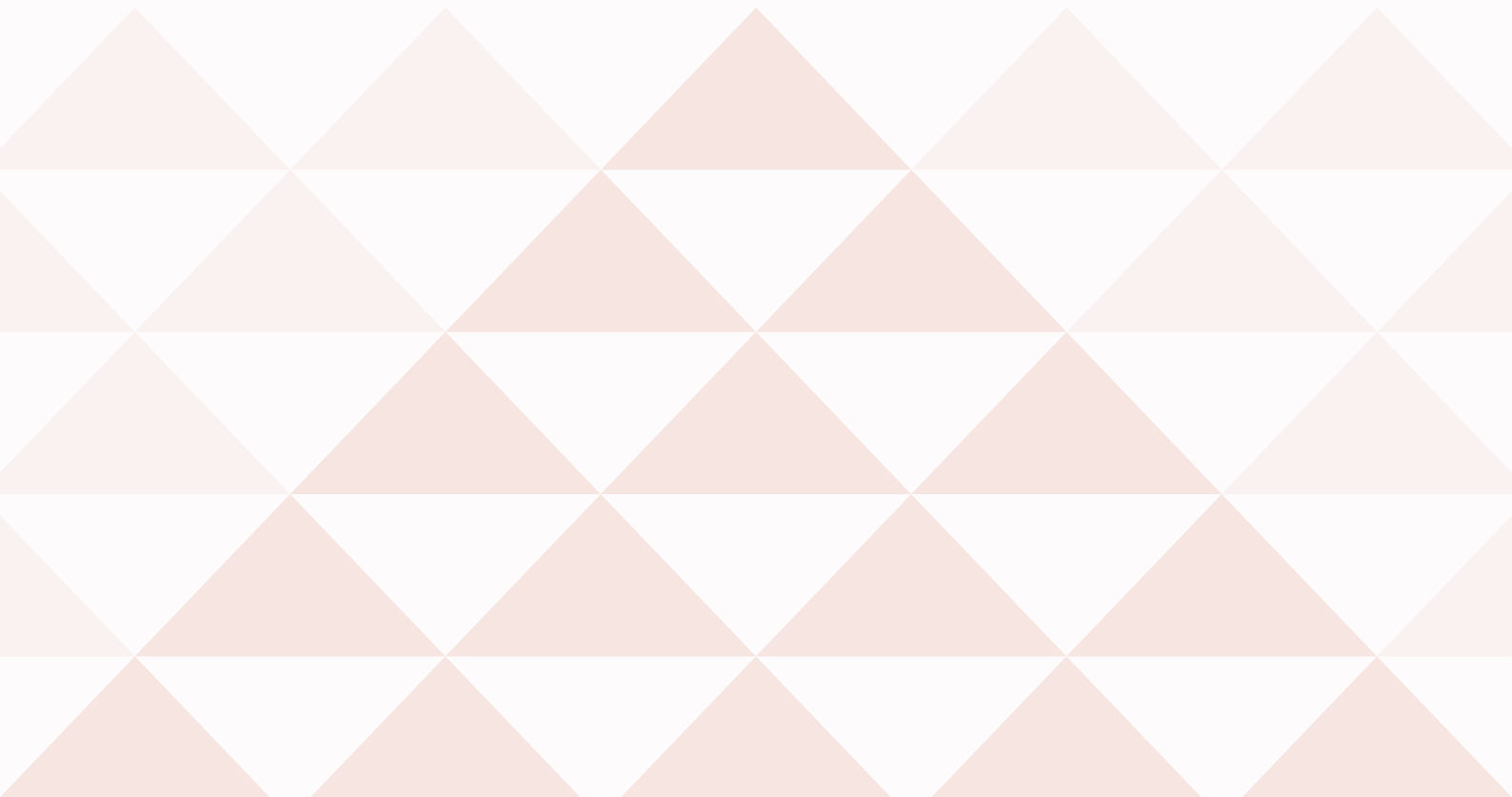


DECEMBER 2018

LAND AT
JACOBAN LANE

VISION STATEMENT



EXECUTIVE SUMMARY

This Vision Statement has been prepared by Barton Willmore LLP on behalf of IM Land and landowners to support the release of land at Jacobean Lane, Solihull (the Site) to deliver up to 90 new open market and affordable dwellings. The Site extends to approximately 7.0 hectares and is located to the south-east of Solihull.

To support this Vision, this Statement clearly articulates the opportunities presented by the Site. In summary, it demonstrates that:

To meet Solihull's objectively assessed housing need in full, 14,905 net additional dwellings are required to come forward over the Plan period to 2033. To meet this need, the release of Green Belt land will be required in suitable and sustainable locations.

The Site has logical, defensible boundaries – to the north lies the M42, whilst the Grand Union Canal forms the eastern boundary. Jacobean Lane forms the western edge and to the south lies Grove Hurse and the residential area of Copt Heath. Furthermore, strong landscaped boundaries are proposed to ensure the revised Green Belt endures beyond the forthcoming Local Plan period.

The Site is in a very sustainable location, within five minutes' walk south of bus services on Warwick Road. These provide regular services to Solihull and Dickens Heath.

- » The Site is within 2km of the local centre of Knowle, which provides a range of local services and facilities.
- » There are no identified technical or environmental constraints that would prevent the Site from coming forward for development subject to appropriate mitigation measures where necessary.
- » The Masterplan for the Site illustrates how it can deliver a responsive sustainable development that complements its setting.
- » The proposals will create a range and mix of housing types and tenures which will make a positive contribution towards the Borough's housing requirements; providing both open market and affordable housing as well as generating significant social and economic benefits to the local area.

The Site is deliverable, achievable and available for housing development in accordance with guidance contained within the revised NPPE.

THE VISION

THE SITE PRESENTS AN EXCELLENT OPPORTUNITY TO RELEASE APPROXIMATELY 7.0 HECTARES OF LAND TO DELIVER A HIGH QUALITY, SUSTAINABLE HOUSING DEVELOPMENT THAT WILL SENSITIVELY MEET THE IDENTIFIED FUTURE NEEDS OF THE BOROUGH. THE VISION FOR THE SITE IS TO DEVELOP A LANDSCAPE-LED DEVELOPMENT OF UP TO 90 HIGH QUALITY NEW HOMES THAT COMPLEMENT THE SURROUNDING SITE CONTEXT TO CREATE A SUSTAINABLE AND VIBRANT COMMUNITY.

Concept Masterplan



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The M42 creates a hard edge to the north



Looking north into the site from the Public Right of Way

1 BACKGROUND

The land at Jacobean Lane provides a unique opportunity to release a sustainable and appropriate site that can deliver a high-quality development which will make an important contribution to addressing current and future housing requirements in Solihull Borough.

The Site comprises approximately 7.0 hectares of land, located on the north-eastern edge of the settlement of Knowle. The Site is currently within the Green Belt but its release would represent a logical extension to Knowle that would assist Solihull Borough to meet its objectively assessed housing need for the coming Plan period.

This Vision Statement has been prepared by Barton Willmore LLP on behalf of IM Land to promote the Site for release from the Green Belt through the Local Plan. The document seeks to clearly articulate the opportunity that exists from the release of the Site by providing:

- » An analysis of the Site and its surrounding context;
- » A Concept Masterplan and Vision for the Site that illustrates the opportunities available and demonstrates how the Site can respond to its surroundings;
- » An analysis of the sustainability of the Site, including a review of technical considerations; and
- » A demonstration that the Site is deliverable, available and achievable in accordance with the provision of the National Planning Policy Framework (NPPF).

As will be set out throughout this document, the proposals will provide for much needed market and affordable housing to meet the need of the local community now and in the future.



Looking east into the site from Jacobean Lane

2 PLANNING CONTEXT



APPROXIMATELY 90 DWELLINGS
TO MEET LOCAL NEED



EXTENSIVE PUBLIC
OPEN SPACE



EASILY ACCESSIBLE VILLAGE CENTRE
INCLUDING CONVENIENCE STORE, DOCTOR'S
SURGERY, RESTAURANTS AND PUBLIC HOUSE



RETAINED AND ENHANCED
LANDSCAPE AND GREEN
INFRASTRUCTURE



£106 DEVELOPER CONTRIBUTIONS
TO SUPPORT LOCAL SCHOOLS,
SERVICES AND INFRASTRUCTURE



LOCAL COMMUNITY
SERVED BY EASILY
ACCESSIBLE BUS ROUTE

3 SITE LOCATION & CONTEXT

3.1 LOCATION

The site is located to the south of the city of Solihull, immediately beyond the M42 on the northern settlement edge of Knowle. Nearby are outdoor leisure facilities at Silhillians Sports Club, and the Grand Union Canal forms the eastern boundary of the site.

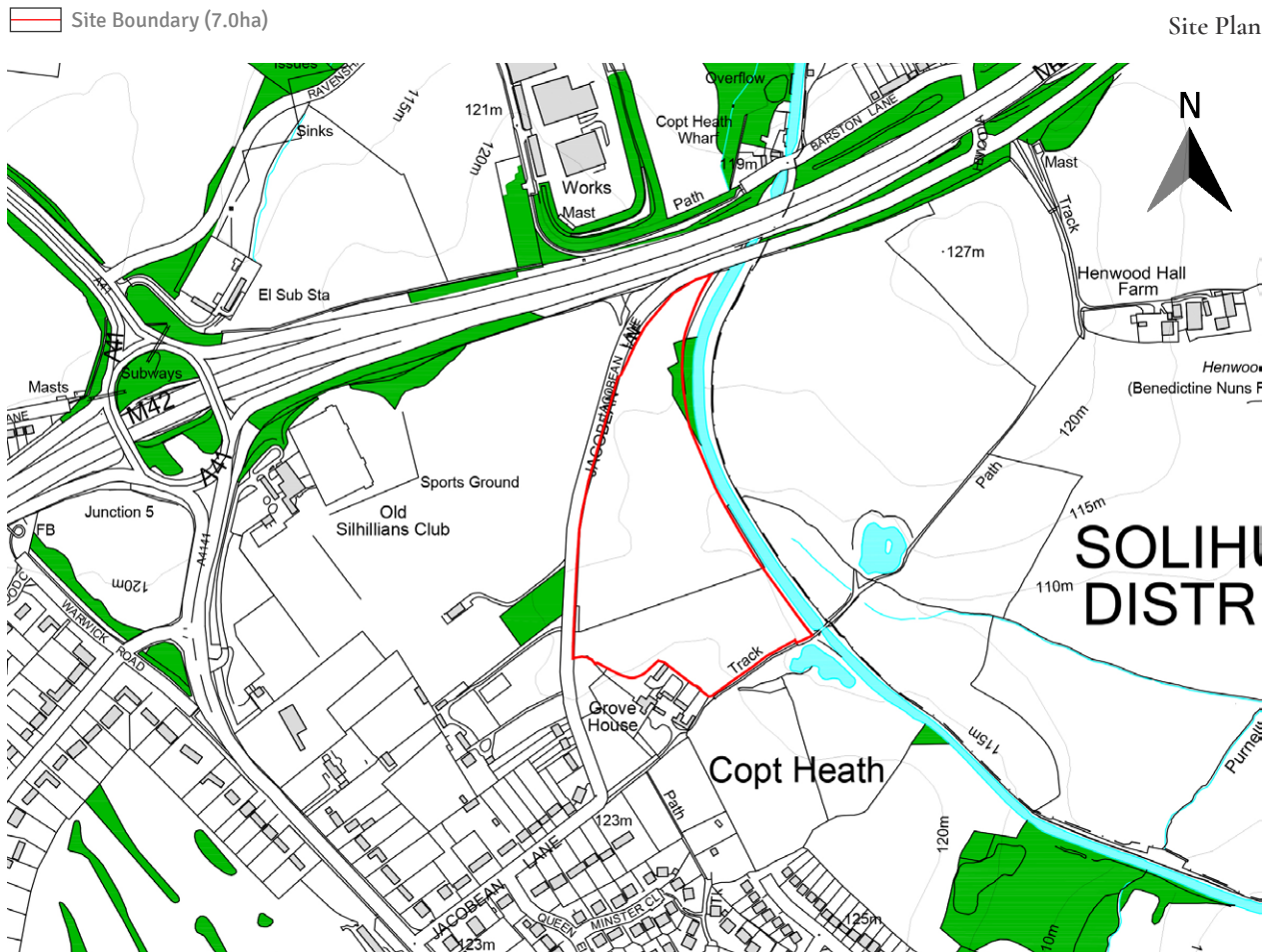
Nearby is Widney Manor rail station, which provides connections to Birmingham Moor Street and Snow Hill stations, and a number of bus routes on Warwick Road, which provide regular connections to Solihull city centre and Dickens Heath.

3.2 THE SITE

The 7.0ha site sits on the northern boundary of Copt Heath. Within walking distance (approximately 10 minutes) is the local centre at Knowle.

To the north of the site is the M42, beyond which is farmland and an employment site. To the east is the Grand Union Canal and further farmland.

To the south and west is the settlement of Copt Heath separated from the Site by additional farmland.



4 OPPORTUNITIES & CONSTRAINTS

4.1 OPPORTUNITIES

- » The site is located within walking distance of the local centre at Knowle
- » Connections to the rail station at Widney Manor and bus route on Warwick Road will encourage the use of sustainable transport, the former providing direct services to Birmingham Moor Street and its proximity to future HS2 rail interchange
- » The site is entirely within Flood Zone 1, and therefore is not liable to flooding and suitable for residential development
- » The site accommodates an established network of soft landscape, hedgerows, trees, wildlife and green spaces that the development proposal will be able to utilise and respond to
- » All boundaries have existing planting which filters views of the site
- » Relatively flat site, with a gentle fall towards the south-eastern corner that creates potential to utilise this topography for SUDs

4.2 CONSTRAINTS

- » Noise from the M42
- » Overhead power lines running through the northern part of the site
- » Grove House to the south is Grade II Listed
- » Sewer running east-west across the southern part of the site



Opportunities & Constraints Plan

- | | | |
|---|---|---|
| Site Boundary (7.0ha) | Partial Views | Potential Native Hedgerow and Feature Tree Planting |
| Existing water courses and water features | Truncated / No Views | Potential Footpath Linkages |
| Contours | Potential Site Access | Potential Flood Attenuation Areas |
| Public Rights of Way | Potential Noise Mitigation Area | 3m Easement to Sewer |
| Listed Building | Potential to extend 30mph Speed Limit | Overhead Power Lines |
| Indicative Landscape Buffer | Existing Hedgerows / Tree Belts to be Retained and Enhanced | BT and other Service Provider Cable Ducts |
| Open Views | Potential Broadleaf Native Tree Planting | Water Main |

5 THE PROPOSAL

5.1 GUIDING PRINCIPLES

The Concept Masterplan opposite illustrates how the site could be developed for residential use. The project is still at an early stage and the plan may evolve following further technical analysis (i.e. drainage, highways etc.) and consultation with key stakeholders, such as the local planning authority.

The key guiding design principles for the site are:

- » Development parcels nestled within high quality landscape and public open space
- » Primary and secondary movement routes ensure connectivity throughout the development and access to adjacent development and facilities
- » Retention and enhancement of existing soft landscape features where possible to enhance biodiversity and maintain green infrastructure within the site
- » The nearby local centre of Knowle is within walking distance
- » Public open space to the site boundaries creates a soft buffer to farmland beyond and an appropriate soft edge to the development

5.2 LAND USE BUDGET

Gross Site Area	7.0ha
Net Developable Area	2.9ha
Play Areas	0.1ha
Public Open Space	4.0ha
2.9ha at 25-30 dwellings per hectare = 70 - 90 dwellings (approx)	














Land Use Budget

- Site Boundary (7.0ha)
- Development Area
- Public Open Space
- Play Areas



Concept Masterplan

- | | | |
|--|--|--|
|  Site Boundary (7.0ha) |  Attenuation Basin |  Secondary Vehicle Routes |
|  Existing Trees and Hedgerows to be retained where possible |  Play Areas |  Walk / Cycle Links |
|  Proposed Trees |  Primary Vehicular Access |  Development Blocks |
|  Public Open Space |  Primary Vehicle Routes | |

5.3 SCALE

The scale of development will reflect existing and proposed housing that surrounds the site. This is predominantly two-storey development with opportunities for living accommodation in the roof (2.5 storeys).

These 2.5 storey dwellings will be used on higher order roads and key corners.

Towards the edges of the site, two storey dwellings will help create a transition between the scheme and neighbouring countryside and development.



- Up to two-storey + rooms in roof (2.5 storey)
- Up to two-storey

5.4 DENSITY

Higher density development will be focussed around the primary access route, and be reflected by the form of development in this area to reinforce a hierarchy of development within the scheme.

Lower densities on the site's western edge will create an appropriate transition to neighbouring development and the countryside.



- Higher Density
- Medium Density
- Lower Density









5.5 GREEN & BLUE INFRASTRUCTURE

The site benefits from a well established green infrastructure resulting from its use as farmland, with hedgerows and trees permeating the site as well as creating mature boundaries to the north, west and south. A small wooded area on the eastern boundary creates good screening in views from this side.

To the east of the site, the Grand Union Canal creates an attractive boundary feature and blue corridor.

A comprehensive drainage strategy including the use of sustainable urban drainage (SUDs) will be developed at the next design stage.



- | | | |
|--|---|--|
|  Existing Trees and Hedgerows to be retained where possible |  Public Open Space |  Green Corridor |
|  Proposed Trees |  Attenuation Basin |  Landscape Buffer |
| |  Potential Play Area |  Grand Union Canal Corridor |

5.6 ACCESS AND MOVEMENT NETWORK

The Site has potential to link well into the wider movement network, and the primary and secondary streets within the site create an informal grid that aids permeability.

Access into the site will be via a new vehicular entrance from Jacobean Lane. This will form the primary access and route serving the development.

Pedestrian and cycle links to the Public Right of Way to the south of the site will help encourage active travel.



-  Primary Access
-  Primary Routes
-  Pedestrian / Cycle Links
-  Public Right of Way
-  Canal Towpath

6 DEVELOPMENT BENEFITS



APPROXIMATELY 90 NEW HOMES, DESIGNED TO MEET LOCALISED NEED FOR MARKET AND AFFORDABLE DWELLINGS



WHERE POSSIBLE EXISTING TREES WILL BE RETAINED WITHIN PUBLIC OPEN SPACE TO SOFTEN THE VISUAL APPEARANCE OF THE SCHEME AND ENABLE DEVELOPMENT TO BLEND POSITIVELY INTO ITS COUNTRYSIDE SETTING



RESPONSIVE DESIGN THAT REFLECTS LOCAL DISTINCTIVENESS AND SITS COMFORTABLY WITHIN THE CURRENT VERNACULAR CONTEXT OF THE SITE



A PERMEABLE SITE THAT IS DESIGNED TO ENCOURAGE ACTIVE TRAVEL, SUPPORTING AND UTILISING EXISTING WALK AND CYCLE LINKS TO KEY DESTINATIONS



A SUSTAINABLE DEVELOPMENT RESPONDING TO THE TENETS OF THE REVISED NPPF



NEW PUBLIC OPEN SPACE PROVIDING AMENITY TO THE NEW RESIDENTS AND EXISTING NEIGHBOURING COMMUNITY



A site that encourages active travel, utilising existing walk and cycle links to key destinations

Existing development, Jacobean Lane



Looking west into the site, the Grand Union Canal creates an attractive edge



7 DELIVERABILITY

AVAILABLE

IM Land is committed to the early delivery of the scheme to help meet the need and demand for new homes within Solihull.

To support Solihull Borough with its housing land and delivery requirements as required under the updated NPPF and Planning Policy Guidance IM Land would commence early initial marketing of the site to select a developer partner.

To demonstrate our commitment to delivery we would also consider a reduced timeframe for the planning permission from the standard 4 years to 24 months as a demonstration of our commitment to early delivery.

SUITABLE

The Site is suitable for housing development because it:

- » Offers a suitable location for development and can be developed immediately following allocation
- » Is enclosed by defensible boundaries ensuring development of the Site does not encroach into the surrounding countryside and the Green Belt can endure beyond
- » Can utilise existing infrastructure surrounding the Site; with no utilities, drainage or infrastructure constraints preventing the Site from coming forward for development

Existing vegetation creates a pleasant buffer to the Grand Union Canal



- » Has no identified environmental constraints that would prevent the Site from coming forward for residential development
- » Can deliver satisfactory vehicular access into the Site
- » Will deliver new areas of public open space for use by existing and new residents of the community
- » Is highly sustainable with a number of local shops and services located within easy walking distance of the Site
- » Is within close proximity of bus and rail services

ACHIEVABLE

The delivery of approximately 90 new dwellings would make a positive contribution towards meeting the housing needs of Solihull Borough for the Plan period to 2033. An assessment of the Site constraints have been undertaken which illustrates that the delivery of the Site is achievable and deliverable, and a professional team of technical experts has been appointed to underpin this assessment and support the delivery of the Site moving forward. Where any potential constraints are identified, IM Land has considered the necessary mitigation measures and required investment in order to overcome any barriers.

IM Land has reviewed the economic viability of the proposals in terms of land value, attractiveness of the locality, level of potential market demand and projected rate of sales in the local area. These considerations have been analysed against cost factors associated with the Site, including site preparation costs and site constraints. IM Land can therefore confirm that the Site is economically viable and therefore achievable in accordance with the NPPE.



8 VARIANT PROPOSAL

7.1 GUIDING PRINCIPLES

The site also offers a good opportunity to locate an Extra Care facility on the northern part of the site. This use could complement a smaller residential development to the south. The Concept Masterplan illustrates the key guiding design principles for the site, should an element of extra care or retirement living be included in the scheme:

- » Development parcels nestled within high quality landscape and public open space
- » Primary and secondary movement routes ensure connectivity throughout the development and access to adjacent development and facilities
- » Retention and enhancement of existing soft landscape features where possible to enhance biodiversity and maintain green infrastructure within the site
- » The nearby local centre of Knowle is within walking distance
- » Public open space to the site boundaries creates a soft buffer to farmland beyond and an appropriate soft edge to the development
- » Potential to deliver an extra care facility

7.2 LAND USE BUDGET

Gross Site Area	7.0ha
Net Developable Area - Residential	1.6ha
Net Developable Area - Extra Care	1.2ha
Play Area	0.1ha
Public Open Space	4.0ha
1.59ha at 25-30 dwellings per hectare = 40 - 50 dwellings (approx)	
















Land Use Budget

- Site Boundary (7.0ha)
- Residential Development Area
- Potential Extra Care Development
- Public Open Space
- Play Areas



Concept Masterplan

- | | | | | | |
|---|--|---|----------------------------|---|----------------------------------|
|  | Site Boundary (7.0ha) |  | Play Areas |  | Walk / Cycle Links |
|  | Existing Trees and Hedgerows to be retained where possible |  | Primary Vehicular Access |  | Development Blocks |
|  | Proposed Trees |  | Primary Vehicle Routes |  | Potential Extra Care Development |
|  | Public Open Space |  | Secondary Vehicular Access | | |
|  | Attenuation Basin |  | Secondary Vehicle Routes | | |

