

Policy & Spatial Planning
Solihull MBC
Council House
Manor Square
Solihull
B91 3QB

VIA EMAIL

30293/A3/HK/

14th March 2019

Dear Sir/Madam,

SOLIHULL DRAFT LOCAL PLAN REVIEW – CALL FOR SITES
LAND EAST OF GRANGE ROAD, DORRIDGE AND LAND SOUTH OF ARDEN ROAD, DORRIDGE

We write on behalf of our Client, Duchy Homes Ltd, and enclose a Call for Sites submission in order to formally submit the above Sites for your consideration as a residential development site as part of the ongoing Local Plan Review. This submission should be read alongside our representations to the current Regulation 18 Consultation.

We understand that given the current timeframe of the Local Plan Review, the submission of sites is welcomed.

This submission is supported by the following documents:

- This covering letter;
- Call for Sites Submission Form;
- Site Location Plan; and
- Amended Green Belt Boundary Plan.

Site Description

Our Client's land interests relate to two Sites: Land east of Grange Road (hereafter referred to as the 'Site 1') and Land South of Arden Road (hereafter referred to as the 'Site 2').

Site 1, is an irregular shaped parcel of land to the southern fringe of Dorridge as shown on the appended Site Location Plan and occupies 3.99 hectares of land within the Green Belt. Our Client owns the southern part of this Site, with Solihull Council owning the northern part. It is currently occupied in part by Dorridge village hall. There are a number of mature trees in and around the Site, some of which we understand are subject to Tree Preservation Orders. There are no heritage designations within the Site. A review of the Environmental Agency's Flood Maps suggest the Site is



located in Flood Zone 1, therefore risk of flooding from fluvial sources is low. The northern and eastern portion of the Site has a low-high risk of surface water flooding. Beyond the immediate site to the north comprises residential development. Our Client proposes to relocate the village hall from Site 1 to Site 2 in order to facilitate a high-quality residential scheme. As indicated on the enclosed Site Location Plan (reference BM-M-02-A), Site 1 has the potential for two vehicle accesses from Grange Road – one through the Council owned land to the north and one to the south which is not reliant on the Council's land.

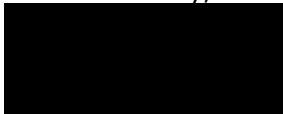
Site 2 is designated within the Green Belt and is identified as a Local Wildlife Site (Dorrige Park Meadow). It is owned by Solihull Council and is currently occupied in part by Dorrige scout hut, located to the north eastern corner of the Site with ancillary parking and storage containers. The Site comprises an area of land measuring approximately 0.24 hectares. The extent of the Site area may need to be amended subject to discussion with the Council's Property Team to establish the extent of land required for the relocated village hall and scout hut facilities. There is a dense wooded area to the east which is designated as an ancient woodland. Adjoining the Site to the north and west are dwellings along Arden Road and Arden Drive. There are no heritage designations within the Site. A review of the Environmental Agency's Flood Maps suggests the Site is located in Flood Zone 1 and the risk of flooding from surface water is also low.

The proposition

Our Client proposes to develop a high-quality residential scheme at Site 1 as set out in our representations to the Regulation 18 Consultation. This would involve the relocation of the village hall to Site 2, in place of the current scout hut, with the potential to combine the facilities if necessary.

Site 1 is relatively free from significant constraint and presents a highly sustainable and accessible location to deliver much needed market and affordable housing in Dorrige. Site 2, which is also highly accessibly, presents an opportunity to facilitate this. We therefore ask that the Sites are considered as part of the Local Plan Review and we would welcome the opportunity to discuss with the Council further. We trust that this letter and its enclosures meet your requirements, however, should you have any queries or wish to discuss further, please do not hesitate to contact Hiteshree Kundalia or myself.

Yours sincerely,



ALASTAIR BIRD

Associate