safeguard their setting in these locations 30 dph

has been suggested. These proposed densities are considered achievable and therefore are a realistic indicator of the capacity of the housing sites and therefore the Councils ability to deliver its housing numbers across the selected sites.

Figure 3 sets out the key documents which were reviewed during the desktop analysis of the sites.

In addition to these studies a review of data and concept masterplans submitted by the promoters /and land owners of the sites was undertaken.

Table 30: Densities of Development Built

LPA	Dwellings per hectare			
	1996-1999	2000-2003	2004-2007	2008-2011
Birmingham	37	46	82	67
Bromsgrove	19	22	31	28
Cannock Chase	31	25	41	43
Dudley	29	34	42	50
Lichfield	24	23	30	33
North Warwickshire	25	26	39	27
Redditch	29	30	55	45
Sandwell	36	40	55	52
Solihull	26	26	39	36
South Staffordshire	22	17	27	25
Stratford-on-Avon	22	26	33	21
Tamworth	27	33	45	46
Walsall	28	36	49	48
Wolverhampton	29	41	47	43
HMA Average	27	30	44	40

Source: CLG Live Table P232

Figure 2, Housing Density Greater Birmingham HMA Strategic Growth Study February 2018 Greater Birmingham

Stage 2: Site Visits

The site visits reviewed the desk top findings and evaluated the site context in order to set the urban design framework for the development of the site. This framework considered: neighbouring building heights, viewpoints, the movement network and local townscape character

In the interest of comprehensive development some of the sites have been looked at collectively in order to establish their cumulative impact on transport and green infrastructure for example.

	Desk Top Analysis
Ecology	Review of statutory designation of sites (SSSI and LNR) and non-statutory sites (LWS, PLWS, LGS) Protected/ Notable species records (WBRC) Phase 1, Habitat Data (HBA) – Distinctiveness Connectivity.
Heritage	Historic England Best Practice Guides including setting Historic environments record National Heritage List SMBC Local List
Landscape	TPOs Landscape features – trees, hedgerows, field ponds etc. Landscape character – Arden Landscape / Waterman’s LCA PRoWs Sensitivity to change – Landscape Character Assessment by Waterman Landscape assets Soil maps and agricultural land classification Topography Views POS / ANGSt standards / Play & sport provision Public rights of way
Urban Design	CABE- <i>Design and Access Statements How to read and write them:</i> SMBC Characterisation Study Urban Design Compendium National Design Guide: Planning practice guidance for beautiful, enduring and successful place. Neighbourhood Plans Greater Birmingham HMA Strategic Growth Study February 2018 Solihull strategic Housing and Employment Land Availability Assessment 2016

Figure 3 Desktop Analysis

Stage 3: Evaluation

Prior to meeting with site owners and promoters a constraints plan was developed. This plan was based on best practice guidelines and planning policy with input from the multi-discipline expertise across the Council. This allowed the Council to have a baseline and starting point for discussions.

Stage 4: Design and Involvement

Initial meetings were had with site and land promoters. These meetings primarily identified whether there was a consensus between land owners of a site about bringing the site forward for development and whether there would be a project lead if the site was in multiple ownership. Where site promoters had gone as far as producing concept masterplans these were discussed in their broadest sense, with Council officers recommending parts of the site which may need to be revisited, for example where there was an impact on heritage or ecology.

Following discussion and feedback from these meetings draft illustrative masterplans were developed these were then circulated to site promoters. These initial plans provided the focus for subsequent meetings with site promoters. This stage allowed the masterplan to be commercially checked. This was a key consideration to whether the site would be viable and importantly whether it could deliver the Council's housing needs in a form that was compliant with planning policy and best practice guidance.

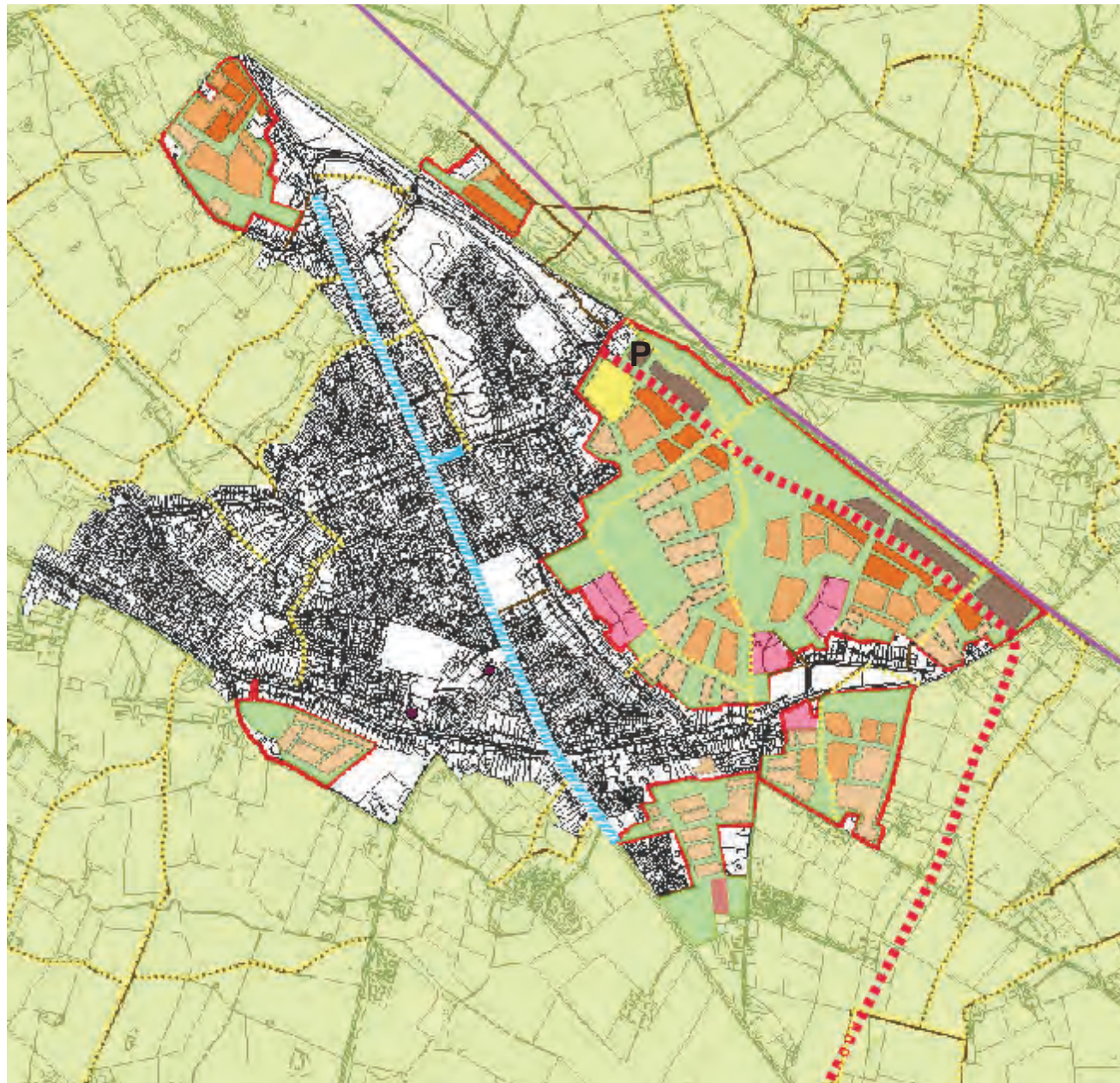
Stage 5: Community Design and Involvement

Some emerging plans were shared on an informal basis with Parish Councils and Neighbourhood Forums. Formal comments were requested as part of the January 2019 Draft Local Plan Supplementary Consultation. A summary of the responses was published in July 2019 (<https://www.solihull.gov.uk/Portals/0/Planning/LPR/Draft-Local-Plan-Supplementary-Consultation-Summary-of-Representations.pdf>) The Concept masterplans were then reviewed having regard to these comments alongside additional heritage assessment and review of the playing pitch strategy, SFRA Flood Risk Assessment and highways capacity study.

Details of each of the sites include:

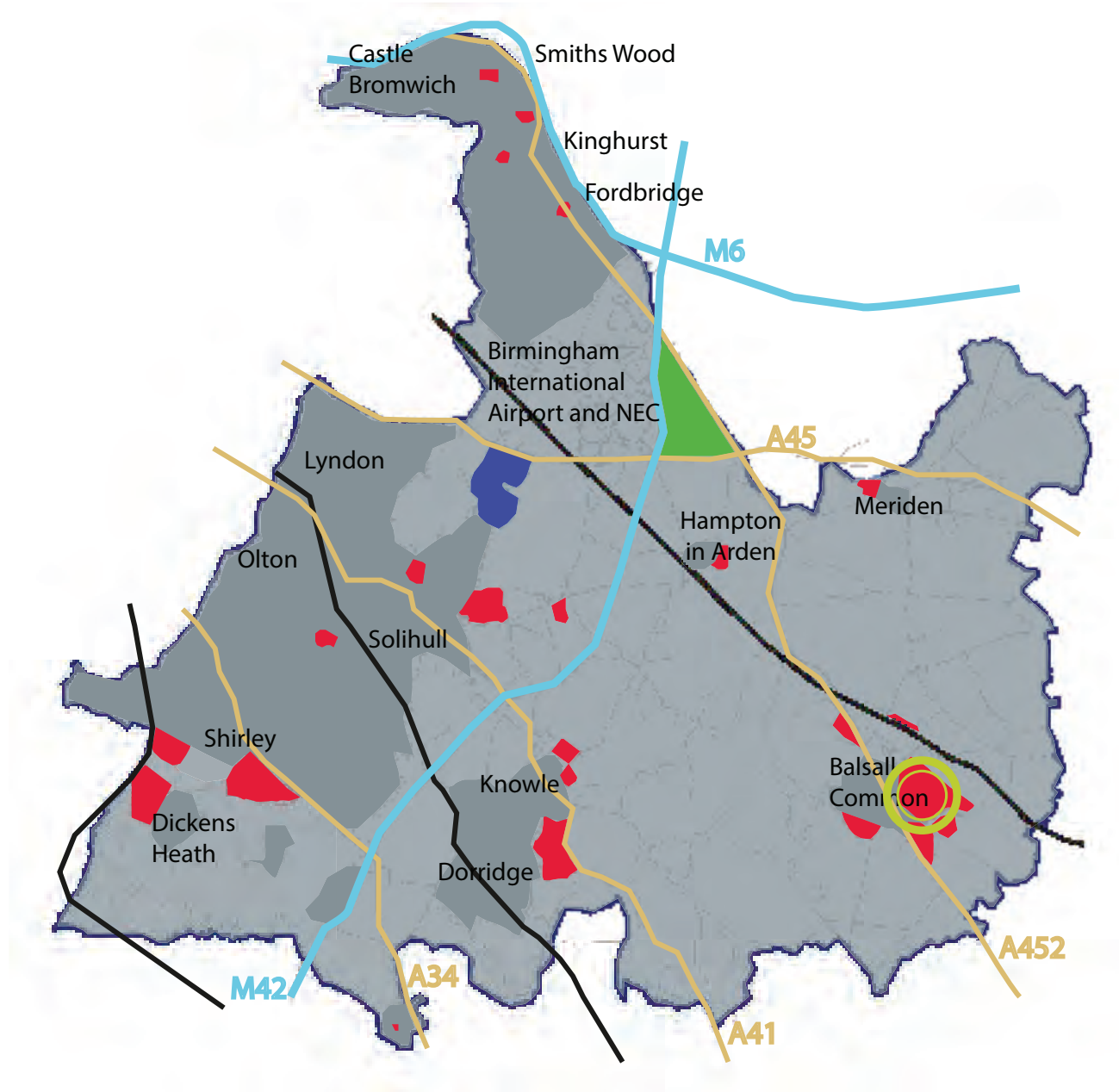
- Site location
- Site area and context with images
- Site constraints and opportunities
- A summary of the discussion with land promoters and details of how the layout and design response has changed at each stage
- Concept layout, including heights, density, open space provision, access, and commercial opportunities. The average density has been calculated at 36dph for the Borough (Solihull Strategic Housing and Employment Land Availability Assessment 2016). This study has assumed low density to be 30 dph and less and 31-40 dph as medium density and high density above 40dph .
- Evaluation of the deliverability of the site this can be found in the reports conclusion.

Balsall Common Spatial Diagram



- Green belt
- Site allocations
- HS2
- Footpath
- Existing educational facilities
- Area with significant ecological value
- Potential by-pass line
- Potential 2 form primary school and nursery.
- Proposed public open space
- Environmental enhancements
- P Additional station parking

BC1: Barretts Farm, Balsall Common



Site Analysis



- ➔ Fronts of properties.
- ➔ Back of properties
- 🚌 Bus Stops
- 🏠 Listed building
- 🟠 Zone of significance on the setting of the listed building
- ⋯ Public Rights of Way
- 🌊 Flood plain
- 🟡 Semi-improved grassland – significant habitat value
- 🔵 Area with potential flood risk
- 🟣 HS2 safeguarded land

Barretts Farm is a 90 ha Green Belt site which runs along the eastern boundary of Balsall Common. The HS2 trainline will provide the new defensible boundary to the Green Belt. The site was put forward in the 2016 DRAFT Local Plan to accommodate 800 homes over the plan period.

There are three listed buildings adjacent to the site, and three on the site; their setting complemented by the network of historic hedgerows and water courses across the site. The setting of the listed buildings must be carefully considered development should be set back from the immediate locality and development within view or within the zone of significant influence must be of high architectural value. Likewise the historic landscape character must be safeguarded.

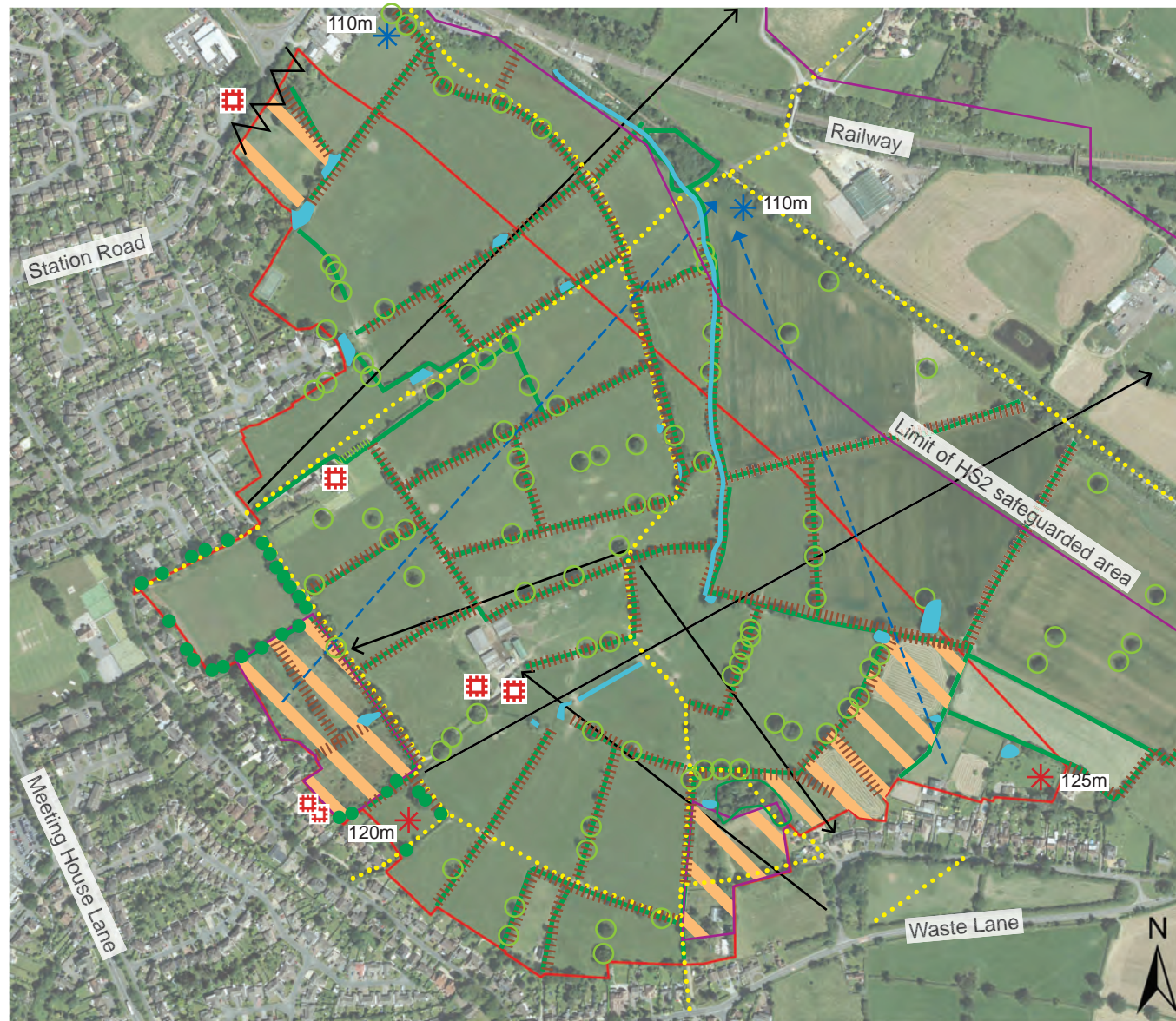
Development must have regard to potential flood risk areas.

Housing along the western perimeter of the site is typically medium to low density, 2 storeys and detached. This will set the scale precedent for new development within close proximity to the exciting settlement of Balsall Common.



Houses on Sunnyside Lane

Landscape Assessment



Landscape constraints and opportunities

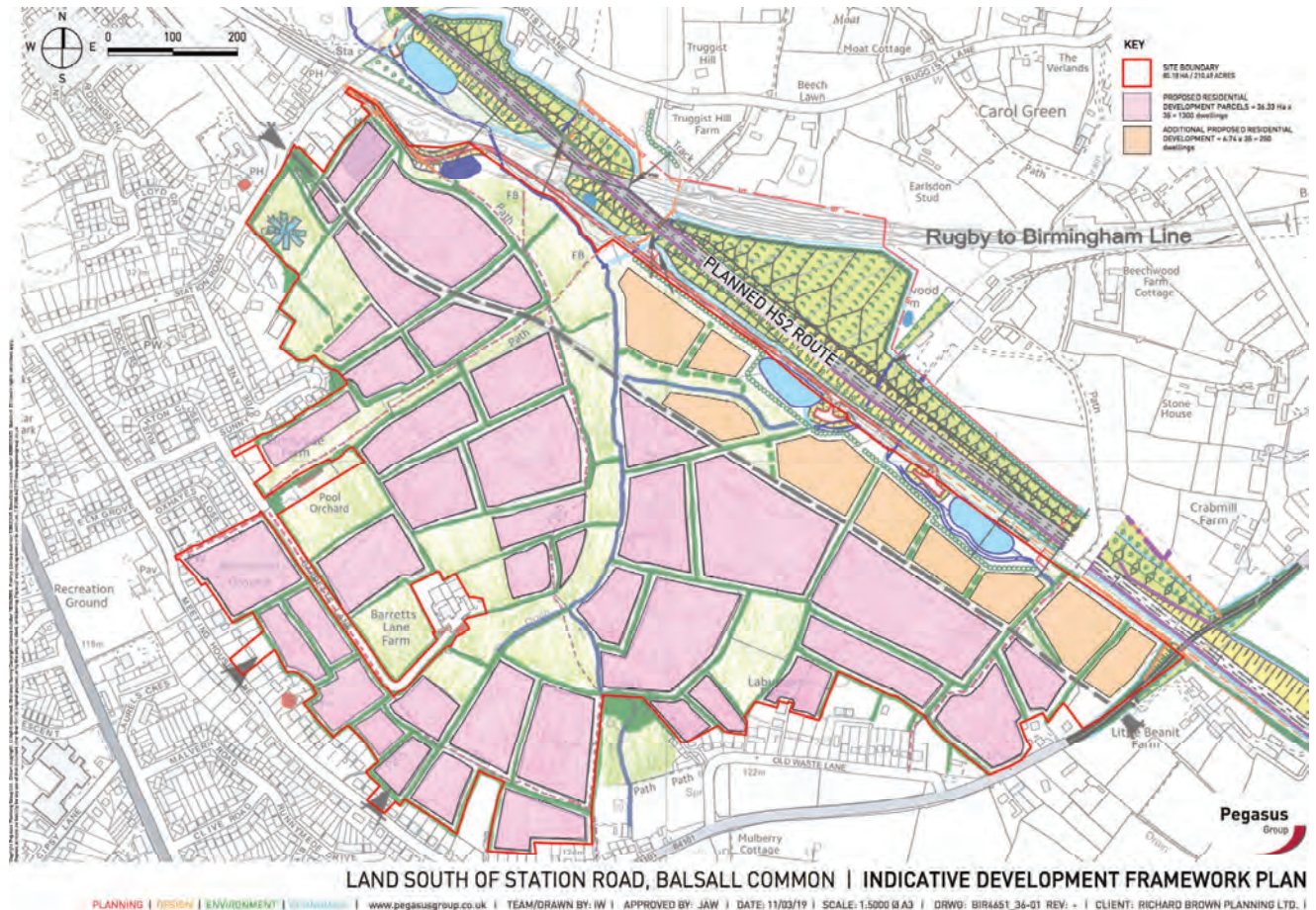
- Site boundary
- PRoWs/Paths
- Pond/water body
- Historic hedgerows (as marked on First edition OS Map 1888)
- TPO trees
- Significant Trees / tree groups
- Green Infrastructure
- Listed building/heritage asset
- Slope direction
- 110m Low point
- 125m High point
- Views
- Visibly Permeable boundary (post and rail fence)
- Strong landscape boundary
- Notable habitats (Refer to Ecological Assessment)

Developer proposal

An initial meeting was held with the landowners and site promoters. This meeting provided an opportunity for the 13 different landowners and the site promoters to be introduced to one another. The purpose of the concept masterplans and the importance of a collaborative approach to their development was highlighted by Council Officers. Pegasus Planning put themselves forward to lead this process on behalf of the landowners and whilst those attending the meeting were supportive of a collaborative approach, no firm commitment to a lead advisor was made during the meeting.

A meeting was then held with Pegasus Planning and Greenlight Development during which Officer concerns with the proposed masterplan were raised. These concerns included the impact of the built form on the heritage assets such as the listed buildings and hedgerow network. The Council's Ecologist also highlighted that Great Crested Newts were known to be on the site and that findings from survey work were likely to have an impact on the layout of the site. Likewise the loss of areas of significant ecological value should be avoided and any loss would need to be compensated for by an offsetting strategy.

Discussions also focused on the highway strategic network which remain inconclusive the inclusion of a relief road were discussed. Tertiary routes onto Barretts Lane, Meeting House Lane and Waste Lane also needed to be considered to ensure deliverability and improve integration of the development.



Submission master-plan as included in the 2019 local plan consultation responses

This indicative development framework plan reflects both Pegasus Planning and Greenlight Developments' landholdings. The proposal also demonstrates how development could make efficient use of the land by extending the site allocation up to the HS2 line post its construction.



Site 1 Barretts Farm, attractive open countryside, highly characteristic of the Ancient Arden Landscape character

SMBC Illustrative Concept Masterplan: BC1: Barretts Farm



This layout provides for around 875 dwellings although it is recognised that beyond the plan period a further 300 or so dwellings could be provided following the construction of HS2. The allocation extends to the HS2 rail line which will provide the new Green Belt Boundary. The density across the site ranges from 30dph to 45dph along the relief road. This range allows for offsets from hedgerows and landscape features.

Based on 875 homes 7.2 ha of public open space will need to be provided. This should include a doorstep space, a local play space and neighbourhood play area.

The development must facilitate safe walking and cycling links through and within the site to maximise access to the train station, town centre and countryside.

The primary school is located to the north of the site where there is an opportunity to reinforce this area as a community hub with the Medical Centre, Train Station and existing housing to the north.

SMBC Development Principles

The character of the site will be greatly altered by HS2 and any future infrastructure requirements. The red-line boundary has been extended to reflect this change, the Green Belt boundary will therefore be defined by the HS2 line and B4101.

The developable area of this site is restricted by the significant heritage, landscape and ecological assets across the site. Development must seek to retain landscape features such as mature trees and hedgerows in order to maintain much of the landscape character and important historical features, as this will be beneficial to the new development and ensure that biodiversity net gain (as required by the NPPF) is ensured. These assets provide a significant opportunity to add instant landscape maturity and character to the housing development. Likewise any development within the setting of the listed buildings will need to reflect an understanding of context and not cause harm to their setting. Where appropriate development should provide opportunity to view the listed buildings and their settings, any development within view of the listed buildings should be of high architectural value.

High density development would be best located along the relief road and High Speed 2 corridor where development can help act as a sound barrier to the rest of the site. It should be noted that this section of the HS2 line is elevated and therefore views out over the countryside in this location will

be restricted. Across the rest of the site medium and low density housing will be required to reflect an understanding of the character of Balsall Common and the setting of the listed buildings and extensive ecological corridors and hedgerow network.

There is support for a Balsall Common Relief Road and this development will help to facilitate this piece of infrastructure and a new two-form entry primary school and nursery which would support both the existing development in Balsall Common and any future developments as part of the Local Plan.

Opportunities to provide specialist housing or care bed spaces, should be explored on this site.

Local access points are to be considered onto Waste Lane. Access points into the site from the by-pass should be limited so that the new road performs its function in accommodating vehicles that would otherwise have travelled through the centre of the settlement.

Two main areas of public open space run through the site. The northern area allows the natural drainage of the site to function, opportunities for informal recreation and play should be explored. The area allocated as public open space to the southwest of the development creates the opportunity for a more formal area of play and provides a facility

which will help to integrate the future and existing communities thereby reinforcing the concept of 'place-making' in Balsall Common.

Based on 875 homes 7.2 hectares of POS would be required.

Any development on this site will require:

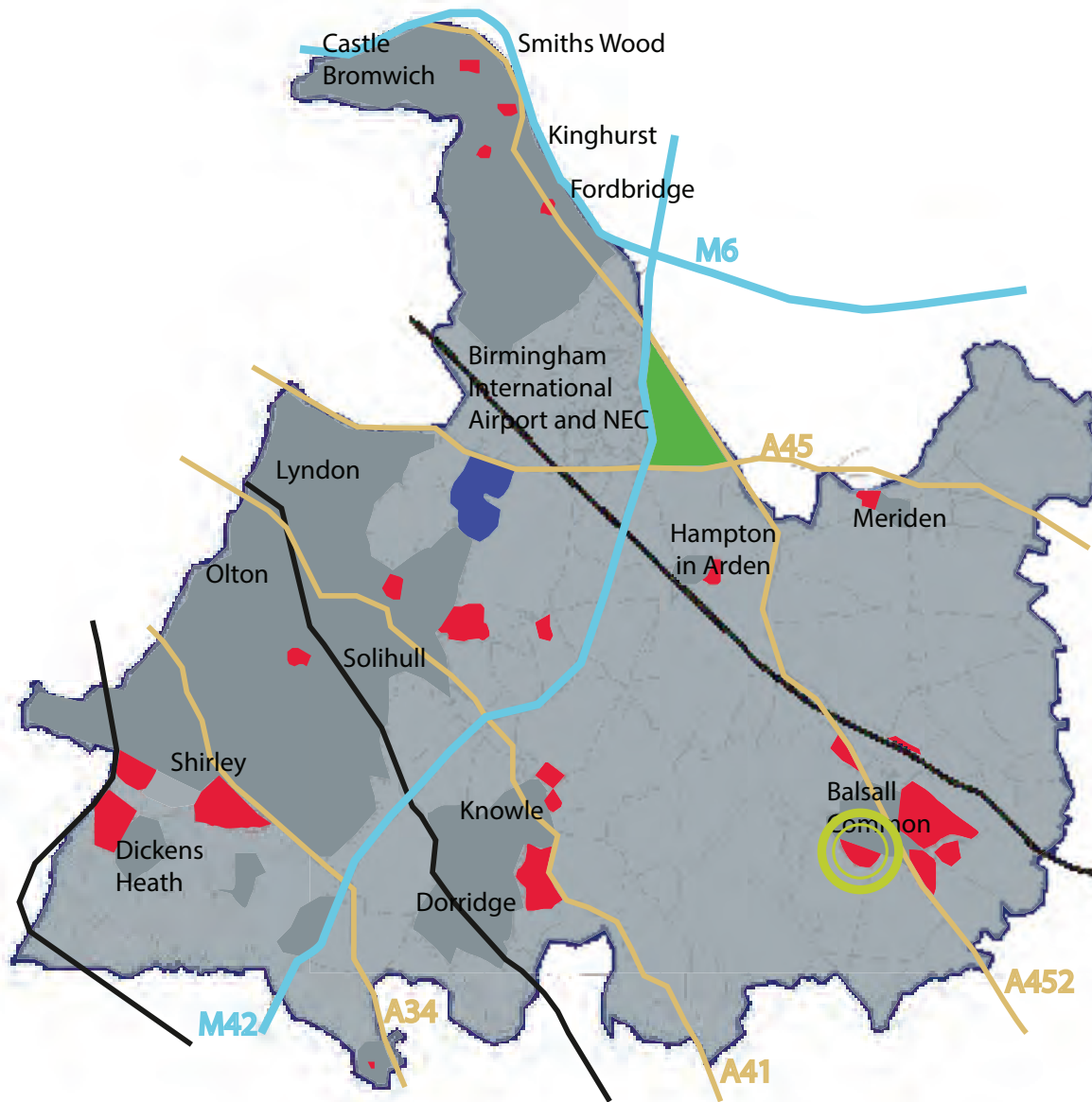
- Doorstep space
- Local play space
- Neighbourhood Play Area

The provision of allotments and natural green space will also need to be considered. Additional tree planting is encouraged across the site.

The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded






The site must integrate and facilitate easy means of walking and cycle to the town centre, train station, existing neighbouring housing and the future development to the south of Waste Lane.

BC2: Frog Lane, Balsall Common



Site Analysis



-  Back of properties
-  Bus Stops
-  Listed building
-  Zone of significance on the setting of the listed building
-  Area with potential flood risk

Frog Lane is located on the south-western edge of the village and is approximately 1.4 km from the centre of the village. 2 Storey 1950 houses back onto the north of the site and to the south there are views out over the countryside.

The 6 ha site is currently Green Belt however the position of the Green Belt boundary will be moved to Frog Lane and Holly Lane so that there is a defensible boundary.

The playing pitch is currently under a lease agreement to the Heart of England School from SMBC. Neither it nor the allotments and listed building are proposed for redevelopment.

The rural character of Frog Lane should be retained therefore vehicle access from this point should be resisted. The setting of the listed buildings must be carefully considered. Development should be set back from the immediate locality and development within view or within the zone of significance influence must be of high architectural value. Likewise development must have regard to potential flood risk areas.



Landscape Assessment



Landscape constraints and opportunities

- Site boundary
- PRoWs/Paths
- Pond/water body
- ||||| Historic hedgerows (as marked on OS Map 1887)
- TPO trees
- Significant Trees / tree groups
- Green Infrastructure
- # Listed building/ heritage asset
- - - - - Slope direction
- * ^{110m} Low point
- * ^{125m} High point
- Views
- - - - - Visibly Permeable boundary (post and rail fence)
- ⚡ Strong landscape boundary
- ▨ Notable habitats (Refer to Ecological Assessment)

Pegasus Design and Richbrough Estates Site Proposal

A meeting was held with the site promoters and their Urban Design team. The proposal was put forward on behalf of the landowners of the eastern part of the site who have signed a legal agreement to work together.

The proposal is for 110 units, with a proposed density to reflect the character of the area. The development respects the setting of the listed buildings by leaving their setting devoid of development. The layout safeguards many of the ecological assets on site and responds to the character of Frog Lane.

The development does not suggest the 150 units as put forward in the Draft Local Plan allocation. Officers raised caution over the impact of the access road on the semi improved grassland and the need to ensure that the single access point didn't raise issues with emergency access to homes.



SMBC Illustrative Concept Masterplan: BC2 Frog Lane

Medium density, 2 storey medium density housing is appropriate in this semi-rural location. 110 units can be accommodated on the site.

The layout retains the character of Frog Lane and maximises residential views to the countryside and public open space. The alignment of the access road reduces the severance effect on the semi-improved grassland.







Biodiversity off -setting will be required due to the loss of semi-improved and improved grassland. The on-site loss can be kept to a minimum by protecting as much of the western field as possible and by creating grassland and wetland habitats in the SuDS features and optimise layouts to ensure extreme flood flow paths are not impeded

The current proposal suggests one point of access to the site this will need to be designed to accommodate emergency services. This could require the road to be significantly wider in order to mitigate for the lack of the second access point.

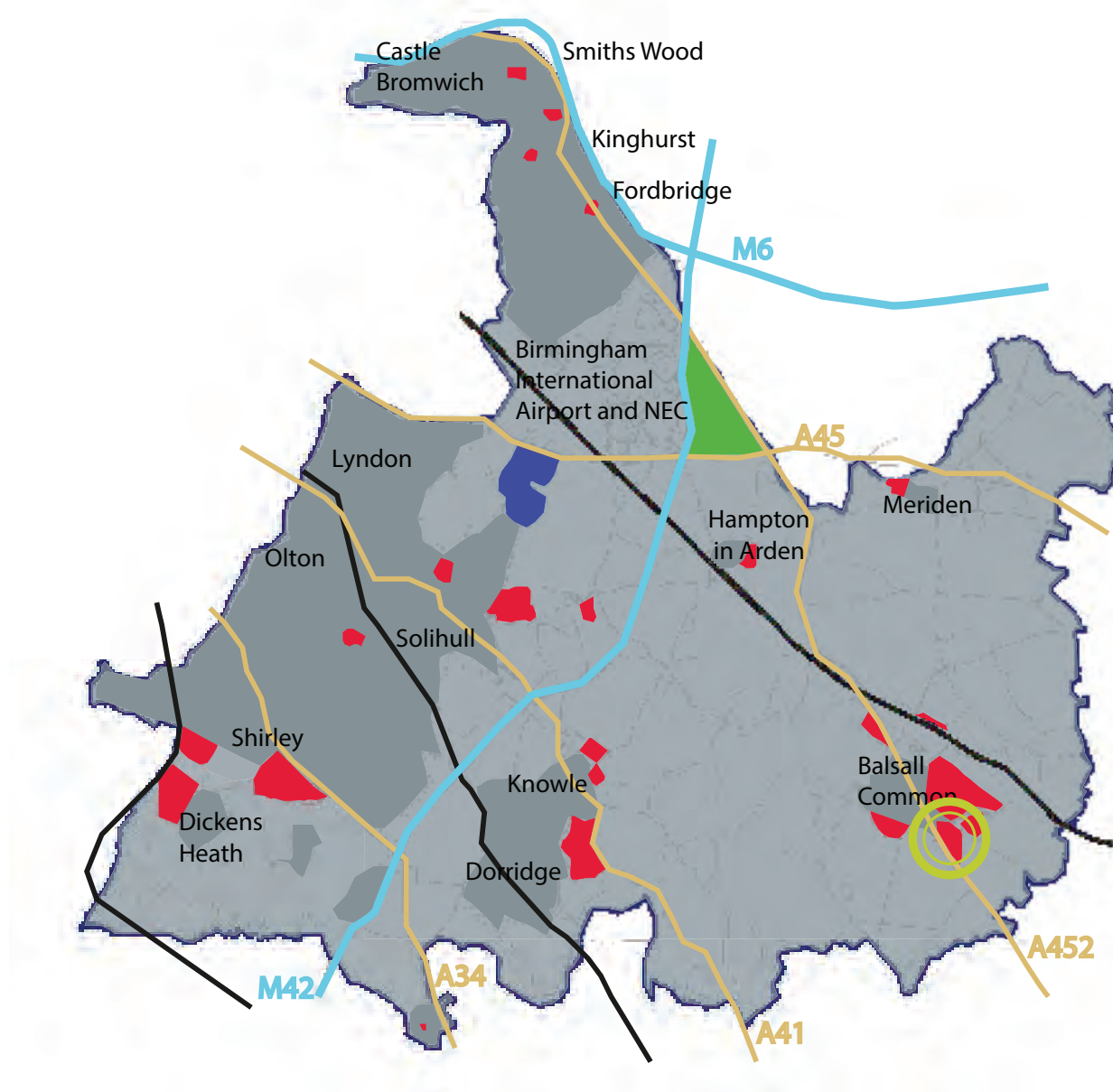
Based on 110 units this development will require 0.9ha of public open space. A doorstep space will need to be provided on site. A local play space and neighbourhood play area will need to be provided in the locality the mechanism for its delivery can be considered at the application stage alongside other development brought forward in Balsall Common in the adopted Local Plan. Additional tree planting is promoted across the site.



Illustrative Masterplan

- | | | | |
|---|------------------------|---|---|
|  | Road |  | SuDS Feature |
|  | Footpath |  | Listed building |
|  | Medium density housing |  | Semi-improved grassland – significant habitat value |

BC3: Windmill Lane, Balsall Common



Site Analysis

The site is located on the southern edge of the village approximately 2 km from the centre of the village and its facilities. The 7 ha site is currently within the Green Belt. It is intended that the position of the Green Belt boundary will be moved to Windmill Lane and Kenilworth Road.








Development was approved in 2014 for two new housing developments on the Kenilworth Road comprising of 115 homes over two sites. The style of the buildings reflect their period of construction and development is a mix of 2 and 3 storeys.

The site contains important ecological habitats, and great crested newt (GCN) mitigation areas from these previous developments; these mitigation areas are not suitable as areas of Public Open Space due to preserving the environment for the newts. Given the known newt population it is likely that additional mitigation areas will be required.

The setting of the Grade 2* listed Berkswell Windmill (on Windmill Lane) must be carefully considered and development should be set back from the immediate locality, development within view or within the zone of significance influence must be of high architectural value. Berkswell Windmill has working sails it will therefore be important to recognise potential building height restrictions across the site to insure there is no adverse effect on the movement of the sails.

Development must also have regard to potential flood risk areas.


















	Fronts of properties.		Listed building		Public Rights of Way		Areas with potential flood risk
	Back of properties		Zone of significance on the setting of the listed building		Areas with significant habitat value		

Landscape Assessment



Landscape constraints and opportunities

-  Site boundary
-  PRoWs/Paths
-  Pond/water body
-  Historic hedgerows (as marked on OS Map 1887)
-  TPO trees
-  Significant Trees / tree groups
-  Green Infrastructure
-  Listed building/ heritage asset
-  Slope direction
-  125m Low point
-  130m High point
-  Views
-  Patchy and visibly permeable boundary
-  Strong landscape boundary
-  Notable habitats (Refer to Ecological Assessment)

Catesby Estates Ltd Site Proposal

The proposal has been put forward by Catesby Estates Ltd on behalf of the landowners and is for 225 units. The density of the site ranges from 34dph to 40dph in the centre of the site. This proposal seeks to provide points of access to the site from the recently developed site on Kenilworth Road, across the newly created great crested newts habitat which was a planning requirement.

A meeting was held where issues with the proposed layout and how it respected the setting of the listed Berkswell Windmill were raised. There were also concerns about creating access points into the site across the great crested newt habitat area. The site promoters were encouraged to improve connectivity with an access from Windmill Lane.

Concern was raised about the loss of marshy grassland to the north of the development and semi-improved grassland to the south. Loss of these habitats should be avoided in the first instance. Biodiversity off setting will be required due to overall habitat loss, but the loss of the most important habitats will greatly affect the on-site biodiversity impact and the value of the off setting required.



Delta Planning have submitted a standalone development for 4 houses accessed off Kelsey Lane.

The development is accessed via a private road and retains the hedgerow boundary which runs along the perimeter of the site.

LEGEND:-

SITE BOUNDARY GROSS AREA = 11.00ha (27.23 acres)	EXISTING TREES AND HEDGEROWS ADJACENT SITE SUBJECT TO SURVEY EXISTING TREES AND HEDGEROWS TO BE REMOVED	POTENTIAL FOR EMERGENCY ACCESS	PRIVATE DEVELOPERS COURT
EXISTING BUILDINGS	EXISTING POND - OFF-SITE IDENTIFIED GCN BREEDING POND	POSSIBLE NEW PEDESTRIAN CROSSING	INDICATIVE DEVELOPMENT AREA
EXISTING SURFACE WATER OUTFALL	ON-SITE CONTOURS AT 5m INTERVALS	INDICATIVE TREE PLANTING	INDICATIVE DEVELOPMENT FOOTPRINT
EXISTING PEDESTRIAN FOOTPATHS	EXISTING BUS STOPS / SHELTER	PRINCIPLE STREET AND FOOTWAY	OPEN SPACE PROVISION: POTENTIAL PLAY SPACE HIGHLIGHTED
EXISTING VEHICULAR MOVEMENT	SECONDARY VEHICULAR MOVEMENT	POSSIBLE FEATURE NODE E.G. SQUARE TO CREATE PLACES AND SPACES	PROPOSED GREEN INFRASTRUCTURE
PUBLIC RIGHTS OF WAY - OFF-SITE	ON-SITE FOOTPATHS	SHARED SURFACE STREET	PROPOSED ATTENUATION PONDS

SMBC Illustrative Concept Masterplan: BC3 Windmill Lane

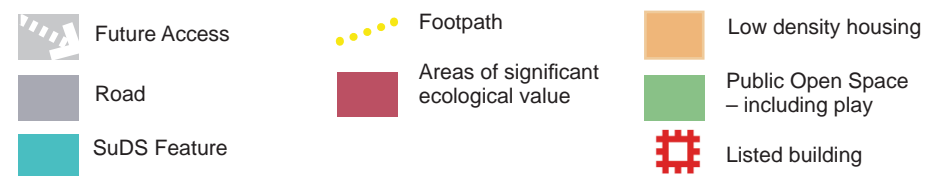


The density across the site is low, this reflects the need to respond to restrictions on development height to retain the wind movement in order for the sails at Berkswell Windmill to remain operational. This additional site constraint may also effect the overall housing mix.

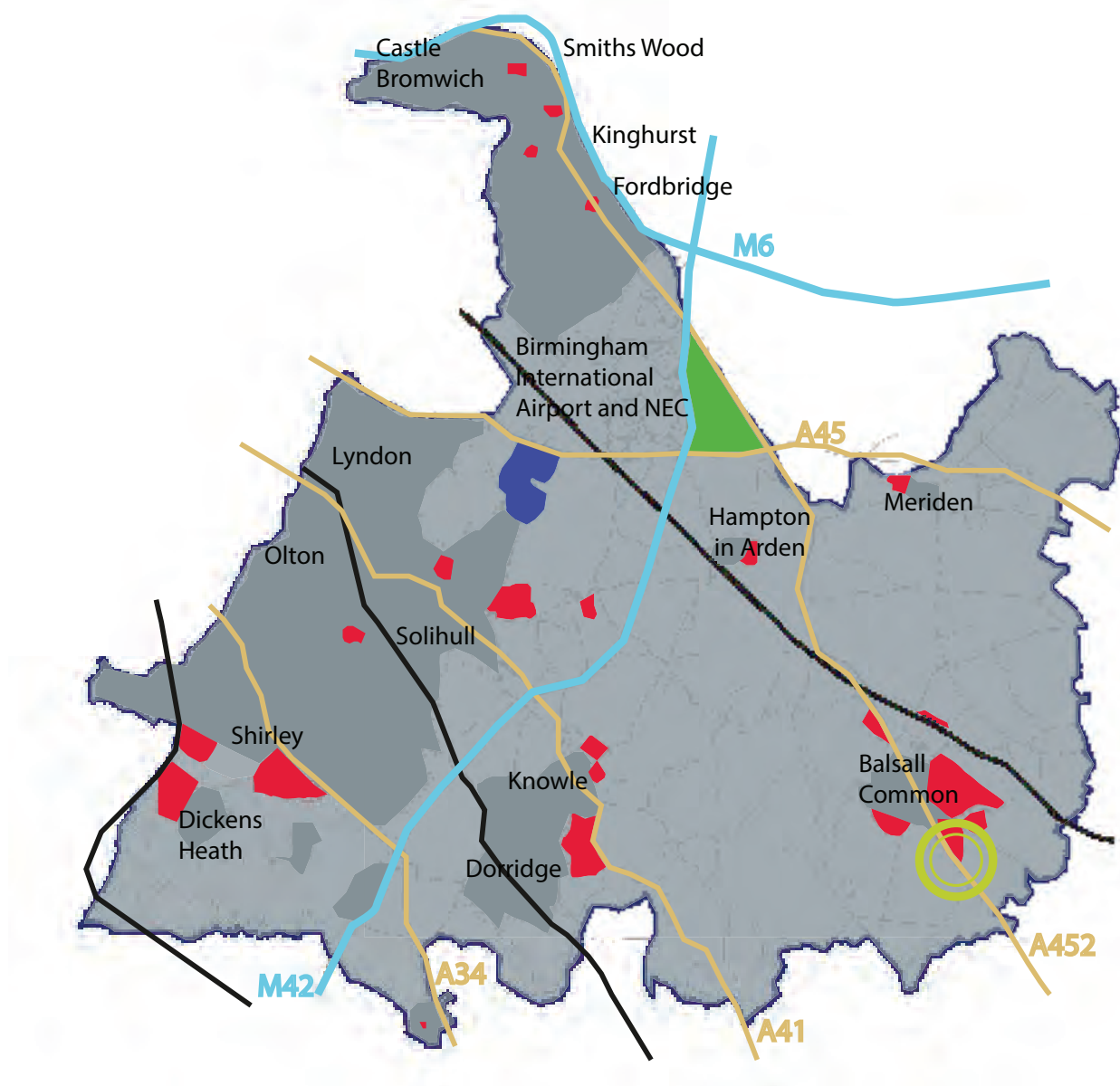
The site can accommodate up to 120 homes. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets. The layout proposes one link to the southern Kenilworth Road site this will help to integrate both the existing Kenilworth Road sites into the new development. A link onto Windmill Lane is also proposed this will serve the majority of the homes. All streets must be designed to encourage multi modal safe active travel. Links to the neighbouring and future development in the locality must enable opportunities to promote the health and well-being agenda and allow residents to access the train station.

The site contains important ecological habitats, as well as potential areas of great crested newt (GCN). Footpath links around the site must be considerate of areas of significant ecological value. The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded. Additional tree planting is promoted across the site.

Based on 120 homes 0.9 ha of designated public open space is required, much of this has been located where it complements the setting of the Grade 2* listed Berkswell Windmill and benefits from existing public rights of way. This location will allow existing residents from the neighbouring Kenilworth Road developments to have easy access to a sensitively designed play area. There is also the opportunity to enhance the visitor experience of Berkswell Windmill by opening up views of this high significance historic building.



BC4: Pheasant Oak Farm Balsall Common



Site Analysis

The 13 ha site is located to the south of Balsall Common. The site was allocated in the Draft Local Plan (January 2019) to accommodate 100 homes. The Green Belt site is bounded by Waste Green Lane to the north and Hob Lane to the south. The western boundary is predominately the rear garden boundaries of properties which front onto Windmill Lane.

The principal components of the site are the yard and buildings associated with Pheasant Oak Farm. The non agricultural uses (which are dominated by caravan storage) are included in the Council’s Brown field Land Register.

The mature hedgerows and trees provide a semi rural setting for any future development. A public footpath runs north to south through the site and connects to the network of routes that serve Barretts Farm and beyond.

There are views to the south of the Grade 2* listed Berkswell Windmill and both Fox’s Cross and Mulberry Cottage are on the Local list.

Development must have regard to potential flood risk areas.



- Fronts of properties
- Back of properties
- Bus Stop
- Trees
- Footpath
- Semi-improved grassland – significant habitat value
- Listed building
- Local list - Mulberry Cottage
- Local list - Foxes Cross
- Area with potential flood risk
- Water/ponds



Landscape Assessment



Landscape constraints and opportunities

- Site boundary
 - ⋯ PRoWs/Paths
 - Pond/water body
- Field ponds associated with permanent pasture are a characteristic of Ancient Arden Landscape Character (Warwickshire Landscape Guidelines)*
- - - - - Historic hedgerows (as marked on OS Map 1888-1913)
 - Significant Trees / tree groups
- The landscape character is strong for this site, numerous hedgerows remain intact and contain significant trees. The irregular pattern of small to medium sized fields is characteristic of Ancient Arden Landscape Character (Warwickshire Landscape Guidelines)*
- Green Infrastructure
 - # Listed building/heritage asset
 - - - - - Slope direction
 - * ^{120m} Low point
 - * ^{125m} High point
 - Views
 - - - Patchy and visibly permeable boundary
 - ⚡ Strong landscape boundary
 - ▨ Notable habitats (Refer to Ecological Assessment)

Developer Site Proposal



Barwood Land, BHB Architects



Barton Willmore

The Barwood Illustrative masterplan was submitted along with a vision document for the site in March 2019. Discussions with the site promoters highlighted the potential of extending the site to the east to the hedge boundary towards the potential by-pass line. The importance of safeguarding views to Berkswell Windmill and reinforcing footpath links to the neighbouring sites was recognised.

The Barton Willmore Illustrative Masterplan was also submitted in March 2019. At a meeting with the land promoter of this site the importance of comprehensive development and the need to avoid ransom strips was highlighted.

SMBC Illustrative Concept Masterplan: BC4 Pheasant Oak Farm

Around 200 homes can be accommodated on this site. The density of the development should reduce towards the south of the site. The layout promotes perimeter block development to strengthen natural surveillance and encourage active streets. Residential views to the countryside, and Berkswell Windmill should be maximised.

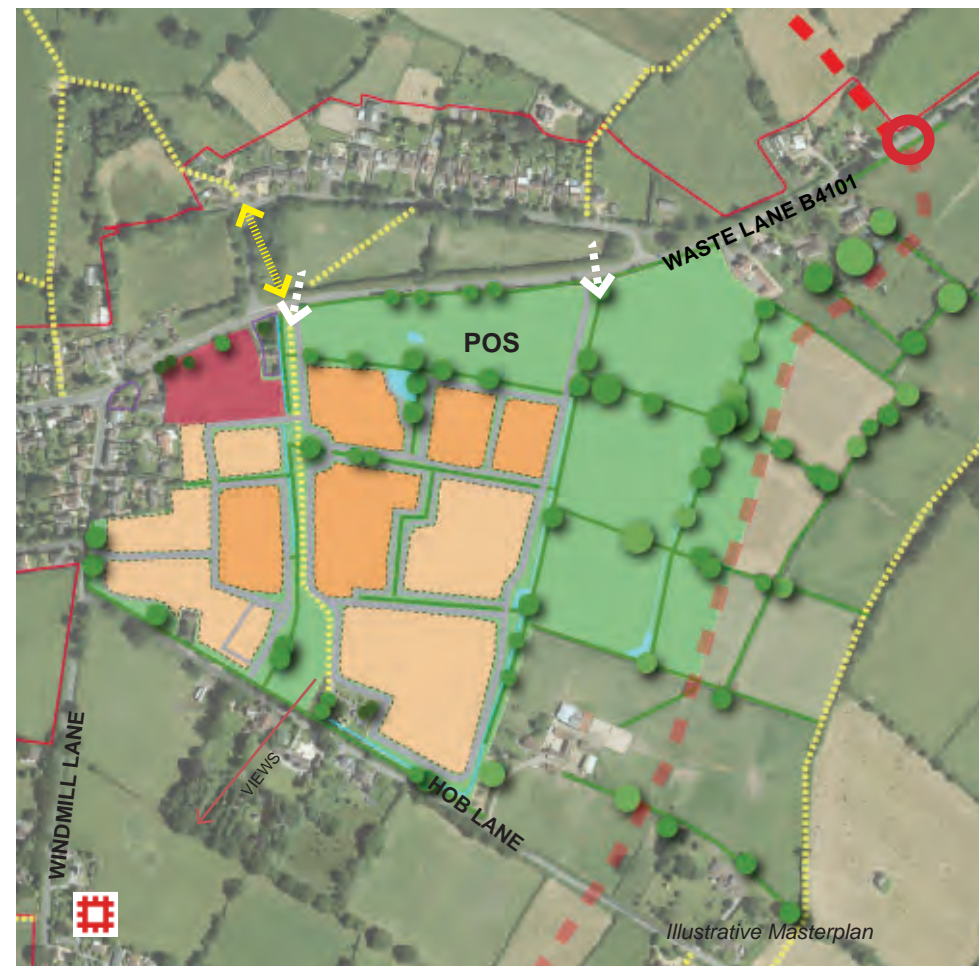
The alignment of the by-pass will provide the new green belt boundary to the east of the site. Access into the site should be along Waste lane and safe crossing points established to ensure connectivity to the Barretts Farm development.












Based on 200 homes 1.6 ha of open space would need to be provided. The development would need to provide doorstep play. Given the level of development in the locality (Site 1 and 3) A large play facility which serves all three sites need for Local and Neighbourhood play provision may be appropriate.

Any development of this site should seek to foster place making values using Green Infrastructure and public open space as a means to enhancing legibility around the site and encourage walking and cycling to local amenities such as the train station, schools and village centre. The designated footpath links to the Barretts Farm footpath network provides a safe route and access to the train station which is approximately 1.5 km from the middle of the site. Opportunities to widen this to allow for a designated footpath cycleway should be explored. All streets should be designed to encourage safe and active travel. Additional tree planting is promoted across the site.

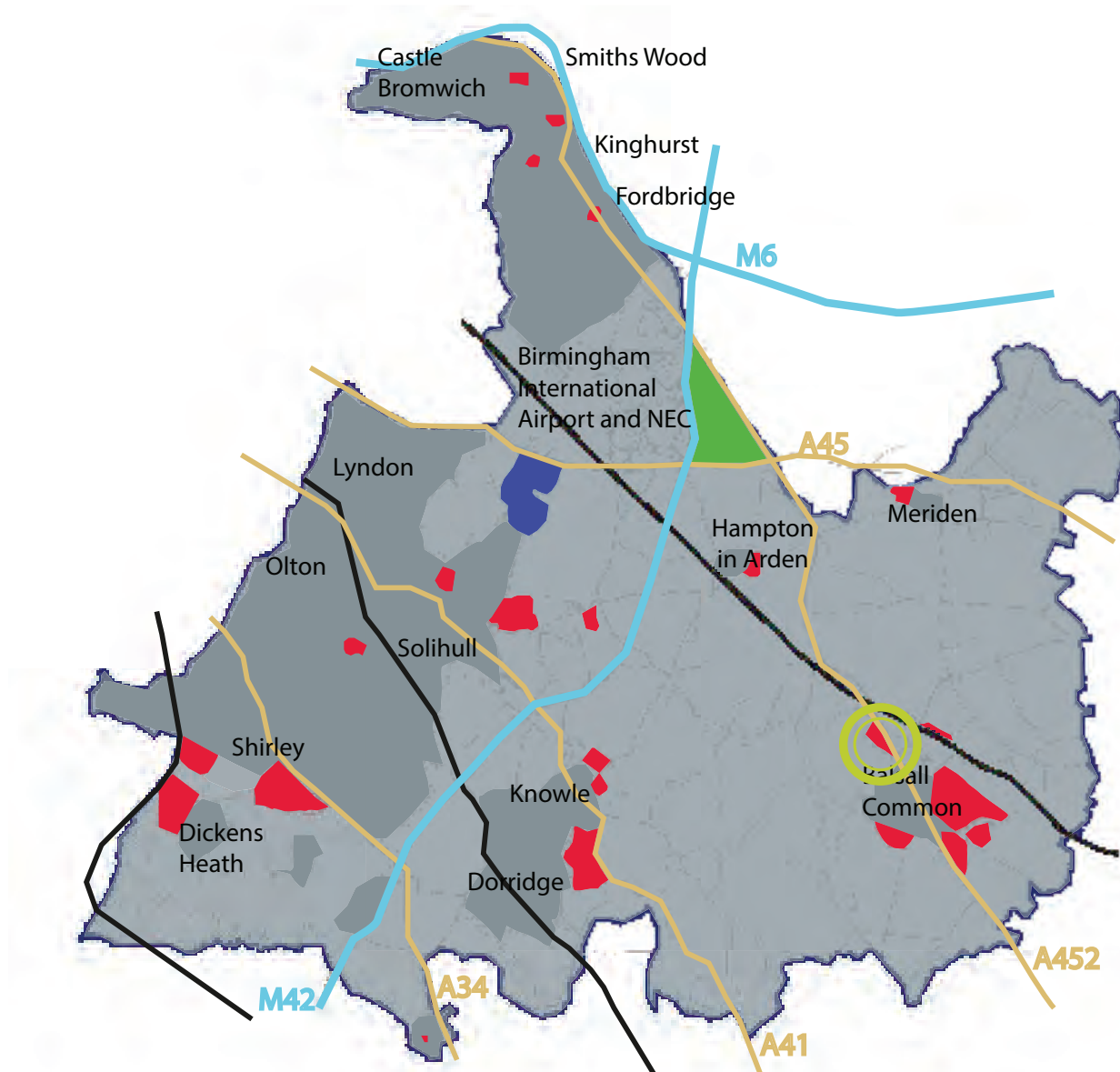
The rural character of Hob Lane and Windmill Lane should be safeguarded. Additional street clutter and signage should be minimised to reduce the impact on the character of these roads and heritage assets in the locality. Likewise adverse impact on sites of ecological importance should be avoided.

The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded.



	Future Access		Medium density housing		Indicative potential Relief Road line
	Road		Low density housing		Semi-improved grassland – significant habitat value
	Listed building		Public Open Space		Improve pedestrian and cycle links
	Footpath		SuDS feature		

BC5: Trevallion Stud, Balsall Common



Site Analysis

The 12 ha site is located to the north of Balsall Common. The site is currently home to Trevallion Stud and its associated land. Much of the site is included on the Councils Brown field Land Register.





The Green Belt site is bounded by Wootton Green Lane to the northwest and southern boundary and to the east by the A452 Kenilworth Road.

The mature hedgerows and trees along Wootton Green Lane are important elements of Green Infrastructure within the local landscape character providing a semi rural setting for any future development.

Development must have regard to potential flood risk areas and the setting of the Grade 2 listed Blythe Prior.

Wootton Green Lane



-  Fronts of properties
-  Back of properties
-  Trees
-  Bus Stop
-  Supermarket
-  Footpath
-  Area with potential flood risk
-  Listed building

Landscape Assessment



Landscape constraints and opportunities

- Site boundary
- ⋯ PRowS/Paths
- Pond/water body
- ▤▤▤▤▤ Historic hedgerows (as marked on OS Map 1842-1952)
- Significant Trees / tree groups
- Green Infrastructure
- - - Slope direction
- ✱ ^{125m} Low point
- ✱ ^{130m} High point
- Views
- ⚡ Strong landscape boundary
- - - Patchy and visibly permeable boundary

Promoter's Illustrative Concept Masterplan: BC5 Trevallion Stud

The promoter's concept master-plan illustrates how the site could deliver 300 homes of mixed housing types. The applicant is proposing medium density housing, and indicates how the development would be integrated into the existing urban fabric of Balsall Common. There are 2 access points off Wootton Green Lane and 1 point of access off Kenilworth Road.

Based on 300 homes 2ha of open space would need to be provided this should include a door step play on the site. The site is on the walking limit of Lavender Hall Park therefore a contribution to enhance this play facility would be expected. The promoter's illustrative master-plan does not provide enough public open space.

Any development of this site should seek to foster place making values using Green Infrastructure and public open space as a means to enhancing legibility around the site and encourage walking and cycling to local amenities and bus services.



SMBC Illustrative Concept Masterplan Development Principles: BC5 Trevallion Stud

This site will provide a new ‘gateway’ into Balsall Common. The Kenilworth Road is a busy, wide road which benefits from a regular bus service. There are opportunities to increase the density of the development here and reduce the density of the development along Wootton Green Lane. This approach maximises the efficient use of the land. Development must pay regard to the settings of listed buildings and demonstrate high quality and full regard for their context.

It is anticipated that the site can accommodate 230 homes. The density across the site ranges from 30 – 40 dph. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets.










Based on 230 homes 1.8 ha of public open space will need to be provided. The POS provides a buffer to the south of the development between the new and existing development providing opportunity for place-making and for the integration of the future and existing residents. A doorstep space will need to be provided on site. A local play space and neighbourhood play area will need to be provided in the locality the mechanism for its delivery can be considered at the application stage alongside other development brought forward in Balsall Common in the adopted Local Plan. Additional tree planting is promoted across the site.

The footpath which runs along side the eastern boundary requires maintenance and provides the opportunities to link the development with neighbouring pavement networks. Access points into the site are kept to the north of the site to minimise effect on the rural edge of the site and Wootton Green Lane. Streets within the development must promote safe active travel.

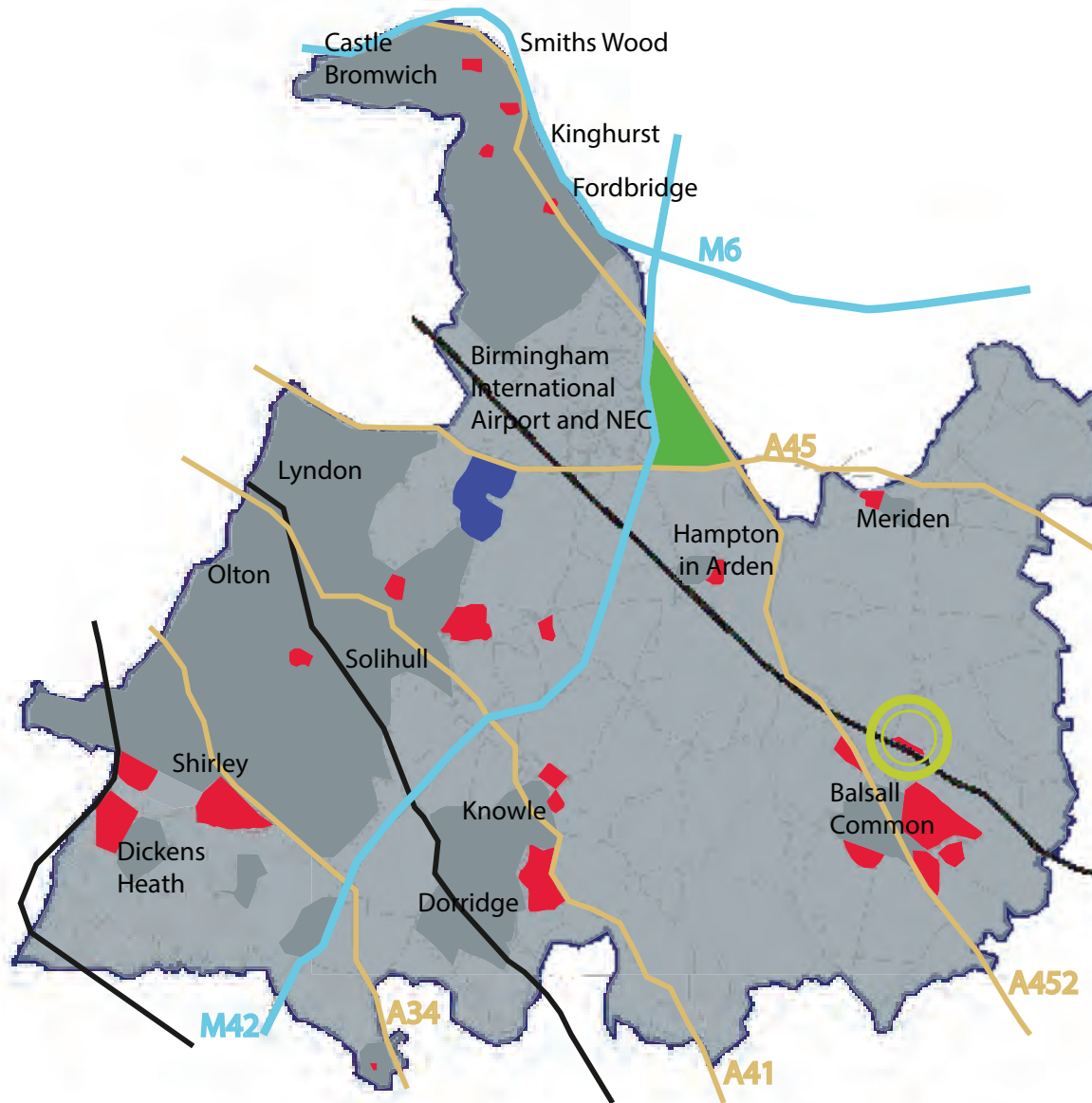
The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded.



Illustrative Masterplan

- | | | | | | |
|---|---|---|---------------|---|------------------------|
|  | Public Open Space |  | Footpath |  | High density housing |
|  | Listed building |  | Future Access |  | Medium density housing |
|  | Opportunity for commercial or mixed use development |  | Road |  | Low density housing |

BC6: Lavender Hall Farm, Balsall Common



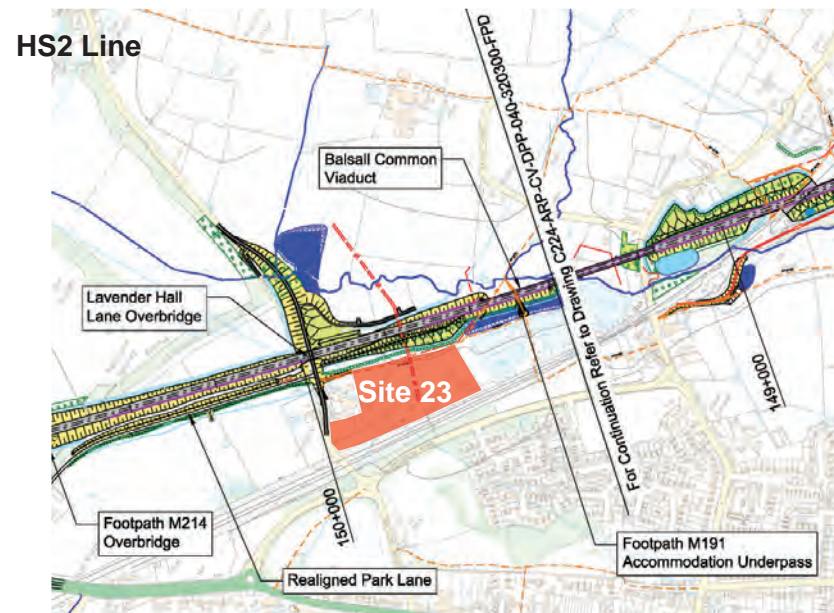
Site Analysis

The 4 ha site is located to the north of Balsall Common. The site was allocated in the Draft Local Plan (January 2019) to accommodate 60 homes. Much of the site is included on the Council’s Brownfield land register.

The Green Belt site is bounded by Lavender Hall Lane to the Northwest, the railway line to the south, Lavender Hall Fishery to the southeast and the HS2 line will run to the north of the site. There is currently a significant area of ‘safeguarded land’ associated with the HS2 line this land is to help facilitate works and access to enable the construction of the line.

HS2 will greatly alter the context of the site, and the setting of the Grade 2 * listed Lavender Hall and Grade 2 listed Barn immediately adjacent to the site.

The site is currently home to a vehicle parts centre, a Birmingham airport parking facility and a multi vehicle movers company.











(www.gov.uk/government/publications/hs2-plan-and-profile-maps-post-house-of-commons-select-committee-2016-west-midlands)



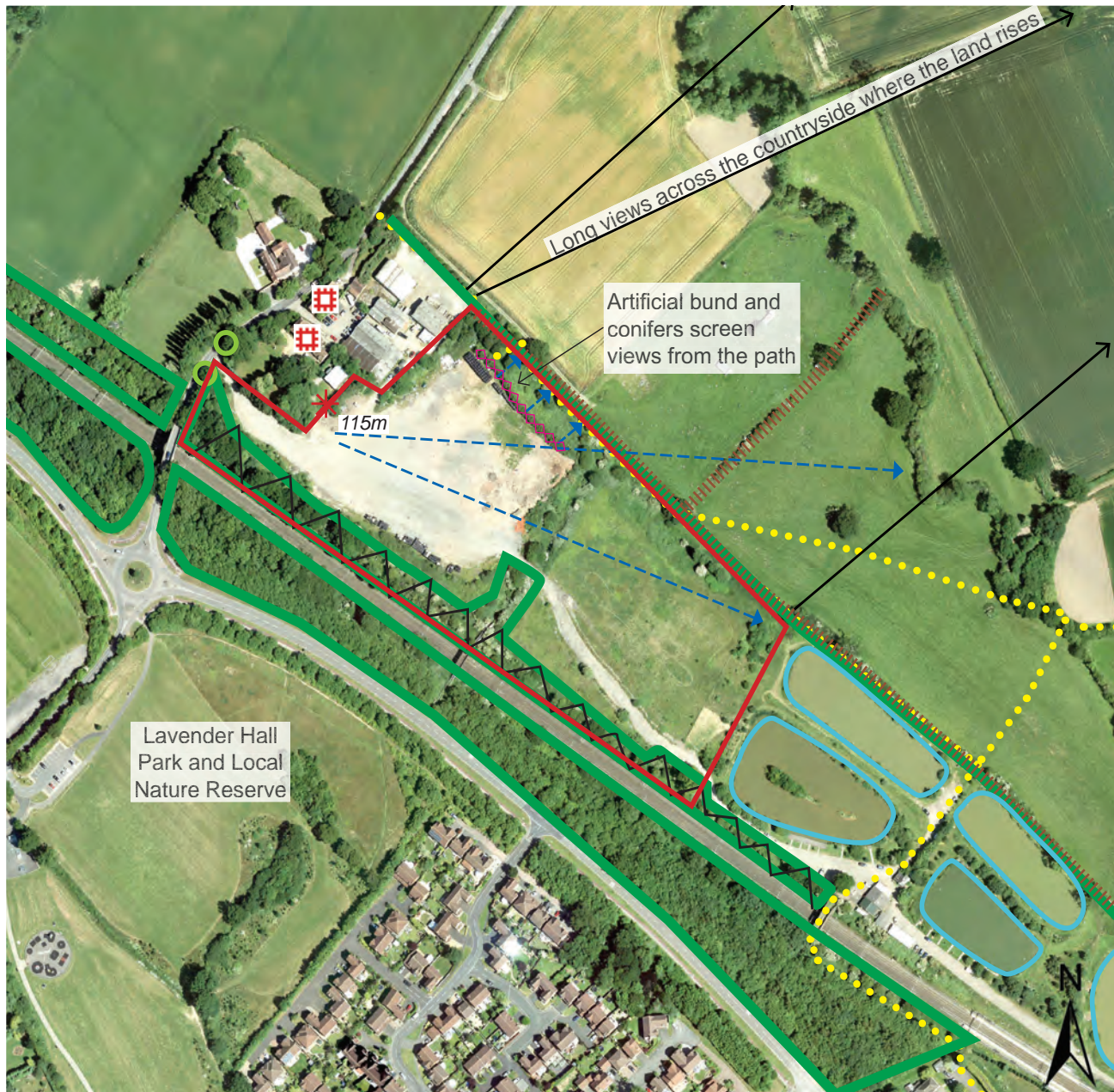
Footpaths in the locality are overgrown and site access is restricted.

There are no pavements along Lavender Hall Lane. Safe pedestrian routes to the site will need to be considered.

-  Railway line
-  Fronts of properties.
-  Public Rights of Way
-  Listed building
-  Water
-  Area with potential flood risk
-  Zone of significance on the setting of the listed building



Landscape Assessment



Landscape constraints and opportunities

- Site boundary
- ⋯ PRoWs/Paths
- Pond/water body
- - - - - Historic hedgerows (as marked on OS Map 1888-1913)
- Significant Trees / tree groups
- Green Infrastructure
- ◇◇◇◇◇ Screening vegetation - unnatural landscape feature
- # Listed building/ heritage asset
- - - - - Slope direction
- *^{115m} High point
- Views
- ⚡ Strong landscape boundary

SMBC Illustrative Concept Masterplan: BC6: Lavender Hall Farm

The concept master-plan illustrates how the site could deliver 80 homes. Medium and low density development is proposed in order to maximise the efficient use of the land. This density also reflects the changing context of the site with the future HS2 line running adjacent to the north-eastern boundary of the site. The density also reflects the need to provide a buffer between both railway lines and property boundaries. Opportunities to provide specialist housing or care bed spaces, should be explored on this site.

Development must pay regard to the settings of Lavender Hall and Lavender Hall Barn and should avoid encroaching upon the setting of listed buildings, and if it does so, exception design quality together with full regard for context would be necessary and expected.

Based on 80 homes 0.6 ha of open space would need to be provided. A Door Step play space should be incorporated within any on-site POS and designed in association with a drainage, landscape and biodiversity strategy. Additional tree planting is promoted across the site.

Any development of this site should seek to foster place making values using Green Infrastructure and public open space as a means to enhancing legibility around the site. Streets must promote safe active travel to local amenities and Berkswell Station.

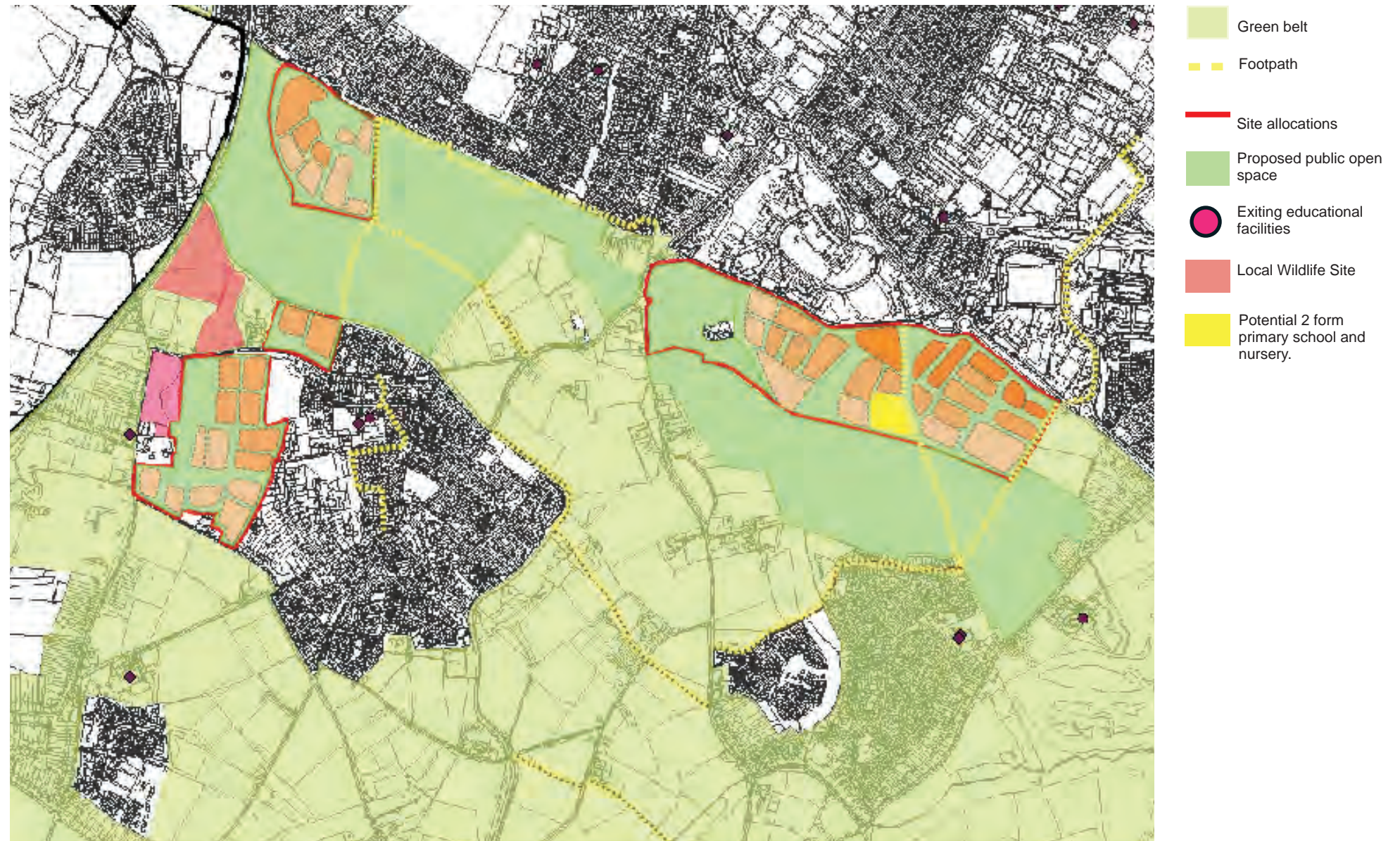
it is recommended that the footpath which runs along the perimeter of the site is diverted through the site and that improvements are made to the footpath link to the station and village centre. A crossing point along Hallmeadow Road along with a pedestrian bridge over the railway line will be required in order that residents can safely access Lavender Hall Park.

The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded.



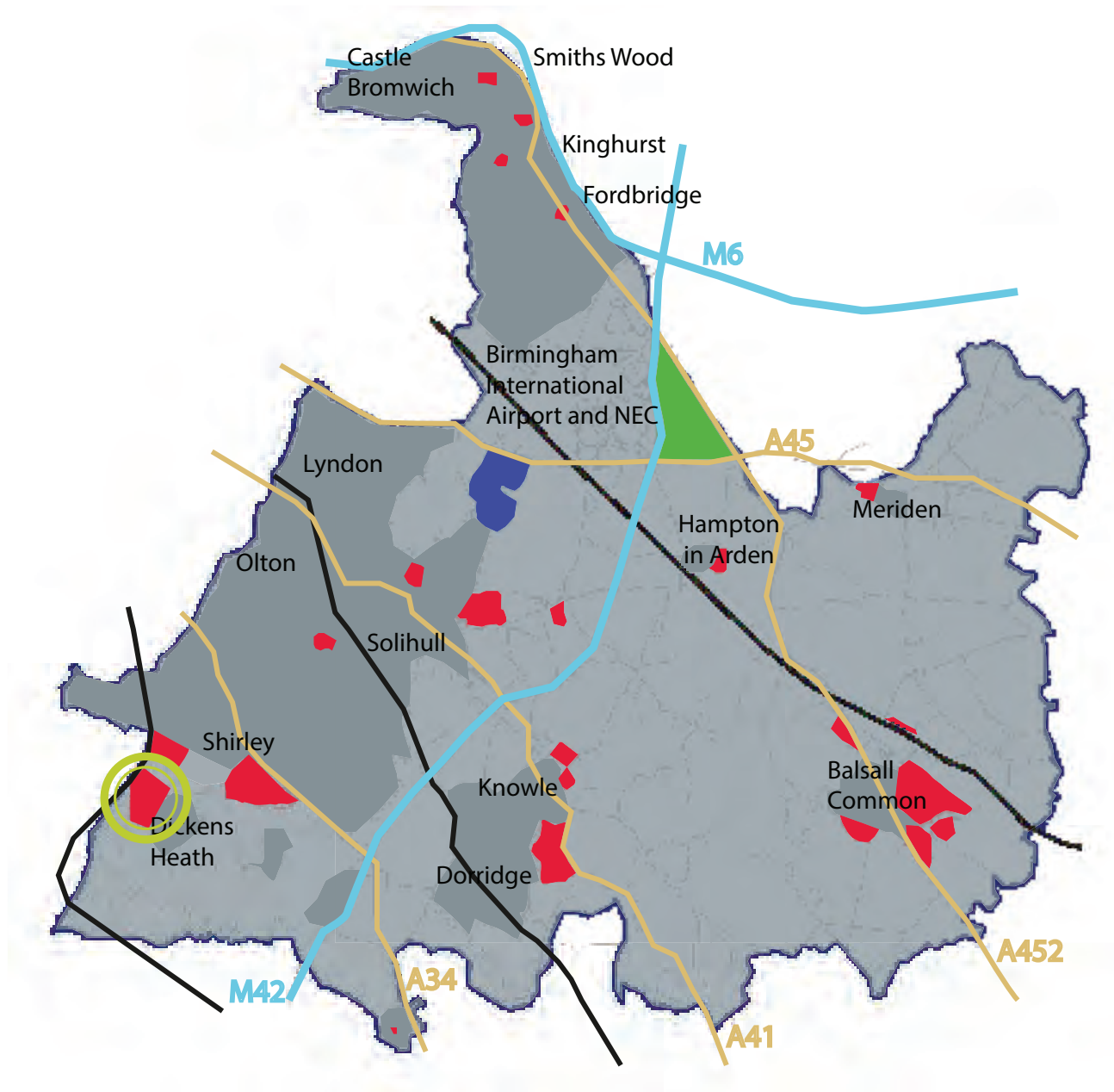


Blythe Spatial Diagram





BL1: West of Dickens Heath



Site Analysis










The site is located on the western edge of Dickens Heath. It is bounded by Birchy Leasowes Lane to the south, Tilehouse Lane to the west, the Stratford-upon-Avon Canal to the north, Ancient Woodland and the privately-owned residential road Birchy Close to the east. The 41 ha site is currently within the Green Belt. If the site is allocated for development, Birchy Leasowes Lane, Tilehouse Lane and the Stratford-upon-Avon Canal will form the new Green Belt boundaries. The site was been put forward in the 2016DRAFT Local Plan to accommodate 700 homes over the plan period.

Current land uses include sports pitches, riding stables, a garden/café/restaurant, designated ancient woodland and Local Wildlife Sites. There are also a small number of residential and farm buildings across the site.

The site is relatively flat with an overall south-to-north fall towards the Stratford-upon-Avon Canal. The general site character is semi-rural with mature hedgerows and trees which define the field pattern which contain facilities such as playing pitches.

Whitlocks End Train Station is within walking distance of the site, safe walking routes to the station should be provided.

Development must have regard to potential flood risk areas.

-  Fronts of properties
-  Back of properties
-  Local Wildlife Site
-  Bus Stop
-  SuDS Feature
-  Footpath
-  Areas with potential flood risk

Landscape Assessment



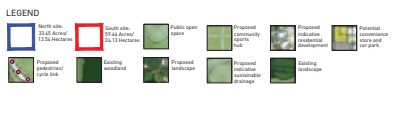
Landscape constraints and opportunities

- Site boundary
- ⋯ PRoWs/Permissive paths
- Pond/water body
- - - - - Historic hedgerows (as marked on OS Map 1884)
- Significant Trees / tree groups
- TPO Woodland
- ★ Ancient Woodland (NPPF - *minimum* 15m buffer)
- Green Infrastructure
- Notable habitats (not LWS, refer to Ecological Assessment)
- Local Wildlife Site
- - - - - Slope direction
- ★ ^{136m} Low point
- ★ ^{148m} High point
- Views
- - - - - Patchy and visibly permeable boundary
- ⚡ Strong landscape boundary

Developer Site Proposal



- KEY DESIGN PRINCIPLES**
1. Proposed residential without access points;
 2. Emergence areas with Brickby Lanes Lane;
 3. Local character facilitating permeable street routes;
 4. Pedestrian cycle routes;
 5. Principal one lined street;
 6. Residential terraces mirroring existing building line along Tilehouse Lane;
 7. Green corridor pedestrian network relating existing trees and hedger;
 8. Other housing terraces offset to provide natural surveillance;
 9. Higher density hub (apartments buildings and terraced housing);
 10. Potential commercial/retail along accommodation;
 11. Focal point spaces and development character areas;
 12. Low density development rural edge;
 13. Development offset to retain rural character along Tythe Barn Lane;
 14. Development offset to retain existing woodland;
 15. Ecology corridor and sustainable drainage;
 16. Outdoor fitness areas;
 17. New housing terraces to continue existing building line along Brickby Lanes Lane;
 18. Existing parking station and carshare facilities;
 19. Roundabout junction;
 20. Proposed diversion of existing water courses;
 21. Proposed new access serving community sports hub;
 22. Proposed clubhouse and maintenance store;
 23. Existing existing site and outdoor seating areas;
 24. Existing access routes to serve new car park;
 25. Changing facilities; and
 26. Specialist seating



LAND OFF TILEHOUSE LANE, DICKENS HEATH PROPOSED INDICATIVE MASTERPLAN



Initial Promoter proposals

Persimmon (above) – Are promoting the north-eastern site corner, north of Tythe Barn Lane for up to 120 dwellings. The above plan has been taken from the site deliverability statement submitted with the call for sites submission. SMBC officers felt that this proposal did not maximise the opportunities associated with views over the Canal or provide a footpath link to the Train Station.

Richborough Estates (left) – This proposal was produced for initial meeting between SMBC and site promoters/developers. SMBC officers concerns with this proposal was the impact on the Local Wildlife Sites.

SMBC Illustrative Concept Masterplan: BL1 West of Dickens Heath



The density across the site ranges from 30 – 39 dph. The concept masterplan illustrates how the site can accommodate 350 homes. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets.










The site contains important ecological habitats, as well as ancient hedgerows. The proposed layout seeks to retain as much of the hedgerow network as possible, containing development within the field pattern. Based on 350 homes there would need to be a provision of 2.9 ha of Public Open Space. This site will require Doorstep, Local and Neighbourhood Play Area as the nearest facility is over 1.27km away in Dickens Heath. This layout proposes to use the green corridors as areas to facilitate play and walking routes. Additional tree planting is promoted across the site.

A pedestrian link north of the hedgerow along Tythe Barn Lane is proposed in order to provide a safe route to Whitlocks End Station. Likewise opportunities to connect to the public footpath over the Stratford Canal are promoted.

Further work is required to relocate the replacement of all of the displaced pitches and to identify links from the new development to Dickens Heath Village Centre.

This layout retains the Akamba Garden Centre is retained, but could be included in the redevelopment in the future.

The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded.

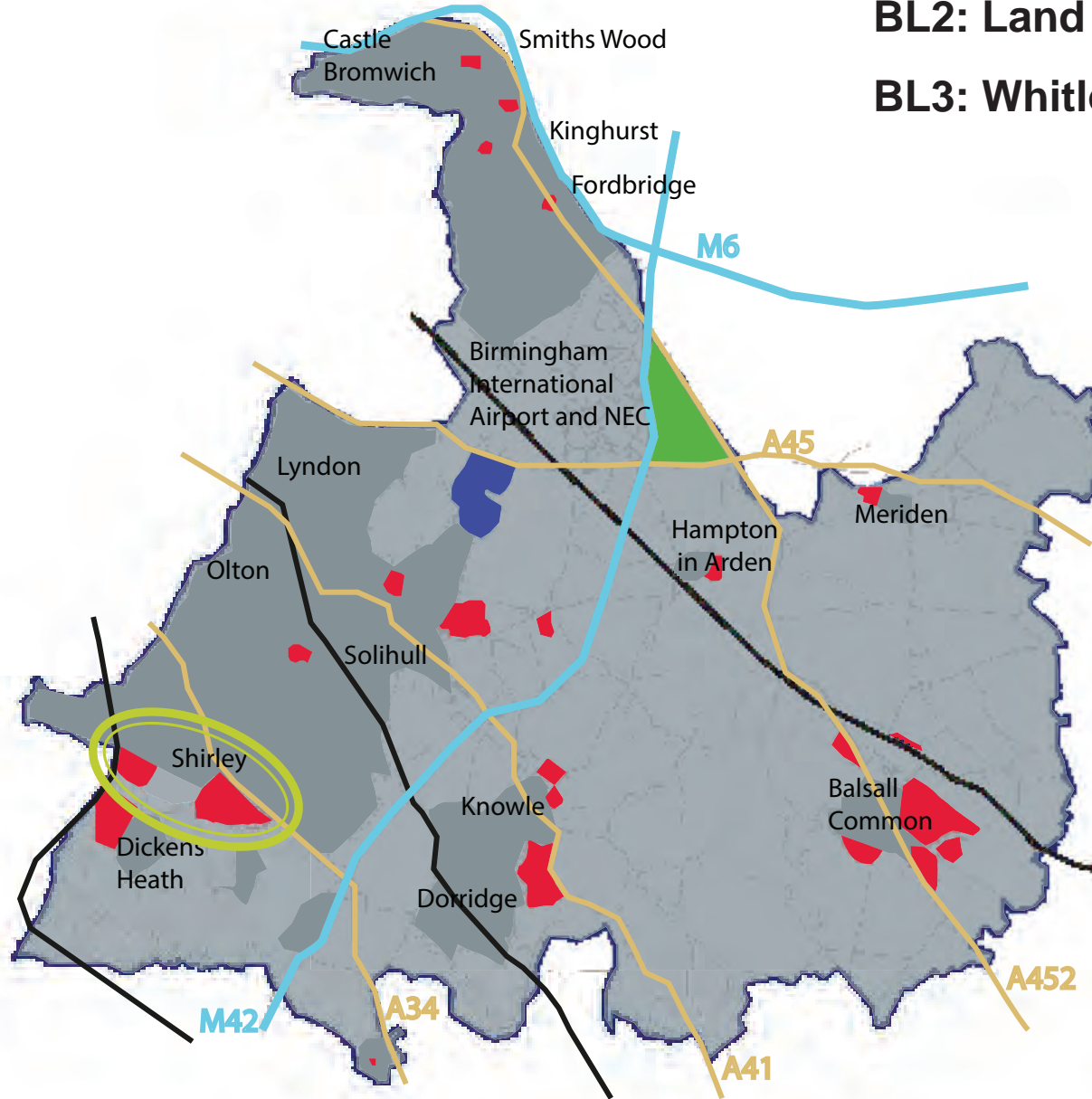
-  Future Access
-  Medium density housing
-  Footpath
-  Road
-  Low density housing
-  Pedestrian link to station
-  Local Wildlife Site
-  Public Open Space – including play
-  SuDS Feature



Shirley

BL2: Land South of Dog Kennel Lane

BL3: Whitlock's End Farm



Site Analysis



Site Analysis

Sites BL2 and BL3 are located on the southern edge of Shirley and are approximately 2 miles from Shirley High Street with its services and amenities. The sites have good access to transport networks, with a regular bus service into Birmingham.

Originally three sites were put forward in the Draft Local Plan (Cabinet report 17th January 2019) to deliver 1940 homes in total. However, Site 11 now has planning permission and construction has begun on site.

Sites BL2 and BL3 are in the Green Belt, and therefore a new defensible Green Belt boundary will be required, this could take the form of a road.

Green infrastructure links through the sites both to the north and south provide important assets to the sites landscape character and should be retained.

Hedgerows and trees across the site have significant character and ecological value which provides instant maturity to any future development.



Site BL2: There are overhead cables across the sites these should be buried.

The sites benefit from close proximity to the bridleway to Cheswick Green and the Stratford-upon-Avon Canal.

Housing in the locality was predominantly built between the 1950s - 1980s and are typically 2 storeys. However, commercial development along the Stratford Road is more varied, with staggered building lines and buildings which have more significant scale and/or mass.

The setting of the Grade 2 Listed Light Hall Farm must be carefully considered and development should be set back from the immediate locality. The built form within view or within the zone of significant influence of the listed building must be of high architectural value.

Development must have regard to potential flood risk areas.



Site BL2: Light Hall Farm.

Landscape Assessment – Site BL2



Landscape constraints and opportunities

- Site boundary
- ⋯ PRowS/Paths
- Pond/water body
- ⋯ Historic hedgerows (as marked on First edition OS Map 1888)
- TPO trees
- Significant Trees / tree groups
- Green Infrastructure
- # Listed building/heritage asset
- - - Slope direction
- ✱ 135m Low point
- ✱ 142m High point
- Views
- ▨ Notable habitats (Refer to Ecological Assessment)
- ⌄ Strong landscape boundary

Landscape Assessment – Site BL3



Landscape constraints and opportunities

- Site boundary
- PRowS/Paths
- Pond/water body
- - - - - Historic hedgerows (as marked on OS Map 1888-1913)
- Significant Trees / tree groups
- Green Infrastructure
- # Listed building/heritage asset
- - - - - Slope direction
 - 125m Low point
 - 130m High point
- Views

Many of the hedge boundaries across the site contain significant trees. Also where the hedgerows have been removed, the mature trees remain and there are a number of significant trees which help to retain some of the landscape character.

The historic ditch and hedgebanks make this a visually well-contained site, with medium rather than long views across the site.

Developer Proposal - Site BL2



The Council met with the promoters of Site BL2, and Taylor Wimpy outlined their approach to considering the Green Belt boundary and how they have considered the density of the development. They proposed to use the green belt for their open space provision.

They have proposed a larger allocation site than was included in the December 2016 Local Plan and demonstrated how the development could facilitate employment opportunities and how the site respects the landscape constraints on sites.

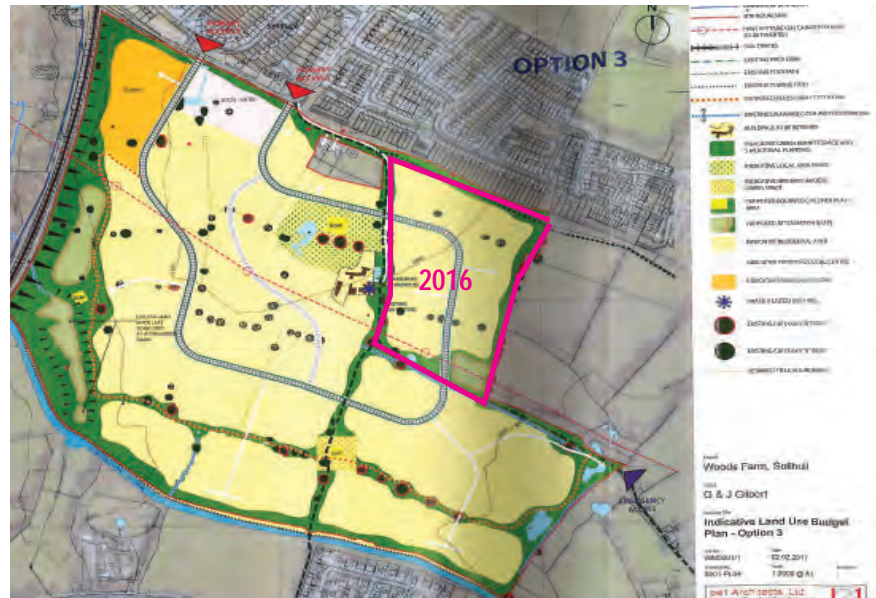
The Council suggested that further information will be required regarding the setting of the listed building and how they have considered it.

RANDALL THORP
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL PLANNING
 MASTERPLANNING
 URBAN DESIGN
 Canada House, 3 Chestow Street,
 Manchester M1 5FW
 0161 228 7721 mail@randallthorp.co.uk
 www.randallthorp.co.uk

KEY:	
	Site boundary - Taylor Wimpy
	Existing trees/woodland
	Existing hedgerows
	Existing waterbodies
	Existing Public Rights of Way
	Proposed development cells
	Proposed retail/commercial
	Potential school site
	Proposed vehicular access
	Proposed vehicular access to country park
	Proposed primary spine road
	Proposed secondary roads
	Proposed pedestrian/cycle routes
	Proposed structural woodland planting
	Proposed hedgerow
	Proposed green space
	Proposed country park
	Retained agricultural fields
	Proposed formal sports pitch
	Proposed car park
	Proposed pedestrian and/or cycle connections to surrounding area
	Proposed club house for formal sports pitch
	Existing off-site pedestrian/cycle link to Hillfield Park
	Proposed SuDS
	Proposed Green Belt boundary

Taylor Wimpy
Land at Light Hall, Solihull
 Illustrative Masterplan
 Date: 12.03.19
 Drawn by: SR
 Checker: DL
 Rev by: SR/YH
 Rev checked: SR
 QM Status: Checked
 Product Status: Issue
 Drwg No: 675A-28J
 Scale: 1:5.

Developer Proposals – Site BL3



The site promoter has submitted three options for development. Option 3 illustrates the largest of the proposals which accounts for 55ha and has the potential to accommodate 1000 dwellings. Only the area of the site outlined in pink was included in the 2016 Draft Local Plan housing allocations.



The 2019 Local Plan allocation removed the 2016 area from the allocation and reflects the unshaded area in Option 1 put forward by the site promoters.

Discussions with the site promoters have focused on safe multi-modal access to the site, the importance of retaining and enhancing public rights of way and safeguarding the setting of the listed building.

The masterplan below was submitted in September 2019. The plan illustrates how 634 units could be provided including 8.34 ha of public open space.



SMBC Illustrative Concept Masterplan: Sites BL2 & BL3



SMBC Concept Masterplan

Design Principles:

The 2016 Draft Local Plan allocated 3 sites in Shirley: Sites 11, 12 (BL2), and 13 (BL3). Around 1900 homes were to be accommodated across these sites. This was reviewed in the 2019 Draft Local Plan consultation document which omitted Site 13 and included Site 26 (BL3). Site 11 has since gained outline planning permission and initial phases of the development are in construction.

The sites however have been considered in their entirety. Site BL2 and BL3 can accommodate over 1300 homes, based on this number of units there is a requirement to provide 10.7 ha of Public Open Space. This should include a Door Step Play facility and Local Play space on each site and a Neighbourhood Play space to meet the needs of the three sites. Allotments and areas of natural green space must also be considered. An integrated drainage, landscape and ecological strategy for the sites should be adopted.

The density of the development across Site BL2 should reduce to the south, west and east to create an appropriate edge to the Green Belt and preserve the setting of the Grade 2 Listed Light Hall Farm building.

Medium and low density development is promoted on Site BL3 in order to reflect the character of the neighbouring 2 storey Shirley housing development.

The layout promotes perimeter block development to maximise natural surveillance and encourage active streets. Residential views to the countryside and public open space should be maximised.

The current proposal suggests multi-modal routes access points off Dog Kennel Lane to serve Site BL2 these respond to those already established by the development to the north (Site 11) and thereby promotes integration of the development into the urban fabric. This also helps facilitate access to the Stratford Road and its amenities.

The trees and hedgerows along Dog Kennel Lane should be retained in order to safeguard the character of the road.

Green Infrastructure links, including to the Stratford-upon-Avon Canal to the south and Woodloes development to the north should be enhanced. Likewise, the bridleway from the Stratford Road

to Cheswick Green should be promoted as an important green infrastructure link.

The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded.

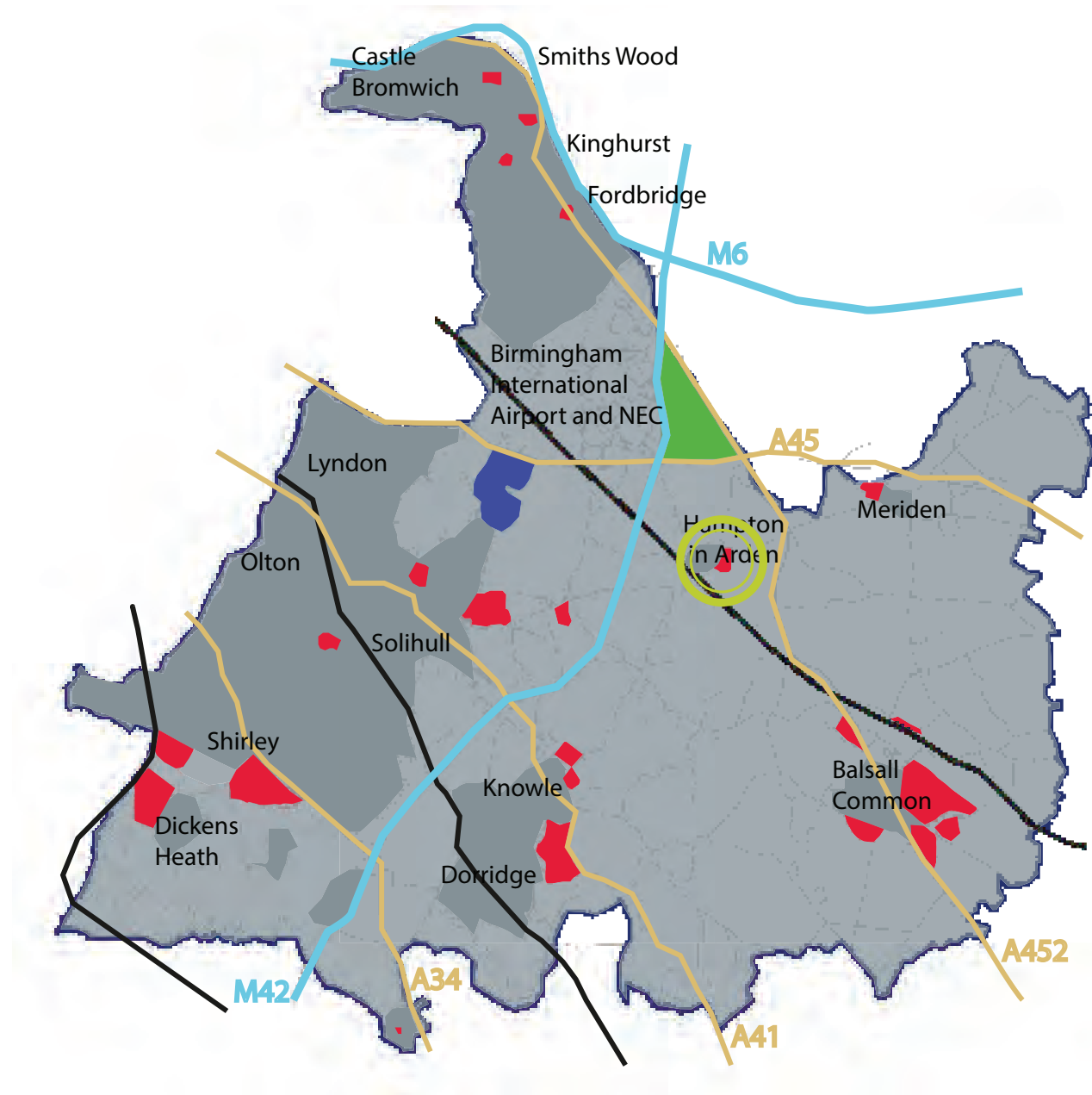
The primary school and nursery is located where it can be easily accessed from the Public Right of Way which links Site BL2 to Cheswick Green and has good links to Site 11.

Site BL3 is to be served from Biils Lane, pedestrian and cycle links to the station should be promoted from this site.

Development should avoid encroaching upon the setting of listed buildings, and if it does so, exception design quality together with full regard for context would be necessary and expected.

Opportunities to maximise tree and woodland planting should be considered across the sites.

HA1: Meriden Road, Hampton-in-Arden





Meriden Road, currently an arable field, residential garden boundaries to the west

Site Analysis

HA1: Meriden Road, Hampton-in-Arden is within 1km of the village centre and was put forward in the 2016 Draft Local Plan to deliver 100 homes in the 6–10 year plan period. The site is currently home to Arden Wood Shavings who would need to seek alternative premises should the site come forward in The Solihull Local Plan.

HA1 lies adjacent to Site 24 which was allocated in the 2013 Local Plan with the aspiration of delivering 100 homes and public open space. The site is yet to come forward for development as the Arden Wood Shavings development operation is considered a ‘poor neighbour’ in planning terms. The two sites together comprise of 7 ha and provide an opportunity for a comprehensive development which delivers both homes and public open space.

Lapwing Drive was built in the 1990s and backs onto the west of the site; the development largely comprises 2–storey detached homes. The eastern and southern boundaries are defined by a ridge which provides a buffer to the flood plain to the east; a public footpath runs along much of this ridge line.

Development must also have regard to potential flood risk areas.



The lighting from Arden Wood Shavings can be seen above the vegetation on the eastern boundary

Landscape Assessment



Landscape constraints and opportunities

- Site boundary
- ⋯ PRoWs/Paths
- Pond/water body
- TPO trees
- Significant Trees / tree groups
- Green Infrastructure
- - - Slope direction
- *^{85m} Low point
- *^{90m} High point
- Views
- - - Visibly Permeable boundary (post and rail fence)
- ⚡ Strong landscape boundary

Developer Site Proposal



This proposal provides for 78 homes (32 shortfall on the 2013 Local Plan aspiration). The layout put forward suggests large family homes therefore it is likely that the numbers could be increased if there was a higher proportion of smaller properties.

The applicant was encouraged to consider working with the owners of Arden Wood Shavings in order to develop a comprehensive layout which makes efficient use of land and delivers a development which achieves place making.

In July 2019 public consultation events were held by the site promoter to gain the public view on the site proposals.

Officers welcomed a joined up approach to the site development, which proposed to deliver 210 units across both of the sites.



The Vision

Policy Position

The Solihull Local Plan (2013/2019) recognises the importance of providing a range of housing types and sizes in achieving social, environmental and economic wellbeing within communities.

The Local Plan (2013) identifies Site 24 as suitable for the development of up to 110 new homes, to meet the needs of the Borough's growing population.

What is being proposed?

Packington Estates are proposing to develop Site 24 to provide approximately 110 dwellings and in the future the development could be extended into the adjacent land (Site 6) to provide a further 100 homes as illustrated.

The scheme will act as a new, high quality gateway to Hampton-in-Arden village and will provide integrated public open space, allowing for improved foot-ways and cycle paths.

This outline application will aim to secure the principle of development on the site, with finer details being determined as part of an additional future application.



Proposed Residential Development :
Land off Meriden Road, Hampton-in-Arden



SMBC Illustrative Concept Masterplan: HA1 Meriden Road



The layout retains the TPO trees and established hedgerows. The public open space and play facility has been located in the heart of the development where public footpaths converge. An integrated landscape, ecologically and drainage strategy for the site is promoted to provide a place-making approach to the site.

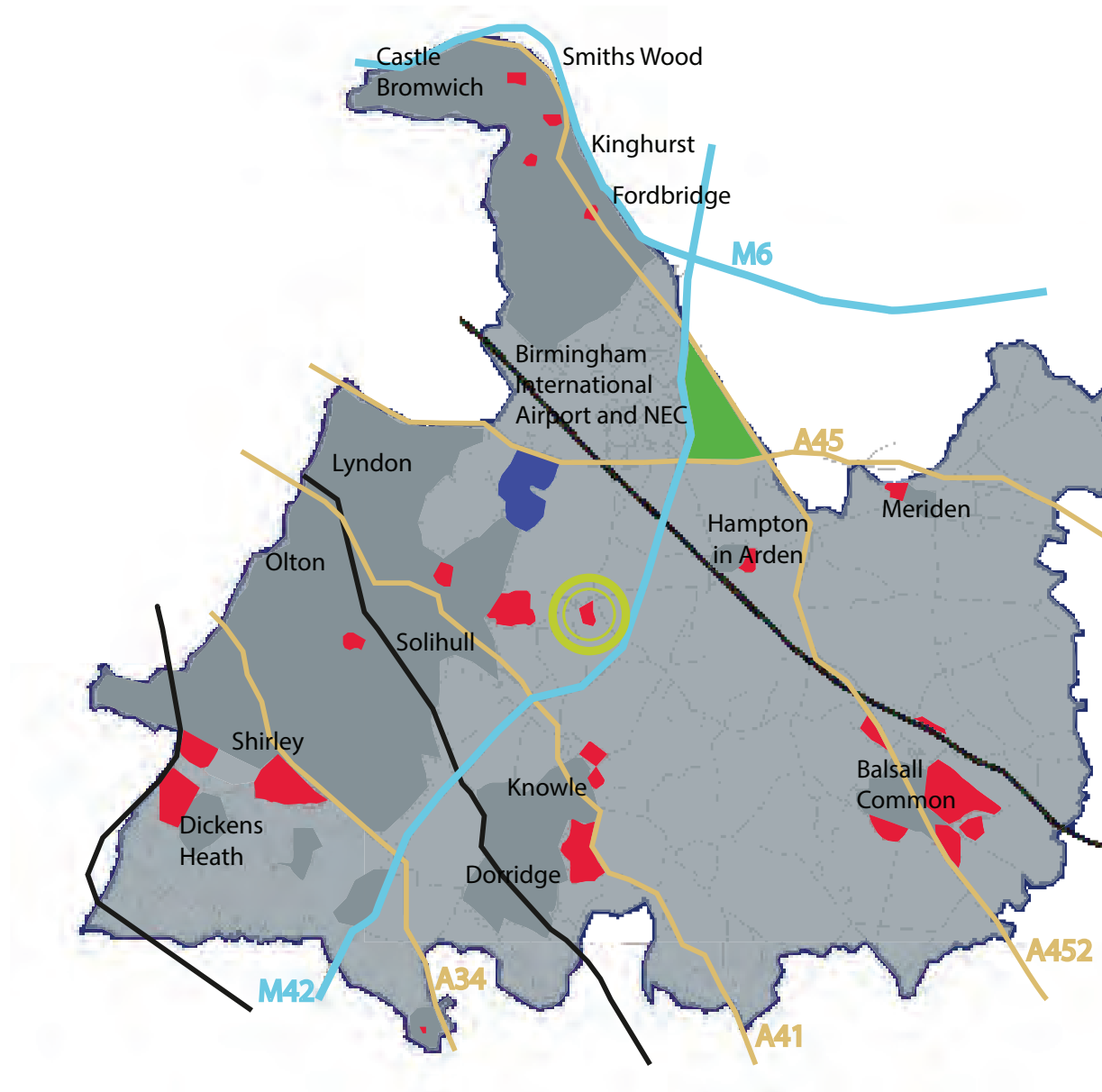
The layout promotes perimeter block development to maximise natural surveillance and encourage active streets and views out over the countryside.

The density of the housing ranges from 30–40 dph, reducing towards the edge of the green belt where views toward the countryside are maximised. 2 1/2 storey development could be accommodated on the site with the taller buildings towards the northwestern part of the site. All streets should be designed to encourage safe and active travel. Additional tree planting is promoted across the site.

The site can accommodate up to 200 homes, this will require 1.5 ha of public open space including Doorstep Play a Local Play Space and Neighbourhood Area of Play. There is currently no Council-owned play facility in Hampton-in-Arden. The Parish Council maintained play facility at the recreation ground caters only for young children. The emerging layout provides 0.85 hectares of public open space leaving a shortfall; this shortfall will need to be resolved at the application stage. The applicant will need to work with the Parish Council to find an alternative location for a facility to cater for older children within the village.

The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded.

HA2: Oak Farm, Catherine-de-Barnes



Site Analysis

The 3.3 ha site is located to the east of Catherine-de-Barnes. The site is allocated in the Draft Local Plan (January 2019) to accommodate 80 homes.

The Green Belt site is bounded by Hampton Lane to the north and a belt of trees to the east and south and the Grand Union Canal to the west.








The site is currently home to Oak Farm, Silhill Brewery, Trailertreck and caravan storage. The site is included on the Council's Brownfield Land Register. Opportunities to expand the site allocation the east to meet Friday Lane are being explored.

There is a cycle lane along Hampton Lane access to this should be promoted through any development of this site.

The mature hedgerows and trees provide a semi- rural setting for any future development.

Development must also have regard to potential flood risk areas.











-  Fronts of properties
-  Back of properties
-  Area with potential flood risk
-  Trees
-  Water
-  Foot path
-  Dense scrub

Landscape Assessment



Landscape constraints and opportunities

-  Site boundary
-  PRoWs/Paths
-  Pond/water body
-  Historic hedgerows (as marked on OS Map 1892-1914)
-  Significant Trees / tree groups
-  Green Infrastructure
-  Strong landscape boundary
-  Views

Developer Site Proposal



An application for the demolition of existing buildings on the site and the erection of Continuing Care Retirement Community, Village Care Building and Wellness Centre together with associated landscaping and car parking including closure of existing access off Hampton Lane and improved access off Friday Lane was submitted in 2019 (PL/2019/01215/PPFL). The proposal went beyond the 2019 potential red-line boundary allocation. The application was refused on the grounds that the application site was in the green belt. This decision was upheld at a subsequent appeal.



Elevation 42
1 : 200



Elevation 43
1 : 200



SMBC Concept Masterplan Development Principles: HA2: Oak Farm

The illustrative masterplan shows how 95 dwellings and 0.7 ha of public open space could be accommodated on the site. The proposed masterplan seeks to provide the public open space in the centre of the site to create opportunities for ‘place making’. This layout would also work well for a care village providing a central green/meeting point with unallocated visit parking around its periphery. However where specialist provision is provided a different approach may be appropriate.









The Grand Union Canal, Friday Lane to the east and a new road to the south of the site will provide the new Green Belt boundary. All streets must be designed to encourage safe active travel to local amenities.

An integrated landscape, ecologically and drainage strategy for the site is promoted to provide a place-making approach to the site. Additional tree planting is promoted across the site.

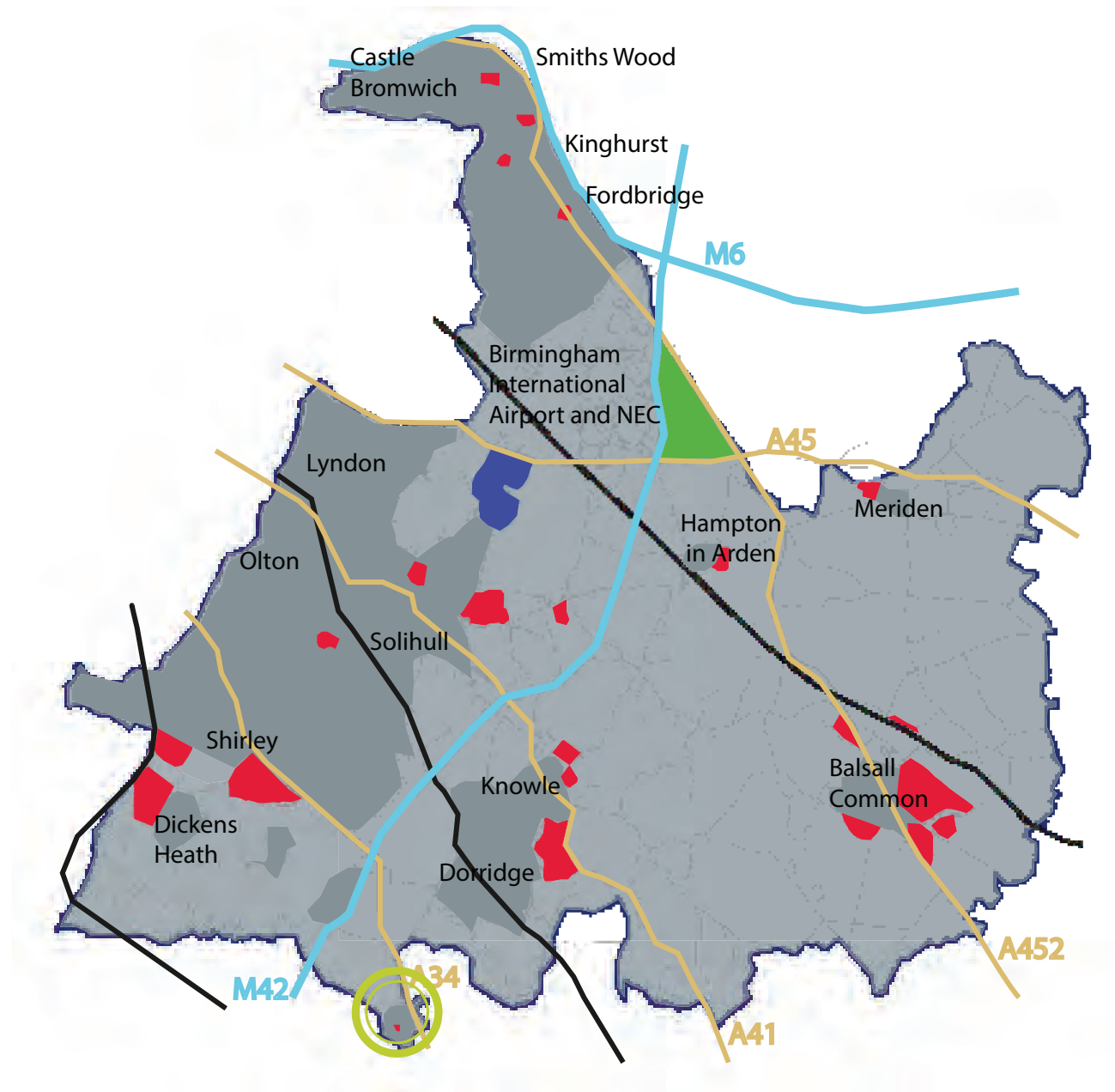
The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded.



Illustrative Masterplan

- | | | | |
|---|------------------------|---|---|
|  | Public Open Space |  | Footpath |
|  | Pedestrian links |  | Future Access |
|  | Medium density housing |  | Road |
|  | Water |  | Area requiring a flood risk assessment at detailed design |

HH1: Land south of School Road, Hockley Heath



Site Analysis

The land south of School Road is a 6 ha site on the west of the built up area of Hockley Heath. The site therefore has access to a range of local facilities, including a primary school. The site was put forward in the 2019 consultation draft with an anticipated capacity of 100 homes.

The site is currently grassland with mature hedgerows and trees which define field boundaries. The mature landscape setting and Stratford-upon-Avon Canal towpath provide easy access to the wider countryside. The Canal is a heritage asset and any development in the locality should seek to open up access of this.












New development to the east and west of the site is largely 2 storey with on-plot parking. Along School Road to the north west, large detached properties provide a ribbon development form on the approach into Hockley Heath.

Development must also have regard to potential flood risk areas.



Landscape Assessment

Landscape constraints and opportunities

-  Site boundary
-  PRowS/Paths
-  Pond/water body
-  Historic hedgerows (as marked on first edition OS Map 1881-1890)
-  TPO trees
-  Significant Trees / tree groups
- The landscape character is very strong for this site, all hedgerows on this site contain significant trees.*
-  Green Infrastructure
-  Slope direction
This site is essentially flat
-  Views
The historic hedgerows and mature hedgerow trees make this a visually well-contained site.
-  Strong landscape boundary
Change in level from towpath to site and hedgerows
-  Notable habitats (Refer to Ecological Assessment)



Promoters Illustrative Concept Masterplan: Site HH1

The promoters concept masterplan indicates a capacity of 100 homes on the site, and propose a mix of house types to meet the needs of Hockley Heath . The promoter has sought to **‘respect , conserve and where possible enhance the existing green infrastructure of the site’** And suggest that the site is called **‘Sadlers Covey’** .

SMBC officers advise that the development must carefully consider the landscape features across the site, likewise the semi-rural character of School Road and Sadlerswell Lane should be safeguarded. Officers promote perimeter block development to maximised natural surveillance and encourage the opportunity to maximise views over the countryside and opening up access to the canal. The concept masterplan suggest one point of access onto School Road in order to provide safe pedestrian access into Hockley Heath a crossing point will be required as there is currently only pavement along the northern side of School Road.

Based on 100 homes the development will need to provide 0.78ha of Open Space, this should include a Doorstep Play facility.



SMBC Illustrative Concept Masterplan: HH1 Land south of School Road

The layout retains the TPO trees and established hedgerows. The public open space and play facility has been located where it benefits from the backdrop of The Stratford Canal. This approach reinforces the sites sense of place.


The density of the housing ranges from 30–40 dph, reducing towards the edge of the green belt where views toward the countryside are maximised. The site can accommodate up to 90 homes, this will require 0.7 ha of public open space. A Doorstep Play space should form part of an integrate landscape ecological and drainage strategic for the site. Contributions for additional play facilities may be sought at Hockey Heath Recreation Ground.

The layout promotes perimeter block development to maximise natural surveillance and encourage active streets and views out over the countryside. A new footpath link to the canal should be provided to create easily access to wider footpath networks.

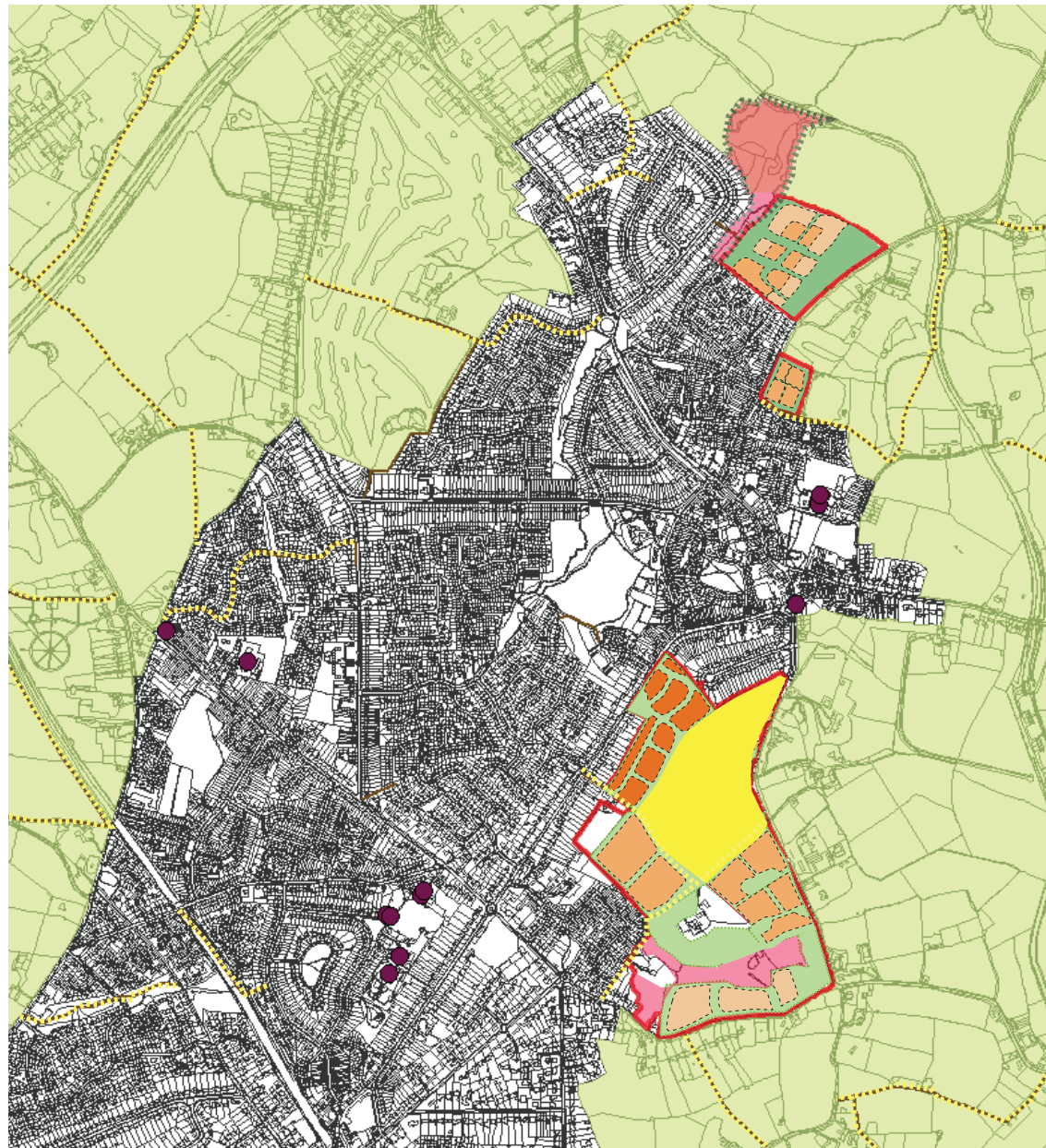
The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded.

Additional tree planting is promoted across the site.



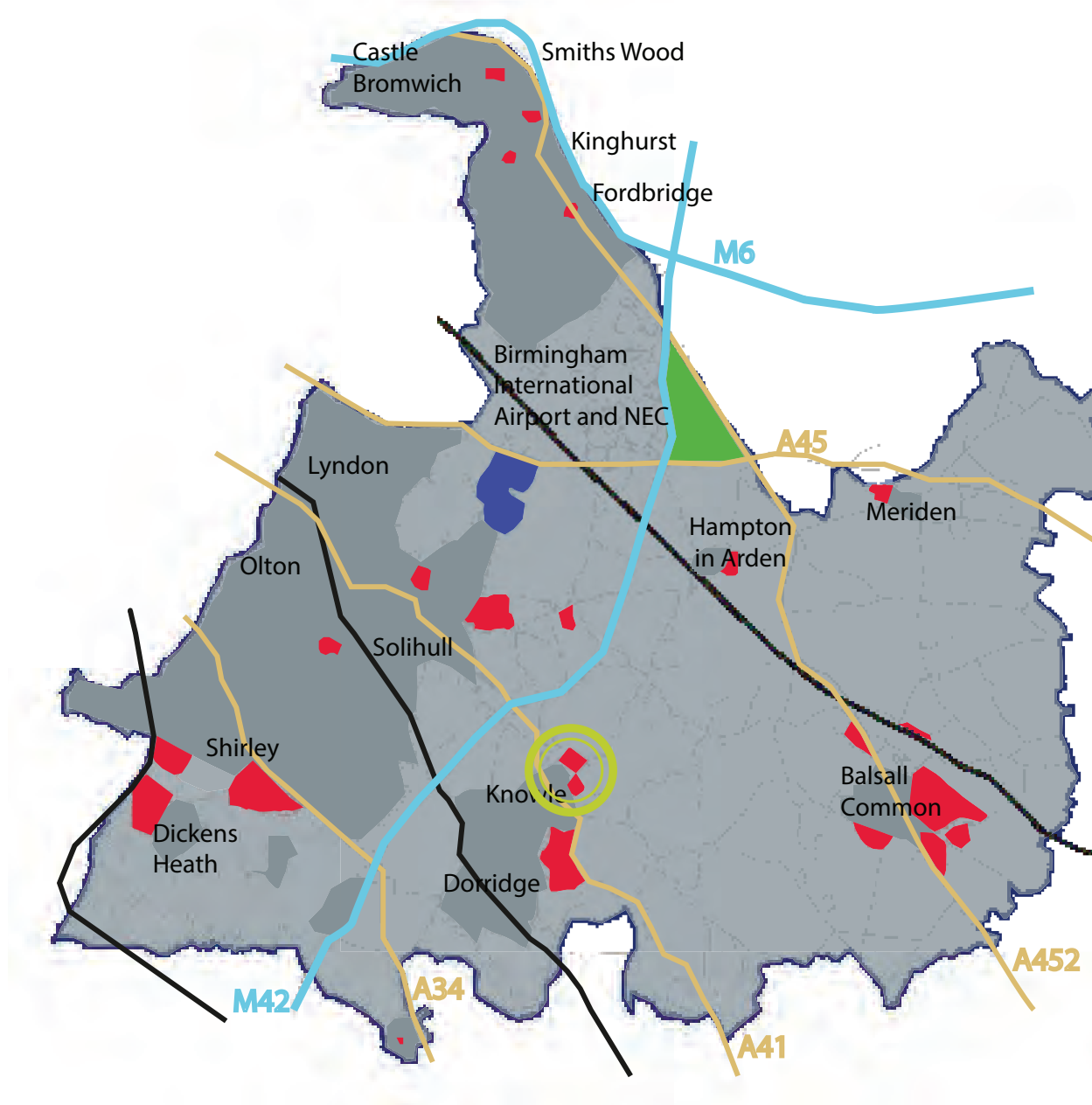
- | | | |
|---|---|--|
|  Semi improved grassland |  Future Access |  Public Open Space |
|  Road |  Footpath link |  Medium density housing |
|  SuDS Feature |  Footpath |  Low density housing |
|  Existing trees | | |

Knowle Dorridge Bentley Heath Spatial Diagram



- Green belt
- Footpath
- Site allocations
- Exiting public open space
- Exiting educational facilities
- Proposed public open space
- Local Wildlife Site or area of ecological value
- Relocated Arden academy and 2 form primary school and nursery.

KN1: Hampton Road, Knowle



Site Analysis



The Hampton Road site comprises of two parcels of land which total 13 ha. The 2016 Draft Local Plan proposed 300 homes across the two parcels subject to a heritage assessments.










KN1 is located just under one kilometre from the centre of Knowle and its services. The northern parcel lies adjacent to a 2-storey 1960s housing development which backs onto the site.

The southern parcel lies to the north of a recently completed housing development and is currently home to the Knowle Football Club. The allocation is made on the basis that the sports facilities and clubhouse are no longer fit for purpose and require substantial refurbishment.

A portion of the northern site incorporates the Local Wildlife Site Purnell's Brook and Woodland.

The setting of the Grade 1 listed Grimshaw Hall opposite the site to its east must be carefully considered and preserved. Development should avoid encroaching upon the setting, and if it does so, exceptional design and quality together with full regard for context would be necessary and expected.

Development must also have regard to potential flood risk areas.

- | | | | |
|---|--|---|-------------------|
|  | Fronts of properties |  | LWS |
|  | Back of properties |  | Pond |
|  | Listed building/Heritage asset |  | Hedgerow |
|  | Zone of significance on the setting of the listed building |  | Footpaths |
|  | Area with potential flood risk |  | Grand Union Canal |
| | |  | Trees |

Landscape Assessment



Landscape constraints and opportunities

- Site boundary
- ⋯ PRoWs/Paths
- Pond/water body
- ⋯ Historic hedgerows (as marked on First edition OS Map 1889)
- TPO trees
- Significant Trees / tree groups
- Green Infrastructure
- # Listed building/heritage asset
- - - - -> Slope direction
- ★ 135m Low point
- ★ 145m High point
- Views
- ↔ Key views to/from Grimshaw Hall
- Notable habitats and LWS (Refer to Ecological Assessment)
- ⌄ Strong landscape boundary
- ⋄⋄⋄⋄ Low hedge with large gaps
- - - - - Visibly Permeable boundary (post and rail fence)

Savills Architects Site Proposal



At an initial meeting held with the site promoters Savills in 2016, highlighted how the area of land to the north of the site could be developed as a sports hub. The promoters plan suggests additional housing to help facilitate the sports hub and have located the Public Open Space where it helps to provide separation from Grimshall Hall.

The Council acknowledged the amount of consideration given to the design approach however suggested there was a need to check off-set distances along Purnell’s Brook and the LWS. A request was made for more detailed information to inform the deliverability of the sports pitches and the likely impact of this given the significant level changes across the site and the likely ecological impact on Purnell’s Brook and the Canal. The visual impact of the sports facilities and the impact on the setting of the listed building was also raised.

Discussion with the site promoters and land owners have been ongoing since 2016. The manager of the football club has raised his preference for security fencing around the sports pitches, however, Officers at the Council raised their concerns about the impact this would have on the Green Belt and character of the development.

Following the findings from the independent Heritage Assessment commissioned by the Council the Master-plan has been reviewed. Whilst the site promoter is broadly in support of the Councils emerging illustrative plan, they believed there is scope to bring development closer to Grade 1 listed Grimshaw Hall. This discussion is only likely to be resolved at the application stage. The significance of the impact of development on the setting of Grimshaw Hall can only be fully determined once a full planning application has been submitted.

SMBC Illustrative Concept Masterplan: KN1: Hampton Road

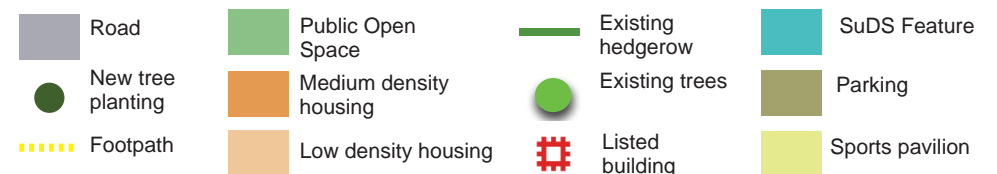


The concept masterplan illustrates how 180 homes can be accommodated on the site. This can be achieved by relocating the current sports provision within the Green Belt. Very special circumstances will need to be demonstrated and the construction, design, lighting and layout of the pitches, together with the buildings and parking provision will need to respect the landscape setting and ecological value of the site. A road along the northern perimeter of the site will provide the new Green Belt boundary whilst the Grand Union Canal will provide a physical barrier to the area which provides opportunities for sports recreational facilities.

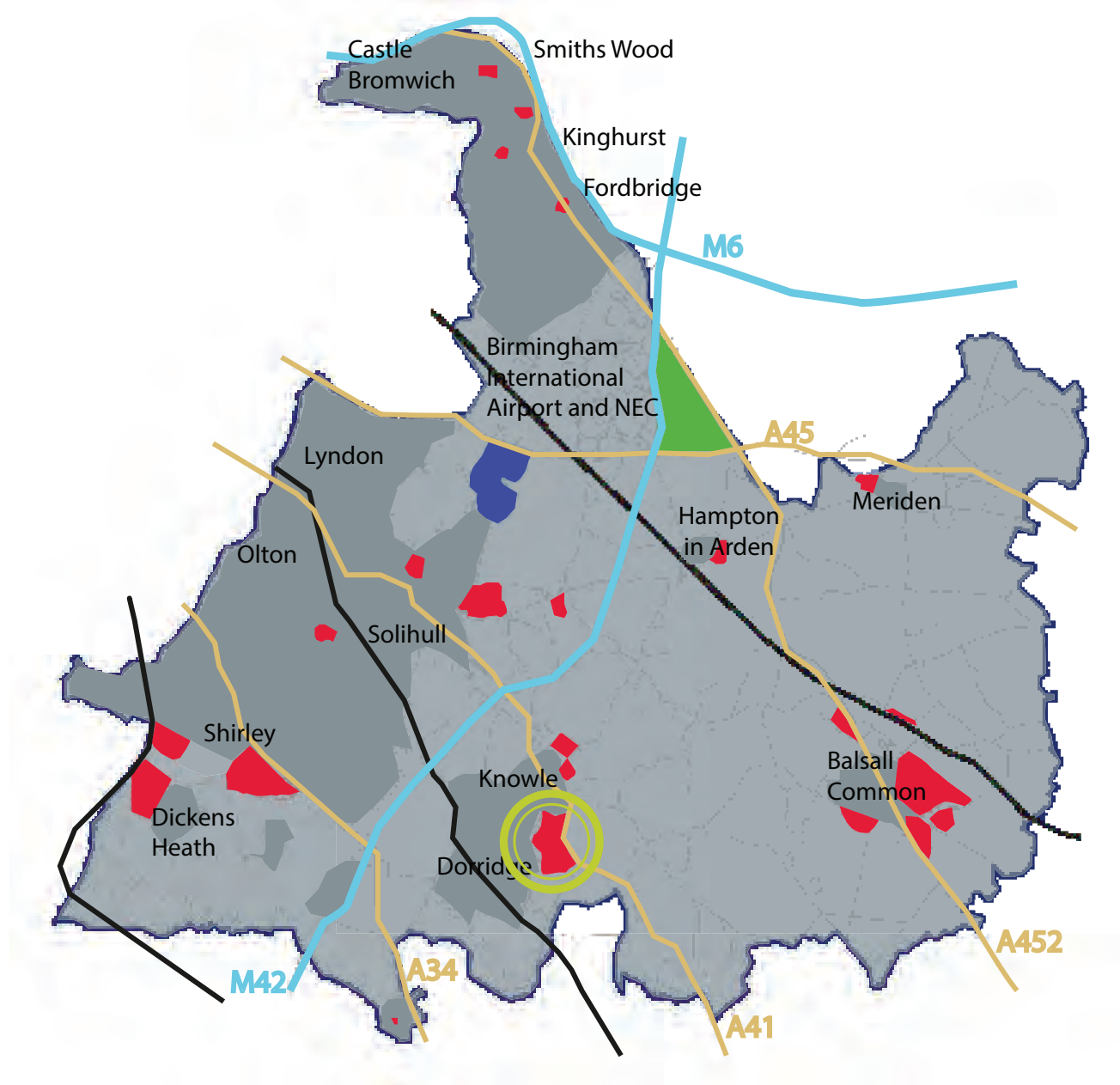
The density of the housing ranges from 30–40 dph, reducing toward Grimshaw Hall and the edge of the Green Belt where views of the countryside are maximised. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets. Pedestrian and cycling connectivity towards Knowle local centre and the Grand Union canal tow path are encouraged to promote health and well-being.

An integrated drainage, landscape and ecological strategy should be developed for the site. The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded. Based on 180 dwellings the public open space requirement on the site is 1.4 ha. The provision of formal play features will need to be sympathetic to the historic setting of Grimshaw Hall. Likewise the trees and hedgerows along Hampton Road must be retained to ensure the character of this approach into Knowle is conserved.

Harm to the setting of the Grade 1 listed Grimshaw Hall should be avoided. Only if harm cannot be avoided should mitigation be considered, and then it should be fully justified and demonstrated to be successful in reducing harm.



KN2: South of Knowle



Site Analysis

The 49 ha site is currently within the Green Belt. If the site is allocated for development, Warwick Road and Grove Road will form the new Green Belt boundaries. The 2016 Draft Local Plan suggested an indicative capacity of 750 new dwellings for this site.

Current land uses include the Arden Academy buildings and playing fields, a garden on the western boundary used by the charity MIND, and several large residential properties (Stripes Hill House, Lansdowne House, Lansdowne Farm house and paddocks). There is marshy grasslands around Cuttle Brook some of which is designated as a Local Wildlife Site and several arable fields in the southern and south eastern parts of the site. The listed Rotten Row Farm and Grove Farm east barn lie adjacent to the site therefore the site forms part of their setting. Development should avoid encroaching upon their setting, and if it does so, exceptional design and quality together with full regard for context would be necessary and expected.

The site's topography is varied; there is an overall fall to the south east. The site contains a number of low-lying areas around its main water bodies, such as the Cuttlebrook stream and ponds, and the former boat lake in the grounds of Lansdowne House.

Likewise development must have regard to potential flood risk areas.



Bus stops	Fronts of properties	Pond	LWS
Semi improved grassland	Back of properties	Hedgerow	Area with potential flood risk
Heritage Asset and curtilage	Listed building	Footpaths	Trees
MIND Garden	Zone of significance on the setting of the listed building		

Landscape Assessment



Landscape constraints and opportunities

- Site boundary
- ⋯ PRoWs/Paths
- Pond/water body
- ▨ Historic hedgerows (as marked on First edition OS Map 1888)
- TPO trees
The site has a number of trees, tree groups, and woodlands that are subject of TPO 01150. The order should be referred to for detailed tree locations.
- Significant Trees / tree groups
- Green Infrastructure
- # Listed building/heritage asset
- - - - -> Slope direction
- * 110m Low point
- * 131m High point
- Views
- ▨ Notable habitats (Refer to Ecological Assessment)
- Link existing habitats through ecological and landscape enhancements

Developer Proposals and Engagement

Arden Masterplanning



Housing Schedule

Area A: Land owned by SMBC

Type	Quantity
<i>Affordable/private</i>	
1 bed 2 person apartment	70
2 bed 4 person apartment	120
3 bed 5 person house	170
4 bed 7 person house	60
<i>Affordable/rent</i>	
2 bed 4 person apartment	20
3 bed 5 person house	20

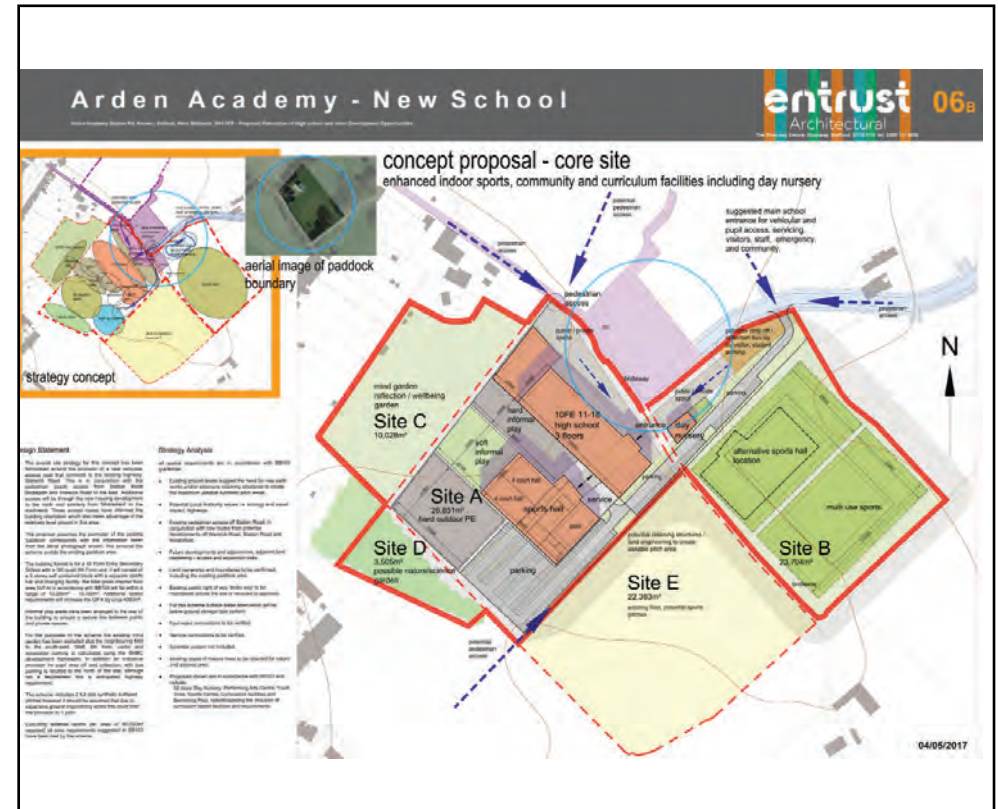
Area B: Land owned by Mr V Goswami

Type	Quantity
1 bed 2 person apartments	24
2 bed 4 person apartments	24
4 bed 7 person house	140



Capita proposal for Arden Academy (SMBC land) and Lansdowne house and grounds parts of allocation site:

Arden Illustrative Masterplan
Date: 28/03/2017
Rev: DRAFT 02
Scale: NTS @ A1
Drawn: AM



- Above: plan for relocated Arden Academy as shown in call-for-sites submission on SMBC land and parts of Lansdowne Farm and Lansdowne House estates, November 2015
- Left: Capita Proposal for redevelopment of existing SMBC owned Arden Academy site and the adjacent Lansdowne Estate, date June 2017

BDG Illustrative Concept Masterplan



approximate area only and cannot be used for reference and comparison. If any information is needed or enquiries with the office of the Council Planning team please contact.

The Consultant is to advise that the masterplan is not a final plan and is subject to change. The Consultant is not responsible for any errors or omissions in the masterplan. The Consultant is not responsible for any errors or omissions in the masterplan. The Consultant is not responsible for any errors or omissions in the masterplan.

- Medium Density Housing
- Low Density Housing
- Proposed School Site
- Public Open Space
- Local Wildlife Site
- Potential Wildlife Site

PD Density mixed 30/80/20
 PD Density mixed 30/80/20
 PD Designation



CLIENT
Strategic Land and Property

PROJECT
SOC2 - Site 9 - Arden Masterplan (south of Knowle)

TYPE
Development Plots

DRAWN BY	CHECKED BY	DATE
SJ1	DB	26/08/2020
PROJECT NUMBER	SCALE	PAPER SIZE
19023	As indicated	A1
DRAWING NUMBER	REV	
19023 - BD5 - 100 - XXX - DR - A - 1002 - 50 - PD2		

WORK IN PROGRESS

Building Design Group 2020 proposal

Officers have raised concerns about the level of provision of public open space and the need to retain hedgerows and trees across the site. The site promoters have been encouraged to maximise permeability through the site from the existing school catchment area on Station Road. Careful design of the perimeter of the school must be considered in order not to create a visual barrier in the site.

Development along Station Road must reflect an understanding of the character of Knowle and development precedents established on Station Road.

Development must have regard to the setting of the Listed Buildings and should avoid harm to their significances, including through harm to their settings.

Development should look to retain important trees, groups of trees and woodland.

The development should promote walking and cycling both within and beyond the site boundary.

SMBC Illustrative Concept Masterplan: KN2 Arden Triangle



The site can accommodate 600 homes. There are opportunities for higher density development along Station Road. The density of the housing ranges from 30–40+dph, reducing toward Grove Road. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets.

This layout seeks to retain, important landscape features, and the setting of the built heritage assets this includes the need to preserve or enhance the character and appearance of Knowle Conservation Area, which includes Station Road houses opposite the site. Arden Academy has been moved further into the site and rebuilt alongside a new primary school. Housing has been located along Station Road where it is closer to Knowle’s amenities.

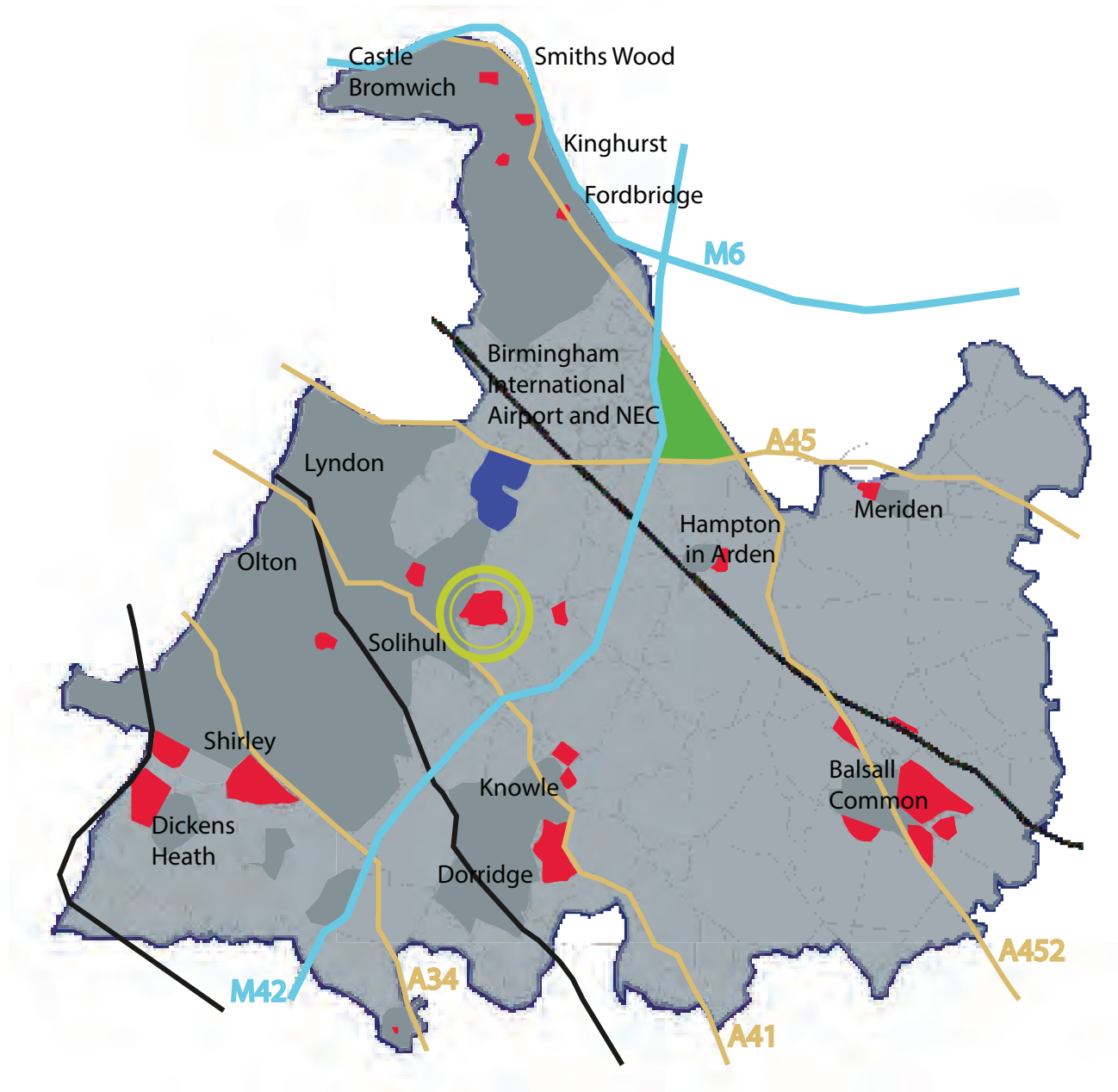
Biodiversity off -setting will be required due to the loss of semi-improved grassland. An integrated drainage, landscape and ecological strategy should be developed for the site. Public open space should provide a green link to the neighbouring Middlefield development, This development will require 4.9ha of public open space. A Doorstep, Local and Neighbourhood Play area will be required. Additional tree planting is promoted across the site.

The current proposal suggests 2 points of access onto the Warwick Road one of these is to serve the new school. There is one access point onto Grove Road and Station Road. This will promote permeability of the site. Green links through the site provide safe walking and cycle routes to the school and to Station Road where there are a number of bus stops which serve the local area.

The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded.

Future Access	SuDS Feature	High density housing	Listed building	Public Open Space	Local Wildlife Site (LWS)
Road	Existing trees	Medium density housing	Arden School	Flood risk assessment required at detailed design	
Existing hedgerow	Footpath	Low density housing	Semi improved grassland	Primary School	

SO1: East of Solihull



Site Analysis

The site is located on the edge of the urban area of Solihull, adjacent to Solihull Town Centre. It is bounded by Damson Parkway to the west, Hampton Lane to the south. The 2016 Draft Local Plan anticipated that the 39ha site could accommodate 650 new dwellings.

The site area has since been revised. The area allocated for development now extends north to the Grand Union Canal which will form the new Green Belt boundary along with Field Lane to the east. The site area is now 43ha.

The site contains arable fields, semi-improved grassland areas, a sports club, some residential / commercial use (Lugtrout farm and associated land), an ecosite (former Pinfold nurseries) and an abandoned orchard.

The site contains designated heritage assets; Field Farm on Field Lane on the eastern site edge and 237 Lugtrout Lane located opposite the north eastern site corner at the Lugtrout Lane/ Field Lane junction. The setting of the listed buildings must be carefully considered development should be set back from the immediate locality and development within the ‘zone of influence’ must be of high architectural value. Likewise the historic landscape must be safeguarded and the rural character of Field Lane retained.

Development must also have regard to potential flood risk areas.



- Site Boundary
- Hedgerow
- Canal
- Trees
- Semi-improved grassland- habitat value
- Zone of significance on the setting of the listed building
- Fronts of properties
- ↘ Backs of properties
- Bus stops
- Listed building
- Area with potential flood risk

Landscape Assessment



Landscape constraints and opportunities

- Site boundary
- PRowS/Paths
- Pond/water body
- Historic hedgerows (as marked on OS Map 1904)
- Significant Trees / tree groups
- Green Infrastructure
- ▨ Notable habitats (Refer to Ecological Assessment)
- # Listed building/ heritage asset
- > Slope direction
- *^{125m} Low point
- *^{130m} High point
- Views
- - - Patchy and visibly permeable boundary
- ∩ Strong landscape boundary

BDG Masterplan Proposal

Officers encouraged the site promoters to have regard to the setting of the Listed Buildings and to avoid harm to their significances. The setting of the listed buildings must be carefully considered development should be set back from the immediate locality and development within the 'zone of influence' must be of high architectural value

The promoters were asked to retain the existing hedgerow networks and utilise these as Green links through the site.

Officers suggested that swales rather than attenuation ponds were favourable, and that the development should look to retain important trees, groups of trees and woodland.

The development must also promote walking and cycling both within and beyond the site boundary.

The layout illustrates how 700 dwellings can be accommodated on site this includes some apartments .



SMBC Illustrative Concept Masterplan: SO1 East of Solihull



Illustrative Masterplan

- | | | | |
|------------------------------------|-------------------|--|-----------------|
| High density housing | Future Access | Potential area of development subject to ecological assessment | Foot path |
| Medium density housing | Road | Public Open Space & play | Listed Building |
| Low density housing with driveways | Existing planting | Bus stops | |

Low to medium density housing is appropriate in this residential, edge of settlement location and 700 homes can be accommodated on the site. The density of the housing ranges from 30–40+ dph. The layout promotes perimeter block development to maximise natural surveillance and encourage safe active streets.

The setting of the Grade II Listed Field Farm and 237 Lugtrout Lane must be carefully considered. Likewise development must respond sensitively to areas of ecological importance and any loss of habitat will require biodiversity off-setting.

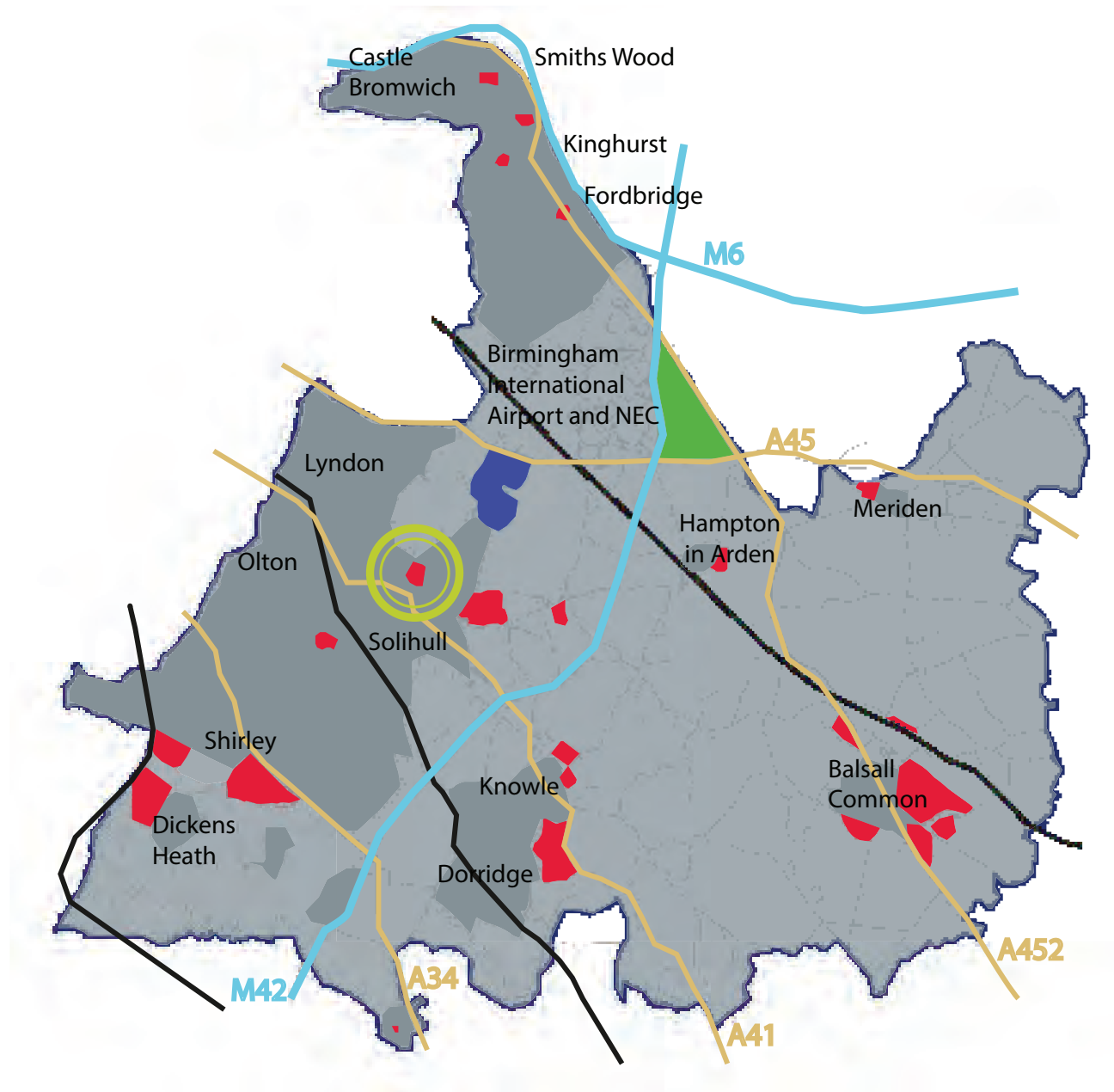
An integrated drainage, landscape and ecological strategy for the site will be required. Important landscape features, must be retained along with the rural character of Lugtrout Lane and Field Lane. Additional tree planting is promoted across the site.

Based on 700 homes the development will need to provide 5.7 ha of Open Space. The development will require a Doorstep and Local Play Space. The closest Play areas is at Damson Park which is 1.3km away. Neighbourhood play contributions to the existing facility may be appropriate. Vehicle access into the site are from Damson Parkway and Lugtrout Lane, and footpath links to neighbouring developments and Hampton Lane are promoted.

The setting of the built heritage assets and existing sports pitches are safeguarded to the east of the site.

The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded.

SO2: Moat Lane Depot



Site Analysis

The 3 hectare urban site is located north of Solihull town centre. The 2016 Draft Local Plan anticipated that the site had a capacity of 150 new dwellings.

The site is bounded by Lode Lane to the West, which has the rear boundaries of existing dwellings, commercial and community uses which front Load Lane. Moat Lane to the south, and the Wharf Lane development to the north and east of the site provide a largely residential context to the site. Development up to 4 storeys in the locality is not uncommon.

Current site land uses include, industrial, commercial uses and the SMBC Moat Lane depot. Many of these are still in operation and have existing lease agreements in place. The potential land contamination on site is unknown at this stage, however the risk of surface level flooding is known and will need to be addressed.

Development must also have regard to potential flood risk areas.



-  Fronts of properties
-  Back of properties
-  Bus stops
-  Area with potential flood risk

Landscape Assessment



Landscape constraints and opportunities

- Site boundary
- PRoWs/Paths
- Canal
- Significant Trees / tree groups
- Green Infrastructure
- - - - - Slope direction
- * 120m Low point
- * 125m High point
- Views
- ⋯ Potential new links through adjacent housing to existing POS

This site is not included in either of the published landscape character assessments for the Borough — Warwickshire Landscape Guidelines or Solihull Borough Landscape Character Assessment as it is classed as the urban area.

BDG Masterplan Proposal



This layout demonstrates how 131 units could be accommodated on site. Based on 131 units, 1 ha of public open space would be required this layout suggests a shortfall.

SMBC Illustrative Concept Masterplan: SO2 Moat Lane

A central area of Public Open Space seeks to provide opportunities to promote footpath links to the neighbouring Wharf Lane development to help integrate the two developments. Based on 90 homes the development will need to provide 0.7ha of Open Space. The development will require a Doorstep Play Space.

New green infrastructure in the form of avenue tree planting, is promoted in order to maximise pedestrian links through and beyond the site. The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded.

Medium to high density development is appropriate in this residential location. Development along Moat Lane and Lode Lane should reflect an understanding of the prevailing character. Within the site higher density development may be appropriate this approach reflects that of the neighbouring development where higher density development is at the centre of the development. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets.

An integrated drainage, landscape and ecological strategy should be developed for the site, which seeks to use the drainage issues on the site as an opportunity to enhance place-making on the site.

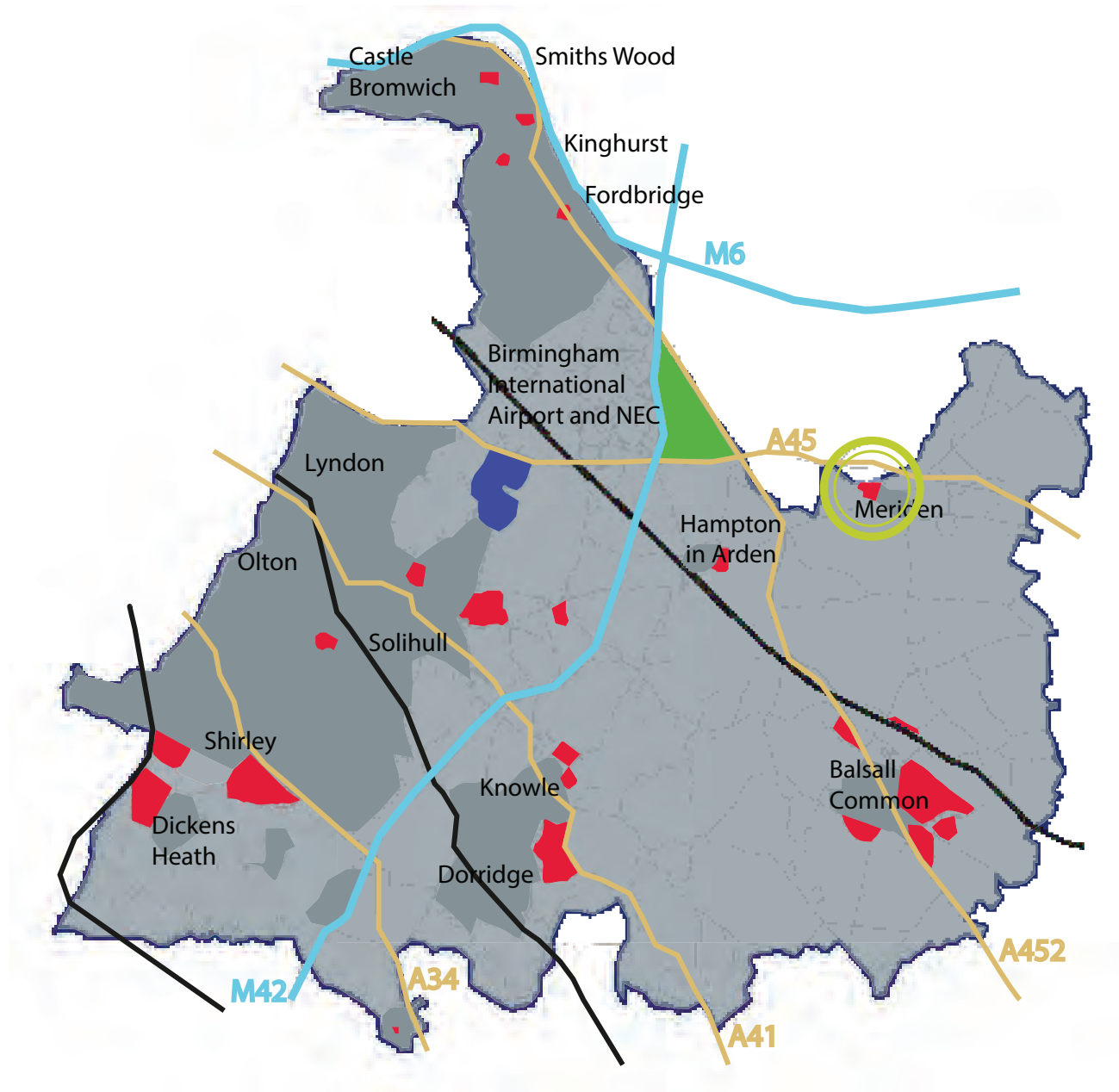
The removal/ relocation of telecommunications mast should be explored.





Maxstoke Lane

ME1: West of Meriden



Site Analysis



- Existing hedgerow
- Bus stops
- Fronts of properties
- Existing Trees
- Pond

ME1: West of Meriden is a 4 hectare site within easy walking distance of Meriden village centre. The 2016 Draft Local plan anticipated that the site could deliver 50 homes.

The Firs is a 2-storey Housing and Communities Agency (HCA) housing development within the site is to remain in its current use. To the east of the site is the new Maxstoke Lane development, where buildings are up to 2.5 storeys. The narrow road to access the development and Firs is 'leafy' in character.

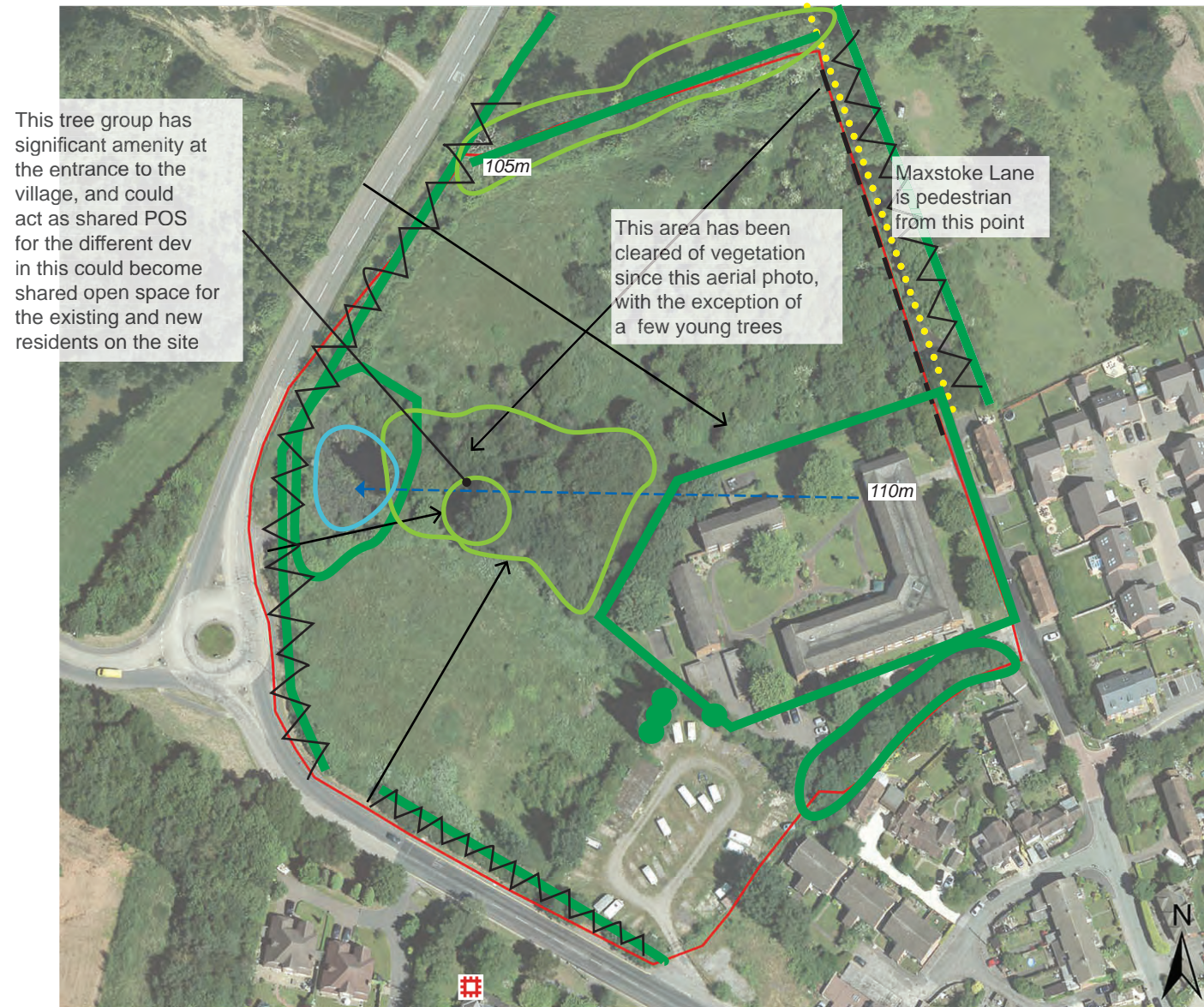
Maxstoke Lane to the north west is a busy road which is elevated as it crosses the A45; it provides the north western boundary to this site. Houses along Birmingham Road are large detached 2-storey houses set back from the road.

Development must have regard to potential flood risk areas.



Junction of Birmingham Road and Maxstoke Lane

Landscape Assessment



Landscape constraints and opportunities

- Site boundary
- PRoWs/Paths
- Pond/water body
- ▤▤▤▤ Historic hedgerows (as marked on OS Map 1887)
- TPO trees
- Significant Trees / tree groups
- Green Infrastructure
- # Listed building/ heritage asset
- - - - -> Slope direction
- *^{105m} Low point
- *^{110m} High point
- Views
- - - - - Patchy and visibly permeable boundary
- ⚡ Strong landscape boundary

Applicant Site Proposal

At a meeting with the landowners, Stone Water Housing, owners of the eastern part of the site, tabled their preferred option to expand the offer of the Firs development.

The planning agents for the western part of the site shared their client’s current interest for a McCarthy and Stone development option.

All parties agreed a central area of public open space was desirable as it would serve both development parcels and help to integrate the two developments.

The site landowner with the smallest parcel on the site was not present at the meeting, and it was reported that they were currently not interested in investing in consultant/design fees for the site until it was formally allocated in the Local Plan.



McCarthy and Stone layout, as submitted for pre-application advice



The current Firs Development, Stone Water

SMBC Illustrative Concept Masterplan: ME1: West of Meriden



The site can accommodate 100 homes at a density 40+ dph, with the highest density of development on the corner of Maxstoke Lane and Birmingham Road, where development up to 3 storeys could be appropriate subject to design.











This site provides an opportunity to create a gateway development into Meriden. The proposed layout promotes perimeter block development to maximise natural surveillance and encourage safe, active streets.

100 dwellings would require 0.7 hectares of Public open space (POS). This should be provided around the pond and the group of significant trees within the centre of the site. This layout provides 1 ha of POS in the centre of the site, this protects the habitats and provides a place-making feature to the site.

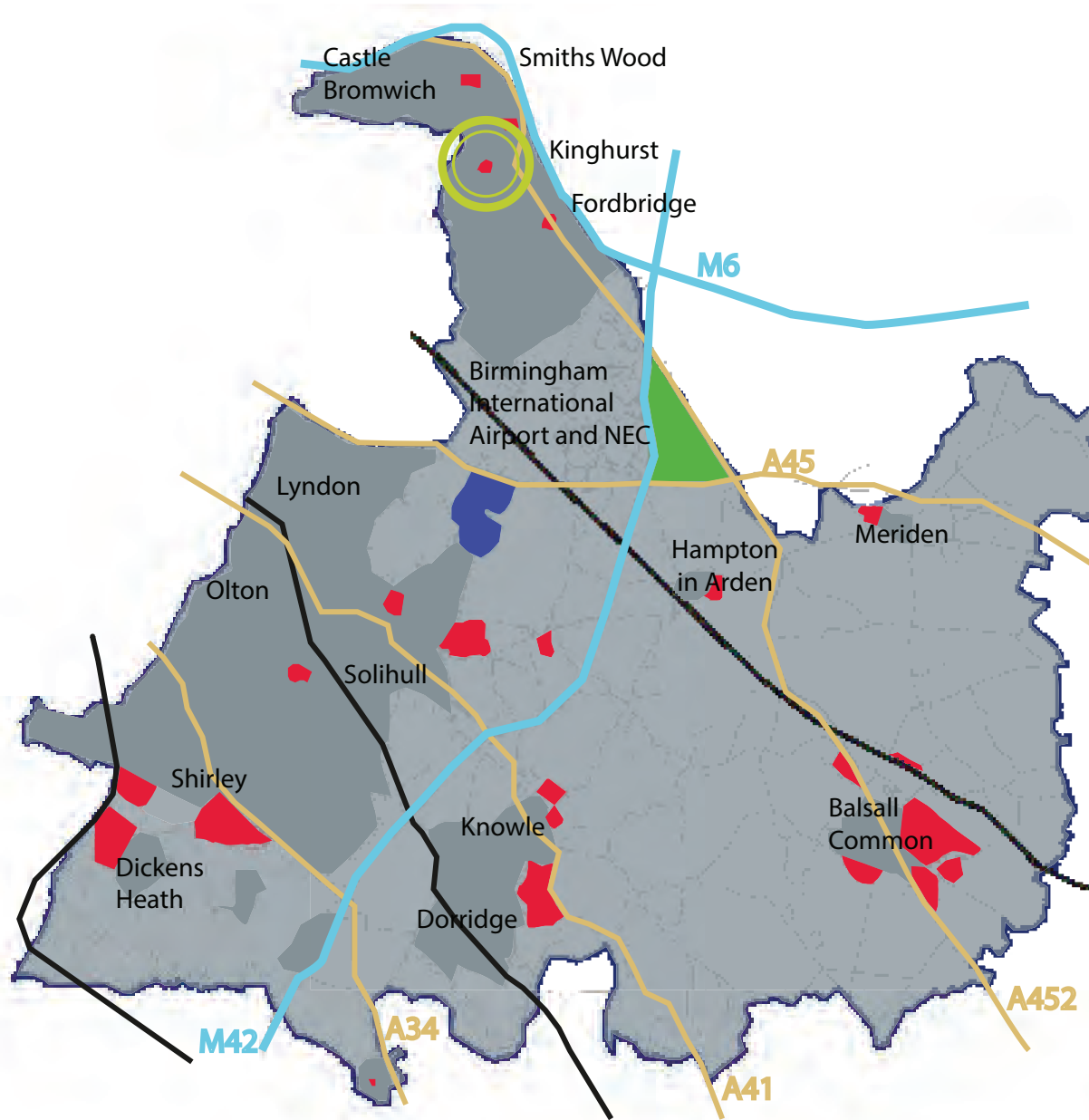
An integrated drainage, landscape and ecological strategy should be developed for the site. Trees and hedgerows across the site should be retained to ensure that the mature character of the site is safeguarded.

The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded.

Development must consider the setting of the Grade 2 listed house The Laurels (opposite the site on Birmingham Road) exception design quality together with full regard for context would be necessary and expected.

- | | | | |
|---|---|---|--|
|  Future Access |  Existing hedgerow |  Existing pond |  Flood risk assessment at detailed design |
|  Road |  Existing trees |  Public Open Space | |
|  Medium/High density housing |  Bus stops |  New tree planting | |

NS1: Kingshurst



Site Analysis



The current 3 storey 1960s shopping precinct is focused around a gated pedestrianised area which is closed at night. Above Kingshurst Parade there are a mix of social and privately owned apartments.

The shopping precinct is largely vacant and in need of significant investment. Whilst some investment has been made in the paving and public art within the centre, the use of gates at the entrances suggests that antisocial behaviour is an issue for the area at night.

Housing to the east of the site looks onto the service yards and parking areas which serve the shops and apartments. Kingshurst Primary School is accessed via alleyways through the precinct in addition to entrances from Gilson Way and School Close; it is therefore difficult to establish where the main entrance to the building is.







The precinct turns its back on Kingshurst Park to the south which is a missed opportunity. Likewise St Barnabas Church is poorly integrated into the Kingshurst Village Centre.

-  Fronts of properties
-  Back of properties
-  Medical Centre
-  Post office
-  Vehicle access
-  Footpaths
-  Trees
-  Supermarket

Landscape Assessment



Landscape constraints and opportunities

-  Site boundary
-  Significant Trees / tree groups
-  Green Infrastructure
-  Slope direction
-  Views
-  Poor visual boundary

The groups of trees on site have ecological potential and have an amenity value. New tree planting is often difficult to establish in this part of the Borough, therefore the retention of these trees is highly recommended.

Cushman and Wakefield and Building Design Group Masterplan

Outline permission for the development of Kingshurst Parade was submitted in July 2020. This application is supported by a narrative which provides the rationale behind this master-plan approach which seeks to reinforce the relationship of the Village Centre with its neighbouring community and existing amenities.

The permission seeks to deliver up to 86 homes as part of a mixed use development.

PL/2020/01235/MAOOT | Outline planning application with all matters reserved except access for demolition of existing local centre and development of a new mixed use local centre including up to 86 residential dwellings (Use Class C3), up to 1,200 sq m of retail uses (Use Class A1-A5), up to 1,700 sq m of healthcare and community uses (Use Class D2) with open space, landscaping, parking and associated infrastructure. | Kingshurst Village Centre & Former Mountford Public House Marston Drive, Overgreen Drive, Gilson Way & Church Close Kingshurst Solihull

Illustrative Masterplan

4.7 Illustrative Masterplan

The Illustrative masterplan has been developed through a number of design team meetings and stakeholder involvement.

The illustrative masterplan submission seeks to obtain permission for the road junctions and footpaths at this stage and a detailed masterplan will be submitted at a later stage to fix the layout of the houses and village centre.

The principles which have been set out within the brief have been met and although the final layout may differ the principles remain the same.

The aim of the masterplan is to create an outward looking street layout with natural surveillance promoting a safe and accessible place to live, where crime and disorder do not undermine the quality of life or community.



Figure 59 - Final Masterplan 4G

It is considered that the outline permission is likely to be granted prior to the adoption of the Local Plan therefore the illustrative masterplan proposed will form the design principle to be carried forward at reserve matters application stage.

Conclusion

The desktop analysis and site survey work has demonstrated the constraints and opportunities associated with the development of the sites.

The housing capacity, together with the associated requirements for public open space, has been established for each of the sites. Opportunities for education facilities have been highlighted.

Much of the detailed survey work and infrastructure analysis including S106 agreements, CIL and final housing mix will need to be considered during the planning application process; therefore although it is recognised that this further work may indicate changes, any significant departure from the principles outlined for the sites will need to be justified, and demonstrate that the overall objectives for the site and its wider context are not compromised.

Discussions have taken place with landowners and the site promoters to establish commercialisation and viability options and parameters for bringing the sites forward.

Previous consultations have helped shape these masterplans.

Recommendations:

- Once sites have been allocated and infrastructure requirements have been established, design principles for each of the sites should be developed building on the aspirations set out in the concept masterplans.
- Active travel and multi modal routes should be promoted with pedestrian and cycle routes prioritised. This will help to reduce vehicle emissions and create opportunities for healthier lifestyle choices.
- The larger sites and those within close proximity to each other should be considered in their entirety. This applies to the Blythe sites BL1, BL2, and BL3 in particular. Development principles and/or design guidance/codes should be produced in order to ensure *'place making'* is achieved.
- Sites BC1, BC3 and BC4 in Balsall Common will also require an overarching design and development vision to ensure that the sites are brought forward in a sensitive and consider manner to ensure that the natural and built site assets are protected and well integrated.
- The smaller sites will benefit from more detailed pre-application discussions at the planning application stage. A comprehensive Design and Access Statement and Building for Life Assessment should be provided to demonstrate how development has responded to the site context.
- The Natural Capital Planning Tool-kit should be applied to all development coming forward in order to safeguard the Borough's Green Infrastructure and Natural Capital. Natural and historic assets should be retained wherever possible in order to protect the Borough's *Urbs in Rure* character.

Solihull Local Plan

Illustrative Site Concept Masterplans

October 2020



Solihull MBC Conservation of the Historic Environment, Landscape Architecture, Urban Design and Ecology