



Representations to the Solihull Local Plan Review – Draft Local Plan Supplementary Consultation (January 2019)

Representations on behalf of Catesby Estates Limited
Land south of Hampton Lane, Solihull

March 2019

Our Ref: A101542



Introduction

These representations are submitted by WYG on behalf of Catesby Estates Limited in respect of their interests on land south of Hampton Lane, Solihull (**Appendix 1**).

Catesby has submitted representations to earlier stages of the Solihull Local Plan review. The representations submitted to the November 2016 consultation on the Solihull Local Plan Review are attached at **Appendix 2** for completeness.

These representations promote the site as an appropriate and sustainable location for residential development. In this respect, Catesby Estates Limited has prepared a Vision Framework Document showing how the site could be appropriately development (Appendix 2 of **Appendix 2**). N.B. The Vision Framework does not reflect the 9.85 hectares of additional land to the east which is now being promoted by Catesby Estates in these representations.

The representations are structured so as to provide comment on specific Sections of the consultation document and also respond to a number of Questions set out in the Draft Local Plan Supplementary Consultation.



Comment on Section:

1. INTRODUCTION:

Para 2 of the consultation document identifies the purposes of undertaking a Local Plan Review and the aims identified, including accommodating the Borough's own needs as well as helping to address the housing shortfall within the wider Housing Market Area (HMA), is supported. Further comments on the provision of land for housing as part of the Local Plan are made later within these representations.

In identifying the specific purposes of the current consultation, it is noted that there is no amendment proposed to the overall spatial strategy set out in the Draft Local Plan, nor are any non-housing policies revisited. The contribution made by Solihull toward the HMA shortfall also remains as per the previous draft Local Plan, instead it is proposed that this matter be considered through the draft submission version under Regulation 19, at the appropriate time.

With this in mind, all comments made by Catesby Estates Limited on these matters within their February 2017 representations to the November 2016 Local Plan Review consultation (under Regulation 18) remain valid and should be considered by the Local Planning Authority in their continued work on the production and future stages of the Solihull Local Plan.



Response to Question:

1. Do you believe that there are exceptional circumstances that would justify the Council using an alternative approach, if so what are the exceptional circumstances and what should the alternative approach be?

Para 60 of the NPPF states that *"To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals."*

The Council's use of the Government's 2014 Household Projections in determining the proposed housing targets is considered appropriate as is the use of the standard methodology to calculate housing need. However, this figure should be a minimum. The Government's objective of significantly boosting the supply of homes remains (NPPF para 59) and it is therefore important that housing need is not under-estimated. Ambitions to, inter alia, support economic growth and deliver affordable housing must also be considered as part of the proposed housing target for the Plan period.

It is also imperative that the Borough not only meets its own targets but also provides for an agreed amount of housing to fulfil a proportion of the unmet housing need arising from the wider HMA.

It is an accepted position that Solihull MBC has failed to meet the (now quashed) housing target set out in the current Solihull Local Plan. To address this issue, para 7.23 of the Solihull Strategic Housing Market Assessment (2016) recommends frontloading housing land supply to allow the market to address the shortfall and unmet need arising from the HMA as quickly as possible. Neglecting to identify the amount of housing that Solihull will provide to meet the HMA undersupply is therefore considered unsound.

To meet the requirements of the NPPF para 60, and to respond to the identified need in the HMA, Solihull MBC should be identifying, evidencing, and supporting a proposed contribution that the Council will make toward the HMA shortfall. The Greater Birmingham and Black Country Housing Market Area Strategic Locations Study: Position Statement (2018) identifies the likely level of shortfall across the HMA and is a joint position, adopted by the 14 HMA authorities. It is therefore a suitable and sound evidence base from which Solihull should be identifying a contribution toward that shortfall within the emerging Local Plan's housing targets.

This was an issue that was raised by responses to the previous November 2016 consultation from developers and other local authorities. In neglecting to identify that shortfall the Local Plan has not been fully prepared and underpinned by relevant and up-to-date evidence, contrary to NPPF para 31. If not addressed at the



Submission Plan stage, the omission of the LPA in failing to deal with a justified contribution to the HMA housing shortfall means the Plan could not be found sound as it would not be positively prepared, justified or effective and would be contrary to para 35 of the NPPF. Catesby Estates will submit further representations on this matter in response to the Submission Plan Regulation 19 consultation.



Response to Questions:

2. Do you agree with the methodology of the site selection process, if not why not and what alternative / amendment would you suggest?

39. Are there any red sites omitted which you believe should be included; if so which one(s) and why?

As set out in previous representations, the Council's approach to the spatial strategy for development in the Borough is agreed within principle as it proposes a sequential approach to the identification of sites for development, focusing new development on land in and around existing settlements. This will achieve the aims of sustainable development.

It is a long-established position, set out in the Solihull Strategic Housing and Employment Land Availability Assessment (SHELAA) 2016 (Executive Summary, page ii) that Green Belt land will be required in Solihull to meet its housing needs and that the need for housing constitutes exceptional circumstances sufficient to justify a Green Belt boundary review.

Notwithstanding; para 136 of the NPPF requires identification of exceptional circumstances for the alteration of Green Belt boundaries. Para 137 requires local planning authorities to have "*examined fully all other reasonable options for meeting its identified need for development*" before releasing Green Belt land for development.

The Council produced a Brownfield Land Register in 2018 (which is a rolling list of sites), Call for Sites exercises have been underway and are indeed ongoing since 2015 and the spatial strategy and locations for growth within the Local Plan have been carefully considered as part of the emerging Local Plan. The requirements of NPPF para 137 have been fully met as the LPA have sought to identify and consider all other reasonable options to meet housing need before concluding that Green Belt land will need to be released to meet housing requirements. This methodology accords with para 137 of the NPPF and the proposed release of Green Belt land is sound when considered against the tests of NPPF para 35.

In addition, given that a currently unknown and untested proportion of the unmet housing needs arising across the wider HMA should be accommodated in Solihull, as well as the requirements of NPPF para 136 to establish changes to Green Belt boundaries that will "*endure beyond the Plan period*" it is considered that additional residential allocations should be identified to provide for flexibility.

Catesby's land interests south of Hampton Lane, Solihull are promoted as a deliverable option to accommodate the Council's housing requirements.



The Local Planning Authority (LPA) Site Assessment for the land interests that has informed this Local Plan consultation (LPA Site ref: 20) indicated that the land interests previously promoted by Catesby would have a capacity for 84 dwellings, in a parcel of Green Belt that is lower performing (Parcel RP31, Green Belt Assessment 2016) overall against the purposes of including land in the Green Belt. The Site was considered inappropriate for an allocation for residential development as it *"would breach a firm defensible green belt boundary and provide a much weaker one."*

Additional land (see Plan at **Appendix 1**) is now promoted by Catesby beyond that previously submitted. The land now being promoted through these representations covers approximately 13.69ha (33.82 acres). The land would constitute a comprehensive and developable site area that would enable the delivery of residential development whilst also developing/ providing a strong and defensible Green Belt boundary.

The additional land would allow for access off Hampton Lane on the northern site boundary, whilst existing established woodland to the east and south would provide a strong defensible boundary, to protect further urban sprawl in easterly and southerly directions and protect the Green Belt boundary for the future.

The proposed site would accord with the five purposes of including land within the Green Belt set out at NPPF para 134. The release of the land south of Hampton Lane from the Green Belt would not harm the purposes fulfilled by the remainder of the Green Belt land in the area as set out below:

- 1) *To check the unrestricted sprawl of large built-up areas:* The land is immediately adjacent to the urban area of Solihull, with existing built development to the north and west. Existing green infrastructure to the south and east and a reinforcing of green infrastructure as a result of development would ensure that a robust Green Belt boundary could be maintained. The Solihull Green Belt Strategic Assessment (2016) identified that the site is 'lower performing' when considered against this purpose of including land in the Green Belt.
- 2) *To prevent neighbouring towns from merging:* The site's location immediately adjacent to the existing built urban edge of Solihull would not result in the coalescence of Solihull with any other settlements. Development of the site would not result in any part of 'Solihull' being closer to another settlement than is existing. The Solihull Green Belt Strategic Assessment (2016) identified that the site is 'lower performing' when considered against this purpose of including land in the Green Belt.
- 3) *To assist in safeguarding the countryside from encroachment:* The surrounding highway network infrastructure contains the site in part and helps provide a well-defined Green Belt boundary. The Solihull Green Belt Strategic Assessment (2016) identified that the site is 'moderately performing' when considered against this purpose of including land in the Green Belt.



- 4) *To preserve the setting and special character of historic towns:* The site does not include any listed buildings and it is not within a Conservation Area. The Solihull Green Belt Strategic Assessment (2016) identified that the site 'does not perform' when considered against this purpose of including land in the Green Belt.
- 5) *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land:* The Council have established that Green Belt land will be required to identify sufficient land for housing. Where sites are available, suitable and deliverable outside the Green Belt the Council is promoting these for future development.

The use of what are currently green fields within the Green Belt for necessary housing development will inevitably result in some loss of "openness" as countryside becomes urbanised. However, in the context of the Catesby Estates Ltd land interests on land to the south of Hampton Lane, this reduction in openness will be restricted to a very well contained area closely related to the existing settlement edge and which could be well defined by the existing highway network and through existing and enhanced green infrastructure. The wider Green Belt will not be compromised as a result of the release of the land.

In summary, the land to the south of Hampton Lane is a location that could appropriately accommodate sustainable residential development.



Response to Questions:

40. Would the above approach of requiring affordable housing contributions of 40% of total square meterage or habitable rooms / floorspace incentivise development to build more smaller market housing?

41. If so, what is the most effective approach? Is it to calculate affordable housing as: (a) 40% of bedroom numbers, (b) 40% of habitable rooms, or (c) 40% of habitable square meterage?

The proposed policy threshold above which affordable housing is to be required should accord with Government policy which states that affordable housing should only be sought on sites of more than 10 dwellings (or where the gross floorspace exceeds 1,000 sqm).

The requirement of 40% affordable housing is not objected to in principle as it accords with currently adopted policy. However, it is considered that the proposal to require affordable housing to be provided / calculated based on overall floorspaces of the development is not considered fully justified or consistent with national policy. It also seems to confuse the requirement to deliver affordable housing with the requirement to provide an appropriate mix / type of housing to meet identified need.

The Authority's rationale for requesting affordable housing as a proportion of the total square 'metre age' within any proposed development is that it would encourage developers not to build a smaller number of bigger houses that would avoid breaching the affordable housing threshold.

However, Government guidance already seeks to address this point by including a 1,000 sqm floorspace above which affordable housing will be required. In addition, the Government's nationally described space standards, whilst not statutory, can be utilised in Local Plan policies to identify standards to be met by all types of residential development.

Further, the need for affordable housing, in terms of the type and tenure of dwellings has been identified in the 2016 SHMA. Policies within the Local Plan on housing mix, for both open market and affordable dwellings can therefore be defined to ensure that affordable housing is provided, at 40%, and in accordance with policies on clearly defined housing mixes.

The representations made on this point by the HBF are also supported. The Council's proposed alternative approach to affordable housing provision will not provide a clear indication of the number of affordable units that may be required causing developers difficulties in undertaking viability assessments. In addition, the Council's viability evidence was not based on this proposed alternative approach and the proposal is therefore



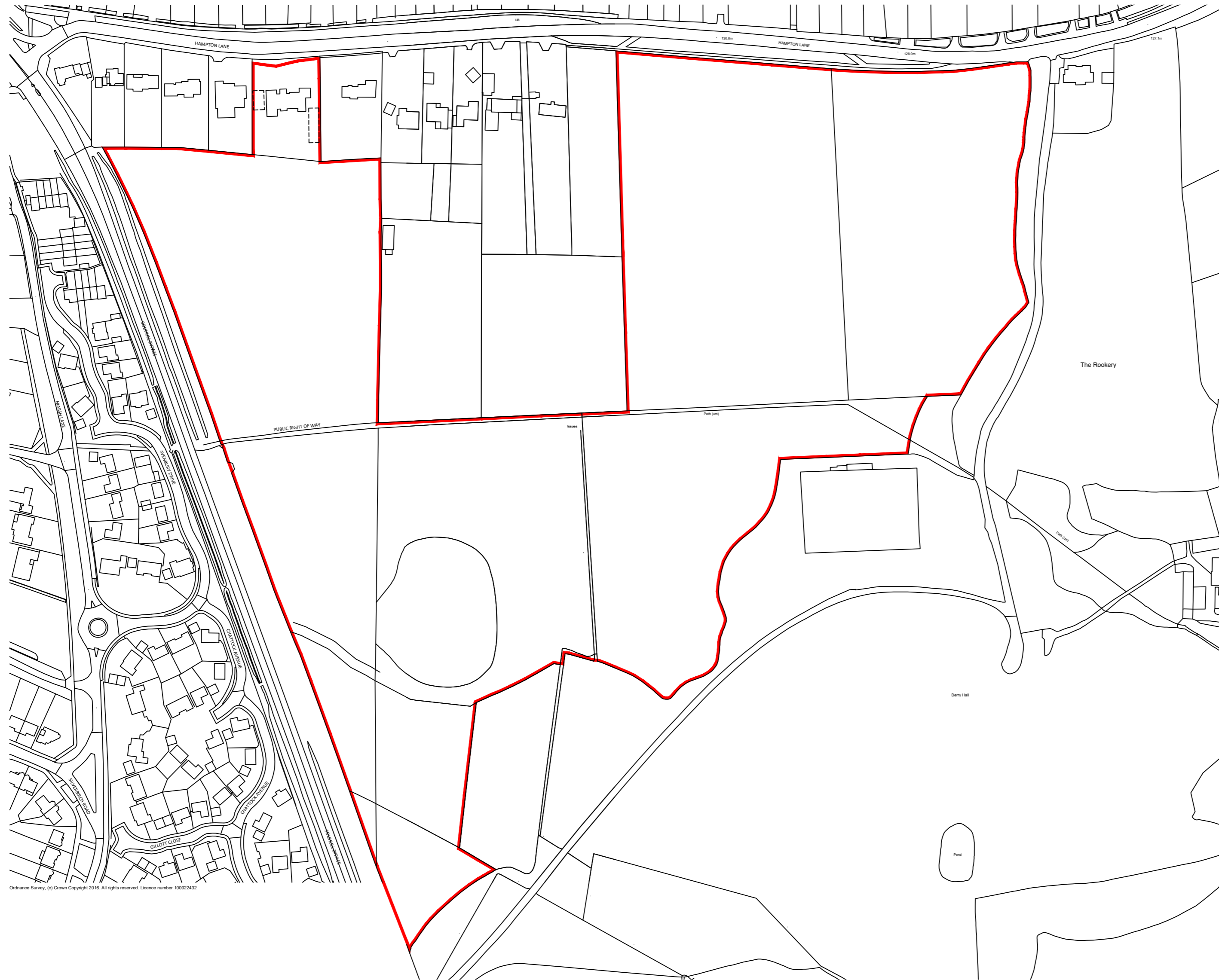
not justified. Should the Council pursue this approach new viability evidence would need to be produced to support the position taken.



Appendices



Appendix 1 – Site Location Plan



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Catesby Estates plc
part of Urban&Civic

Project Name:
**LAND TO REAR OF 44 HAMPTON LANE
SOLIHULL**

Drawing Title:
SITE LOCATION PLAN

O:\Current Sites\All Viability Sites Only\Solihull - Hampton Lane\Technical\Hampton Lane - LL_001B Site Location Plan

Scale: 1/2000	Media/Orientation: A2L	Drawn: LA	Checked: -	Day/Month/Year: 05/03/19
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Project No.:	Drawing No.:
-	LL/001B

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Revisions:				



Appendix 2 – Copy of representations submitted to the November 2016 Local Plan consultation



Representations to the Solihull Local Plan Review (November 2016)

Representations on behalf of Catesby Estates Limited
Land south of Hampton Lane, Solihull

February 2017

Our Ref: A101542



Introduction

These representations are submitted by WYG on behalf of Catesby Estates Limited in respect of their interests on land south of Hampton Lane, Solihull (**Appendix 1**).

The land south of Hampton Lane has been considered within the Strategic Housing and Employment Land Availability Assessment (2016) as available and achievable.

These representations promote the site as an appropriate and sustainable location for residential development. In this respect, Catesby Estates Limited has prepared a Vision Framework Document showing how the site could be appropriately developed (**Appendix 2**).

The representations are structured to respond to the questions set out on the online consultation response form.



Response to Question:

1) Do you agree that we've identified the right challenges facing the Borough? If not why not? Are there any additional challenges that should be addressed?

The challenges identified are considered to be an appropriate base from which to progress a Local Plan Review that will address the issues facing the Borough.

Challenge B is considered to be particularly relevant given the historic under delivery of market and affordable housing in the Borough and the current absence of an objectively assessed housing requirement. Ensuring a supply of housing early in the plan period is also an important challenge for the Plan Review. Challenge B should also acknowledge the implications of the historic under-provision of housing during the current plan period.

The Local Plan Review represents an important opportunity to address the identified challenges, a number of which are not being actioned by the adopted Local Plan due to the lack of an up to date objectively assessed calculation of housing need and no agreement on the apportionment of the wider Housing Market Area need, in particular from the Birmingham City Council administrative area.



Response to Question:

2) Do you agree with the Borough Vision we have set out? If not why not, and what alternative would you suggest?

It is considered that as drafted the Borough Vision is ambiguous and should be amended to be explicit on the aim to meet the Borough's own objectively assessed housing needs in full, as well as an adequate proportion of the shortfall arising in the wider Housing Market Area.



Response to Question:

3) Do you agree with the spatial strategy we have set out? If not why not, and what alternative would you suggest?

The spatial strategy set out in the draft Local Plan Review is broadly supported.

The draft Local Plan Review proposes a sequential approach to the identification of sites for development. The approach, which seeks to focus new development on land in and around existing settlements is supported and will achieve the aims of sustainable development.

The proposed focus on urban areas and sustainable urban extensions is supported specifically.

In summary, the spatial strategy proposed is considered sound. It has been positively prepared to achieve sustainable development and is justified by the evidence base supporting the draft Local Plan Review.



Response to Questions:

- 11) Do you agree with Policy P4 (Meeting Housing Needs)? If not why not, and what alternative would you suggest?**
- 12) Do you agree with the level of affordable housing being sought in Policy P4 (Meeting Housing Needs)? If not why not, and what alternative would you suggest?**
- 13) Which option for delivering self and custom housebuilding do you favour and why?**

The proposed threshold above which affordable housing will be required is supported. It is in line with Government policy which states that affordable housing should only be sought on sites of more than 10 dwellings (or where the gross floorspace exceeds 1,000m²).

However, concerns are raised with regard to the requirement for the provision of Starter Homes as part of the affordable housing requirement.

The Housing and Planning Bill (2016) identifies that Local Planning Authorities have a duty to promote the supply of Starter Homes in England and that subsequent regulations will set out requirements for development control purposes. No regulations have yet been published although the Government has confirmed that Starter Homes do fall within the definition of affordable housing. Furthermore, the Housing White Paper, published on 7th February 2017 confirmed (Appendix A, paragraph A.124) that the Government will not introduce the previously proposed statutory 20% requirement for Starter Homes within new developments. Instead, amendments to the NPPF are proposed to encourage local planning authorities to deliver Starter Homes as part of a mixed package of affordable housing of all tenures that responds to local needs and local markets. The White Paper states that local planning authorities should work with developers to deliver a range of affordable housing, encouraging negotiation on a site by site basis.

Draft Policy P4 currently states that affordable housing will be required at 50%; split 30% traditional affordable / 20% Starter Homes provision. However, in the light of the Government's White Paper the currently proposed split, set at 20% is not justified and further consultation with the development industry should be undertaken. Whilst amendments will be made to the NPPF to reflect White Paper comments on repayment periods and the income caps but, as drafted, Policy P4 and the 20% Starter Homes requirement is considered to be premature and the policy should be amended to include flexibility and an allowance for site by site negotiation.



Draft Policy P4(C) on housing mix is supported, however confirmation is sought that the Local Plan Review will supersede the mix requirements in the adopted Meeting Housing Needs SPD (July 2014) which are based on an out of date base document (SHMA 2009).

In relation to the proposed options for the delivery of self and custom build housing (Policy P4D), Option 1 is considered to be the most feasible and deliverable. The size and nature of the plots self-builders are likely to require will be more suited to smaller sites and not those typically built by volume housebuilders.

In summary, in accordance with Paragraph 182 of the NPPF, Policy P4, as drafted in respect of Starter Homes provision, is not considered sound as it has not been justified, does not reflect national guidance and is not clear enough to be effective.



Response to Question:

14) Do you agree that we are planning to build the right number of new homes? If not why not, and how many do you think we should be planning to build?

The housing requirement in the 2013 Local Plan was quashed following a successful legal challenge. It is therefore imperative that the Local Plan Review identifies and adopts a housing target based on a robust calculation of the Objectively Assessed Housing Need (OAN) for Solihull, and also an agreed amount to fulfil a proportion of the unmet housing need arising from the wider HMA.

The Draft Local Plan Review proposes a housing target of 15,029 dwellings over the Plan period 2014 – 2033 (791 dwellings per annum (dpa)). This compares with the current Local Plan (albeit a quashed figure) target of 11,000 dwellings over the period 2006 – 2028 (500 dpa). The Draft Local Plan Review housing target of 791 dpa is detailed as comprising three components:

1. OAN figure sourced from the 2016 SHMA (which concluded on an OAN of between 689 and 751 dpa);
2. shortfall in housing completions totalling 1,184 dwellings accrued over the period 2011 to 2014; and
3. an allowance for 2,000 dwellings of unmet need from the surrounding authorities.

However, the above figures do not sum and clarification is considered necessary, particularly on how the published split of the housing target fits into the wider overall housing target for the Plan period. It is also considered that the housing requirement in Policy P5 should be expressed as a minimum.

In the absence of a HMA-wide distribution deal or any progress on the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) Spatial Plan for Growth, which was first consulted on in 2013, a further study (Stage 4 of the Strategic Housing Study) will be commissioned by the HMA authorities and is likely to report in autumn 2017. This will assist in reaching agreement on the shortfall distribution (primarily from Birmingham) which has so far failed to materialise. To date, only Stratford and North Warwickshire Councils have signed a Memorandum of Understanding (MOU) with Birmingham regarding the proportion of the shortfall that each local planning authority will meet, with the latter agreeing to meet around 3,800 units. The Solihull draft Local Plan Review proposes to meet 2,000 of the shortfall but with no MOU. North Warwickshire has already expressed concern about the amount of Birmingham's unmet housing proposed to be accommodated in Solihull. North Warwickshire consider that the proposed amount does not "truly reflect the links and relationships" between the two authority areas that form part of the same overall conurbation. Before the Local Plan Review is submitted for examination, it is considered that consensus must be reached between Solihull and the HMA authorities as to how the Birmingham shortfall will be distributed.



It is considered that additional housing site allocations should be identified in order to provide flexibility for a scenario where Solihull is required to meet a higher proportion of this shortfall.

In summary, in accordance with Para 182 of the NPPF, Policy P5, as drafted, is considered unsound on the basis that there is no evidence justifying the 2,000 dwellings proposed to meet the unmet housing needs arising from the wider Housing Market Area. It has not been fully justified based on appropriate evidence and will not be effective in bringing forward sufficient land for housing land to meet the identified shortfall in provision within Solihull.



Response to Question:

15) Do you believe we are planning to build new homes in the right locations? If not why not, and which locations do you believe shouldn't be included? Are there any other locations that you think should be included?

These representations promote Catesby's land interest south of Hampton Lane as an appropriate and sustainable location for residential development.

The draft Local Plan Review establishes that Green Belt land will be required for development in order to meet identified housing needs, a position established in the Solihull Strategic Housing and Employment Land Availability Assessment (SHELAA) 2016 (Executive Summary, page ii). This position is fully supported, however given that a currently unknown and untested proportion of the unmet housing needs arising across the wider HMA should be accommodated in Solihull, it is considered that additional residential allocations should be identified to provide for flexibility. Catesby's land interest south of Hampton Lane, Solihull is promoted as a deliverable option to accommodate any increased housing requirement.

Para 80 of the NPPF sets out the five purposes of including land within the Green Belt. With reference to the findings of the Solihull Green Belt Strategic Assessment (2016), the release of the land south of Hampton Lane from the Green Belt would not harm the purposes fulfilled by the remainder of the Green Belt land in the area as set out below:

- 1) *To check the unrestricted sprawl of large built-up areas:* The land is immediately adjacent to the urban area of Solihull, with existing built development to the north and west. Existing green infrastructure to the south and east and a reinforcing of green infrastructure as a result of development would ensure that a robust Green Belt boundary could be maintained. The Solihull Green Belt Strategic Assessment (2016) identified that the site is 'lower performing' when considered against this purpose of including land in the Green Belt.
- 2) *To prevent neighbouring towns from merging:* The site's location immediately adjacent to the existing built urban edge of Solihull would not result in the coalescence of Solihull with any other settlements. Development of the site would not result in any part of 'Solihull' being closer to another settlement than is existing. The Solihull Green Belt Strategic Assessment (2016) identified that the site is 'lower performing' when considered against this purpose of including land in the Green Belt.
- 3) *To assist in safeguarding the countryside from encroachment:* The surrounding highway network infrastructure contains the site in part and helps provide a well-defined Green Belt boundary. The



Solihull Green Belt Strategic Assessment (2016) identified that the site is 'moderately performing' when considered against this purpose of including land in the Green Belt.

- 4) *To preserve the setting and special character of historic towns:* The site does not include any listed buildings and it is not within a Conservation Area. The Solihull Green Belt Strategic Assessment (2016) identified that the site 'does not perform' when considered against this purpose of including land in the Green Belt.
- 5) *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land:* The Council have established that Green Belt land will be required to identify sufficient land for housing. Where sites are available, suitable and deliverable outside the Green Belt the Council is promoting these for future development.

The use of what are currently green fields within the Green Belt for necessary housing development will inevitably result in some loss of "openness" as countryside becomes urbanised. However, in the context of the Catesby Estates Ltd land interests on land to the south of Hampton Lane, this reduction in openness will be restricted to a very well contained area closely related to the existing settlement edge and which could be well defined by the existing highway network and through enhanced green infrastructure. The wider Green Belt will not be compromised as a result of the release of the land.

In summary, the land to the south of Hampton Lane is a location that could appropriately accommodate sustainable residential development.



Response to Question:

18) Do you agree with the policies for improving accessibility and encouraging sustainable travel? If not why not, and what alternatives would you suggest?

As drafted, Policy P7 expects developments to 'fulfil' a number of requirements for the location of development in terms of access. The policy is onerous and does not contain the flexibility of the NPPF which states that development should be focused in locations "*which are or can be made sustainable*". In order to be found sound Policy P7 should be redrafted to be more flexible and encompass the 'can be made' focus of the NPPF.



Response to Question:

20) Do you agree with the policies for quality of place? If not why not, and what alternatives would you suggest?

These representations provide comment only on draft Policy P17: Countryside and Green Belt within the overall 'quality of place' section of the draft Plan.

The Council have acknowledged within the draft Local Plan Review that significant adjustments are required to the Green Belt in order to accommodate the level of growth identified for the Plan period. This will result in the release of land currently within the Green Belt and associated amendments to the Green Belt boundary.

In accordance with Para 182 of the NPPF, Policy P17, as drafted, is considered sound on the basis that it recognises that significant Green Belt adjustments will be required to meet local housing needs and to address Solihull's contribution toward the unmet housing needs arising across the wider housing market area.



Response to Question:

22) Do you agree with the Policy P21 (Developer contributions and Infrastructure provision)? If not why not, and what alternatives would you suggest?

Following its approval in April 2016, Solihull MBC commenced charging their CIL on Monday 4th July 2016. It is therefore accepted that residential development is liable to pay CIL at the rates set out within the adopted CIL Charging Schedule.

Draft Local Plan Review Policy P21 provides for S106 contributions to be sought from new development in respect of site specific matters. Requested S106 contributions should not include any items covered by CIL payments (Regulation 123 Infrastructure) to avoid double charging. All S106 contributions must also ensure they are Reg 122 compliant with regards to the pooling of contributions from development proposals.



Appendices



Appendix 1 – Site Location Plan



Project Name: LAND TO REAR OF 44 HAMPTON LANE SOLIHULL

Drawing Title: Location Plan

Revisions:	Date:	Description:	Drawn:	Checked:
Scale:	Media:	Drawn:	Checked:	Day/Month/Year:
Project No.:			Drawing No.:	

Scale: 1/1000 Media: A2P Drawn: JAB Checked: JAB Day/Month/Year: 23/08/2016

Project No.: - Drawing No.: LP/001



Appendix 2 – Vision Framework Document

Land south of Hampton Lane Solihull

February 2017

Vision Framework





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2.2	Local Context	4.4.2	Ground Conditions
2.3	Local Facilities and Services	4.4.3	Flood Risk and Drainage
2.4	Access and Movement	4.4.4	Utilities
		4.4.5	Noise and Vibration
<u>3.0</u>	<u>Planning Context</u>	4.5	Ecology
3.1	Local Planning Context	4.6	Constraints and Opportunities
3.2	Green Belt	<u>5.0</u>	<u>Development Principles</u>
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		5.3	Design Strategy
		<u>6.0</u>	<u>Conclusions</u>





Solihull has a range of local facilities and excellent transport links which make it an ideal location for sustainable development.

1.0 Introduction

1.1 Overview

This Vision Framework has been prepared to accompany representations to the draft Solihull Local Plan Review (November 2016). It presents Catesby Estates Limited's vision for a new residential allocation on land to the south of Hampton Lane, Solihull.

This document describes the site and its surroundings and presents a masterplan concept.

Catesby Estates Limited specialise in the delivery of land through the planning system. As promoters of the land to the south of Hampton Lane, Solihull, Catesby has the expertise and experience to deliver new residential development within the plan period, helping to meet Solihull Metropolitan Borough Council's strategic housing needs.



Aerial view of the site

1.2 Scope and Structure

This document contains the following sections:

- **Section 2.0 – Site and Local Context**
Describes the site’s location and surrounding context.
- **Section 3.0 – Planning Context**
Provides an overview of the emerging Solihull Local Plan and the need to release Green Belt for future development.
- **Section 4.0 – Site Appraisal**
Examines the site’s context, including how its constraints shape any potential development proposal.
- **Section 5.0 – Development Principles**
Sets out the masterplan concept for the site.
- **Section 6.0 – Conclusions**
Summarises the case for the allocation of the site.



View west of the proposed site entrance along Hampton Lane

2.0 Site and Local Context

2.1 The Site

The site is located on the eastern edge of Solihull, a large town in the west midlands with a population of approximately 206,700 (2011 census).

The site is situated approximately 1 km east of Solihull Town Centre, 28 km south east of Birmingham City Centre and 22 km west of Coventry City Centre.

The site comprises of a single agricultural field. Residential properties on Hampton Lane border the site to the north. Berry Hall and existing woodland is situated to the east. Agricultural land extends to the south of the site and the A41 adjoins to the west with residential properties beyond.

The sites southern, eastern and western boundaries are defined by hedgerows, scrub and trees. The northern boundary is marked by fencing to the rear garden of 44 Hampton Lane. A public footpath crosses the centre of the site in an east-west direction.

Solihull contains an excellent range of local facilities including number of primary and secondary schools (plus independent schools), a variety of recreation, leisure, community and healthcare facilities, plus a wide range of shops.

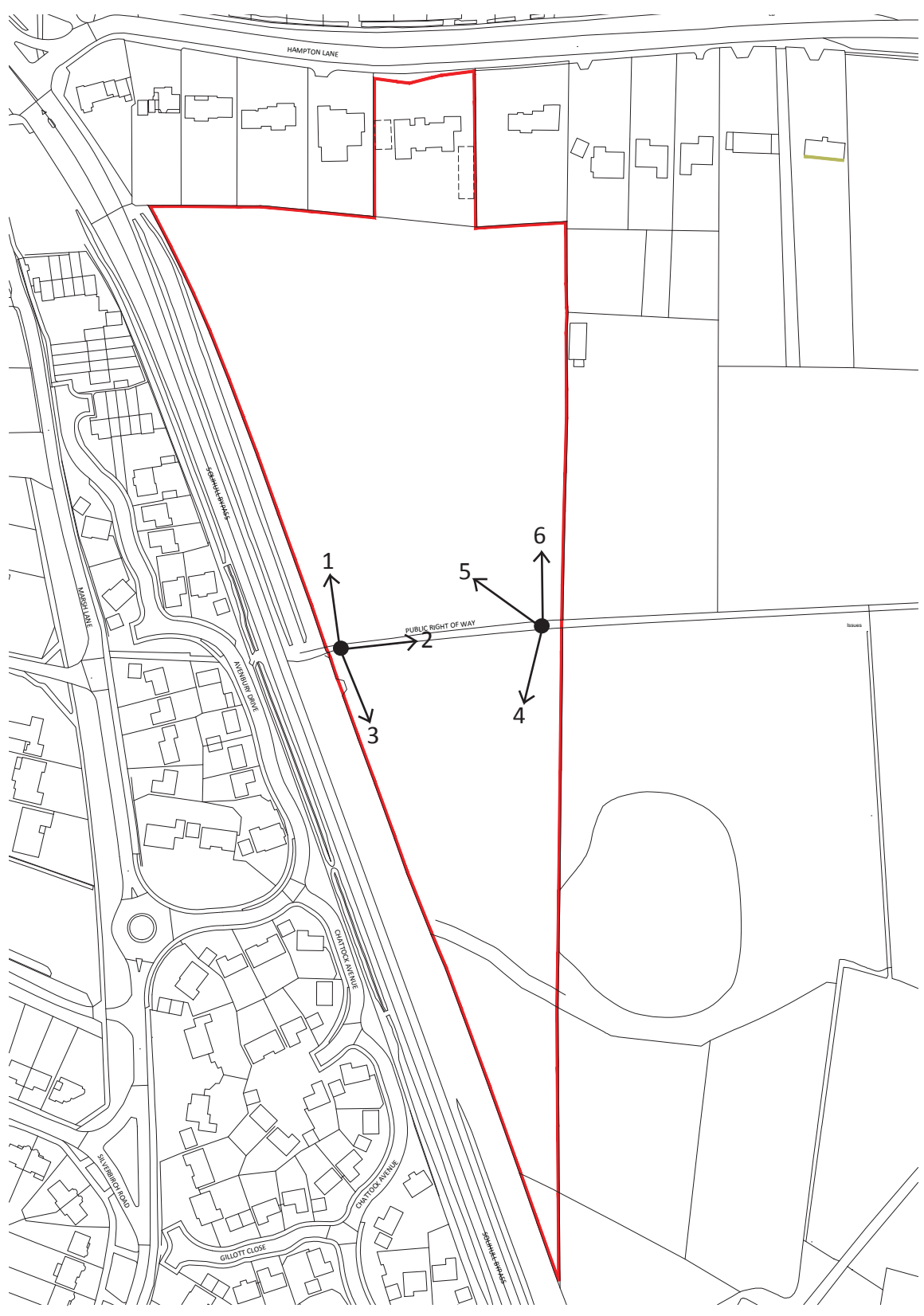
Frequent bus services serve the town and Solihull Rail Station is located 2.5 km away from the site, just west of the town centre.

The range of local facilities and public transport connections make Solihull a sustainable location for future development.

The site boundary is in red on the Site Location Plan on the following page. The gross site area extends to 3.77 hectares (9.31 acres).



Strategic Context



Ordnance Survey Licence Number: 100022432

Site Location Plan



Viewpoint 1: Towards the northern boundary from the west



Viewpoint 2: Towards the east of site from the west



Viewpoint 3: Towards the south of site from the west



Viewpoint 4: Towards the south of site from the east



Viewpoint 5: Towards the north west of site from the east



Viewpoint 6: Towards the northern boundary from the east

2.2 Local Context

Levels of residential development along Hampton Lane and on the eastern edge of Solihull started to increase in the 1920s and 30's.

Located north of the site, Hampton Lane features large detached homes with established gardens to the front and rear. Properties are set back against the leafy street with a considerable stand off between houses.

Dwellings on the southern side of the road have larger and more varied building footprints whereas those on the northern side are positioned closer together. The generous plot sizes have created opportunities to extend and modify homes over the years increasing the variety of building materials, roof types and window/ door finishings.

Although the architectural detail varies, properties on Hampton Lane are no taller than two storeys high. There is also an established building line along the road. Similar-building lines are also found on nearby roads such as Yew Tree Lane, Pinfold Road, Oakley Wood Drive and Silverbirch Road.



Detached property on Hampton Lane



Semi-detached homes on Marsh Lane



Detached property on Pinfold Road



Dwelling on Hampton Lane



Property on Avenbury Drive



Semi-detached dwellings on Yew Tree Lane

The majority of the properties in the area are two storey detached buildings, with occasional semi-detached homes and bungalows. Dwellings are set back from the street with generous space to the front being used as a garden and/or driveway. Whilst the majority of houses are clad in red or brown facing brick, many feature slate, render and often half timbering/blackened beams to parts of the facade (often the gable) in a mock tudor style. Most window casements, garage doors and door framings are painted to a white finish.

More recent development in the surrounding area is found to the west of the site at Avenbury Drive/ Chattock Avenue. In keeping with the local area, most properties (built c.1995) are detached, clad in red brick and feature white finishings whilst all roofs are open gabled, some of which intersect. Unlike adjacent streets, the development form avoids linear regularity and uses smaller plots with houses located close to the road. This strengthens the relationship to the street whilst providing a sense of place and surveillance.

In summary, the majority of housing within the local area is established in character, with a rich variety of architectural styles and facing materials present. Design elements contributing to the local vernacular include: continual block structure to smaller houses, larger houses set back from the street laid out with front gardens, generous pitches to roofs, broken and varying eaves lines and simple but legible architectural detailing.



Semi-detached homes on Beechnut Lane



Detached dwelling on Blythe Way



Property on Silverbirch Road



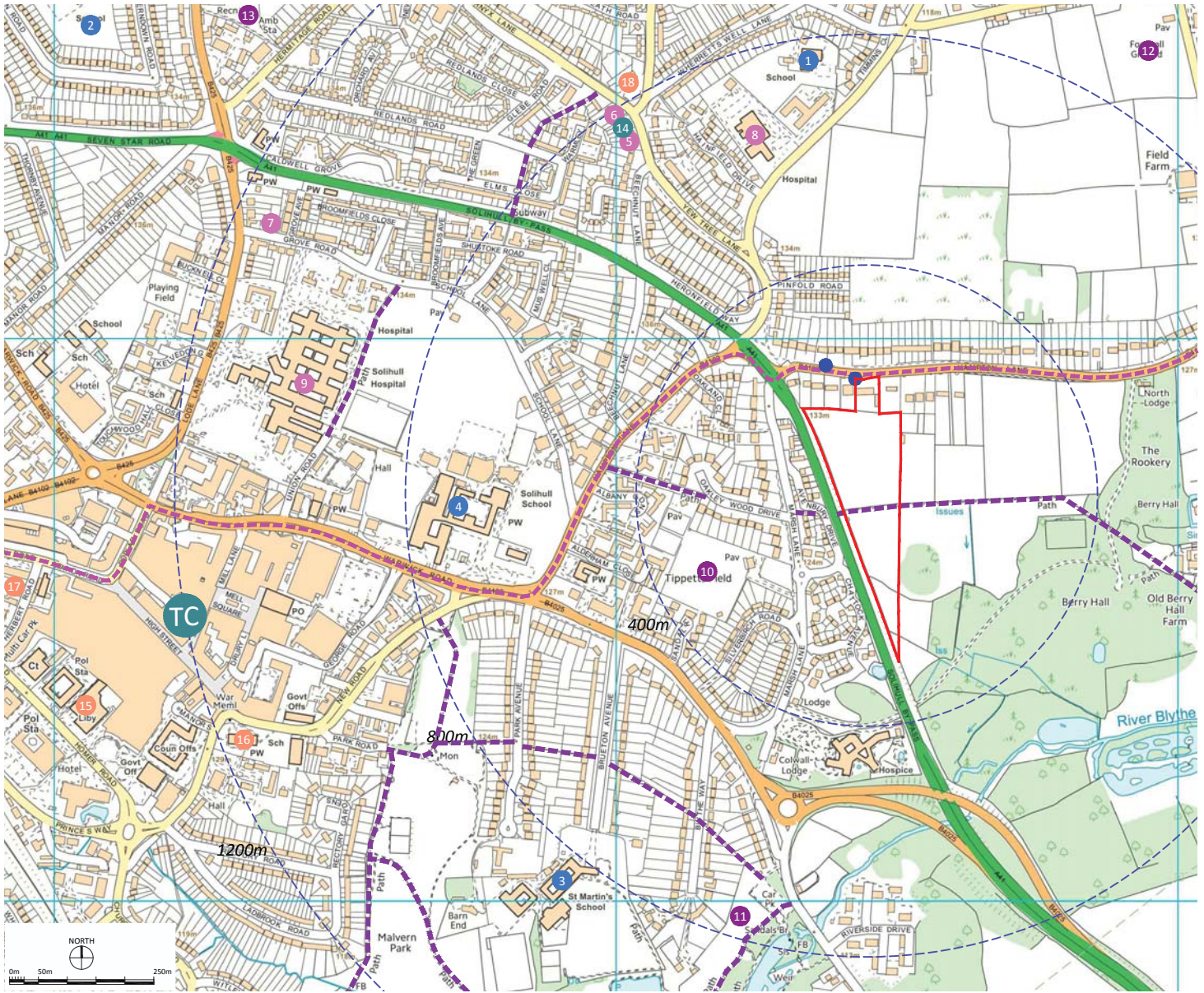
Detached property on Hampton Lane



Detached home on Avenbury Drive



Detached bungalows on Yew Tree Lane



2.3 Local Facilities and Services

The Facilities Plan above shows the nearest facilities and services in proximity to the site, the majority of which are located within Solihull Town Centre within 1200m of the site - equivalent to a 15 minute walk or 8 minute cycle.

Local educational facilities include Yew Tree Primary School and Lode Heath Primary School. Also within close proximity to the site are independent schools - Saint Martins Girls School and Solihull School

The nearest doctors and dental surgeries are on Grove Road and Manor Square respectively.

KEY:-

- The SITE
- - - ISOCHRONES SHOWN AT 400m, 800m AND 1200m SPACINGS
- - - PUBLIC FOOTPATHS

TRANSPORT LINKS

- - - DIAMOND BUS SERVICE 82: Coventry - Solihull Mon - Sat (every hour)
- NEAREST BUS STOPS TO SITE

EDUCATION

- 1 YEW TREE PRIMARY SCHOOL
- 2 LODE HEATH SECONDARY SCHOOL
- 3 SAINT MARTINS GIRLS SCHOOL (INDEPENDENT)
- 4 SOLIHULL SCHOOL (INDEPENDENT)

HEALTH AND WELFARE

- 5 YEW TREE PHARMACY
- 6 LLOYDS PHARMACY
- 7 GROVE SURGERY AND KNIGHTS PHARMACY
- 8 SPIRE PARKWAY HOSPITAL
- 9 SOLIHULL HOSPITAL

RECREATION & LEISURE

- 10 HAMPTON AND SOLIHULL CRICKET CLUB
- 11 MALVERN AND BRUETON PARK
- 12 GLADES FOOTBALL CENTRE
- 13 RECREATION GROUNDS

RETAIL

- 14 ONE STOP CONVENIENCE STORE
- TC SOLIHULL TOWN CENTRE WHICH COMPRISES OF:
 - CAFES, RESTAURANTS AND BARS;
 - SUPERMARKETS;
 - CINEMA;
 - POST OFFICE;
 - AND A RANGE OF SHOPS, INCLUDING 2 DEPARTMENT STORES

COMMUNITY

- 15 SOLIHULL CENTRAL LIBRARY
- 16 PARISH CHURCH OF ST ALPHEGE
- 17 ST AUGUSTINES CATHOLIC CHURCH
- 18 GREVILLE ARMS P.H

2.4 Access and Movement

The Facilities Plan shows pedestrian and bus links from the site to the surrounding area and beyond.



Solihull Train Station

Solihull is the nearest rail station to the site. London Midland operate 3 trains an hour between Birmingham Snow Hill and Leamington Spa / Stratford-upon-Avon. Chiltern Railways operate 2 trains an hour between Birmingham Moor Street and London Marylebone (a 1.5- 2 hour journey)



Nearest Bus Stop to the site on Hampton Lane

Hampton Lane (B4102) is approximately 7.3m wide with a 2m footway and verge along both sides of the carriageway. The road is subject to a 30mph speed limit, changing to 40mph approximately 200m east of the site. The B4102 continues north west to Nuneaton via Catherine-de-Barnes, Hampton-in-Arden, Meriden and Fillongley.

The Facilities Plan shows the closest bus route to the site. The nearest bus stops are located on Hampton Road, adjacent to and west of the sites northern boundary. The stops are served by the Diamond no. 82 bus which operates every hour, Mondays to Saturdays, between Solihull and Coventry. The no.89 bus operated by Igo also travels three times a day between Solihull and Coventry (weekdays only).



Public footpath entrance from the west of site

A public footpath crosses the centre of the site in an east west direction between Ravenshaw Lane and the A41 Bypass. The network of footpaths located west of the site provide a convenient route for pedestrians heading to Solihull town centre.



3.0 Planning Context

3.1 Local Planning Context

The current local plan, the Solihull Local Plan (SLP), was adopted in December 2013 and covers the period 2011 to 2028. Although it is recently adopted plan, an early review was triggered following a successful legal challenge in 2014 which resulted in the housing requirement being deleted.

The adoption of the Birmingham Development Plan in January 2016 has also confirmed that the City Council is unable to meet its own housing need within its boundaries and that the shortfall will have to be met elsewhere within nearby areas such as Solihull.

The Draft Solihull Local Plan Review published for consultation in November 2016 seeks to ensure that the full objectively assessed housing need for the Borough is met as well as provision for a proportion of the wider housing market area shortfall. To achieve these objectives, sustainable extension are proposed to settlements that are highly accessible and have a range of facilities.

Within the mature suburbs of Solihull, the Draft Local Plan Review proposes that a better range and mix of affordable housing provided. Higher density development will be delivered along key public transport corridors, and sustainable urban extensions accommodated to help meet the housing needs of the Borough and its housing market area.

Around two thirds of Solihull Borough is designated as Green Belt and a number of the proposed residential allocations require land to be released from the Green Belt. The scale of housing growth required and the lack of alternative sites outside the Green Belt, represent exceptional circumstances justifying Green Belt release.

The Solihull Strategic Green Belt Assessment assesses the contribution that land in the Borough makes towards the purposes of including land in the Green Belt. The findings of which have been used to identify suitable sites for new housing.

A 39 hectare site to the north of Hampton Lane is identified as a draft allocation to be released from the Green Belt for 650 dwellings.

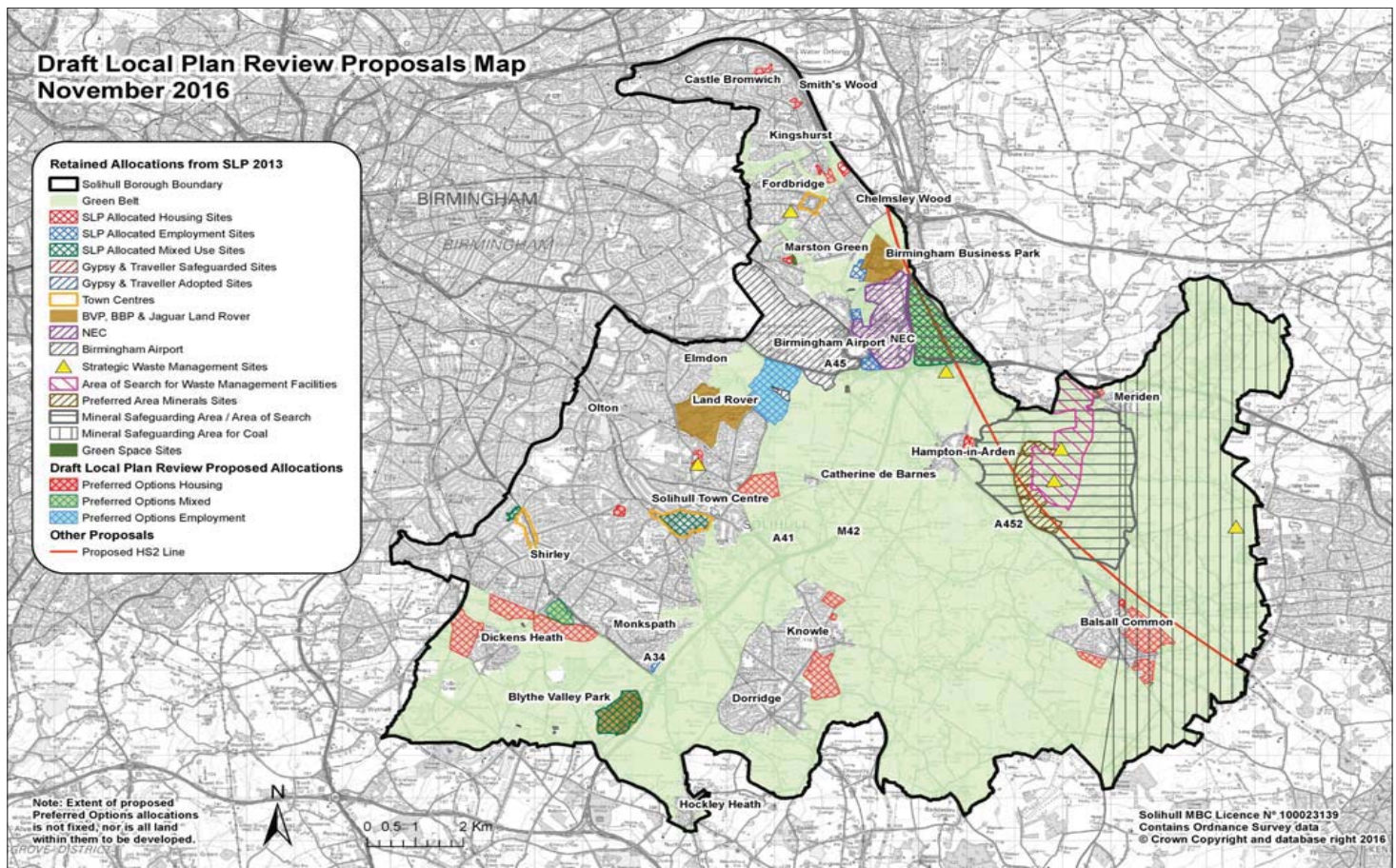
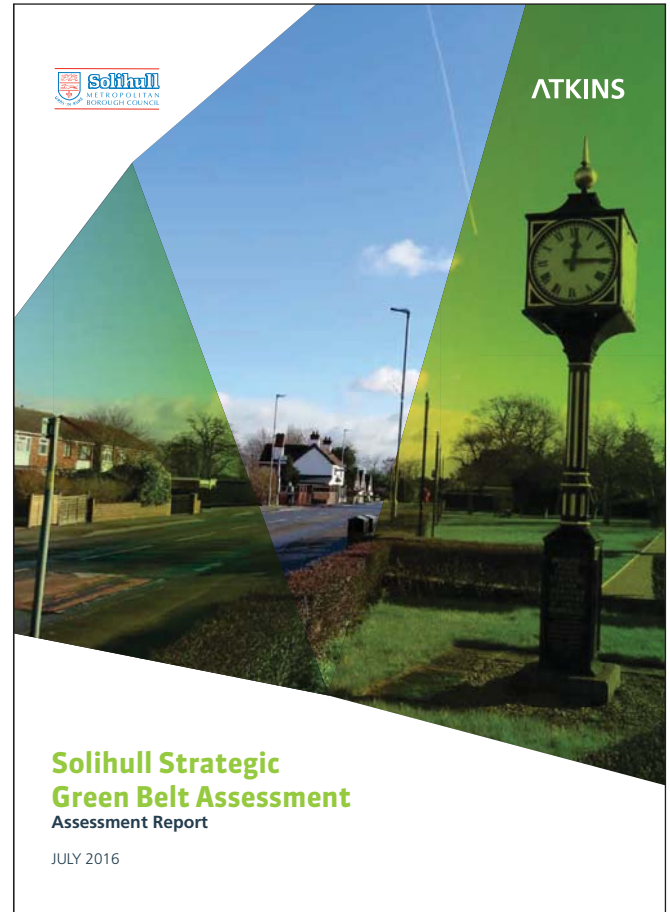


“ The NPPF requires Local Plans to identify a supply of specific deliverable sites to meet the housing requirement for 5 years with a further supply of deliverable sites (or at least broad locations for them) for years 6-10 and, where possible, for years 11-15.”

3.2 Green Belt

The site is located in the Green Belt which safeguards against the sprawl of Birmingham and Coventry. Green Belt is not a landscape designation per se but defined in paragraph 79 of the National Planning Policy Framework as “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.

With reference to the Solihull Strategic Green Belt Assessment (2016) it is considered that the site makes a limited contribution to the five purposes of Green Belt and its removal from Green Belt would not cause harm to the purpose of the designation.



Source: Solihull Draft Local Plan

4.0 Site Appraisal

4.1 Site Overview

This section provides an overview of the site's characteristics and all relevant environmental and technical issues. It confirms there are no significant constraints to developing the site for residential use.



View towards the western boundary from the east

4.2 Landscape

The site is within the Solihull Fringe Character Area as identified in the Solihull Landscape Character Assessment (December 2016). The character area is described as comprising pastoral and arable fields, woodlands, residential ribbon development, commercial and employment buildings, playing fields and various sports clubs. Ribbon development along Hampton Lane is noted as one of the main concentrations of settlement in the area.

The eastern and western site boundaries which comprise of hedgerow, scrub, trees and occasional gaps allow partially filtered and glimpsed views from adjacent fields to the east and the bypass to the west. Views into the site can also be seen from properties to the north however fencing and vegetation provide a visual buffer.

In summary it is considered that development within the site would relate to the existing built form of Solihull, be visually well contained and would not result in an unacceptable adverse effects to the landscape character or visual amenity of the site and its surrounds.

4.3 Arboriculture

The site is largely defined by hedgerow, scrub and trees along the majority of its perimeters.

Trees containing preservation orders will be retained and the significance of all trees on site are to be determined through further detailed investigation - every effort will be made to retain vegetation within the development proposal.



View towards the south of site from the Public Footpath



View east towards the existing site access from the A41 Solihull Bypass

4.4 Technical Considerations

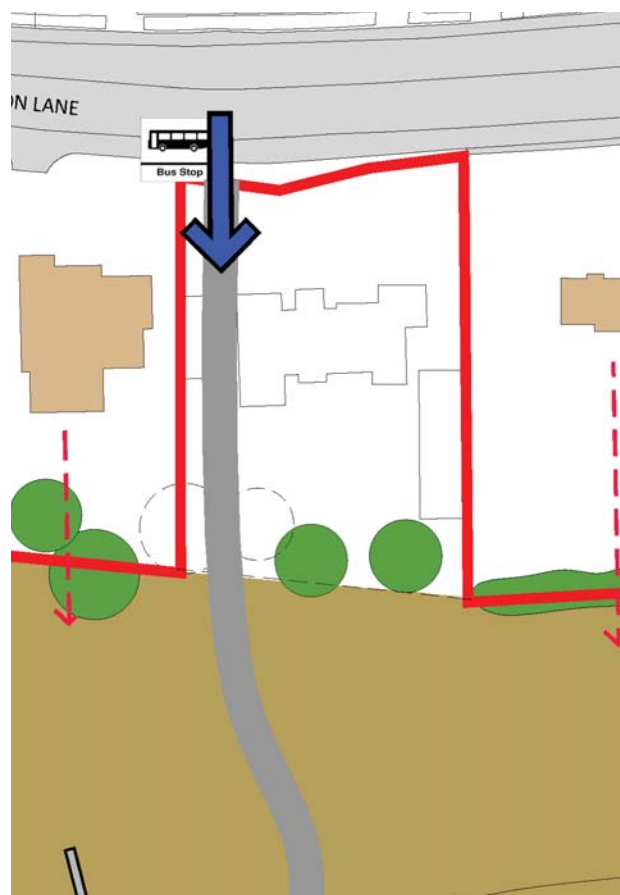
4.4.1 Highways and Access

The site is currently accessed from the A41 Solihull Bypass via a field gate. The proposed development would be accessed from a priority t-junction off the side of no. 44 Hampton Lane (which Catesby has control over).

Secondary streets within the development will be via shared surfaces. Parking will be provided in accordance with relevant local policy guidance.

Pedestrian access will be provided by 2m wide footways either side of the principle access into the site. The existing footpath which crosses through the centre of the site will be retained within the development proposal.

Further surveys, assessments and consultation with the Local Highway Authority will be undertaken to ensure that any impact from the development on the local highway network is sufficiently mitigated.



Potential primary access t-junction off Hampton Lane

4.4.2 Ground Conditions

It is understood that the site does not have any significant geotechnical constraints in relation to strata or contamination given its greenfield nature.

The BGS Mapping data identifies the bedrock geology as Mudstone with superficial deposits of sand and gravel with occasional clay lenses.

Historically the site has been in agricultural use since at least 1888. Given the current and former uses, the risk of significant contamination being present is considered low; however, prior to development a ground investigation will be required.

4.4.3 Flood Risk and Drainage

The whole of the site falls within Environment Agency Flood Map for Planning (Rivers and Seas), Flood Zone 1 'low probability'.

Surface water is likely to outfall via shallow soakaways or by gravity to the southern boundary of the site. As a worst case, an allowance should be made for balancing of surface water to a greenfield run off rate with a 40% allowance for climate change.

On site storage will be provided within an attenuation basin, which will ensure surface water treatment is provided. A surface water management strategy would manage surface water runoff sustainably, with key features potentially providing areas of ecological and amenity value.

4.4.4 Utilities

Utility records will be obtained from all local service and utility operators to determine the extent of existing utility infrastructure on/adjacent the site.

Confirmation will then be sought from these operators to determine whether reinforcement to the existing infrastructure will be required to serve the development proposals. It is anticipated that large scale reinforcement will not be required.

4.4.5 Noise and Vibration

A baseline noise level survey and an assessment of the site to examine the extent of the current noise environment and determine the suitability of the site for residential development, will be carried out based on the guidance contained within British Standard (BS) 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

Noise impacts of the A41 Solihull Bypass are to be included in the assessment. The results of the assessment will include any requirements for mitigation measures to ensure that internal and external noise levels are within guideline values.

4.5 Ecology

Habitats of elevated value within site, including hedgerows and semi-mature / mature trees will be retained.

Overall, the site is considered to provide only minor opportunities for protected species. In any event, it is anticipated that any species will be safeguarded and enhanced under a sensitively designed masterplan.

Significant opportunities for biodiversity enhancement exist following the removal of land from agricultural use. In addition, the creation and reinforcement of green infrastructure, such as hedgerows and mature trees, will give rise to significant potential gains.

4.6 Constraints and Opportunities

The adjacent plan shows the site's physical, technical and environmental constraints, plus opportunities for development (explained in more detail in the following section).



Constraints and Opportunities

5.0 Development Principles

5.1 Opportunities

The key opportunities for new development include:

- the potential to create a high-quality sustainable residential development with a strong emphasis on good design and “place-making”;
- the potential to provide new homes with a mix of typology, scale, mass and size, contributing towards an interesting street scene avoiding repetition, echoing the character and identity of the local area while meeting the needs of local people;
- opportunity to provide much needed affordable housing;
- opportunities to create appropriate and accessible public open space and green networks through the site;
- opportunity to provide strong links to the local pedestrian, cycle and highway infrastructure network within the surrounding village context;
- providing an attenuation feature on the site to control the discharge of surface water run-off from the development offering betterment to the surrounding area.

5.2 Development Proposal

The proposal is an illustrative representation considering the key features and associated constraints, while suitably accommodating the key opportunities previously identified.

The proposal illustrates residential development with a capacity of approximately 80 houses with an indicative net developable area of 2.38 hectares (equal to 5.88 acres). This equates to a development density of approximately 34 homes per hectare.

This density is considered appropriate as it matches existing new development densities within the town and will ensure an efficient use of the land. The configuration of housing blocks can be planned to reflect the local setting, so the development integrates seamlessly into the site and the town.

The indicative proposals for the site are underpinned by key design principles:

- an achievable, well-structured housing layout which uses the site’s natural features with key character areas throughout, creating a positive ‘sense of place’
- a pedestrian movement route is proposed around areas of open space, increasing permeability and choice of route within the development
- tree/hedgerow retention will be maximised wherever possible and enhanced through new planting. The planned development facade will address all green infrastructure, ensuring that all retained trees and hedgerows positively contribute to the scheme design, provide positive features in that they are functional and form ‘social’ spaces, while helping to integrate the development within the surrounding context
- publicly accessible open space will help the health and welfare needs of future occupants of the development. A large proportion of the development will be public open space, which is located south of the site and adjacent to the existing public footpath
- an easy-to-read hierarchy of primary and secondary movement corridors are proposed to maximise connectivity and aid permeability. Streets shall be faced by development resulting in a visually strong street scene
- the provision of a sustainable drainage system will ensure that the impact of development upon the local surface water drainage network can provide a betterment to existing greenfield run-off rates.



Indicative Development Proposal

5.3 Design Strategy

When considering the design context for any development, it is important to draw inspiration from the character of the local area to ensure the development integrates well into its surroundings.

Our study of Solihull concluded that it has a rich and varied character, which helps to create a comprehensive pattern book to work with when selecting the right block structure, scale and architectural styles for a design strategy.

In order to meet a full range of housing needs, new development on the site should accommodate a range of house sizes.

Development should be up to two storey, with generously pitched roofs and gables.

Block structure should vary to help people navigate the site and create streets and spaces with character.

At the core of the site, block structure could be more continual with building facades close to the street. At the site's fringes, block structure can be less continual and more relaxed with blocks in varied configurations, set at differing angles to avoid uniformity along the street.

This relaxed configuration can help to soften the transition between the newly built-form and open space to the south of the site. Landscape will be prioritised over structure, with the existing green infrastructure and other green enhancement able to contain development.

Variation in the massing of detached blocks set back from the green edge at various depths will ensure that the development edge avoids repetition and allows the landscape to organically contain development.

Development should address both key spaces and open green spaces to help give the right level of natural surveillance and spaces that are functional, safe and social.

Concerning the style of architecture, development should include aspects of the following:

- Multi stock facing brick to walls laid 'Flemish Bond' or 'stretcher bond' or rendered walls (either smooth or medium texture finish) finished in traditional organic colours such as ivory, cream and white;
- Roofs shall be mostly pitched with some occasional hips to add variety.
- Feature gables occasionally clad with treated timber waney edge boards;
- Red/mixed red plain tiles (sand faced/smooth) to roof coverings in the majority with occasional natural slates.
- Chimneys will feature regularly atop the ridge line, and to larger dwellings, along the gable end;
- Mainly, verges shall be clipped with cut masonry. Bargeboards occasionally feature to gables.
- White painted joinery, windows and door frames;
- Head and sill detailing will be be simplistic. Timber lintels will be detailed to heads. To rendered plots, heads will be finished with over-sized bell-cast stop beads. Occasional brick detailed heads and stone dressings to sills will feature;
- Front entrance door styles, simply vertically boarded with/without small glazed lights.
- Front gardens enclosed where possible eg: rail fencing to contain development at the green edge, railings at the site core.
- Where front gardens cannot be enclosed, allow for a generous scheme of landscaping.
- Private drives will directly abut the landscape ie: associated green infrastructure and open space. Field boundaries will be enhanced with new tree and hedgerow planting where gaps or thinning is present. This will help to alleviate any potential appearance of the development edge at ground level.
- Hard surfacing and edgings to streets and driveways to encourage a 'shared surface' arrangement (so the design promotes low speeds, so pedestrians and cyclists feel safe).

Fundamentally, "good design" should be the backbone of the proposed development which will create a strong "sense of place", one where people will want to live.

6.0 CONCLUSION

The land to the south of Hampton Lane, Solihull has been robustly assessed in terms of its planning, environmental and physical context. It has been shown that the site is suitable to accommodate future housing development to meet the council's identified needs.

The analysis of the site and the illustrative proposal presented within this document demonstrates how a well-designed, high-quality development of up to 80 homes can be achieved to respond to the unique context of the site.

The site is readily available, deliverable and suitable for development. It would make a sustainable and appropriate opportunity for new housing to assist in meeting the council's needs.



The land to the south of Hampton Lane, Solihull represents an opportunity to deliver a well designed scheme, responding to the local context.

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