

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
<p>a) to check the unrestricted sprawl of large built-up areas</p>	<p>The site is located east of the main urban settlement of Solihull and is enclosed by strong, permanent defensible boundaries (Lugtrout Lane, Field Lane, Hampton Lane and Damson Parkway). This prevents the ability for the site to sprawl into the countryside.</p> <p>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.</p>
<p>b) to prevent neighbouring towns merging into one another</p>	<p>The site does not encroach further into the countryside than existing dwellings on Hampton Lane to Field Lane.</p> <p>An area of open field and sports pitches would remain east of Field Lane towards Catherine-de-Barnes and maintains the gap between settlements.</p>
<p>c) to assist in safeguarding the countryside from encroachment</p>	<p>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.</p> <p>Existing residential development extends further along Hampton Road towards Catherine de Barnes.</p>
<p>d) to preserve the setting and special character of historic towns</p>	<p>The site does not encroach or cause harm to any surrounding historic town, the site is located on the edge of Solihull.</p> <p>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.</p>
<p>e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>N/A</p>

Planning Policy Background

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 terms 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 housing 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 allocated 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, provision 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 through 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	<p>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.</p> <p>The Arden Landscape is also mentioned as important within this policy and development is expected to conserve heritage assets appropriate to their significance.</p>
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	<p>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.</p> <p>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.</p>
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 masterplanning 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.

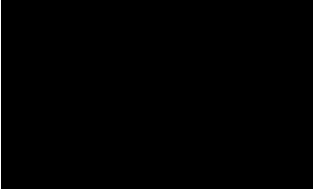
Next steps

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.

Yours Sincerely,



Clare Lucey MRTPI
Associate, Development & Planning

