

Ms Emma Tinsley-Evans Planning Policy Solihull Metropolitan Borough Council Council House Manor Square Solihull B91 3QB Clare.lucey@cushwake.com

Your Ref
Our Ref
180VAV00

15 March 2019

Dear Ms Tinsley-Evans,

SOLIHULL METROPOLITAN BOROUGH COUNCIL DRAFT LOCAL PLAN REVIEW SUPPLEMENTARY CONSULTATION (2019) REPRESENTATION IN SUPPORT OF PROPOSED SITE ALLOCATION PO16 LAND EAST OF SOLIHULL

Cushman and Wakefield (C&W) have been appointed by the Strategic Land and Property Team of Solihull Metropolitan Borough Council (SMBC) (acting in the Council's capacity as land owner) to submit this representation in support of the allocation of Site PO16 Land East of Solihull and its release from the Green Belt as part of the Draft Local Plan Review Supplementary Consultation (2019).

The land does not fulfil the five purposes of the Green Belt as set out in the National Planning Policy Framework (NPPF, 2018).

Release of this land would provide a sustainable location for the development of new homes to help the Borough achieve its housing requirement within the plan period and is therefore supported. The justification for the release of this proposed allocated land is detailed below.

Site Location

Site PO16 is located within an established residential suburban area east of Solihull Town Centre. Existing road infrastructure connects the site along Damson Parkway to the A41 to M6 junction 5.

The following services and amenities are within a 2 mile radius of the site:

- Solihull Town Centre (including Solihull Hospital, Primary and Secondary Schools, College and University Centre and Tudor Grange Leisure Centre)
- Solihull Train Station (Services to Birmingham and Leamington Spa)
- Bus Stops for 5 services to Solihull, Wolverhampton, Dudley, Erdington, Sheldon and King Edward
 VI Camp Hill
- M42 Junction 5

Due to the sites close proximity to local facilities and services along with the low grade Green Belt land surveyed as part of the supporting evidence to the Draft Local Plan Review (DLP, 2016) it is considered a sustainable location for development.



The site is immediately adjacent to the existing settlement and shares the south and west boundary with the urban area. The north and east of the site has a clear, defensible boundary with Lugtrout Lane and Field Lane.

Green Belt Assessment

The site in question does not fulfill all five purposes of the Green Belt set out in NPPF paragraph 134. The table below demonstrates the sites failure to enrich and contribute to the purposes of the Green Belt:

NPPF purposes of the Green Belt	Site PO16 contribution to the Green Belt					
a) to check the unrestricted sprawl of large built-up areas	The site is located east of the main urban settlement of Solihull and is enclosed by strong, permenant defendable boundaries (Lugtrout Lane, Field Lane, Hampton Lane and Damson Parkway). This prevents the ability for the site to sprawl into the countryside. The site is immediately adjacent to the existing built up					
	area including along Hampton Lane and Pinfold Road. Pinfold Road extends away from the built up area east of Yew Tree Lane/Damson Parkway.					
b) to prevent neighbouring towns merging into one another	The site does not encroach further into the countryside than existing dwellings on Hampton Lane to Field Lane.					
	An area of open field and sports pitches would remains east of Field Lane towards Catherine-de-Barnes and maintains the gap between settlements.					
c) to assist in safeguarding the countryside from encroachment	The location of the site adjacent to the urban settlement of Solihull, along with the confined nature of the site prevents excessive encroachment on the countryside.					
	Existing residential development extends further along Hampton Road towards Catherine de Barnes.					
d) to preserve the setting and special character of historic towns	The site does not encroach or cause harm to any surrounding historic town, the site is located on the edge of Solihull.					
	Field Farmhouse is a Grade II listed building within the site boundary. 239 Lugtrout Lane, also Grade II listed, is located to the north east. Potential impact of development on both listed buildings can be sensitively managed.					
e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	N/A					



SMBC have undertaken technical work to support the proposed site allocation and inform the Draft Local Plan Review (2016). The following table explains the relevant background and policy context for site PO16. The release of Site PO16 Land East of Solihull is policy compliant and therefore justifiable to help SMBC meet their housing needs across the Borough.

Documents relevant	Summary
SHELAA 2016	(SHELAA ref: 11, 1009) The assessment notes that the site performs reasonably well against suitability, availability and achievability criteria. It was recognised that the site is within the Green Belt.
	The assessment further mentions the site having a willing owner and states that it is likely to come forward within the next 5 years.
AECOM Interim SA Report 2017 [table attached]	The assessment highlighted that the site performed significantly negatively on 2 criteria (SA4a: Soil and SA12: Enhance & Protect Historic Assets). The site performs slightly negatively on SA1: Regeneration & Economic Development and neutrally or better on the remaining 14 criteria.
	Appendix 1 of this report shows more detail on the sustainability attributes of the site.

The site is included in the Draft Local Plan Review (2016) as a preferred option. The site has a Green Belt score of 4 (out of 5; 5 being worst performing) in terns of GB accessibility noted in the supporting Green Belt Assessment (2017).

The DLP recognises the need for infrastructure requirements to be fulfilled to ensure site deliverability. The main constraint was noted as the Listed Buildings to the eastern edge of the site. These can be sensitively managed.

Development of the site would positively meet the following objectives of the Drft Local Plan Review (2016):

DLP Policy	Summary					
P4(A&C) – Meeting Housing Need (Affordable Housing & Market Housing)	A: This policy expects that allocated and unallocated sites over 11 units provide affordable housing of 50% subject to variable factors. Financial contributions will be sought where the affordable housig criteria cannot be achieved.					
	C: The policy notes that Market Housing negotiations will be in line with any development briefs provided for the site in question.					
P5 – Provision of Housing Land	This policy explains that the Council have llocated 6,522 units within the DLP to help achieve the additional housing requirement of 15,029 homes during the 2014-33 period (averaging 791dpa).					
	The policy also notes that the submission version of the plan will include phasing designations for each allocation.					
P7 – Accessibility and Ease of Access	Seeks to ensure all development is in the most accessible locations and development over 100 units provide bus access for at least 30 minute daytime, evening and weekend frequency. Alongside, provison of or					



	contribution to off-site transport infrastructure schemes.
P9 – Mitigating and Adapting to Climate Change	Seeks to include measures that reduce the impact of climate change on a strategic and site specific level.
P11 – Water Management	This policy requires all major developments must include SUDS and take into account the relevant River Basin Management Plan. It further expects that hrough risk assessments on impacts to surface and groundwater systems appropriate mitigation is included with development proposals.
P14 – Amenity	Seeks to ensure a good standard for all existing and future occupiers of homes and employment units. Criteria is set within this policy for new developments to provide and have access to high quality amenities.
P15 – Securing Design Quality	This policy expects all developments to contribute to or create high quality places inclusive of sustainable design which should follow a set of criteria within policy P15. Developments should demonstrate a Building for Life 10 or equivalent and comply with urban design guidance (also listed within the policy).
P16 – Conservation of Heritage Assets and Local Distinctiveness	This policy lists areas whose characteristics make a significant contribution to local character and distinctiveness. The historical development and architectural styles in mature suburbs is noted. The Arden Landscape is also mentioned as important within this policy and development is expected to conserve heritage assets appropriate to their significance.
P17 – Countryside and Green Belt	Seeks to safeguard the best and most versatile land. This policy also explains that development on Green Belt land would be rejected unless very special circumstances are present.
P20 Provision for Open Space, Childrens Play, Sport, Recreation and Leisure	Seeks to secure well-designed new and improved open space and their maintenance as an integral part of new residential (including care homes), commercial (over 1ha or 1,000 sqm) or mixed-use development. The policy also requires that provision should be made for on-site amenity space that is well designed and in accordance with Policy P15 – Securing Design Quality.
P21 – Developer Contributions and Infrastructure Provision	Expects that development will contribute or provide mitigation measures to make the proposals acceptable in planning terms as well as physical, social, green and digital infrastructure to support any associated needs.

UK Land Development Vision Document (GVA, 2016)

A Vision Document, including technical work and masterplannig has been prepared by neighbouring land owners and submitted to the Draft Local Plan Review. A summary is provided below for information in support of the allocation.

• **Ecology:** Following a Phase 1 Habitat Survey it was deemed the site is of negligible nature conservation interest. There are some habitats on site that are of increased nature conservation interest such as; native species dominated hedgerow, mature trees, semi-improved grassland,



relict orchard and garden habitat. The report seeks to protect these aspects within potential development but accepts the loss of some hedgerow.

• **Highways:** The report indicates that the site has good highway connection both locally and to the wider network. The site is near Damson Parkway, A41 Solihull Bypass which leads to the M42 junction 5. Damson Parkway also leads north to Birmingham Airport along A45 and east towards M42 junction 6.

Overall constraints of the site are listed as the views from Lugtrout Lane (although limited) into the site, the setting of the Grade II Listed Buildings and the existing vegetation and hedge network within the site.

Overall opportunities are presented as the ability to provide high quality residential extension to Solihull, proximity to local facilities/services, provide green spines and buffers of ecological and recreational value. Furthermore, the site can provide a network of accessible routes through Green Infrastructure, retain and incorporate trees and existing hedgerow, enhancement of ecological features, accessibility to existing playing fields and reinforcing the boundary vegetation to help screen views.

Local Plan Review Supplementary Consultation (2019) Masterplan Concepts

Land East of Solihull is included in the DLP Review Supplementary Consultation (2019) Masterplan Concepts supporting document, which identifies constraints and opportunities for the site in terms of development potential. This envisages capacity for up to 650 homes.

The Grade II Listed Buildings on Field Lane and Lugtrout Lane are noted as constraints and the need to retain the setting of the listed Buildings must be taken into account. This does not negate the positive potential of removing the site from the Green Belt.

Next steps

In advance of consultation on the Local Plan Review Submission Draft expected in Summer 2019, SMBC Strategic Land and Property are proposing to engage with other landowners to develop a comprehensive masterplan for the delivery of the site. It is envisaged that this will take into account, and be informed by, relevant commercial considerations in addition to planning policy matters, including delivery strategy, financial viability, programme and phasing.

Evidence set out is presented in support of the allocation of site PO16 Land East of Solihull and release from the Green Belt. The site does not fulfill all of the five purposes of the Green Belt set out in the NPPF. The site is well contained by strong, permanent defensible boundaries to the north (Lugtrout Lane) and east (Field Lane) to the south (Hampton Lane – B4102) and to the west (Damson Parkway).

We support the release of this site from the Green Belt and ask SMBC to consider this a **favourable site for release** to help the Borough meet its development needs.





Clare Lucey MRTPI
Associate, Development & Planning



Appendix 1: AECOM Interim Sustainability Appraisal 2017 Table

	Site ID	Site Name	SA1. Regeneration and economic development	SA2a. Distance to Primary School	SA2b. Distance to Secondary School	SA3a. Proximity to bus and train services	SA3b. Proximity to principal road network	SA4a. Soil	SA4b. Minerals	SA7. Flooding	SA9. Enhance ecological sites	SA10. Landscape sensitivity	SA11. Enhance green infrastructure	SA12. Enhance and protect historic	SA14. Amenity	SA17a. Distance to healthcare	SA17b. Access to leisure facilities	SA19a. Distance to Key Economic	SA19b Distance to convenience stores or supermarket
101	PO 5	Chester Road/ Moorend Avenue																	
96	PO 6	Meriden Road																	
102	PO 7	Kingshurst Village Centre										?							
91	PO 8	Hampton Road																	
92	PO 8	Hampton Road																	
90	PO 9	South of Knowle																	
100	PO 10	West of Meriden																	
103	PO 11	Former TRW site										?							
89	PO 12	South of Dog Kennel Lane																	
88	PO 13	South of Shirley																	
106	PO 14	Arran Way										?							
107	PO 15	Jensen House, Auckland Drive										?							
93	PO 16	East of Solihull																	
105	PO 17	Moat Lane, Vulcan Road										?							
104	PO 18	Sharmans Cross Road										?							
95	PO 19	UK Central Hub/HS2 interchange									?								
94	PO 20	Land Damson Parkwa																	