

Solihull Local Plan Review DRAFT Concept Masterplans

JANUARY 2019



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SMBC Conservation of the Historic Environment, Landscape Architecture, Urban Design and Ecology*

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Executive Summary

The Draft Local Plan supplementary housing allocations consultation seeks to provide over 6,000 dwellings on new sites to be allocated for development. This volume of concept masterplans has been published alongside the Draft Local Plan Supplementary Consultation so that comments can be made on the emerging masterplans.

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 2035. 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 review 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 review as it relates to an employment allocation whereas this review is focussing on residential sites.

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 and to seek views on the emerging masterplans.

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

More advanced work has been undertaken for the sites included in the Draft Local Plan (November 2016) whereas the plans for site 21-26 (which have been added to the Supplementary Consultation) are at an earlier stage.

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 December 2016 concept plans have been developed in collaboration with the site owners and/or

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 involved 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.

Figure 2 sets out the documents which were reviewed during the desktop analysis of the sites.

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

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 frame work 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

Figure 2 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.

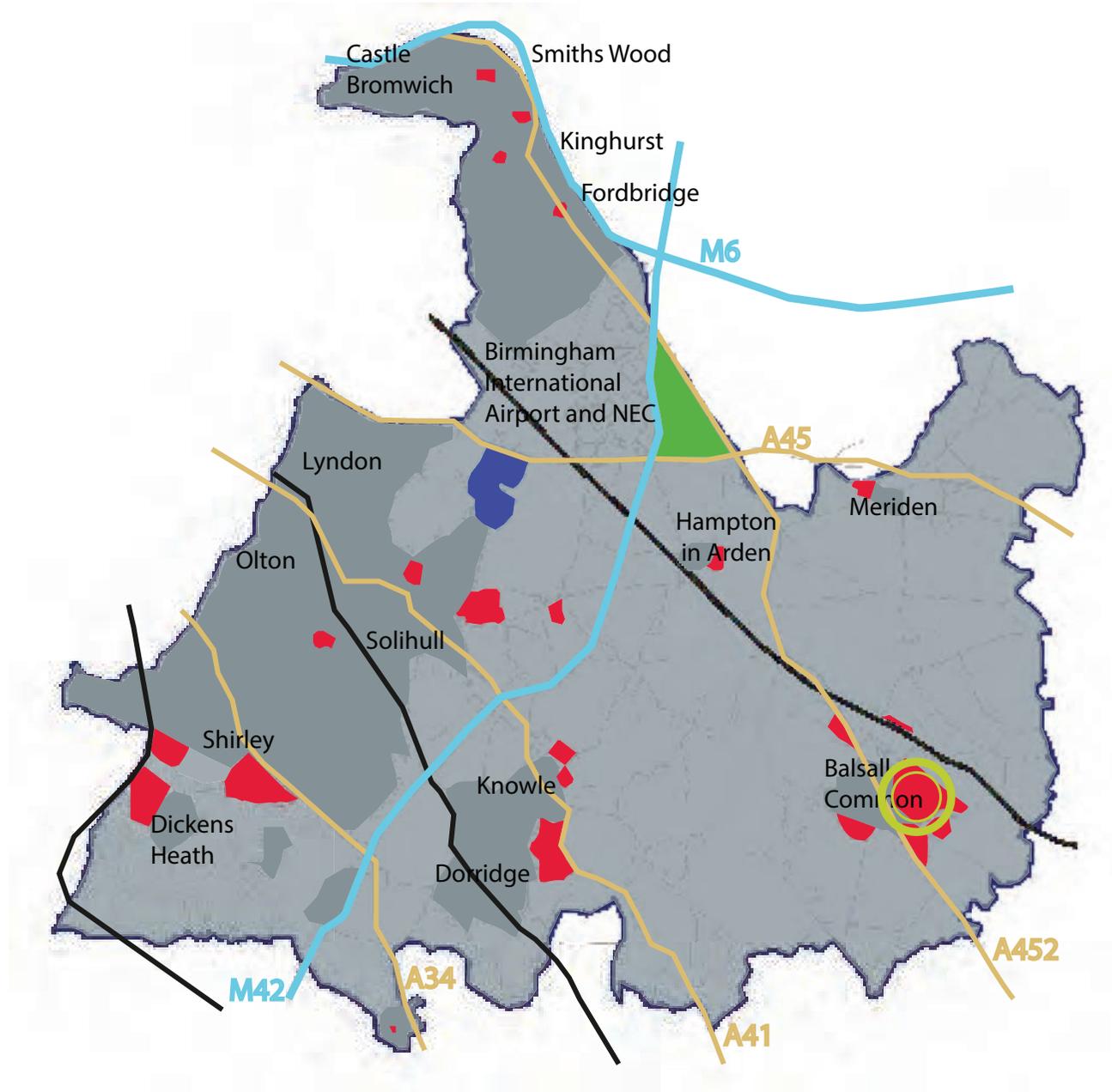
Stage 5: Community Design and Involvement

Some emerging plans were shared on an informal basis with Parish councils and Neighbourhood Forums. However now is the opportunity for formal comments to be submitted before the Illustrative concept masterplans are finalised as part of the submission version of the Local Plan.

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 changes 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 therefore 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

Site 1: 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
- Semi-improved grassland – significant habitat value
- Public Rights of Way
- Flood plain
- HS2 safeguarded land

Barretts Farm is a 93 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 had been put forward in the DRAFT Local plan to accommodate 800 homes over the plan period, and would have used the line of a new by-pass to provide a new defensible boundary to the Green Belt.

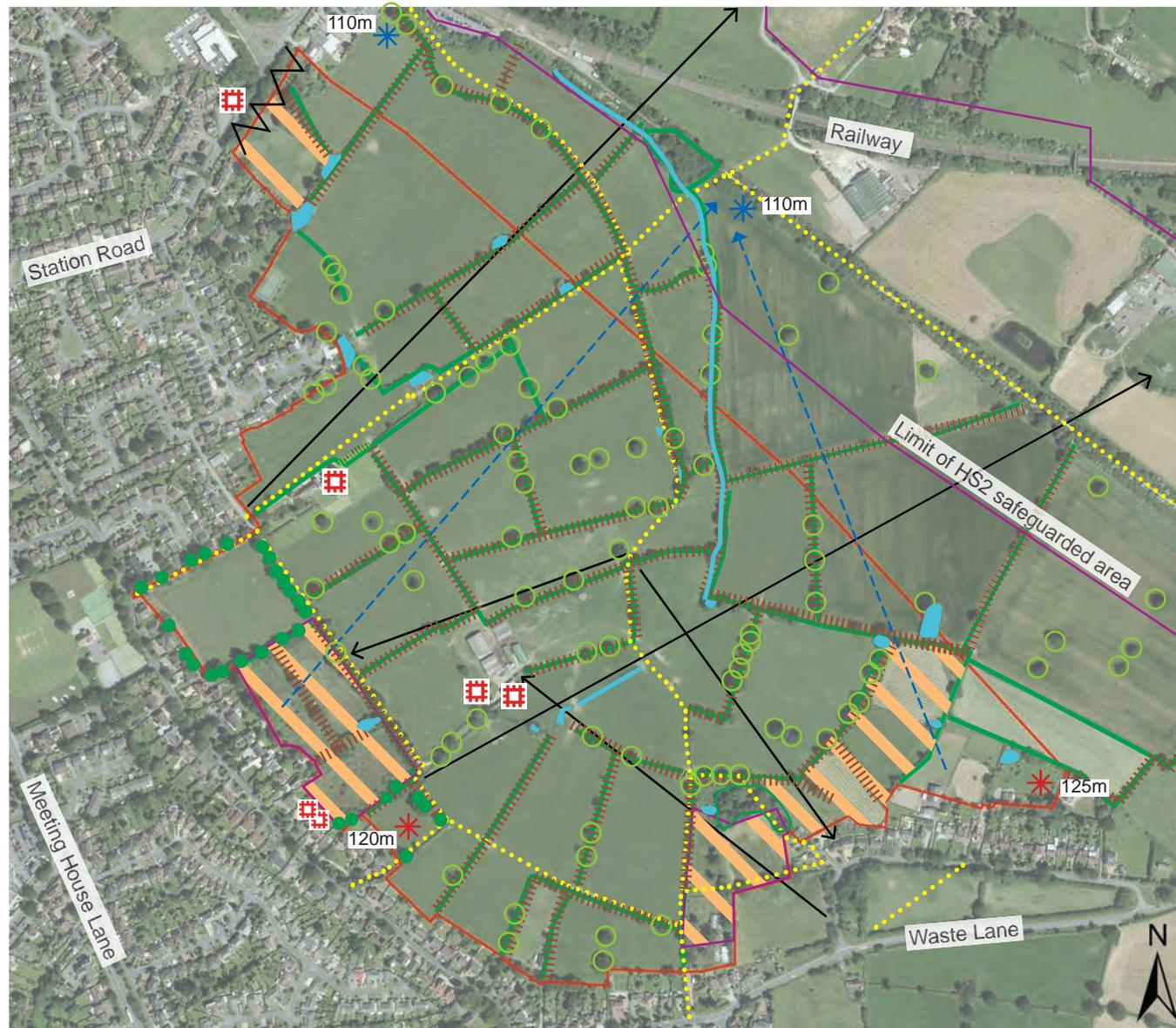
There are three listed buildings adjacent to the site, and three on the site their setting complemented by the network of historic hedgerows and water courses across the site. The setting of the listed buildings must be carefully considered development should be set back from the immediate locality and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

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, however no firm commitment to a lead advisor was made during the meeting.

A meeting was held with Pegasus Planning 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 any loss of areas with ecological value 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 masterplan with the call for sites

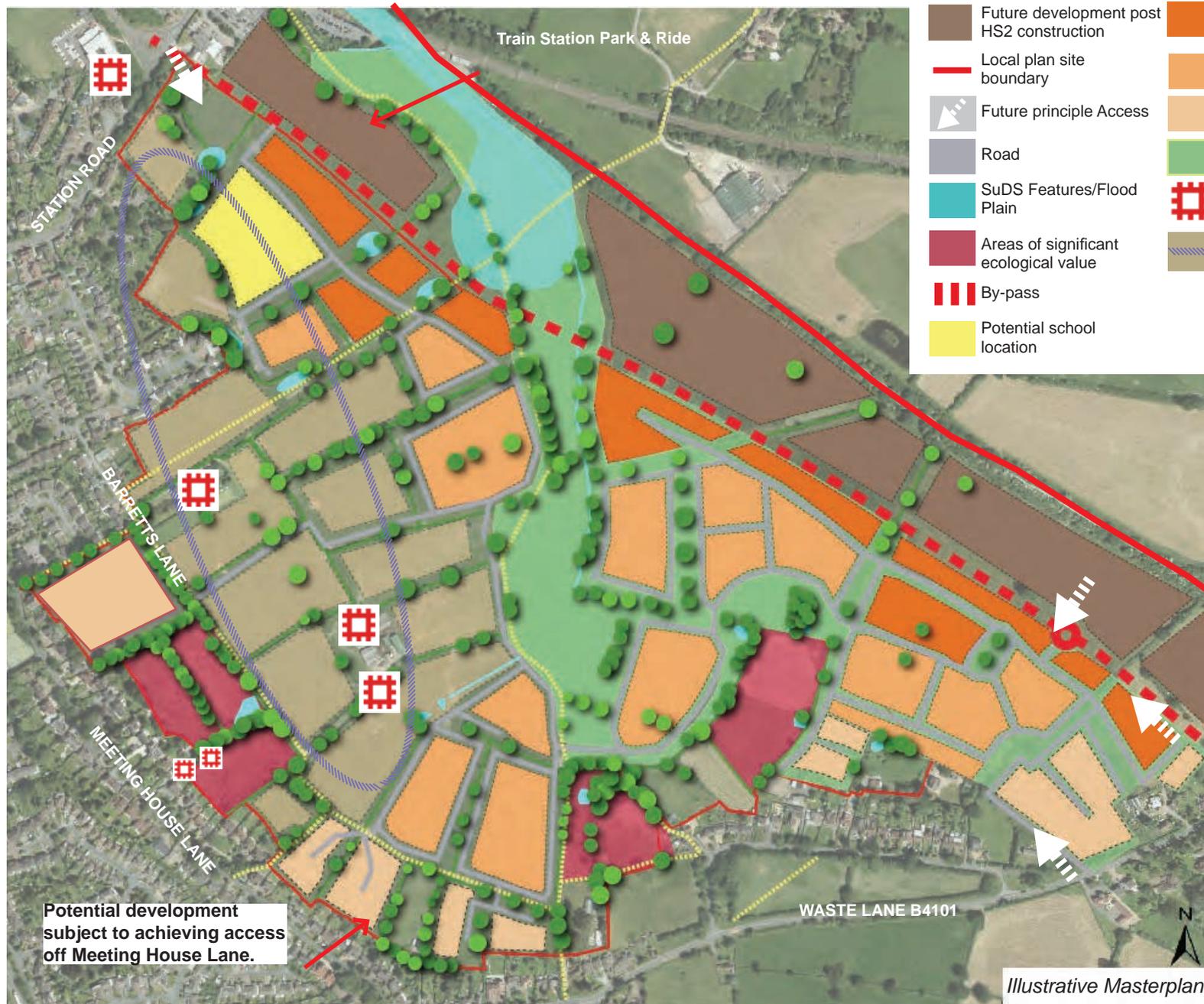


LAND SOUTH OF STATION ROAD, BALSALL COMMON
FIGURE 4: CONCEPT MASTERPLAN



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

SMBC Illustrative Emerging Concept Masterplan: Site 1 Barretts Farm



This layout provides 900 homes; this is predominately located in the south west of the site and goes beyond the DRAFT red-line allocation, as it is now intended that the HS2 rail line is used as the new Green Belt Boundary. The density across the site ranges from 30dph to 45dph along the by-pass. This range allows for offsets from hedgerows and landscape features. The alignment of the by-pass provides a barrier to the north east of the site.

Based on 900 homes this development will require 5.9 ha of public open space. This should include a doorstep space, a local play space and neighbourhood play area.

A primary school would be best located to the north of the site where field patterns are larger and it can also serve existing housing to the north.

Any development in this locality would need to reflect an understanding of the setting of the listed building.

Potential development subject to achieving access off Meeting House Lane.

Illustrative Masterplan

SMBC Development Principles

The developable area of this site maybe limited given the significant heritage, landscape and ecological assets across the site. Given that the character of the site will be greatly altered by HS2 and any future infrastructure requirements the red-line from that included in the November 2016 Draft Local Plan is being extended. The Green Belt boundary would be clearly defined by the HS2 line and B4101.

Any development within view of the listed buildings should be of high architectural value.

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

Local access points are to be considered onto Barretts Lane, Meeting House Lane and 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.

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. 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.

POS Requirement

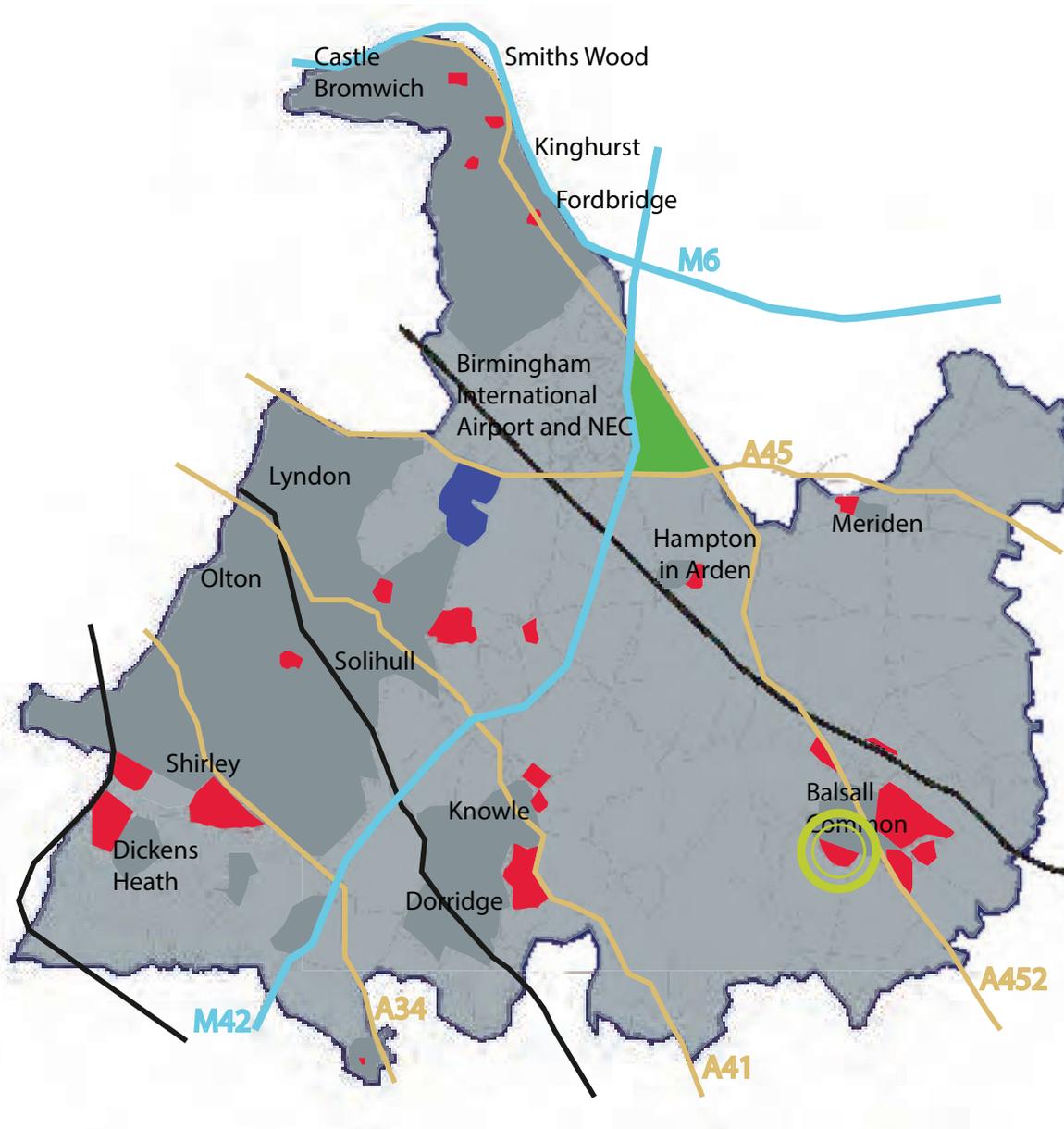
2.86Ha of POS per 1000 people, based on 2.3 persons per dwelling. Based on 900 homes the requirement would be 5.9 hectares of POS.

Any development on this site will require:

- Doorstep space
- Local play space
- Neighbourhood Play Area

The nearest Solihull MBC play facility is at Lavender Hall Park which beyond recommended distance of 1000m.

Site 2: Frog Lane, Balsall Common



Site Analysis



-  Back of properties
-  Bus Stops
-  Listed building
-  Zone of significance on the setting of the listed building

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.



Frog 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
- *^{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. Any concerns with the layout are largely ones of access given that the number of dwellings is over 100, it is likely that a second vehicle access point will be required.



SMBC Illustrative Emerging Concept Masterplan: Site 2 Frog Lane

Medium density housing is appropriate in this semi-rural location, and 110 units can be accommodated on the site at an average density of 31dph.

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.

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 0.66ha 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.

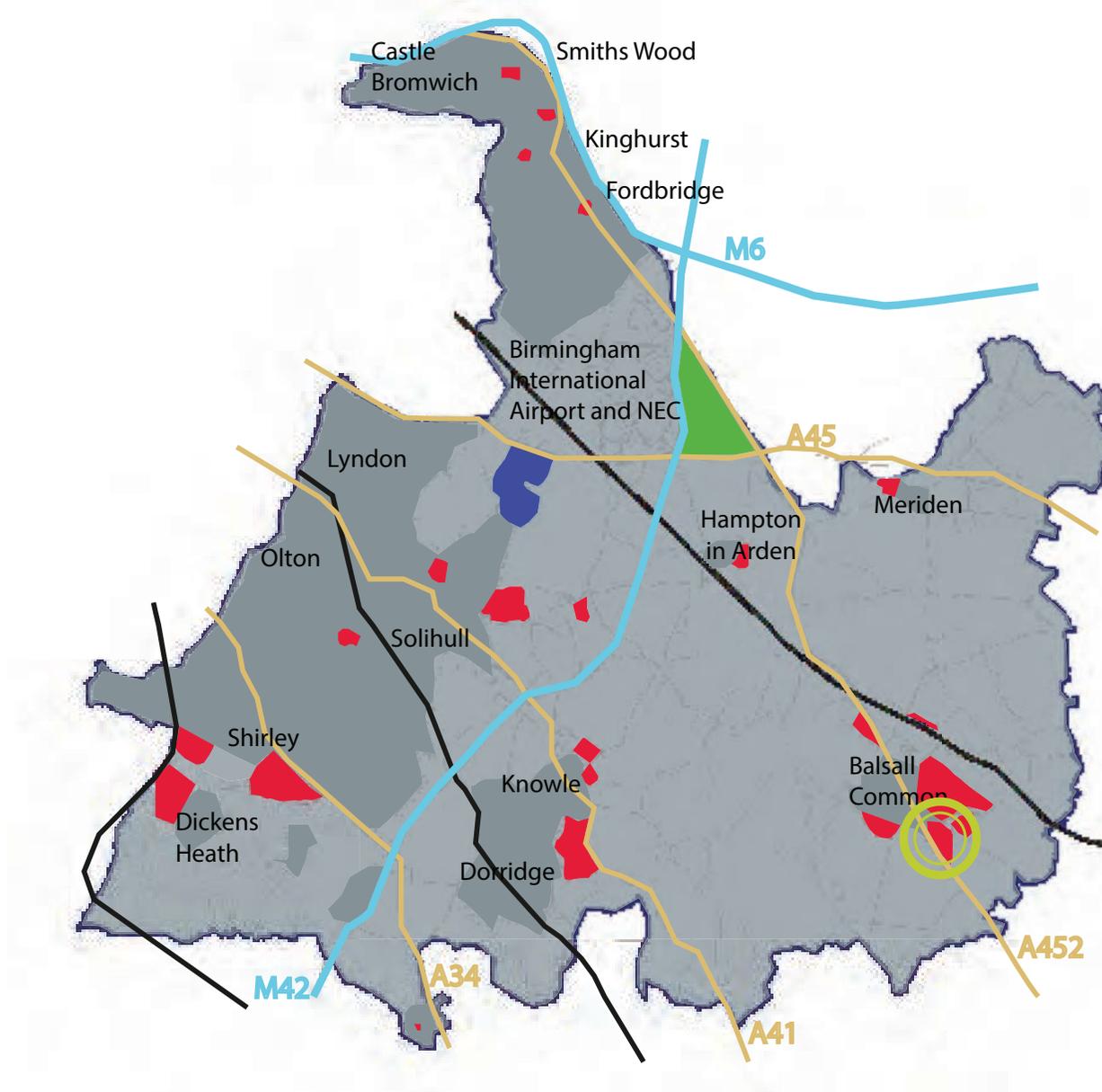
The nearest Solihull MBC play facility is at Lavender Hall Park which is beyond the recommended distance, in SMBCs adopted guidance.



Illustrative Masterplan

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

Site 3: 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 11 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 to a defensible boundary.

Development was approved in 2016 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.



- Fronts of properties
- Back of properties
- Footpath
- Listed building
- Zone of significance on the setting of the listed building
- SUDs
- Access routes

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)

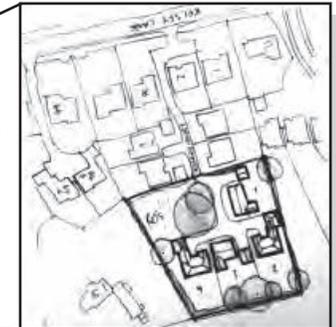


Catesby Estates Ltd Site Proposal

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 planning requirement.

A meeting was held where issues with the proposed layout and how it respected the setting of the listed 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 offsetting 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 offsetting 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 HERDSHEDS ON ADJACENT SITE SUBJECT TO SURVEY EXISTING TREES AND HERDSHEDS TO BE REMOVED	POTENTIAL FOR EMERGENCY ACCESS	PRIVATE DEVELOPER'S COURT
EXISTING BUILDINGS	EXISTING PEDESTRIAN FOOTPATHS	POSSIBLE NEW PEDESTRIAN CROSSING	INDICATIVE DEVELOPMENT AREA
EXISTING POND - OFF-SITE IDENTIFIED GDN BREEDING POND	EXISTING BUS STOPS / SHELTER	INDICATIVE TREE PLANTING	INDICATIVE DEVELOPMENT FOOTPRINT
ON-SITE CONTOURS AT 5m INTERVALS	MARK VEHICULAR MOVEMENT	PRINCIPLE STREET AND FOOTWAY TO CREATE PLACES AND SPACES	OPEN SPACE PROVISION POTENTIAL PLAY SPACE HIGHLIGHTED
	SECONDARY VEHICULAR MOVEMENT	POSSIBLE FEATURE NODE EG. SQUARE TO CREATE PLACES AND SPACES	PROPOSED GREEN INFRASTRUCTURE
	PUBLIC RIGHTS OF WAY - OFF-SITE	SHARED SURFACE STREET	PROPOSED ATTENUATION PONDS
	ON-SITE FOOTPATHS		

SMBC Illustrative Emerging Concept Masterplan: Site 3 Windmill Lane



The density across the site ranges from 30 – 40 dph. The site can accommodate 220 homes. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets.

The site contains important ecological habitats, as well as Great Crested Newt (GCN) mitigation areas from the previous adjacent developments. These mitigation areas are not suitable as areas of Public Open Space; given the known newt population it is likely that additional mitigation areas will be required.

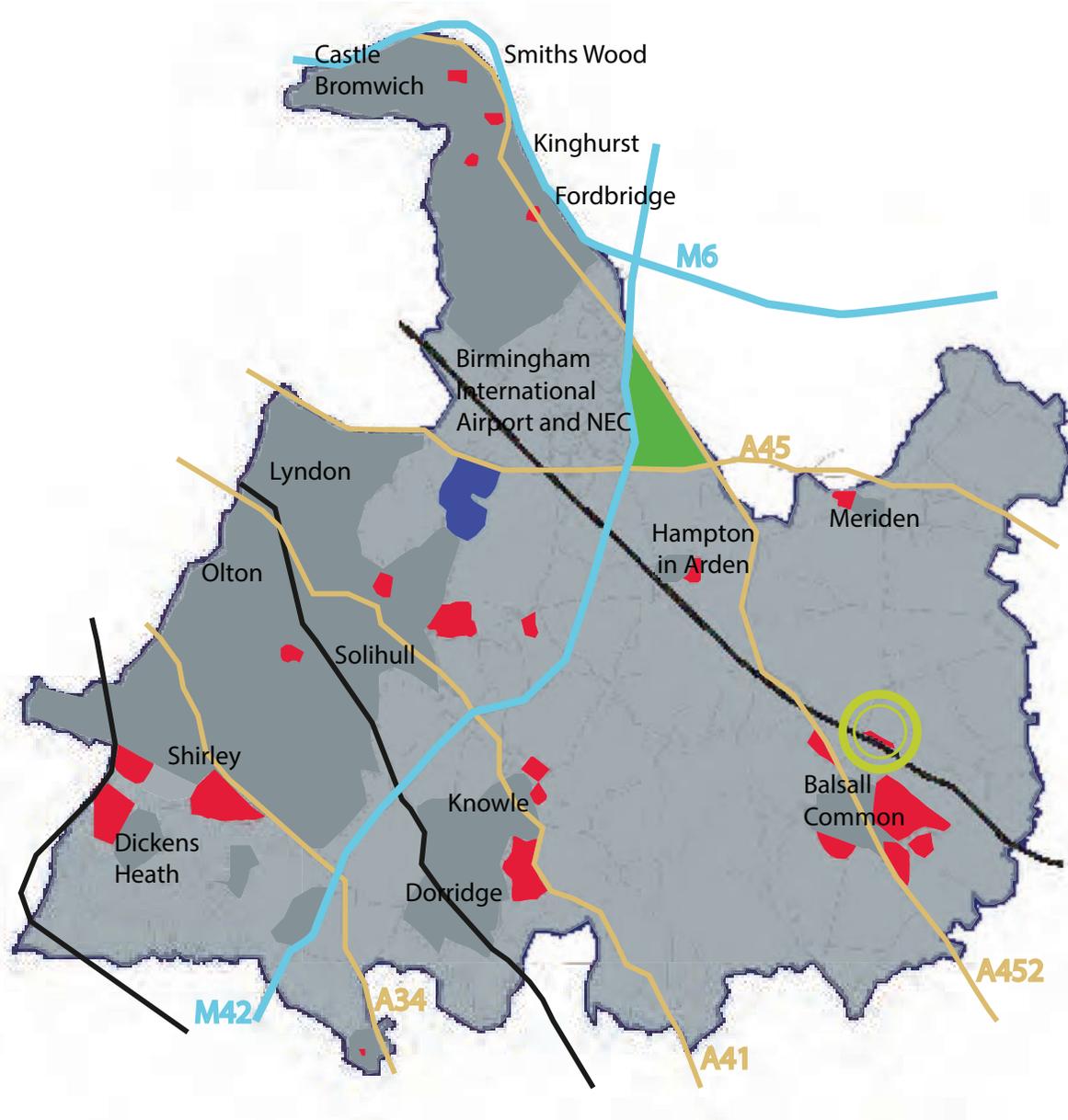
The layout proposes one link to the Kenilworth Road site across the GCN protection area and one link onto Windmill Lane. Links to the existing housing development on the Kenilworth Road are also proposed in order to integrate the developments.

The 1.4 ha of public open space will be required much of this has been located where it complements the setting of the listed Berkswell Windmill opening up views of this historic building in Balsall Common. A play area can be designed to be in keeping with the semi-rural location and can enhance the visitor experience of Berkswell Windmill.

-  Future Access
-  Road
-  SuDS Feature
-  Great Crested Newt protection areas
-  Footpath
-  Medium density housing
-  Low density housing
-  Public Open Space – including play
-  Listed building

Illustrative Masterplan

Site 21: Lavender Hall Farm, Balsall Common



Site Analysis

The 4 ha site is located to the north of Balsall Common. The site is allocated in the Draft Local Plan (January 2019) to accommodate 60 homes.

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.

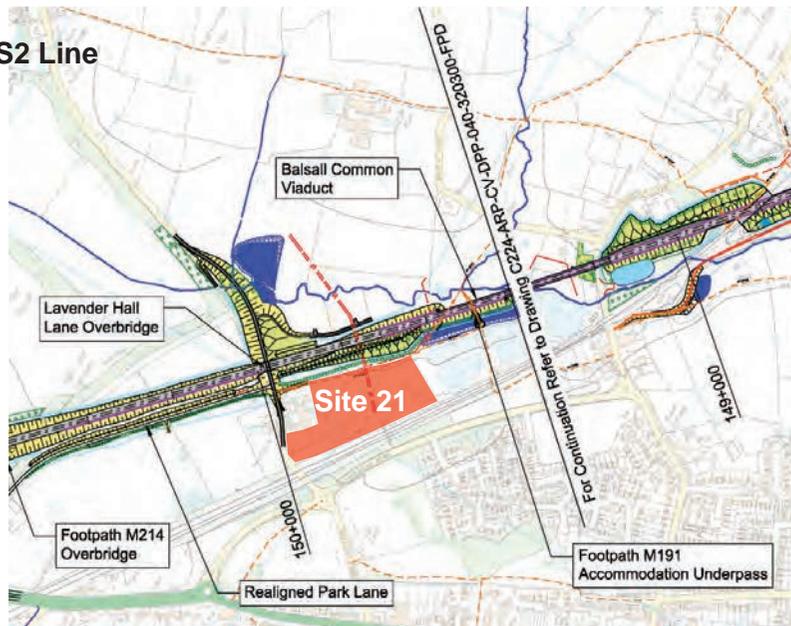
HS2 will greatly alter the context of the site, and the setting of the Grade 2 * listed Lavender Hall and Grade 2 listed Barn immediately adjacent to the site.

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

Much of the site is included on the Councils' Brownfield land register.

A full site appraisal has not yet been carried out for this site.

HS2 Line



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



-  Railway line
-  Fronts of properties.
-  Public Rights of Way
-  Listed building
-  Water
-  HS2 safeguarded land
-  Zone of significance on the setting of the listed building

SMBC Illustrative Emerging Concept Masterplan: Site 21: Lavender Hall Farm

The concept masterplan illustrates how the site could deliver 60 homes. Medium and high 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.

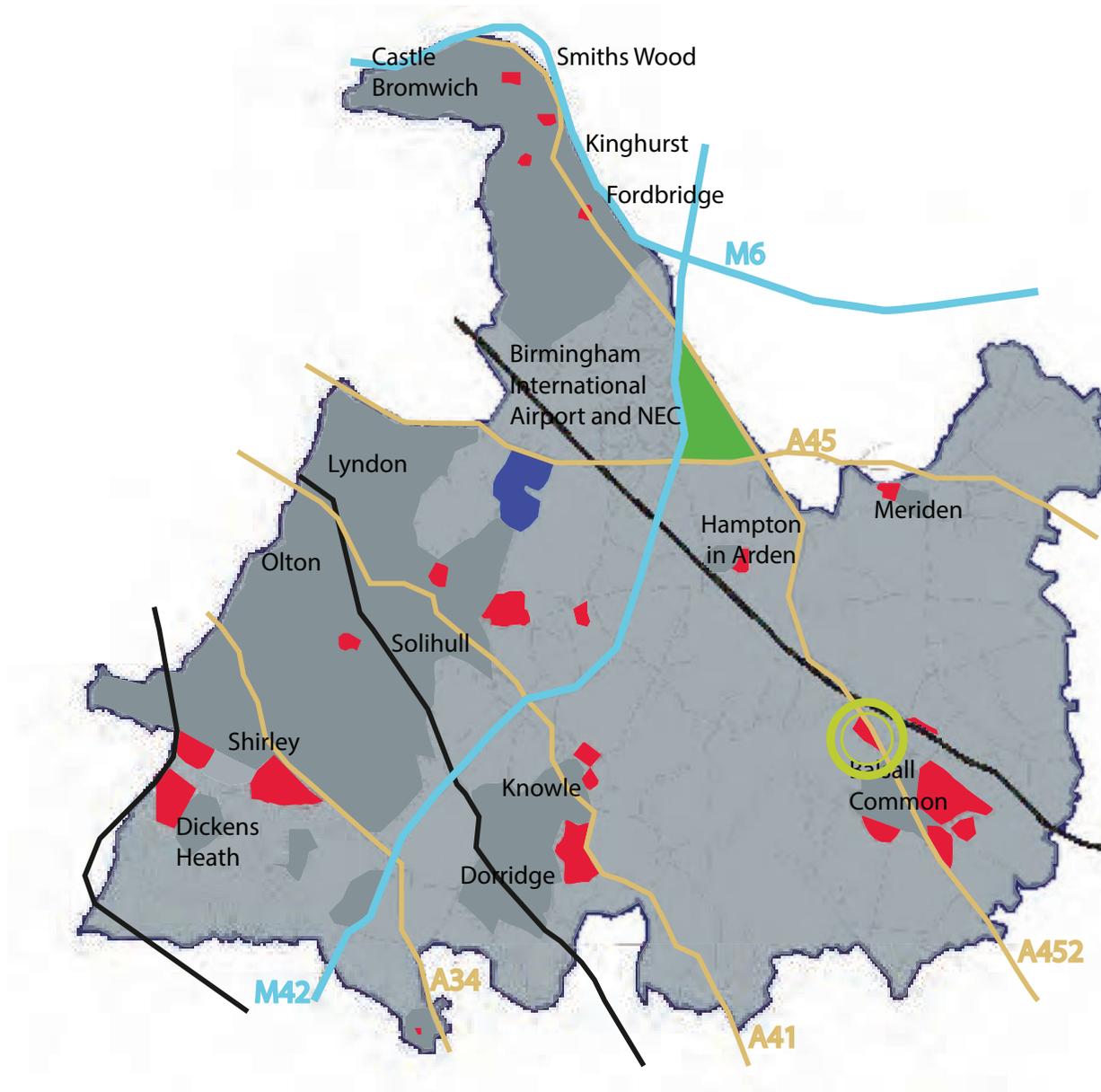
Based on 60 homes 0.39ha of open space would need to be provided. A Door Step play space will be required on site and a S106 contribution to Lavender Hall Park which is within close proximity to the site will be sought along with a safe crossing route over Hallmeadow Road to access this facility.

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 Berkswell Station.



- | | | | | | |
|---|-----------------|---|------------------------|---|----------|
|  | Future Access |  | Medium density housing |  | Footpath |
|  | Road |  | Low density housing | | |
|  | Listed building |  | Public Open Space | | |

Site 22: Trevallion Stud, Balsall Common



Site Analysis

The 11 ha site is located to the north of Balsall Common. The site is allocated in the Draft Local Plan (January 2019) to accommodate 300 homes.

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 site is currently home to Trevallion Stud and its associated land. Much of the site is included on the Councils Brownfield Land Register.

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

A full site appraisal has not yet been carried out for this site.



-  Fronts of properties
-  Bus Stop
-  Trees
-  Back of properties
-  Supermarket

Promoters Illustrative Emerging Concept Masterplan: Site 22 Trevallion Stud

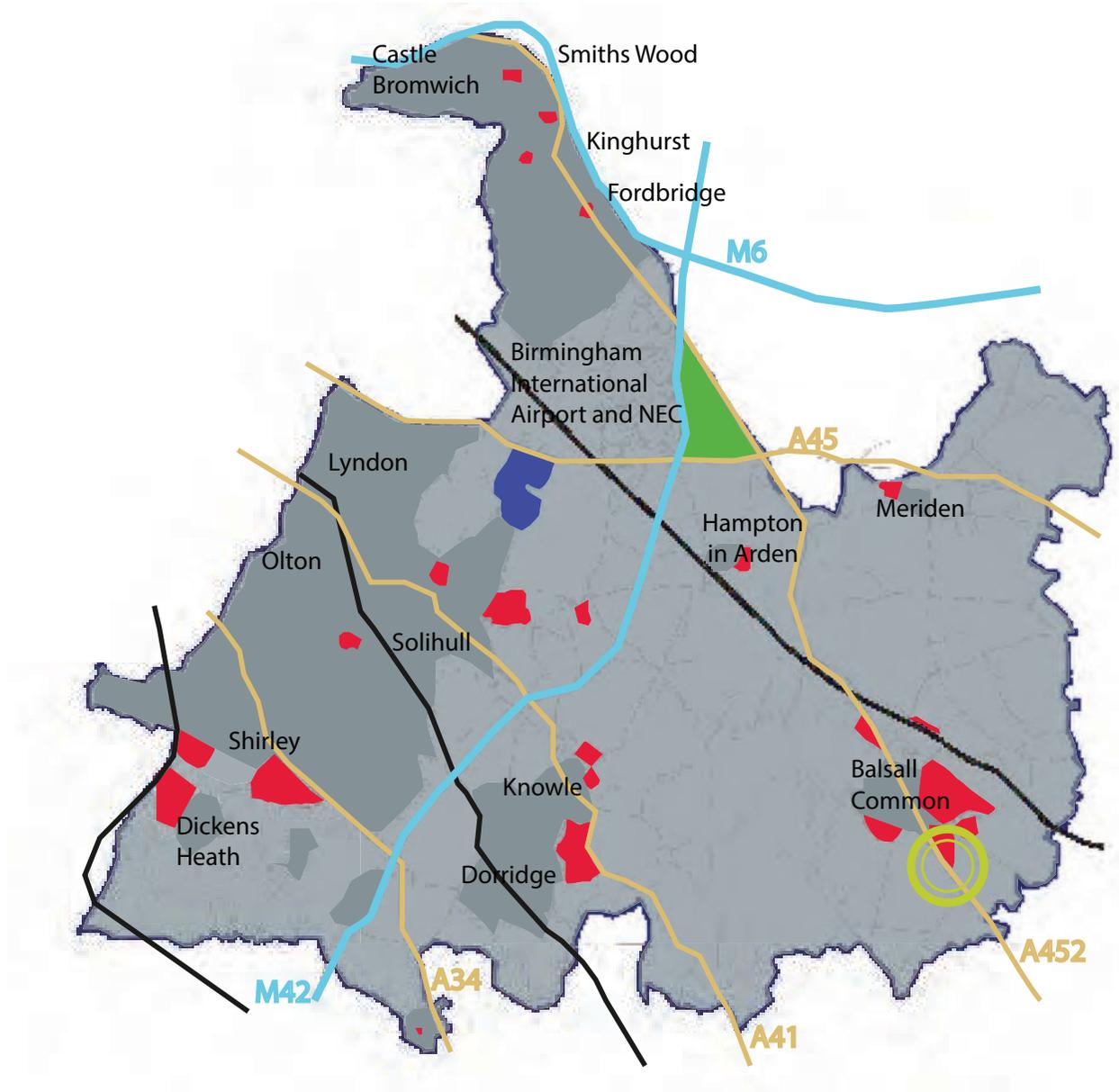
The promoters concept masterplan illustrates how the site could deliver 300 homes of mixed housing types. The applicant is proposing medium density housing, and indicates how the development would be integrated into the existing urban fabric of Balsall Common. There are 2 access points off Wootton Green 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 across 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 promoters illustrative masterplan is in adequate in its provision of Public open space (at approximately 0.87 Ha).

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.



Site 23: Pheasant Oak Farm Balsall Common



Site Analysis

The 12 ha site is located to the south of Balsall Common. The site is 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 associates with Pheasant Oak Farm. The non agricultural uses (which are dominated by caravan storage) are included in the Councils Brownfield Land Register.

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

A full site appraisal has not yet been carried out for this site.



-  Fronts of properties
-  Back of properties
-  Listed building
-  Water
-  Bus Stop
-  Trees
-  Footpath

SMBC Emerging Concept Masterplan Development Principles: Site 23 Pheasant Oak Farm

In order to maximise the efficient use of the land. Medium density development is proposed in order to deliver 100 homes .

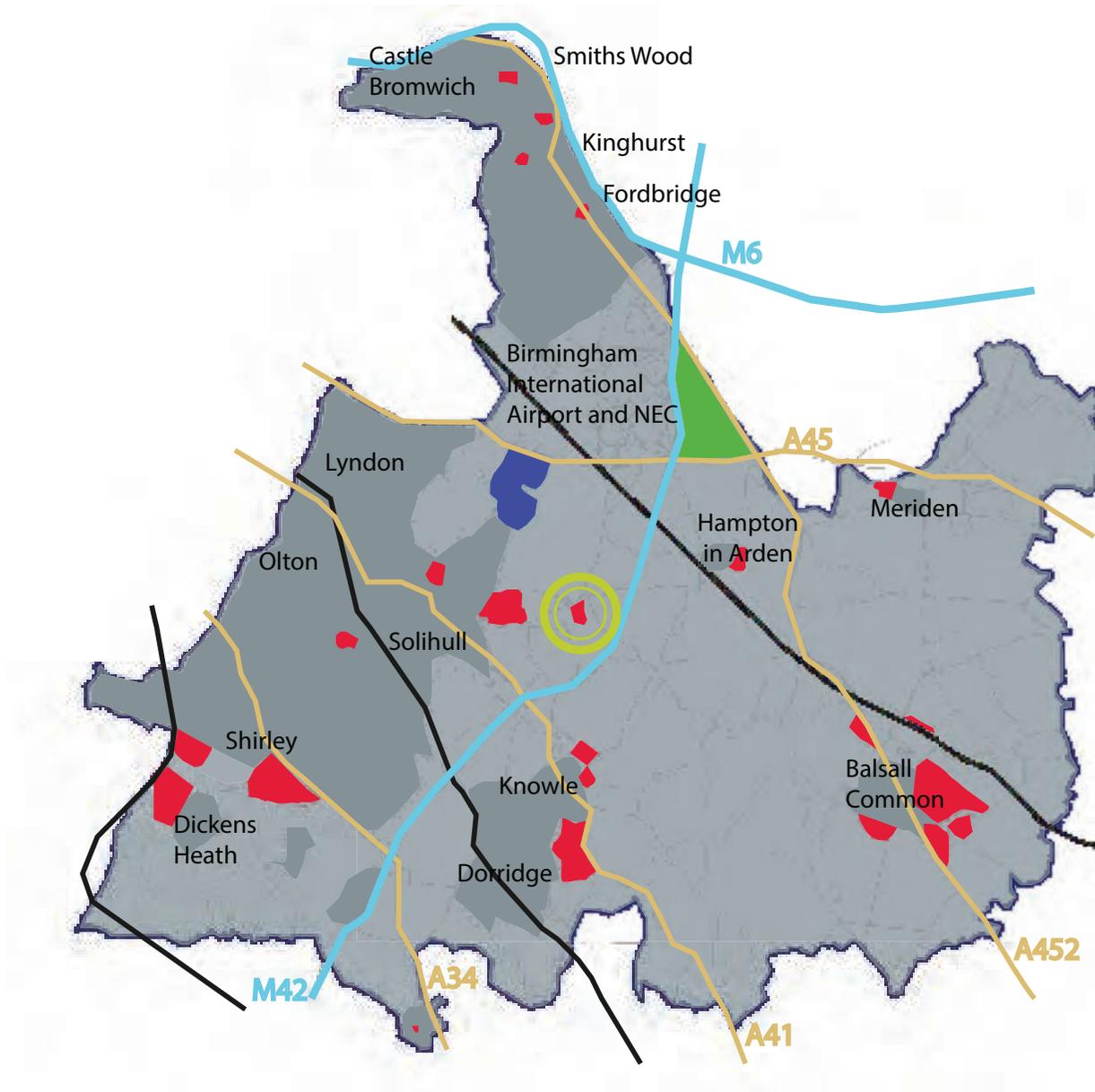
The alignment of the by-pass will provide the new Green belt boundary to the east of the site.

Based on 100 homes 0.67ha of open space would need to be provide. 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.

The rural character of Hobs Lane and Windmill Lane should be safeguarded.

Site 24: Oak Farm, Catherine-de-Barnes



Site Analysis

The 2 ha site is located to the south of Balsall Common. 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 Brownfield Land Register.

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

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

A full site appraisal has not yet been carried out for this site.



-  Fronts of properties
-  Back of properties
-  Trees
-  Water
-  Foot path

SMBC Emerging Concept Masterplan Development Principles: Site 24 Oak Farm

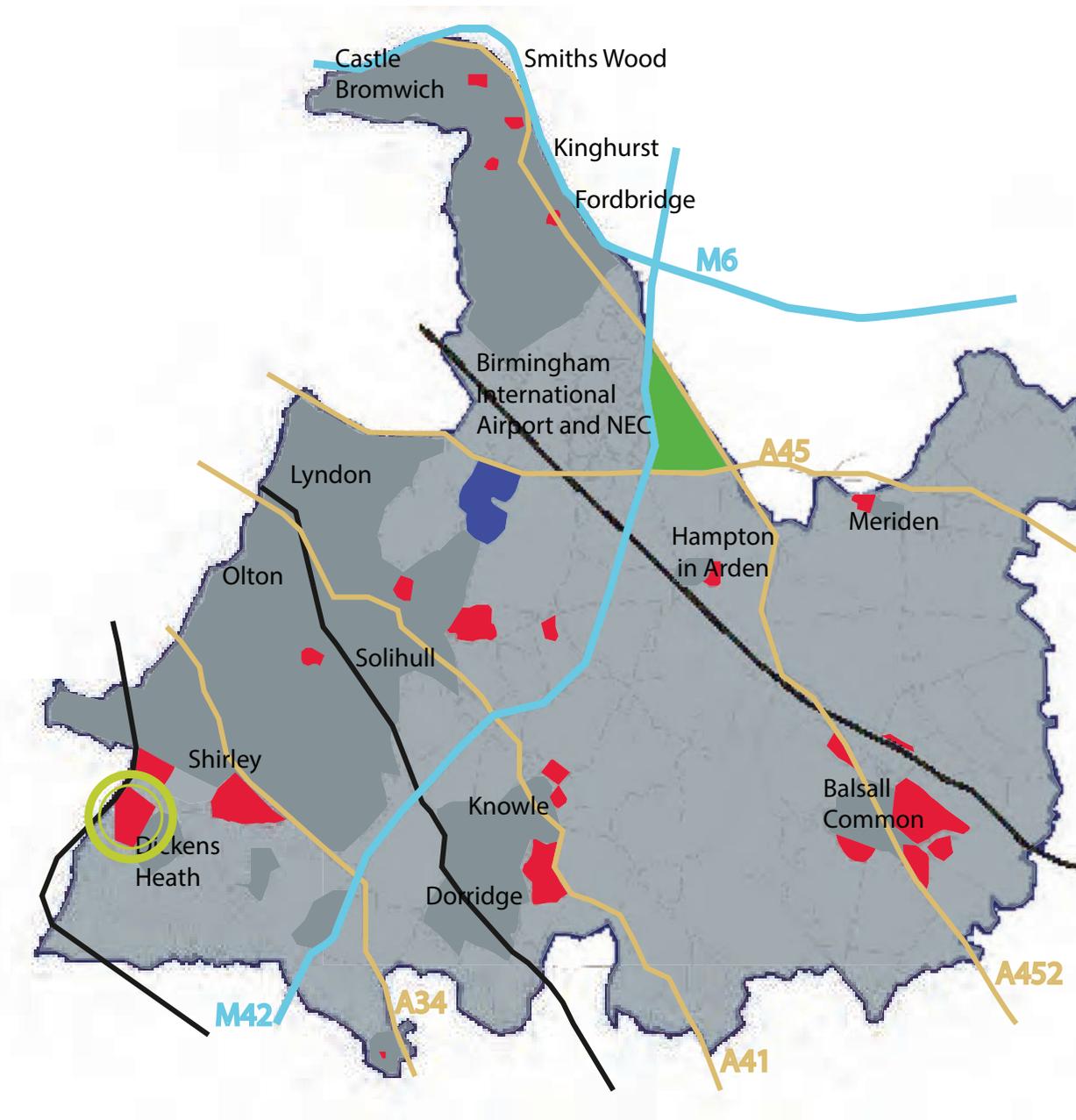
In order to maximise the efficient use of the land. Medium to high density development is proposed in order to deliver 80 homes. This is a recognition that the site is part of a larger site (that included the non-permitted development Land) that has been the subject of a planning application for an extra facility.

The Grand Union Canal and a new road to the east and south of the site will provide the new Green Belt boundary.

Based on 80 homes 0.53ha of open space would need to be provided. The development would need to provide a doorstep play. The site is beyond the recommended standard to a local or Neighbourhood play facility therefore provision or contributions will need to be discussed at the time of planning.

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.

Site 4: 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 has been put forward in the DRAFT 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.

-  Fronts of properties
-  Back of properties
-  Local Wildlife Site
-  SuDS Feature
-  Footpath
-  Bus Stop
-  Heritage asset

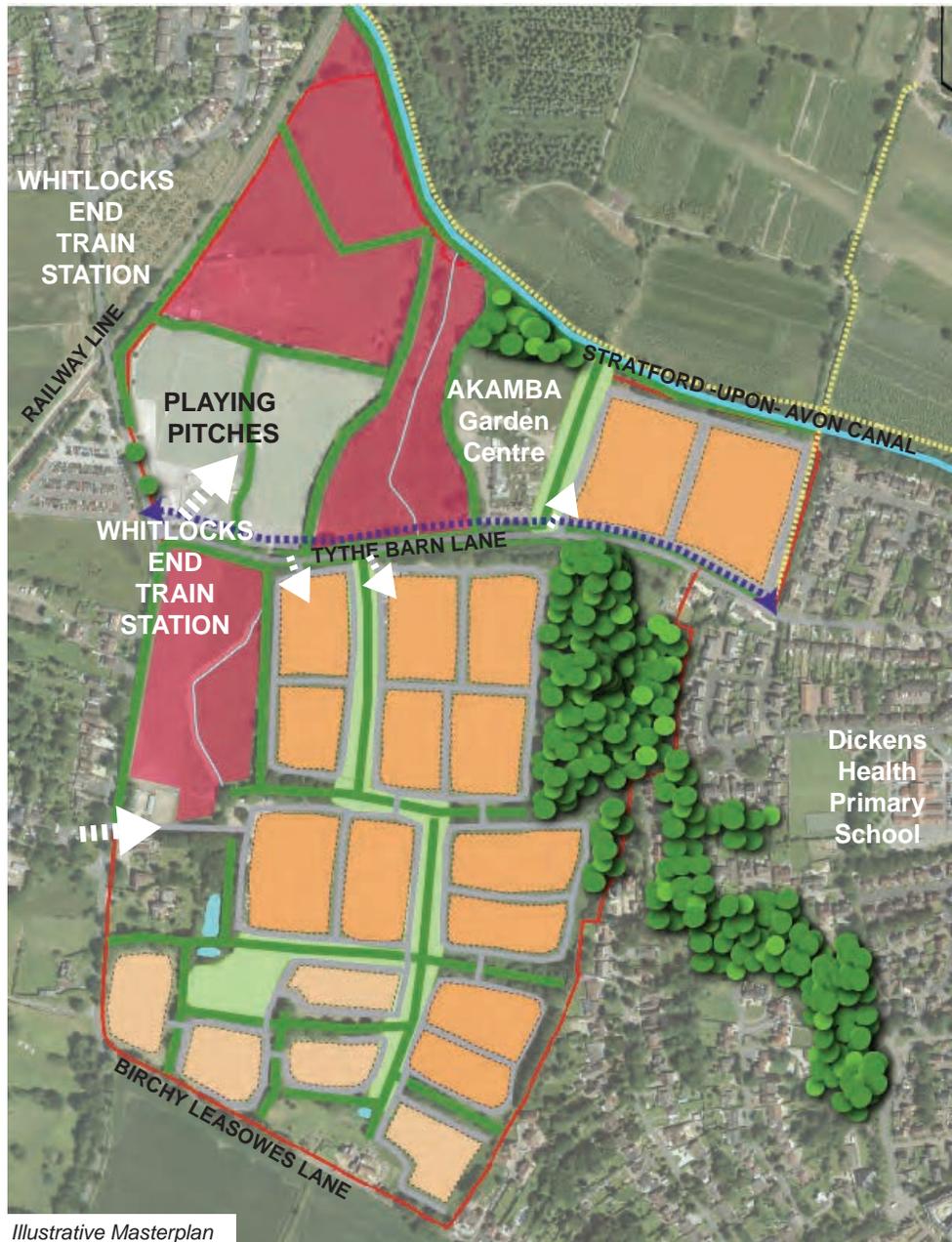
Landscape Assessment



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

SMBC Illustrative Emerging Concept Masterplan: Site 4 West of Dickens Heath



Illustrative Masterplan

The density across the site ranges from 30 – 40 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 2.3 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.

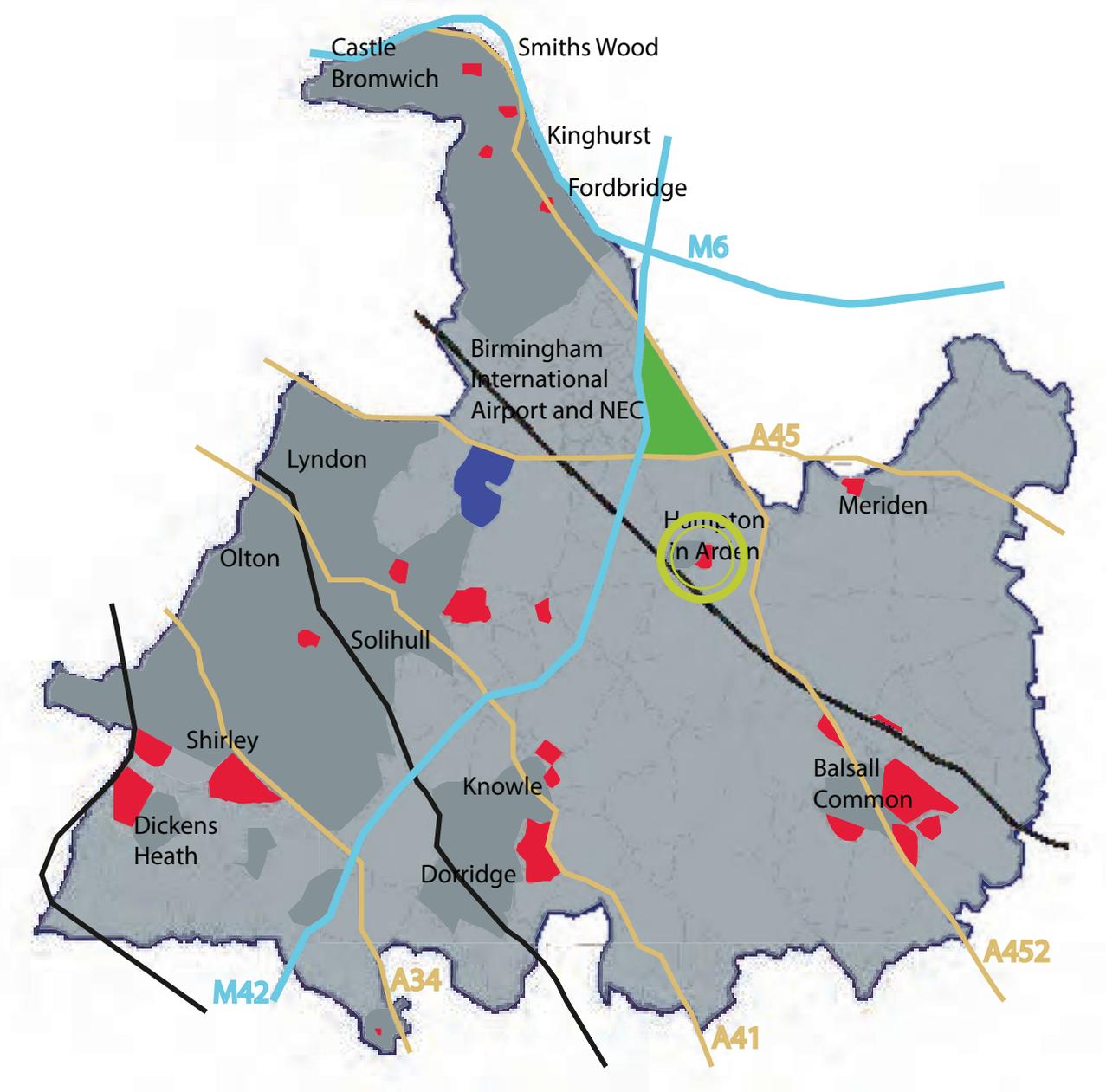
A pedestrian link north of the hedgerow along Tythe Barn Lane is proposed to provide a safe route to Whitlocks End Station.

The layout seeks to provide approximately 2 of the replacement playing pitches and associated facilities including car parking in the north of the site. Further work is required in connect with replacement of all of the displaced pitches. The Akamba Garden Centre is retained, but could be included in redevelopment.

Further work is needed to identify links from the new development to Dickens Heath Village Centre.

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

Site 6: Meriden Road, Hampton-in-Arden





Site 5, Meriden Road, currently an arable field, residential garden boundaries to the west

Site Analysis

Site 6, Meriden Road, Hampton-in-Arden is within 1km of the village centre and has been allocated in the 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.

Site 6 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 7ha and provide an opportunity for a comprehensive development which delivers both homes and public open space.



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

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.

-  Vehicle access
-  Back of properties
-  Footpaths
-  Hedgerow
-  Trees



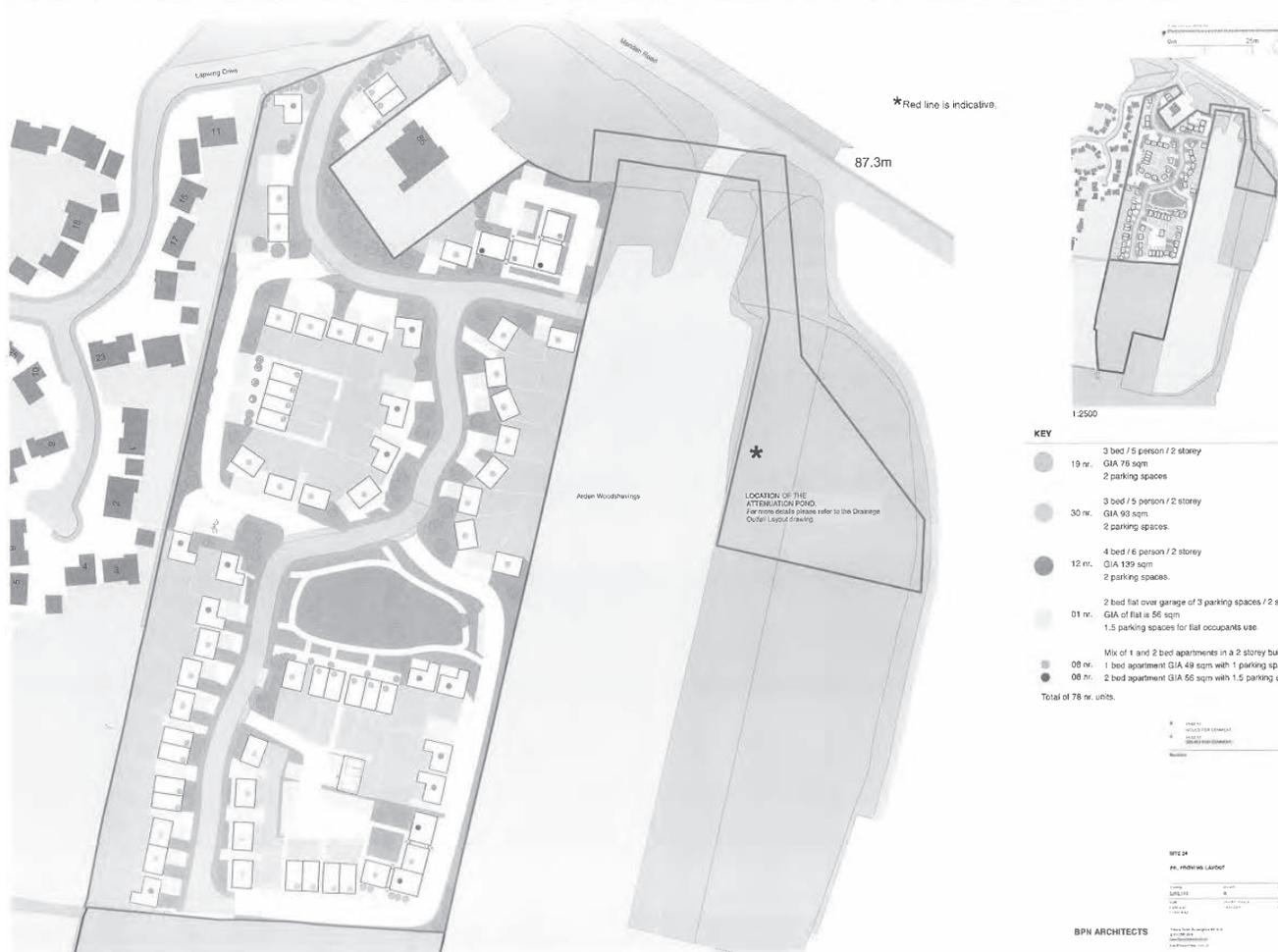
Landscape Assessment



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

BPN Architects 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.

SMBC Illustrative Emerging Concept Masterplan: Site 6 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.

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.

The site can accommodate up to 200 homes, this will require 1.37ha 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 short fall; 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 and young people within the village.

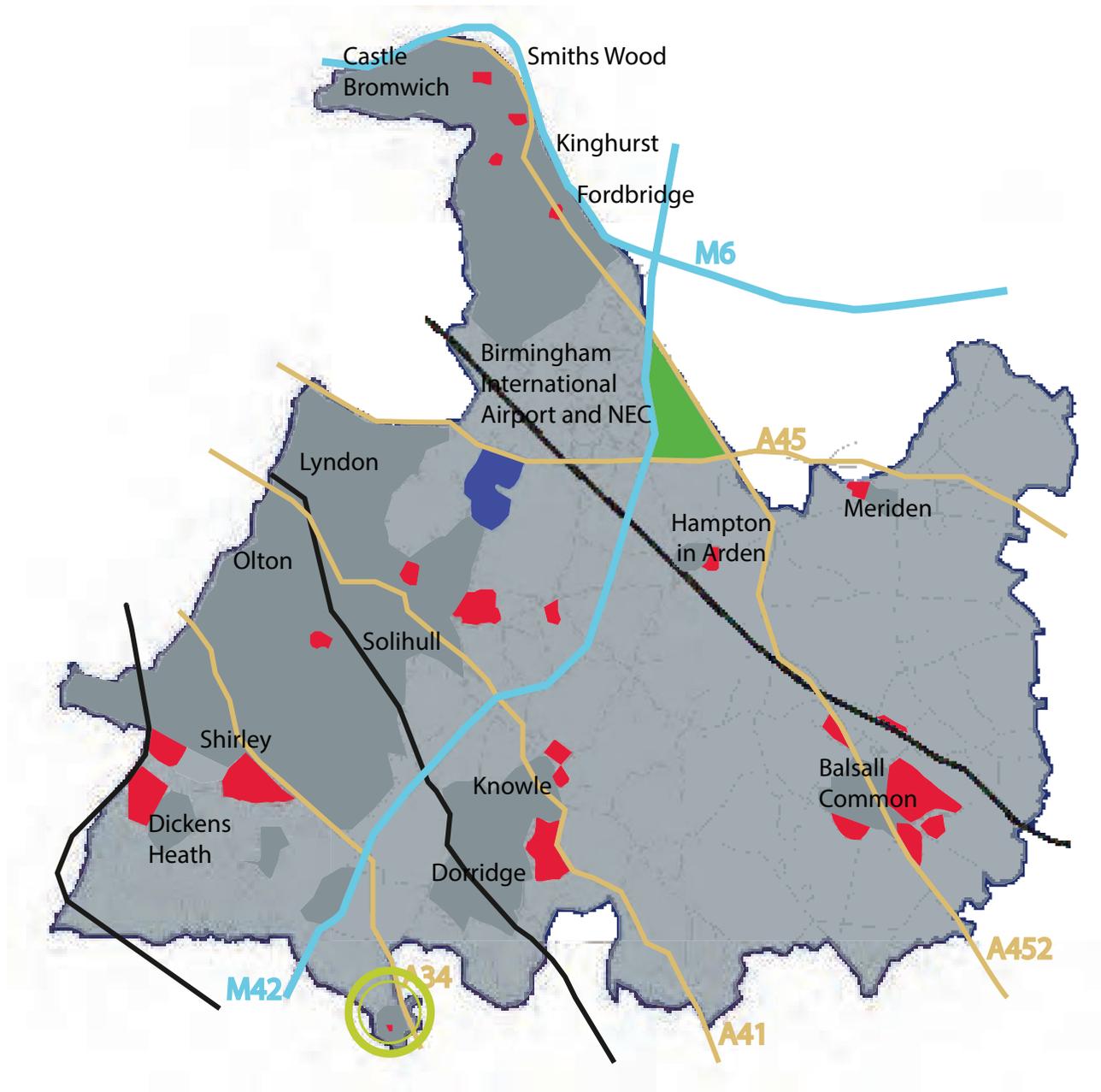
The layout promotes perimeter block development to maximise natural surveillance and encourage active streets and views out over the countryside.

SUDs features in the form of swales are promoted to provide an integrated and place-making approach to the site drainage. Any additional drainage features which may be required in the area currently put forward as Public Open Space would need to be considered at the detailed planning application stage and will be subject of commuted sums if adopted by the Council.

- | | | |
|---|---|--|
|  Future Access |  SuDS Feature |  Medium density housing |
|  Road |  New tree planting |  Low density housing |
|  Existing hedgerow |  Footpath |  Public Open Space |
|  Existing trees | | |

Illustrative Masterplan

Site 25: 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 has been allocated with an anticipated capacity of 100 homes.

The site is currently grassland with distinctive hedgerows and trees which define field boundaries.

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.

The Canal is a heritage asset and any development in the locality should seek to open up access of this. The mature landscape setting and Stratford-upon-Avon Canal towpath provide easy access to the wider countryside.

A full site appraisal has not yet been carried out for this site.



-  Fronts of properties
-  Back of properties
-  Footpath
-  Canal
-  Hedgerow
-  Trees
-  Semi improved grassland
-  Bus stops

Promoters Illustrative Emerging Concept Masterplan: Site 25

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'**

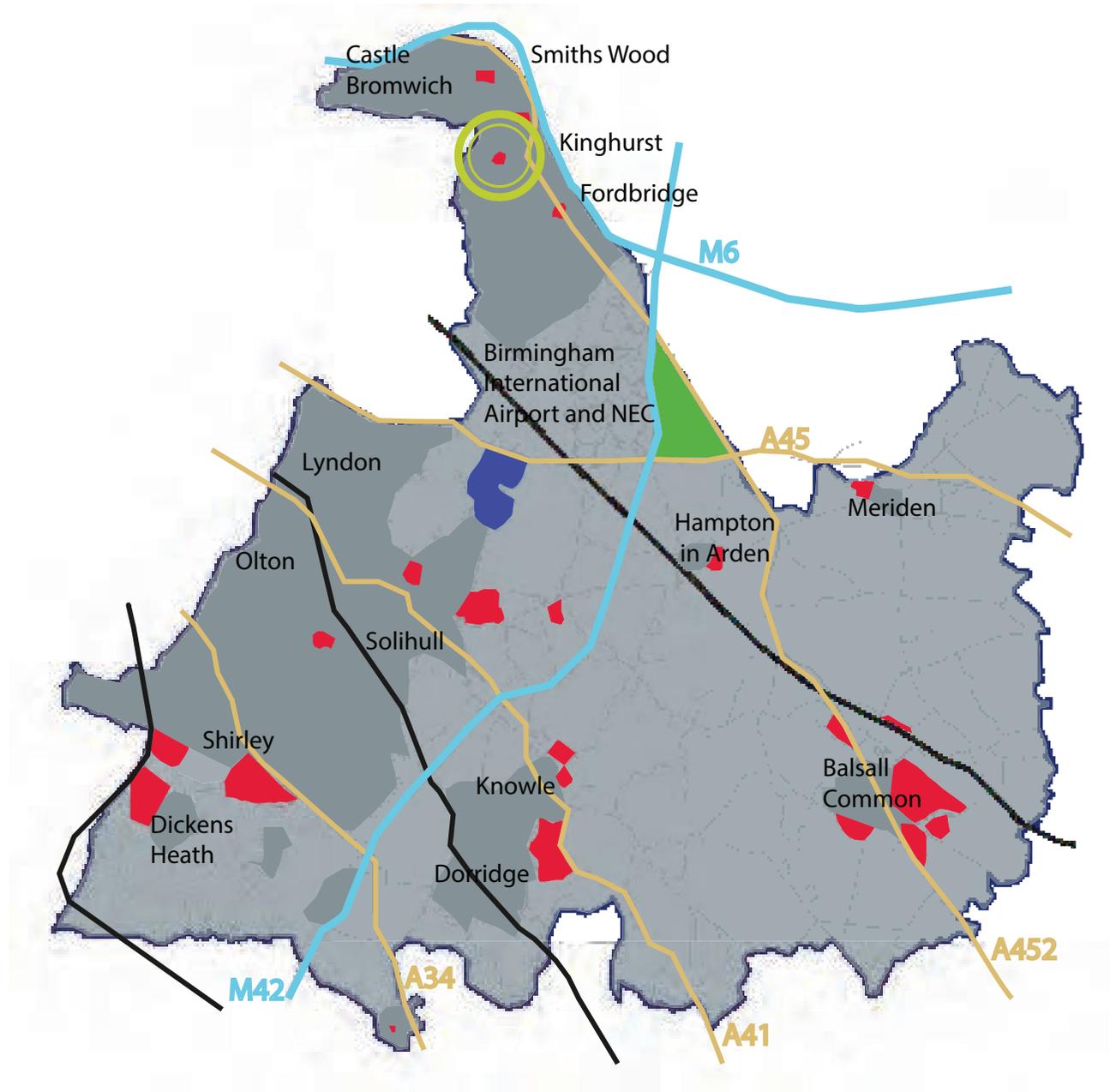
SMBC officers advise that the development must carefully consider the landscape features across the site, likewise the semi-rural character of School Road and Sadlerswell Lane should be safeguarded. At this stage there has not been a detailed ecological assessment so it is not possible to identify all the ecological constraints on the site. Information from the Habitat Biodiversity Audit and the Vision Document suggests that the site might contain areas of Priority Habitat (semi-improved grassland, marshy grassland, mature trees and hedgerows). Furthermore a lighting strategy which is ecologically sensitive will also need to be considered.

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 0.66ha of Open Space, this should include a Doorstep Play facility.



Site 7: 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 clearly 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

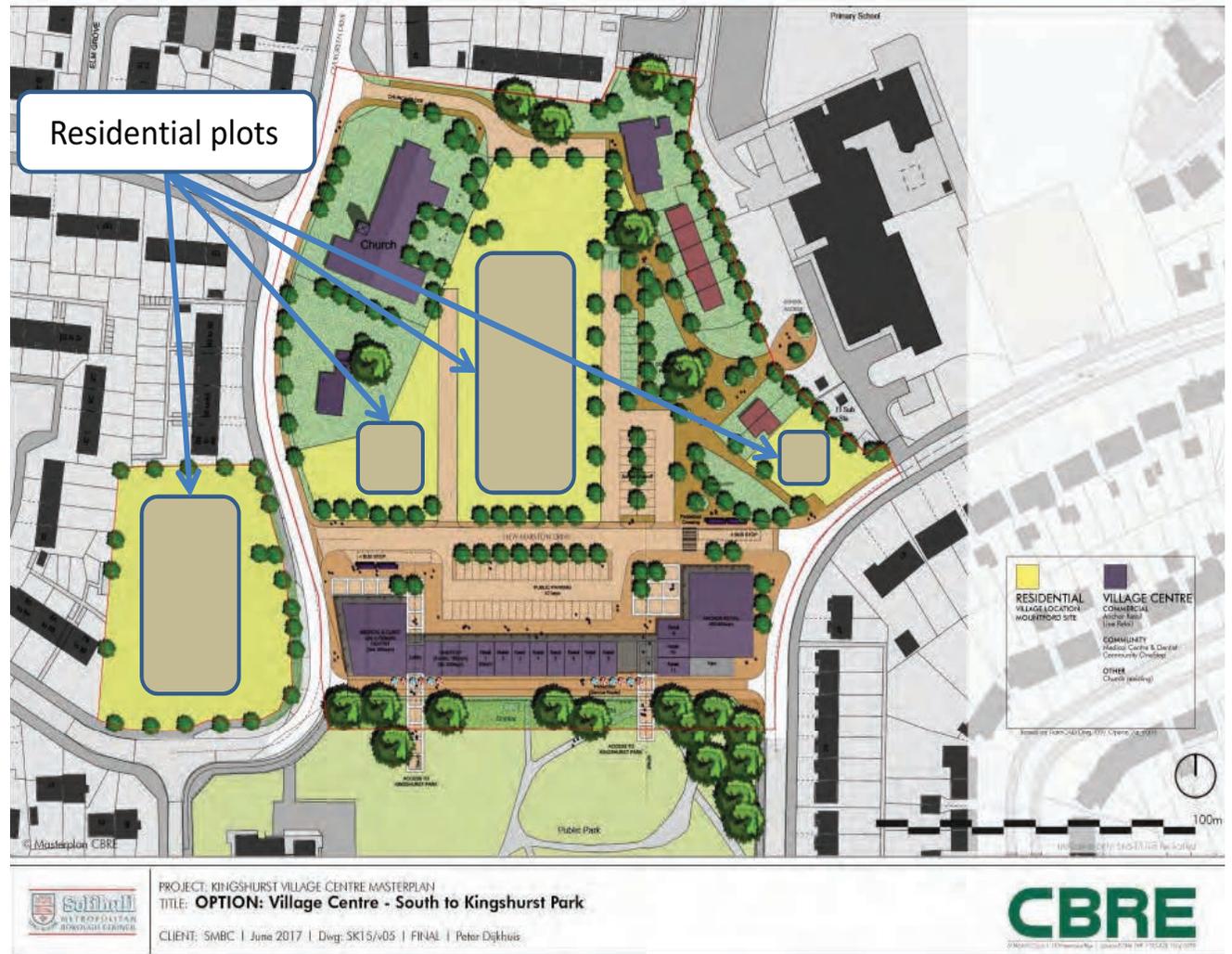
The groups of trees on site have ecological potential and have an amenity value. New tree planting is often difficult to establish in this part of the Borough, therefore the retention of these trees is highly recommended.

CBRE Masterplan

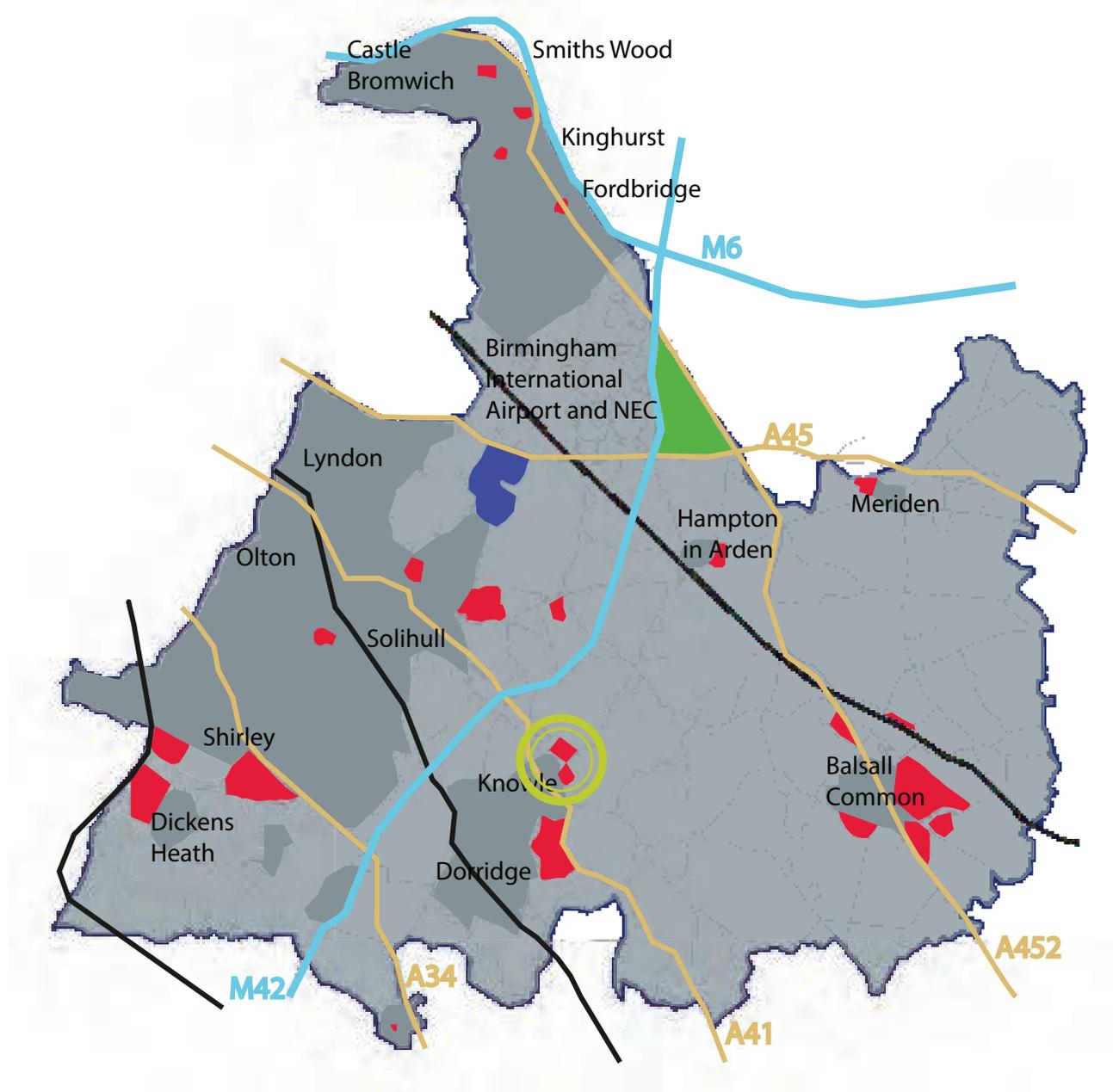
Council officers met with CBRE and raised initial concerns about the benefits of relocating the main road link and the additional access point to the school.

CBRE raised their concerns about the viability of the scheme and that it was likely that no profit would be generated. SMBC officers reiterated the importance of getting the layout and design right first time.

A Design Brief for Kingshurst Centre is currently being developed within the UKC Team and Cushman and Wakefield. Two design brief scenarios are being considered; the first option focuses on ease of delivery with maximum outcome; the second considers maximum intervention. The Councils Design Team CLAUDE are acting as a critical friend in the process.



Site 8: Hampton Road, Knowle



Site Analysis



The Hampton Road site comprises of two parcels of land which total 13 ha. The current Draft Local Plan proposes 300 homes across the two parcels.

Site 8 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 submission 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 Purnell's Brook Woodland Local Wildlife Site adjacent to this is Purnell's Brook Meadows which is a potential Local Wildlife Site.

The setting of the Grade 1 listed Grimshaw Hall opposite the site to its east 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.

- | | | | |
|--|--|--|-----------|
| | Fronts of properties | | Pond |
| | Back of properties | | Hedgerow |
| | Listed building | | Footpaths |
| | Zone of significance on the setting of the listed building | | Trees |

Savills Architects Site Proposal



A meeting was held with the site promoters Savills, who 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 pLWS and LWS, the visual impact of the sports facilities and the impact on the setting of the listed building. More details information will be required to inform the deliverability of the sports pitches and the likely impact of this given the significant level changes across the site.

The Council also raised the issue of a requirement for a secondary access point on the northern parcel in order to facilitate emergency vehicles

A meeting was held on the 13th September 2017 with Savills and the manager of Knowle Football Club.

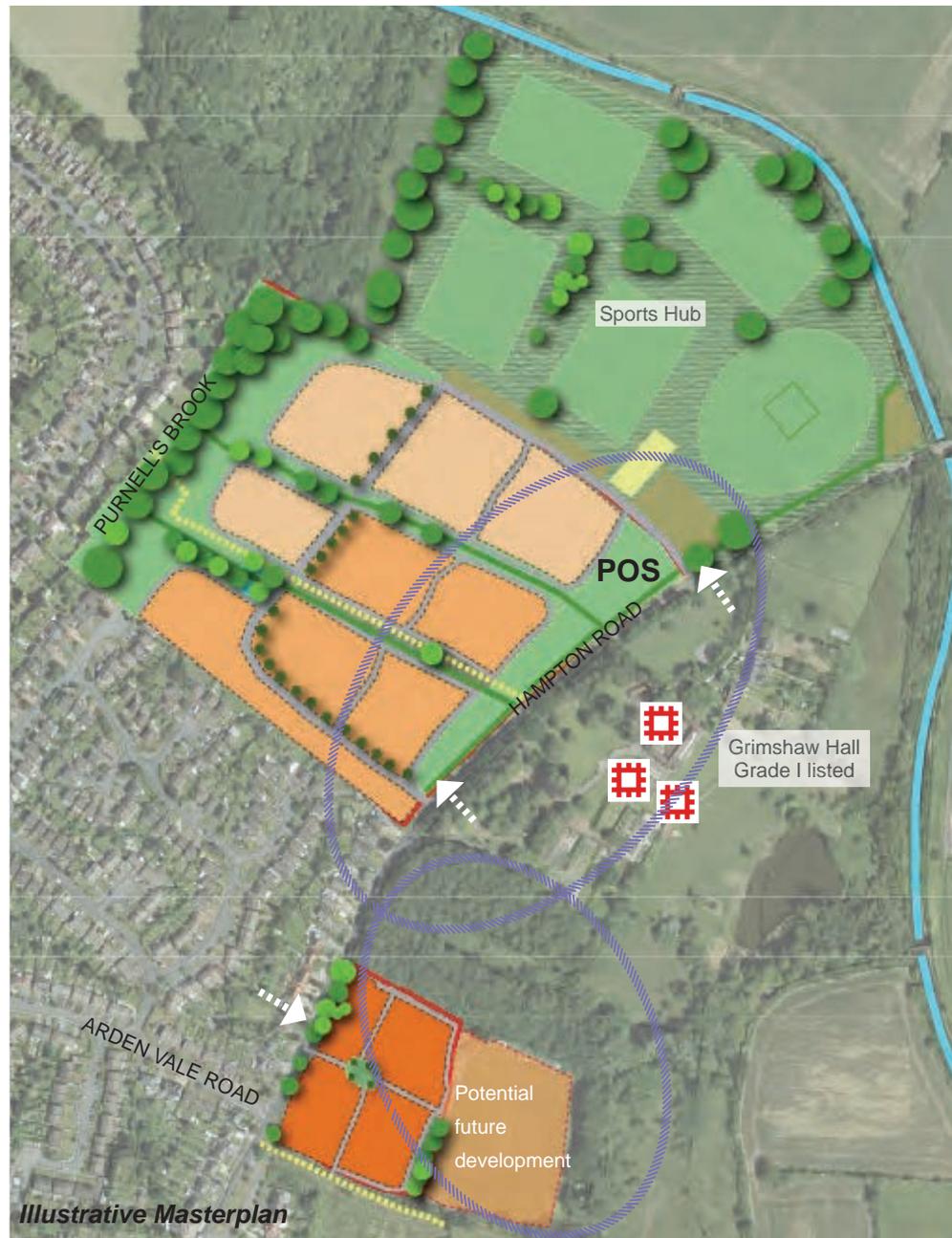
Whilst the site promoter was broadly in support of the Councils emerging illustrative plan, they believed there was scope to bring development closer to Grimshaw Hall.

The Council Officers highlighted their concerns with this approach and in addition requested further information about the sports pitch operation and their construction, given the contours of the site and the likely ecological impact on Purnell’s Brook and the Canal.

The manager of the football club raised his preference for security fencing around the sports pitches for security reasons. Officers at the Council raised their concerns about the impact this would have on the Green Belt and character of the development.

Discussions are on-going and the details of the application will need to be scrutinised at planning application stage.

SMBC Illustrative Emerging Concept Masterplan: Site 8 Hampton Road



The site can accommodate up to 300 homes; 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 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 which contains the area for sports and recreational development.

The density of the housing ranges from 30–40 + dph, reducing toward 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.

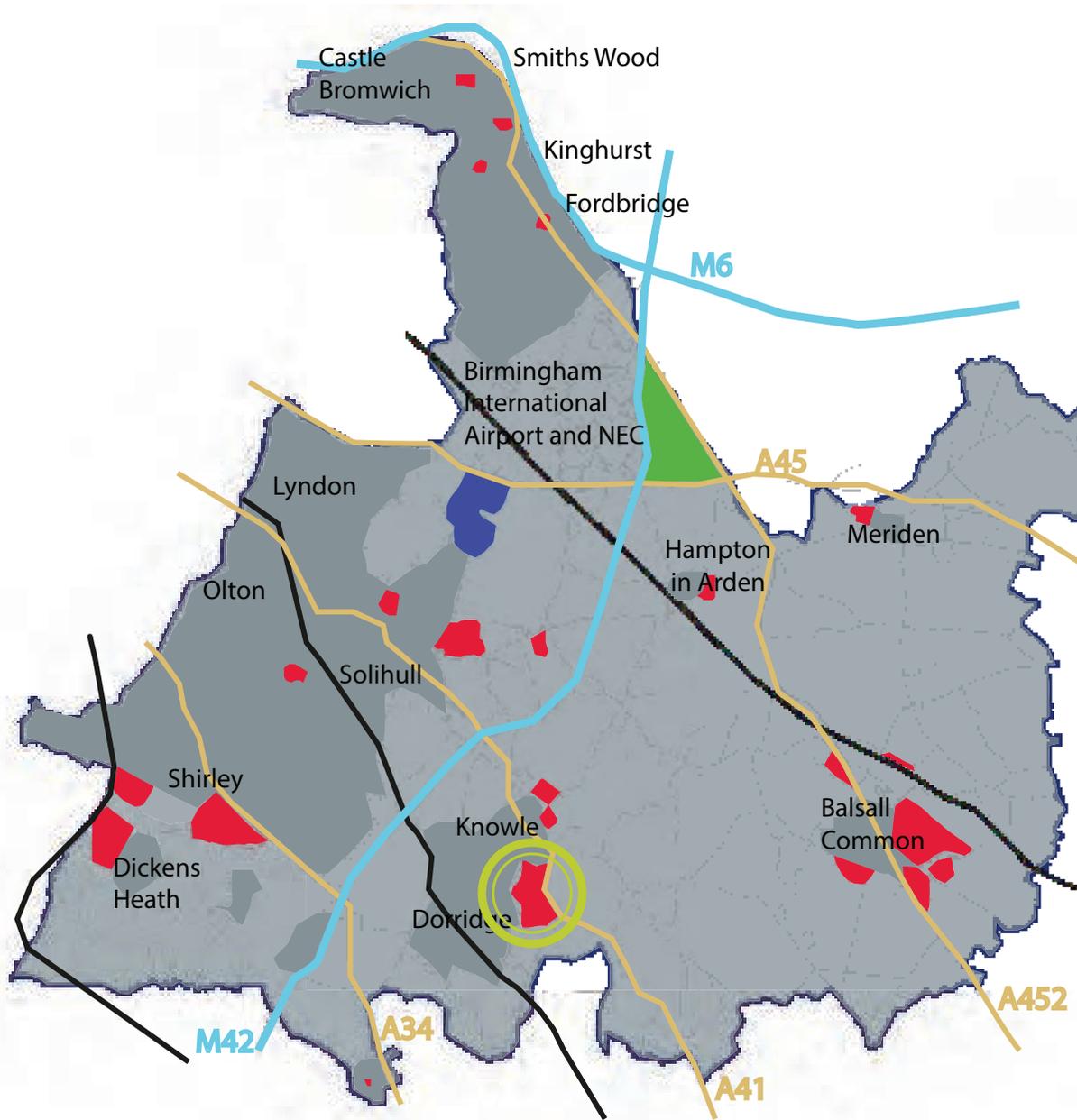
Development is set back from the road to safeguard the setting of Grimshaw Hall. Development alongside the POS must be of high quality design as there will be filtered views from the listed building to the site. Likewise the trees and hedgerows along Hampton Road must be retained to ensure the character of this approach into Knowle is retained as far as possible.

The public open space requirement on the site is 2.1ha. A Doorstep, Local and Neighbourhood Play Area are required given the distance to the nearest existing play facility, this could be accommodated within the sports hub.

Pedestrian and cycling connectivity towards Knowle local centre and the canal tow path improvements are encouraged to promote health and wellbeing.

- | | | |
|-------------------|------------------------|--|
| Future Access | Road | Existing trees |
| Existing hedgerow | Public Open Space | Listed building |
| SuDS Feature | High density housing | Sports pavilion |
| Parking | Medium density housing | Potential area of development subject to heritage assessment |
| New tree planting | Low density housing | |
| Footpath | | |

Site 9: South of Knowle



Site Analysis

The 46 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 SMBC Draft Local Plan of November 2016 suggests 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 lies adjacent to the site therefore the site provides some of its setting.

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.



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

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

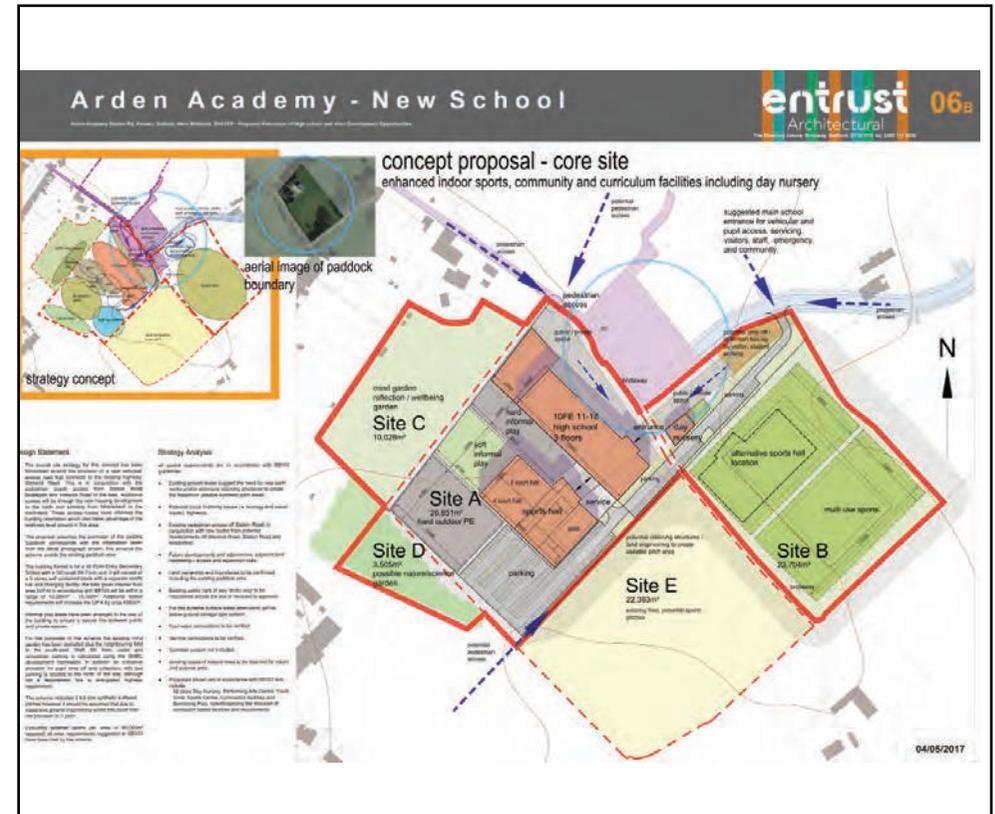
Type	Quantity
<i>Affordable/private</i>	
1 bed 2 person apartment	70
2 bed 4 person apartment	120
3 bed 5 person house	170
4 bed 7 person house	60
<i>Affordable/rent</i>	
2 bed 4 person apartment	20
3 bed 5 person house	20

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:



- 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
- Two options for the site are being considered : Option 1 would see the existing academy retained and Option 2 which provides for the Academy to be redeveloped within the site.

SMBC Illustrative Emerging Concept Masterplan: Site 9 Arden Triangle - Option 1

Medium to low density housing is appropriate in this semi rural location. 600 homes can be accommodated on the site. The density of the housing ranges from 30–40dph, 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. Arden Academy remains in its current position which also helps to minimise the potential impact of development on the setting of the MIND Garden.

Biodiversity off-setting will be required due to the loss of semi-improved grassland. Public open space should provide a green link to the neighbouring Middlefield development, with any future development. Based on 600 homes this development will require 3.9 Ha of public open space. A Doorstep, Local and Neighbourhood Play area will be required.

The current proposal suggests 3 points of access onto the Warwick Road and one access point onto Grove 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.



SMBC Illustrative Emerging Concept Masterplan: Site 9 Arden Triangle - Option 2



Illustrative Masterplan

-  Future Access
-  Road
-  Existing hedgerow
-  SuDS Feature
-  Existing trees
-  Footpath
-  High density housing
-  Medium density housing
-  Low density housing
-  Public Open Space
-  Local Wildlife Site (LWS)
-  Potential area of development subject to heritage assessment
-  Primary School
-  Listed building
-  Arden School
-  Areas of significant ecological value

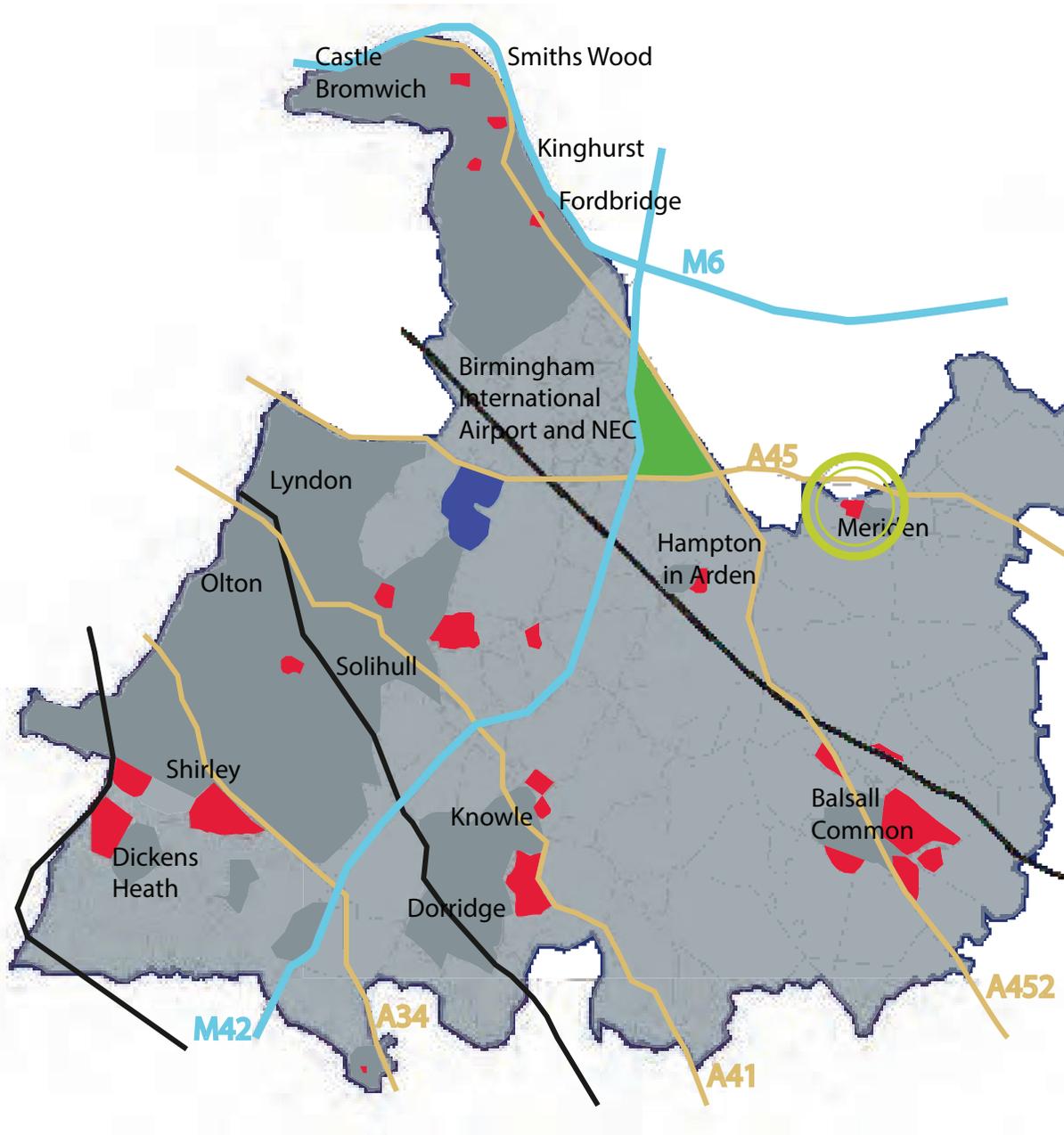
The site can accommodate 600 homes. There are opportunities for higher density development along Station Road. The density of the housing ranges from 30–40+dph, reducing toward Grove Road. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets.

This layout seeks to retain, important landscape features, and the setting of the built heritage assets. Arden Academy has been moved further into the site and rebuilt to make more efficient use of land. 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. Public open space should provide a green link to the neighbouring Middlefield development, with any future development. Based on 600 homes this development will require 3.9 Ha of public open space. A Doorstep, Local and Neighbourhood Play area will be required.

The current proposal suggests 3 points of access onto the Warwick Road and 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.

Site 10: West of Meriden



Site Analysis



Site 10, West of Meriden is a 3ha site within easy walking distance of Meriden village centre. The site is currently allocated in the Draft Solihull Local Plan to deliver 50 homes.

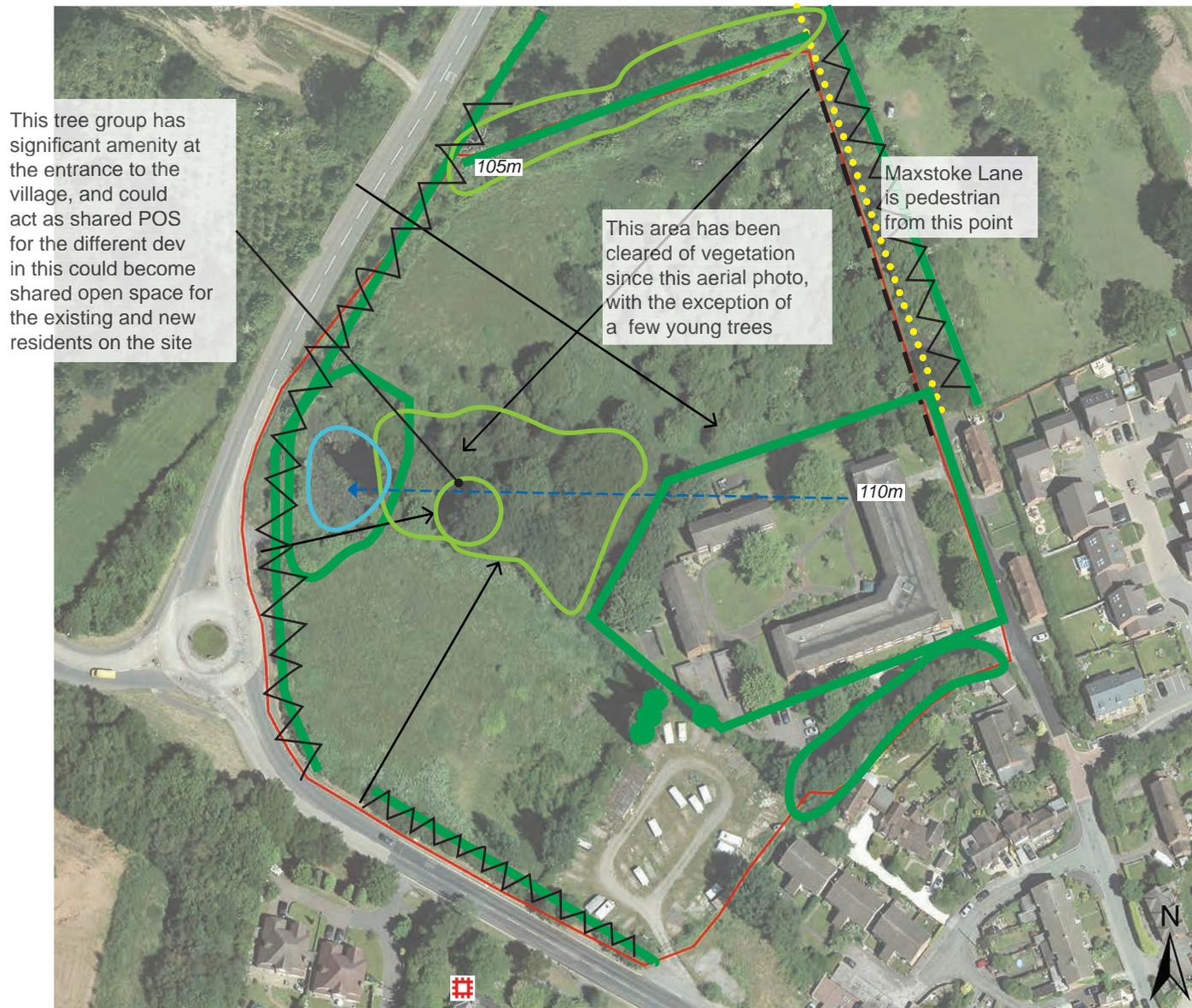
The Firs is a 2-storey Housing and Communities Agency (HCA) housing development within the site is to remain in its current use. To the east of the site is the new Maxstoke Lane development, where buildings are up to 2.5 storeys. The narrow road to access the development and Firs is 'leafy' in character.

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.

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

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 Emerging Concept Masterplan: Site 10 West of Meriden



Illustrative Masterplan

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 active streets.

100 dwellings would require 0.66 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.

Trees and hedgerows across the site should be retained to ensure that the mature character of the site is safeguarded.

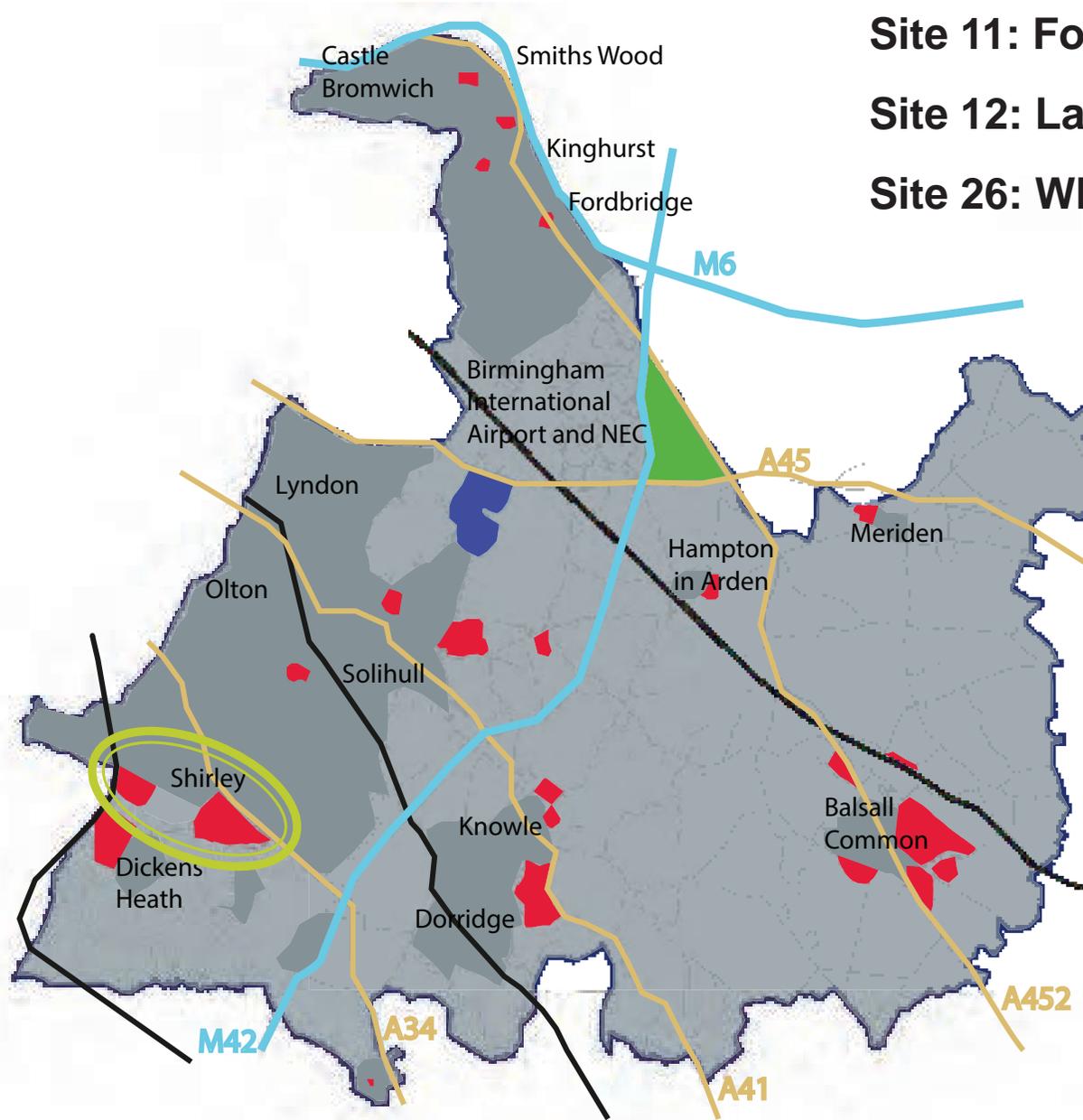
- | | | | |
|---|-----------------------------|---|-------------------|
|  | Future Access |  | Existing pond |
|  | Road |  | Public Open Space |
|  | Medium/High density housing |  | New tree planting |
|  | Existing hedgerow |  | Bus stops |
|  | Existing trees | | |

Shirley

Site 11: Former TRW

Site 12: Land South of Dog Kennel Lane

Site 26: Whitlock's End Farm



Site Analysis



Site Analysis

Sites 11,12 and 26 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.

Together, the three sites have been put forward in the Draft Local Plan (Cabinet report 17th January 2019) to deliver 1940 homes in total.

Sites 12 and 26 are in the Green Belt, and therefore a new defensible Green Belt boundary will be required, this could take the form of a road.

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.

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



Site 12: There are overhead cables across the sites these should be buried.

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

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

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 significance influence of the listed building must be of high architectural value.



Site 12: Light Hall Farm.

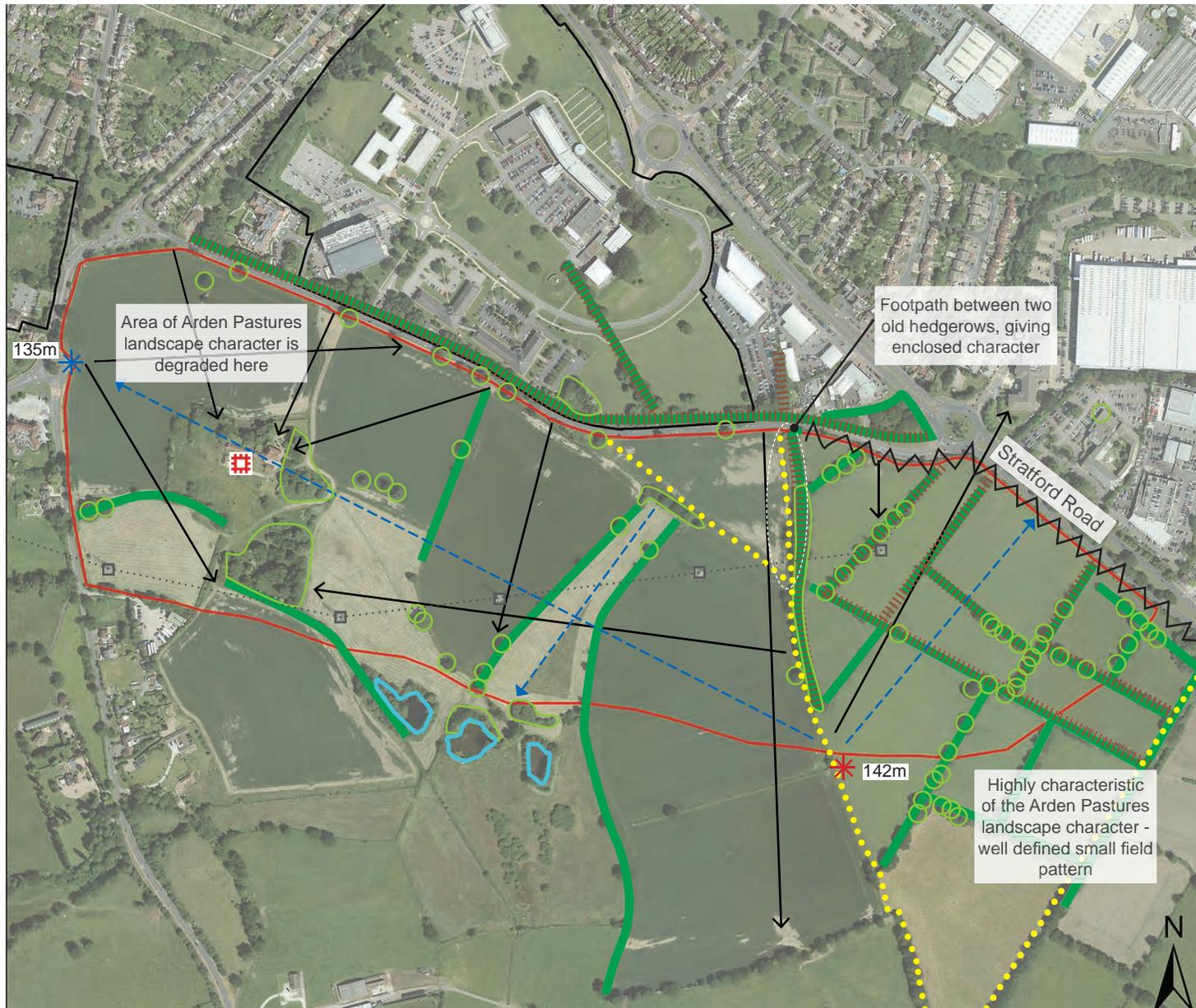
Landscape Assessment – Site 11



Landscape constraints and opportunities

- Site boundary
- - - - - Historic hedgerows (as marked on First edition OS Map 1888)
- TPO trees (detailed plan available with Order)
- Significant Trees / tree groups
- Green Infrastructure
- # Listed building/ heritage asset
- * 140m High point
- Views
- - - Visibly permeable boundary
- ⚡ Strong landscape boundary

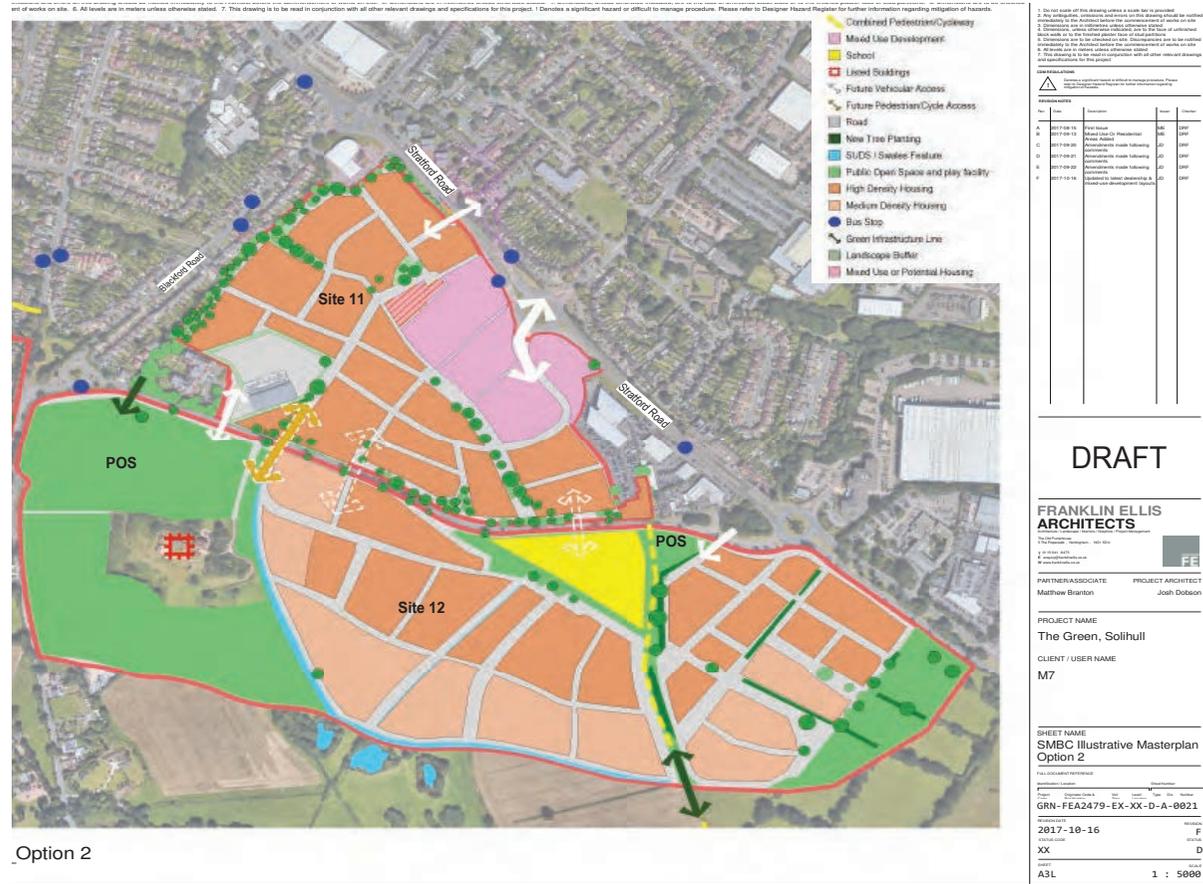
Landscape Assessment – Site 12



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

Site Proposal – Site 11



Option 2

Meetings have been on-going with M7 (Site 11 promoters). They have carried out their own transport assessments for the upper limits of what they believe the 19ha site can deliver. M7 were granted planning permission in February 2018 for a car dealership and two care homes along the Stratford Road.

These care homes will provide a 'gateway' to the development south of Shirley. Their scale and use of materials set a precedent for the housing development of site 11 in particular.



Care Homes recently given planning permission



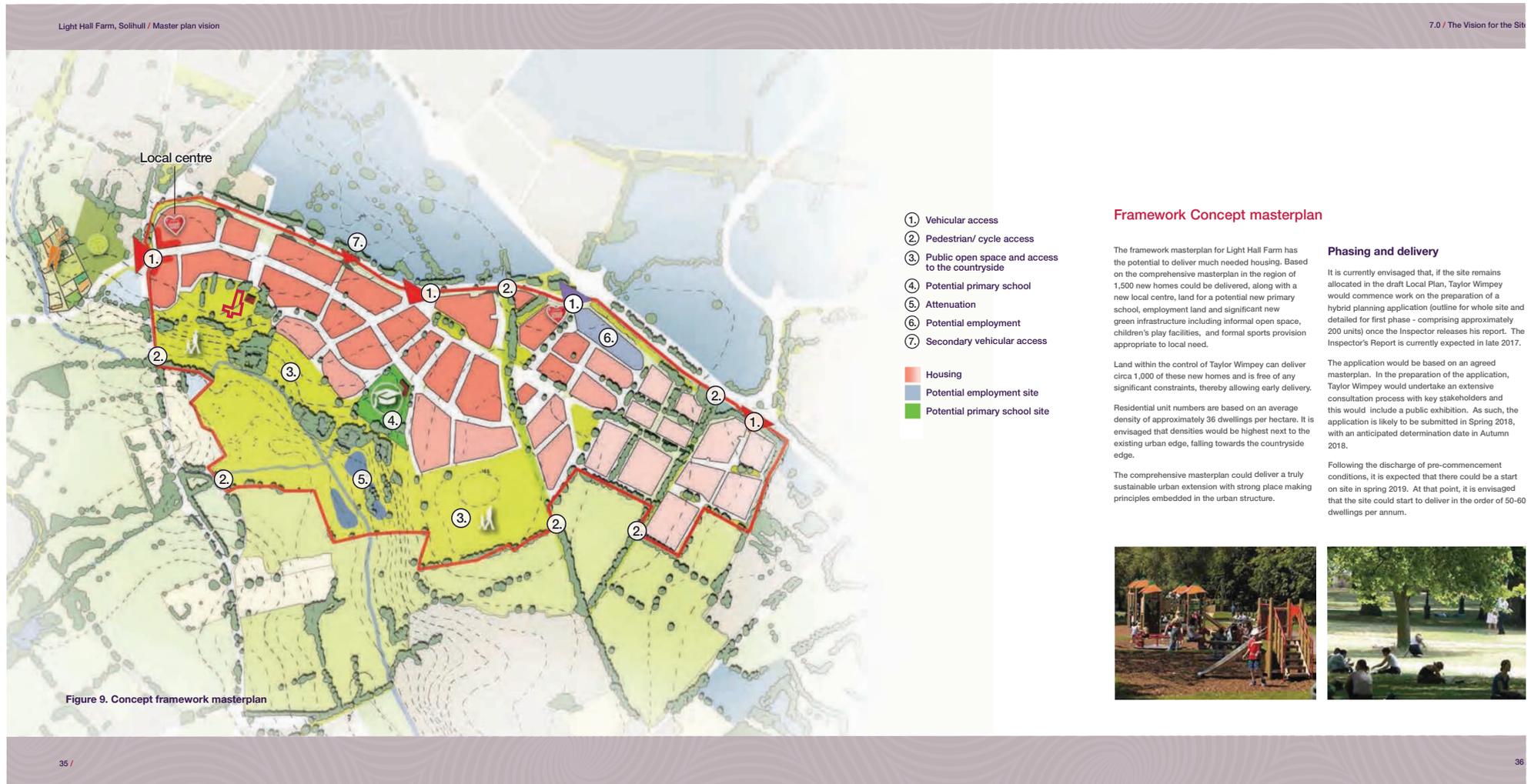
The applicant has been encouraged to establish a materials palette for both the public realm and development parcels to ensure that some continuity and 'place making' values are retained in future phases. Likewise the Council has been keen to safeguard the movement framework and Green Infrastructure links between site 11 and site 12, in order to ensure that the developments are integrated and adopt sustainable urban design principles.

Following the February 2018 approval M7 submitted a hybrid planning application in September 2018 which is still to be determined.

The application is sought for an outline planning application for up to 330 residential dwellings and for up to 100,000 square feet of car dealerships including MOT facilities (Sui generis) with all matters reserved apart from access and scale.

In addition a full planning application is sought for 242 residential dwellings and a single car dealership including MOT facilities (Sui generis), a new vehicular access from Dog Kennel Lane, and a new vehicular access from the existing A34 Cranmore Boulevard roundabout.

Developer Proposal – Site 12



The Council met with the promoters of Site 12, and Taylor Wimpey outlined their approach to considering the GreenBelt 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 Decemebr 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.

SMBC Emerging Concept Masterplan

Design Principles:

Around 1900 homes can be accommodated across the three sites. Based on this number of units there is a requirement to provide 11ha 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.

Site 11 currently has outline consent for business use across the site up to 21m in height. High density development is therefore promoted on this site and along the Stratford Road where the scale of the road and high frequency of public transport can best serve the development.

The density of the development across site 12 should reduce to the South, west and east to create an appropriate edge to the Green Belt and respond to the setting of the Grade 2 Listed Light Hall Farm building.

Medium density development is promoted on Site 26 in order to reflect the character of the neighbouring 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 should be maximised.

The public open space has been located where it complements and safeguards the setting of the listed buildings and where it promotes Green Infrastructure links.

The current proposal suggests access points off Dog Kennel Lane to serve Sites 11 and 12 and an access point from Bills Lane to serve Site 26. The trees and hedgerows along Dog Kennel Lane should be retained wherever possible in order to safeguard the character of the road.

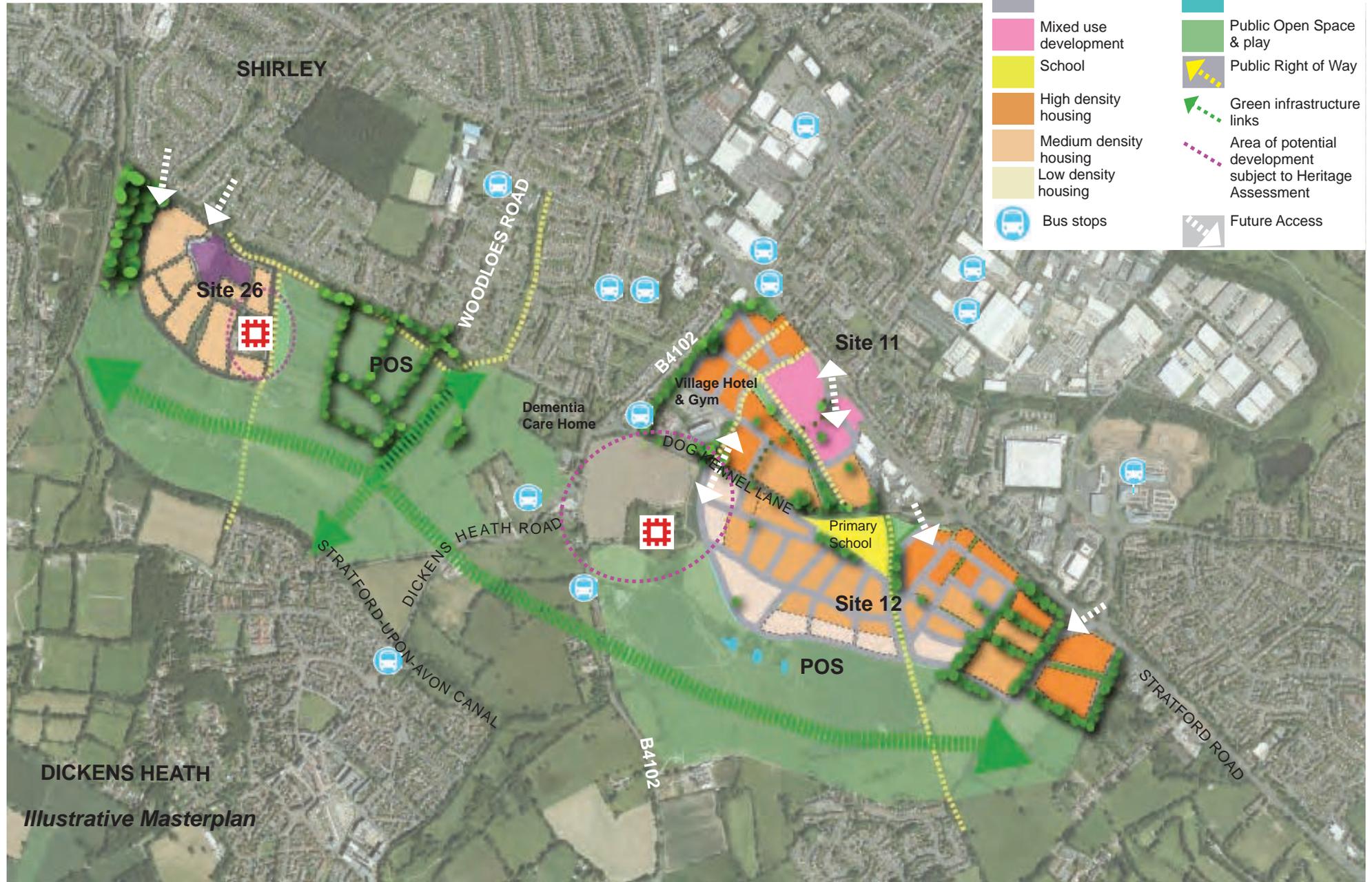
Green Infrastructure links, including to the Stratford-upon-Avon Canal to the south and Woodloes development to the north should be enhanced. Likewise, the bridleway from the Stratford Road to Cheswick Green should be promoted as an important green infrastructure link.

The school is located where it can be easily accessed from existing bus routes and the Public Right of Way which links Site 12 to Cheswick Green.

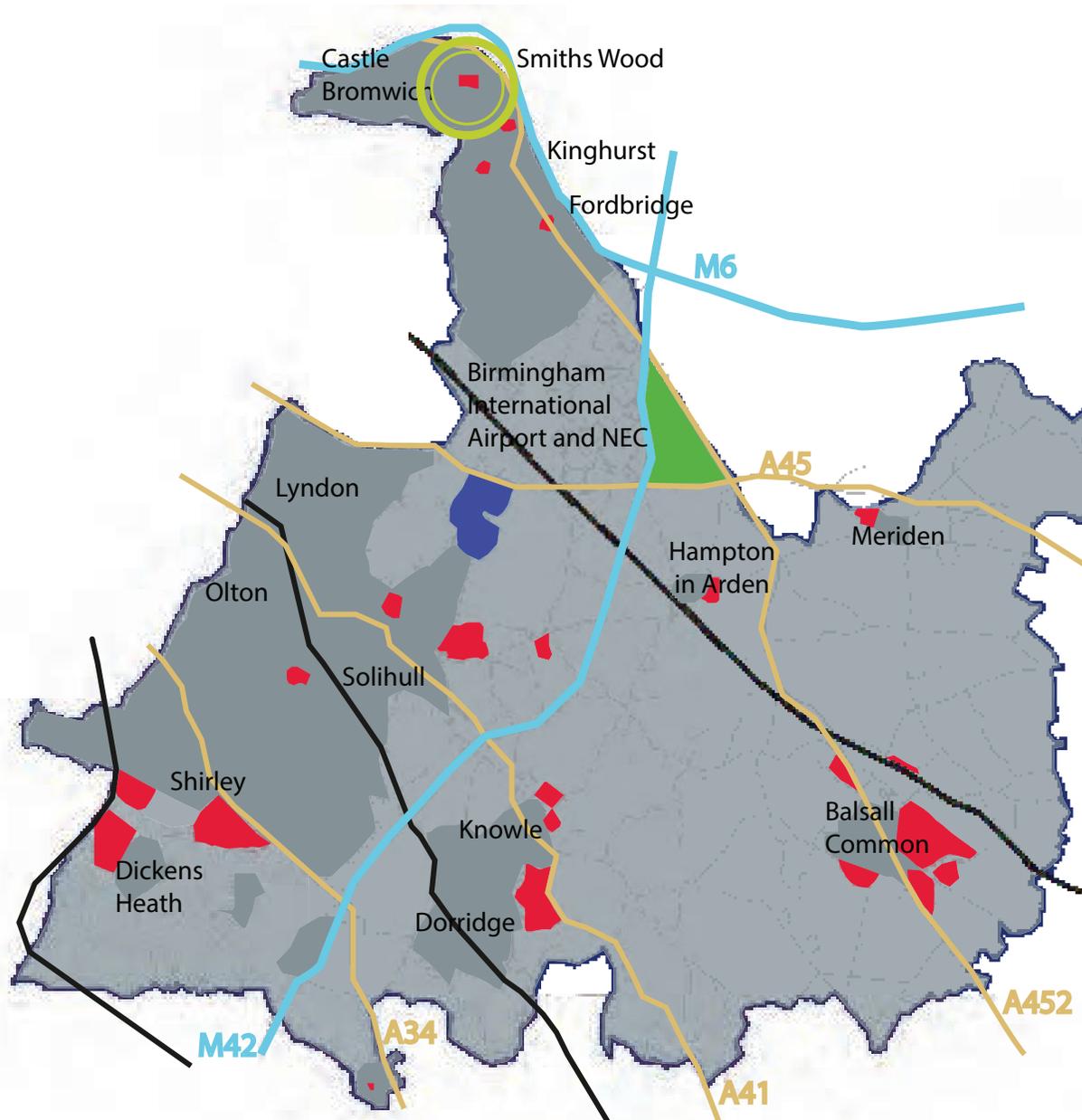
Multi-modal routes from Site 12 through to Site 11 and the Stratford Road are promoted in order to integrate the new development into the existing urban fabric of Shirley.

The setting of the listed buildings must be carefully considered development within view or within the zone of significance influence must be of high architectural value.

SMBC Illustrative Emerging Concept Masterplan: Sites 11, 12 & 26



Site 15: Jensen House, Auckland Drive



Site Analysis

Auckland Drive is a 4 ha site in the 'Cars Estate' in Smith's Wood. The site is allocated in the Draft Local Plan to deliver 100 homes.

The site was home to the former Bosworth Wood Primary School. The main access for the site is off Auckland Drive, this access serves Jensen House which is to remain in its current use. Likewise the Public House, shop to the north of the site are to be retained; access to redevelop the northern eastern part of the site is therefore restricted.

Public footpaths run along the perimeter of the site and are popular pedestrian routes as much of the housing in the immediate locality is typically Radburn in layout. To the south of the site semi detached properties and new development has taken place on the corner with Windward Way.

The Cars Residents Association have been awarded £1million lottery funding to enhance community facilities within the estate. There is an aspiration to use this money to enhance the playing pitch. Therefore a junior football pitch should be included in the redevelopment of the site.



-  Fronts of properties
-  Current use retained
-  Vehicle access
-  Back of properties
-  GP surgery
-  Public house
-  Bus stops
-  Footpaths
-  Local shop

Landscape Assessment



Landscape constraints and opportunities

- Site boundary
- - - Footpaths
- TPO trees
- Significant Trees / tree groups
- Green Infrastructure
- - - Slope direction
- ✱ ^{125m} Low point
- ✱ ^{130m} High point
- Views
- ⚡ Strong landscape boundary

SMBC Illustrative Emerging Concept Masterplan: Site 15 Jensen House

The density across the site ranges from 30 – 40+ dph, and the site can accommodate up to 50 dwellings which reflects the demand for larger family homes in the area. There is also a small number of apartments to increase the density across the site.

The red line boundary has been redrawn to reflect the development boundary and to illustrate the areas of the site to remain in their current use.

The layout promotes perimeter block development to maximise natural surveillance of the surrounding footpath network and encourage active streets.

The public open space has been located where it will serve both halves of the development and create a focal point. 0.4 ha of open space is required if this can not be accommodated on the site contributions will be sort to upgrade facilities at Lanchester Park.

The junior sports pitch has been located where there are good levels of natural surveillance and where it can be easily accessed from bus routes.

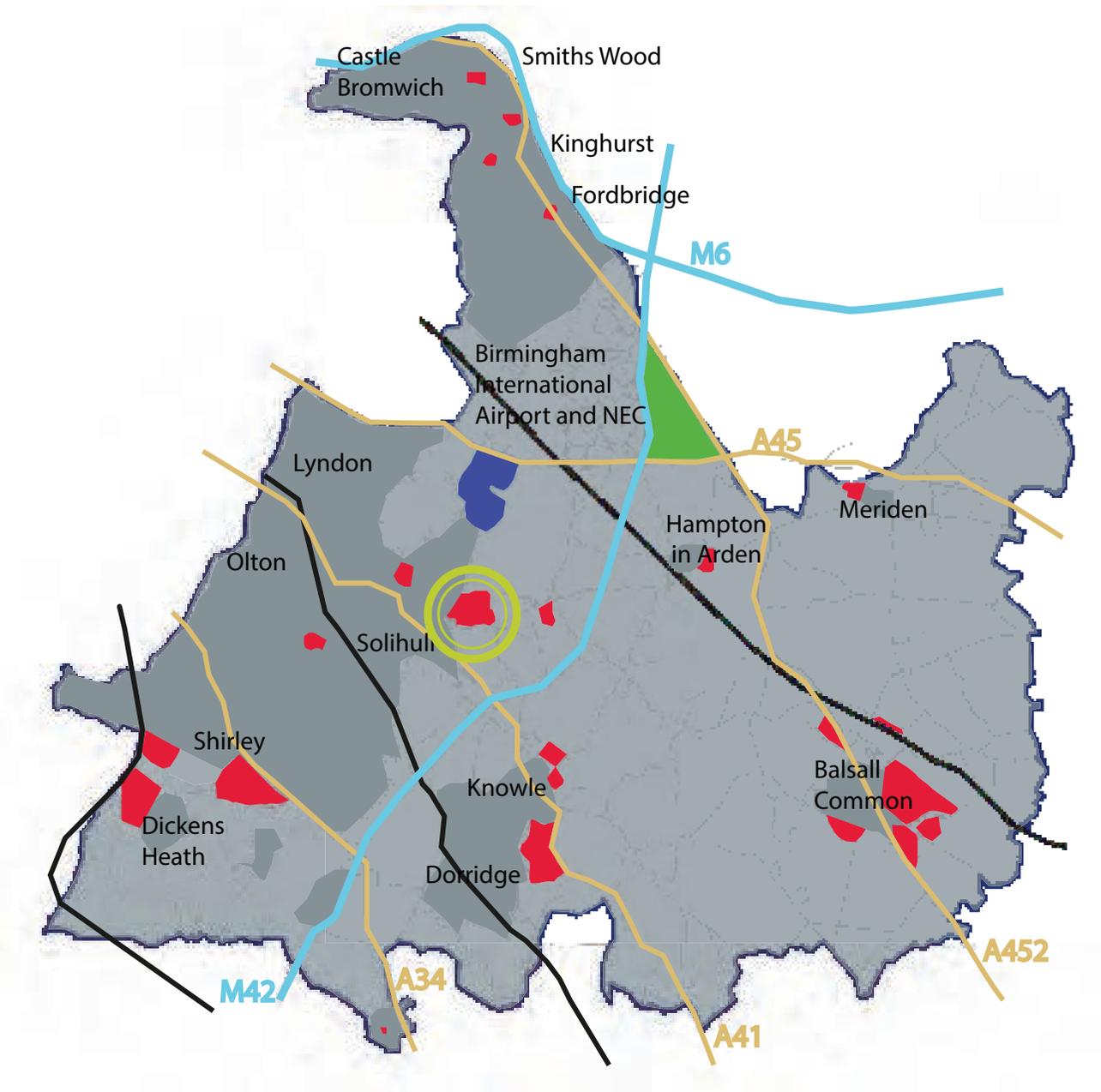
Work is currently in progress to determine whether and to what extent this site may be available to accommodate residential development.



Illustrative Masterplan

	Future Access		High density housing		Public Open Space & play
	Road		Medium density housing with driveways		Existing planting
	Bus stops		SuDS Features		New tree planting

Site 16: 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, Field Lane to the east and Lugtrout Lane to the north. The SMBC Draft Local Plan of November 2016 indicates that the 39 ha site can accommodate 650 new dwellings. The revised site area suggests that if allocated for development, the Grand Union Canal and Field Lane will form the new Green Belt boundaries.

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.



- Semi-improved grassland- habitat value
- Hedgerow
- Canal
- Zone of significance on the setting of the listed building
- Bus stops
- Trees
- Fronts of properties
- Backs of properties
- Listed building

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

Developer Masterplan Proposal

Initial Promoter proposal:

UK Land Development framework proposal - from Vision Document, January 2016, submitted with call-for sites application.

Note: Proposal does not extend to full red-lined SMBC allocation site area.

Key

- Site Boundary 27.8ha
- Proposed Residential development (17.1ha) up to 580 dwellings @ circa 35dph
- Proposed Public Open Space 11.2ha
- Proposed Trees
- Existing hedge network retained where possible
- Existing vegetation
- Vehicular access
- Pedestrian / cycle access



Figure 10: Development Framework
N.T.S

SMBC Illustrative Emerging Concept Masterplan: Site 16 East of Solihull



Illustrative Masterplan

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

Low to medium density housing is appropriate in this residential, semi rural location and 600 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 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.

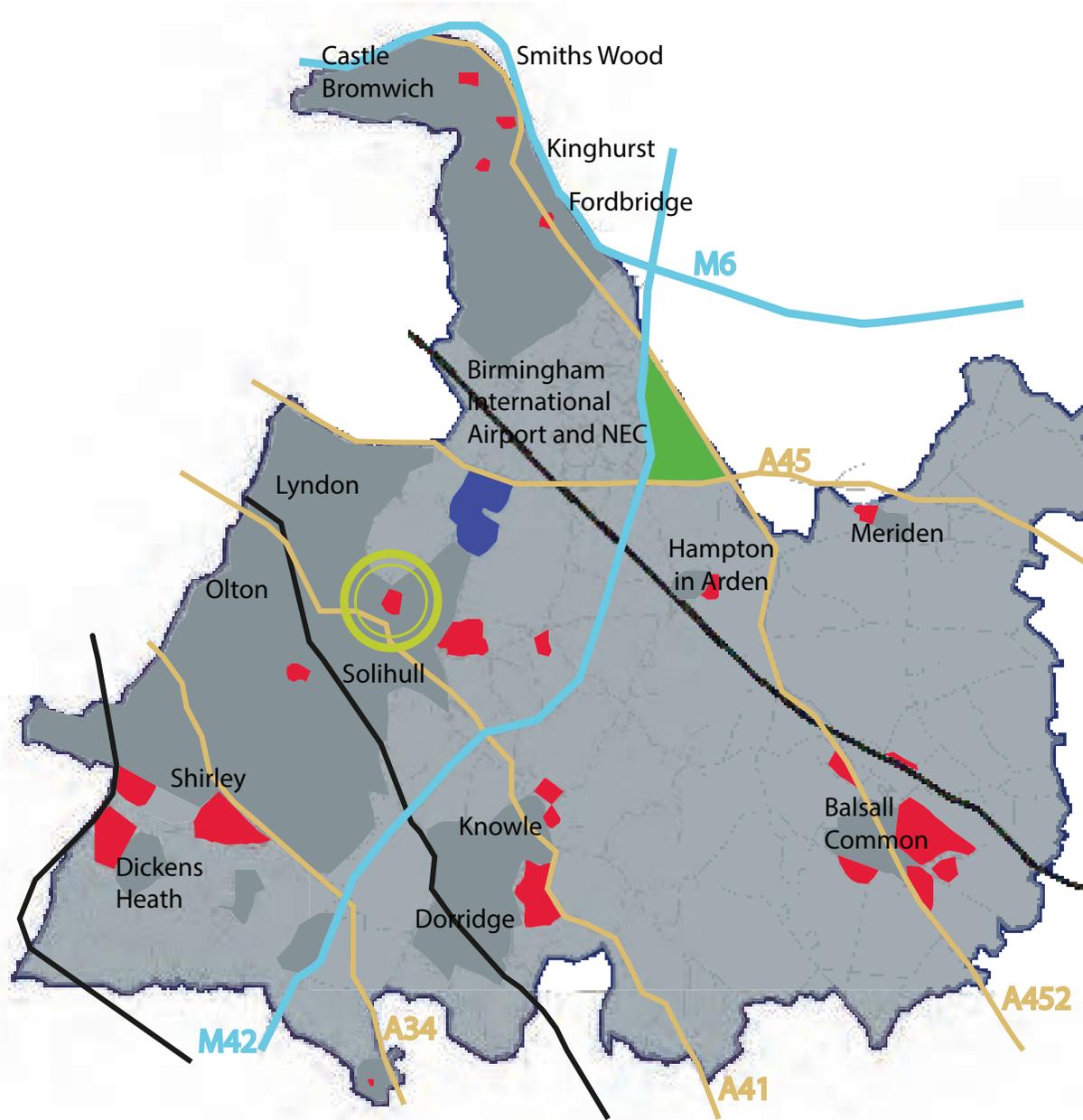
Based on 600 homes the development will need to provide 3.9 ha of Open Space. The development will require a Doorstep and Local Play Space. The closest Play areas is at Damson Park which is 1.3km away. Neighbourhood play contributions to the existing facility may be appropriate.

The layout seeks to retain important landscape features, and the rural character of Lugtrout Lane and Field Lane. The setting of the built heritage assets and existing sports pitches are also retained.

Suds features in the form of swales are encouraged. The Grand Union canal provides the new Green Belt Boundary to the north and Field Lane will provide the boundary to the East.

Vehicle access into the site are from Damson Parkway and Lugtrout Lane, and footpath links to neighbouring developments and Hampton Lane are promoted.

Site 17: Moat Lane Depot



Site Analysis

The 5 hectare urban site is located north of Solihull town centre. The SMBC Draft Local Plan of November 2016 indicates 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 also unknown at this stage.



→ Fronts of properties

↯ Back of properties

 Bus stops

Landscape Assessment

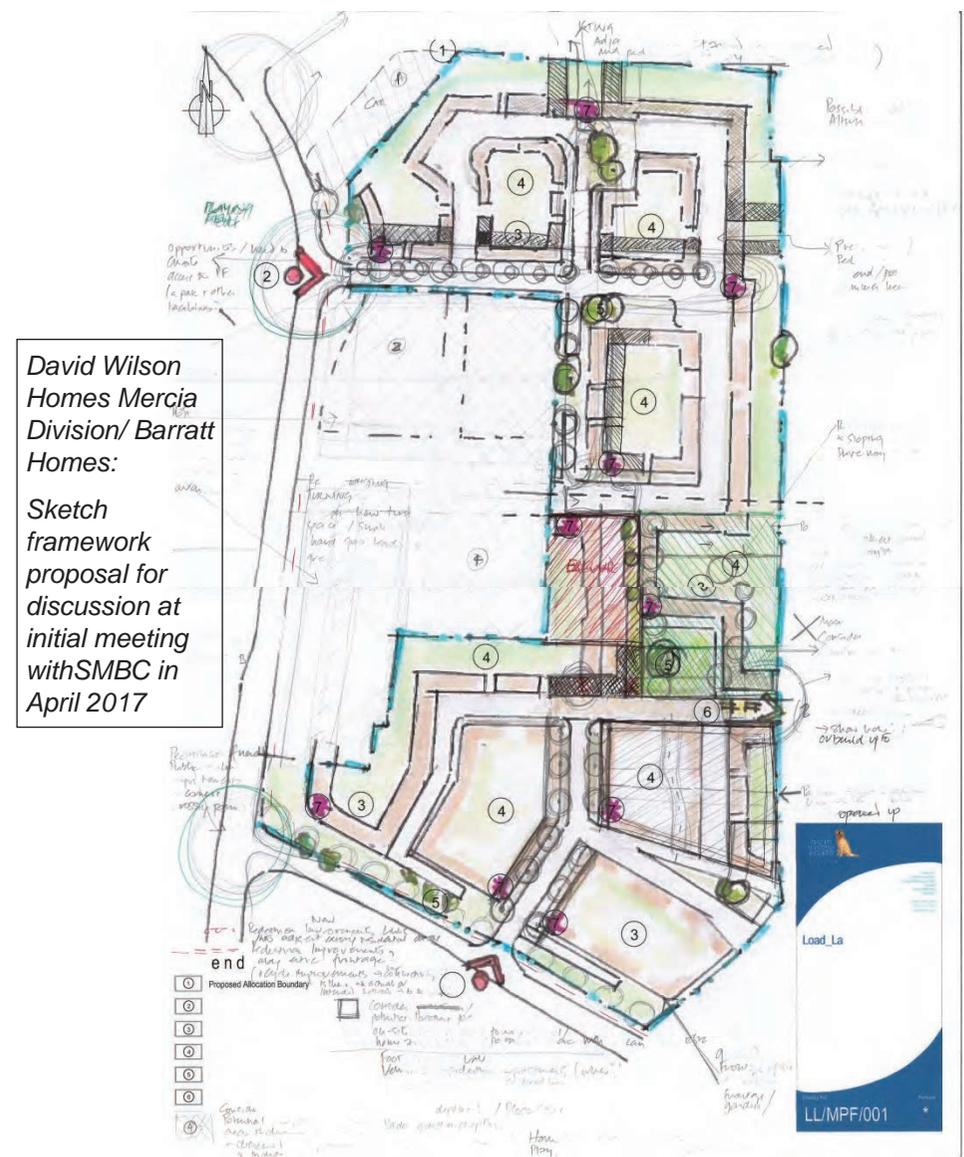
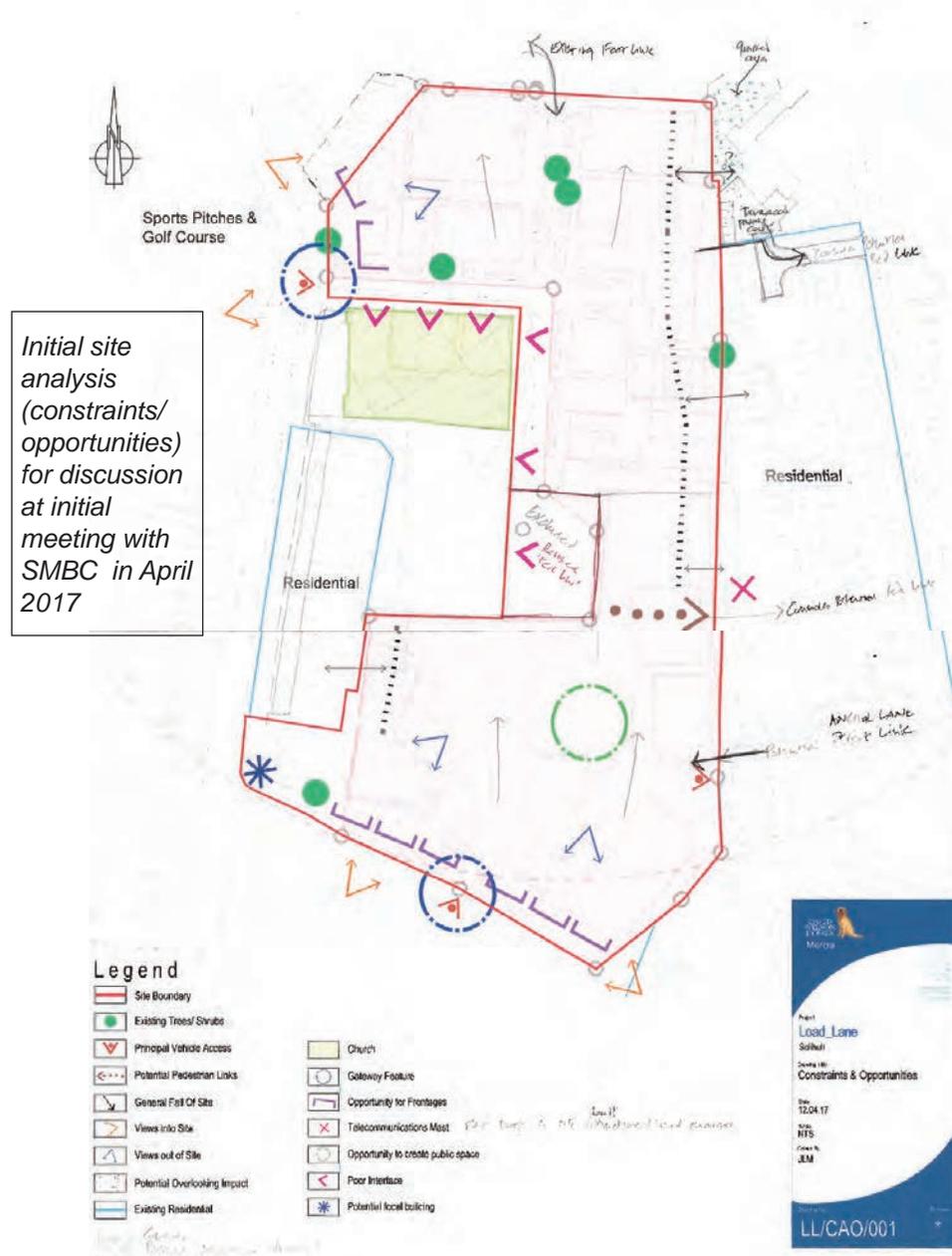


Landscape constraints and opportunities

- 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.

Developer Masterplan Proposal



NB: SMBC hand notes/ amendments informing subsequent development of SMBC draft concept plan (see following page)

SMBC Illustrative Emerging Concept Masterplan: Site 17 Moat Lane

The site can be developed in two phases which responds to lease restrictions and time scales of the landowners. A central area of Public Open Space helps to integrate the two parcels of development and provides opportunities to link to the neighbouring Wharf Lane Development. Based on 200 homes the development will need to provide 1.3 ha of Open Space. The development will require a Doorstep and Local 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.

Medium to high density housing is appropriate in this residential location and 200 homes can be accommodated on the site. The density of the housing ranges from 31–40+ dph, with 3/4 storey development in the central part of the site. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets.

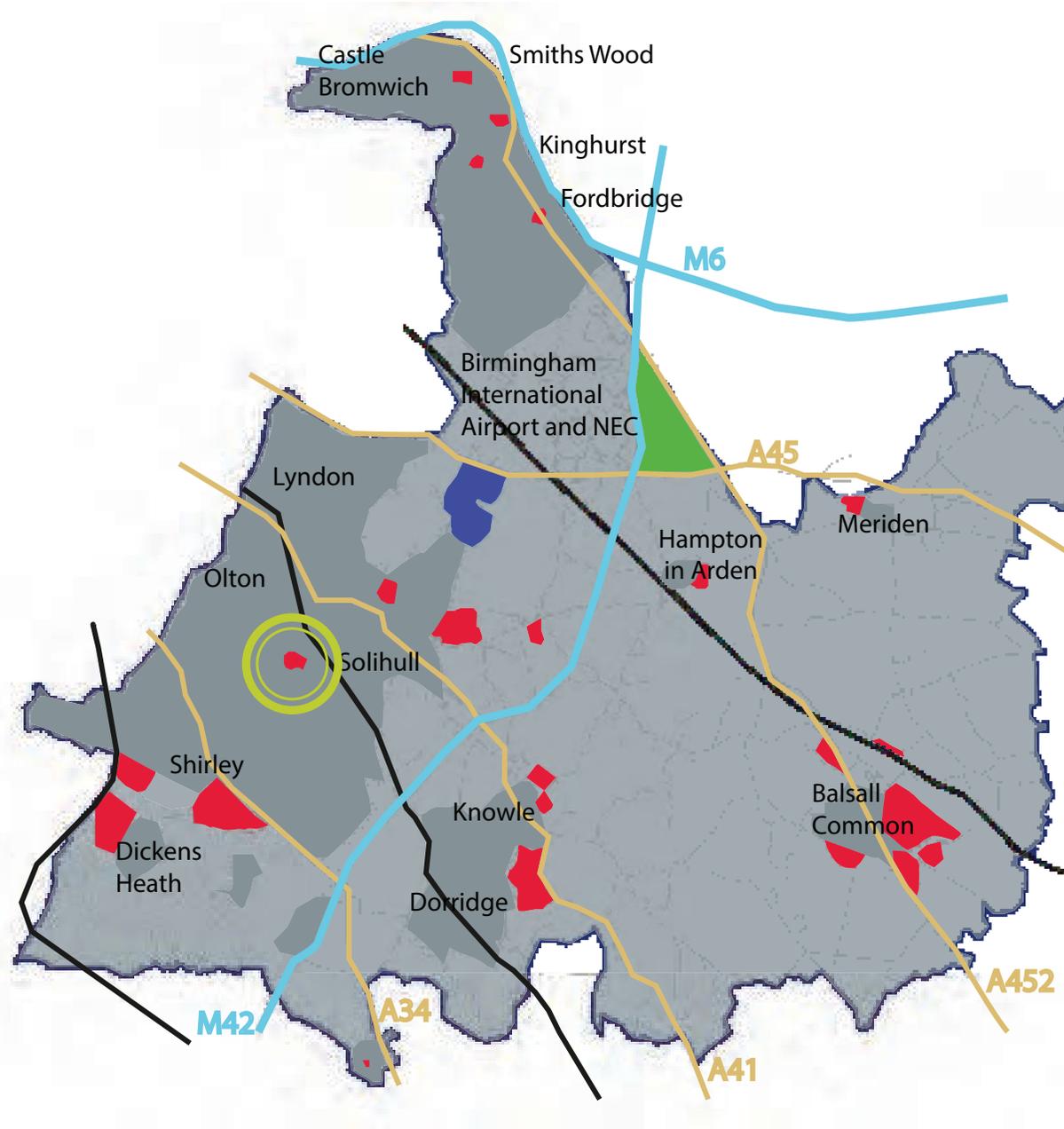
Consider removal/ relocation of telecommunications mast if possible.

Illustrative Masterplan



- | | | | | | |
|--|---------------|---|------------------------|---|--------------------------|
|  | Future Access |  | Medium density housing |  | Public Open Space & play |
|  | Road |  | High density housing |  | Existing planting |
|  | Bus stops |  | Foot path |  | New tree planting |

Site 18: Sharmans Cross Road



Site Analysis

The 2.8 ha site is located in a residential suburb to the west of Solihull town centre. The site is not situated in the Green Belt. The SMBC Draft Local Plan of November 2016 indicates a capacity of 100 new dwellings.

The land used by the Arden Lawn Tennis Club
The land of the disused rugby pitches is owned by SMBC, leased to Oakmoor Ltd with an under lease to B&S Rugby Club Ltd. The access/ circulation and former rugby club building facilities areas are owned by Oakmoor Ltd with an under lease to B&S Rugby Club Ltd.

The site is flat, its boundaries contain mature vegetation, much of it protected by TPOs along the western and southern site edges and Pow Grove LWS. A further line of protected trees runs north-south in the inner part of the site acting as separation between the Solihull Arden/ Lawn Tennis club and the disused rugby club pitches.

The site has two narrow entrance/ exit drives located between residential properties on Sharmans Cross Road, currently these serve the Solihull Arden/ Lawn Tennis Club as a one-way in and out system.



Landscape Assessment



Landscape constraints and opportunities

- Site boundary
- ▨ Historic hedgerows (OS Map 1904)
- TPO trees
- Significant Trees / tree groups
- Green Infrastructure
- Views
(There are no views into the site from Sharmans Cross Road)
- ▨ Pow Grove - LWS and ancient woodland which requires a minimum 15m buffer to development

Promoter Proposal

The call for sites 2015 proposal by Oakmoor Estates considered the entire allocation site of 2.8 ha including the disused rugby pitches and its former facilities as well as the land in the ownership of the Arden Lawn Tennis Club Limited used by the Solihull Arden Club.

The suggested intention was to redevelop the entire allocation site by replacing the existing tennis club with a new, multi-sports facilities at the centre of the site and locating new residential development around the site perimeter.

The SMBC Officers raised concerns about the deliverability and viability of the residential proposal as there was no commitment from the owners of the sporting facilities to relocate their premises.



the design buro

Promoter/ SMBC Merged Concept Plan Proposal



SHARMAN'S CROSS ROAD SOLIHULL

EMERGING SMBC CONCEPT MASTERPLAN



EXISTING	
	Natural site assets, TPO protected trees, Local Wildlife Site (LWS)
	Heritage assets
	Outdoor tennis courts
	Sports club, indoor facilities
	Water bodies (tbc)
	Pedestrian links
	Bus stops (tbc)
PROPOSED	
	Residential Development, medium to higher density, mix of town house and apartment dwellings with private and shared external amenity spaces. Indicative block layout includes frontage, front and back garden space and green buffer to natural assets to be protected
	POS green space
	Pedestrian Links
	Suds features (tbc - see note below)

SuDS Note:
The S and W boundaries of the site are defined by minor watercourses which will require future maintenance and a 5m buffer from developed areas to allow for this. The strip of POS separating the tennis courts from the development would be ideally suited to SuDS for conveyance or storage of surface water.

Access/ Highways Note:
Please refer to officer report on application 2009/339/5 on matters such as safety, including pedestrian, of proposed site egress and recommended contribution to provision of safety improvements to Streetsbrook/ Sharmans Cross Road junction.

This Promoter/Developer (Oakmoor Estates) proposals by 'design buro' architects. This also plan also reflects the SMBC Emerging Concept Plan principles with the developer amended, preferred development site boundary line (red - dashed):

This sketch proposal retains the tennis club and its existing facilities in their current location. The proposal suggests approximately 200 new dwellings. It provides for a mix of family sized town house and terraced dwellings plus dwellings for smaller household units, including serviced apartments and potential underground car parking on the site.

The proposal assumes a joint access for Solihull Arden Club and proposed new residential development.

MASTER-PLANNI



SMBC Illustrative Emerging Concept Masterplan: Site 18 Sharmans Cross



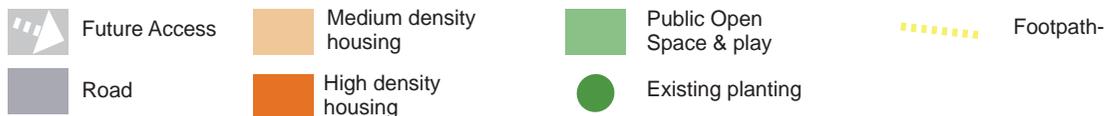
The site has been developed whilst retaining the existing tennis club facilities. The parking area and landscape buffer provide a degree of separation between the existing and proposed development on the site. Landscape features are retained and development is kept out of the buffer zone of Pow Grove Local Wildlife Site.

Medium to high density housing is appropriate in this residential location and 100 homes can be accommodated on the site. The density of the housing ranges from 31–40+ dph, with up to 3 storey development in the central part of the site. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets.

The landscape features on the site provide a sense of enclosure to this pocket of development.

Based on 100 homes the development will need to provide 0.66 ha of Open Space. The development will require a Doorstep and Local Play Space. Tudor Grange Park is the closest and that is 1.6km away.

Illustrative Masterplan



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Solihull Local Plan Review Illustrative Site Concept Masterplans

January 2019

