



Annex 1: Vision Document

DEVELOPMENT VISION

Land at Stratford Road, Hockley Heath
Solihull Metropolitan Borough



Contents

1	Introduction	4
2	Site Context	6
3	Planning Policy	8
4	Accessibility	16
5	Concept Masterplan	18
6	Executive Summary	20

Figures

Figure 1 - Concept Phasing Masterplan	5
Figure 2 - Site Location Plan	7
Figure 4 - Green Belt Review - Settlement Separation Gap	13
Figure 3 - Green Belt Review - Green Belt Location	13
Figure 5 - Green Belt Review - Proposed Green Belt Boundary	15
Figure 6 - Local Facilities	17
Figure 7 - Concept Masterplan	19

1 Introduction

The Vision Document has been prepared by St Philips to promote land at Stratford Road, Hockley Heath for the sustainable development of new market and affordable homes.

This document has been prepared to assist in the promotion of part of the overall site through the Solihull Metropolitan Borough Council Local Plan Review.

The wider development site includes land within both Warwick District Council and Solihull Metropolitan Borough Councils domains. An overarching Concept Phasing Masterplan has been prepared to illustrate the overall proposal.

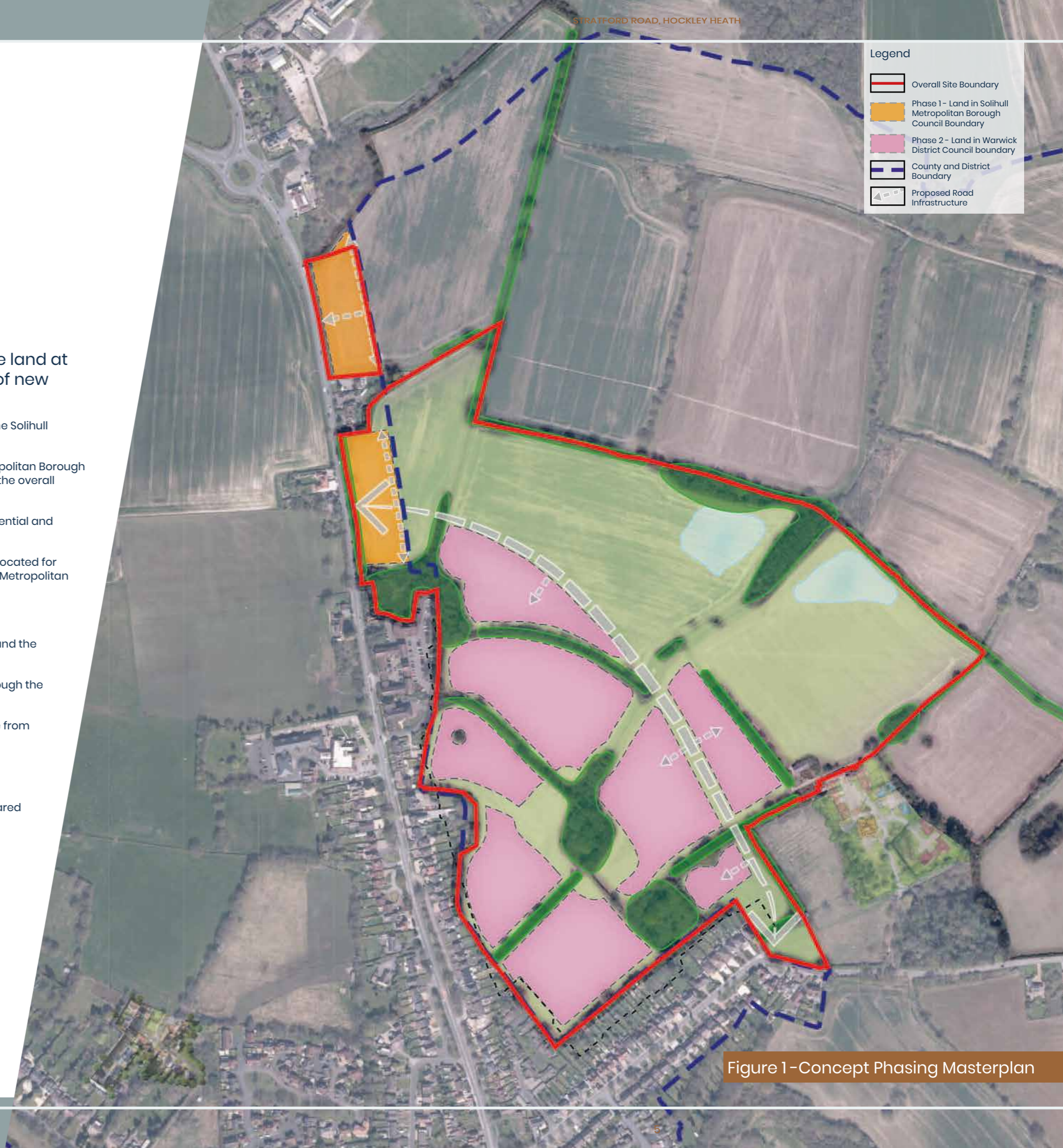
St Philips is an established, highly skilled land promoter who specialise in delivering land for residential and mixed use development taking it through the planning and value engineering process.

St Philips consider that the land at Stratford Road should be removed from the Green Belt and allocated for residential development to assist in meeting the objectively assessed housing needs of Solihull Metropolitan Borough Council for the period to 2028.

The key aspects of the document are to:

- Provide an assessment of the planning and transport related constraints and to understand the opportunity afforded by the site.
- To set out a vision for the site to show how the delivery of new homes can be realised through the provision of an illustrative masterplan.
- To analyse the role of the site and demonstrate a clear justification for removal of the site from the Green Belt.
- To provide a focus for discussion with the Council and Key Stakeholders.

In preparing the document St Philips has appointed a team of expert technical consultants, who have analysed the physical environment and technical suitability of the site. The team has prepared detailed technical evidence to demonstrate that the site is deliverable.



Legend

- Overall Site Boundary
- Phase 1 - Land in Solihull Metropolitan Borough Council Boundary
- Phase 2 - Land in Warwick District Council boundary
- County and District Boundary
- Proposed Road Infrastructure

Figure 1 - Concept Phasing Masterplan

2 Site Context

Site Location

The site comprises approximately 46ha of land to the north east of Hockley Heath, bordered by Stratford Road to the west, Box Trees to the north and Aylesbury Road to the south.

The land within SMBCs domain and the subject of this Development Vision totals approximately 1.7ha and is located adjacent to the Stratford Road.

The overall site is currently in agricultural use.

A number of public rights of way cross the overall site. Adjacent to the SMBC parcels there are PRowS (footpaths) SL45 and SL44.

Hockley Heath is located to the south west of the parcels and contains a number of local facilities.

To the north east of the site separated by intervening countryside is Dorridge.

The SMBC parcels sit adjacent to the Stratford Road and feature a continuous mature mixed native hedgerow. The southern parcel also includes approximately six mature hedgerow trees.

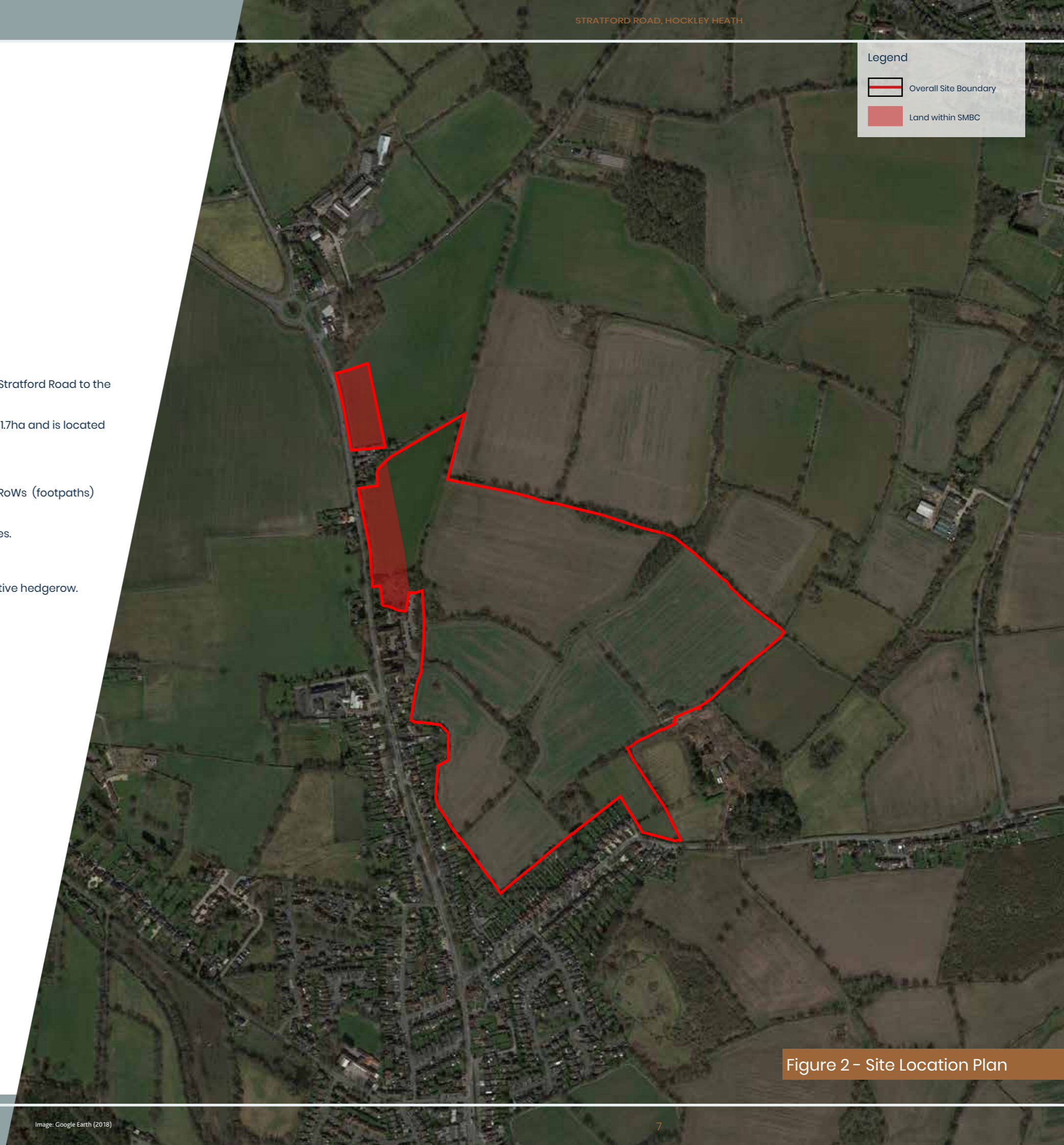


Figure 2 – Site Location Plan

3 Planning Policy

Introduction

Both the Solihull Local Plan and Warwick Local Plan will need to be reviewed to ensure that the relevant policies for the supply of housing remain up to date, and to ensure that the planning policy framework for each area remains robust and can fulfil the need to deliver sufficient new homes to meet the needs of local people.

The wider site falls partially within Solihull Metropolitan Borough Council's ('SMBC') administrative area, however, the majority of the site lies within the boundary of Warwick District Council ('WDC'). The land therefore has the potential to contribute to the housing needs of both LPA's.

The relevant planning policy framework is therefore assessed below for both Solihull and Warwick;

Adopted Planning Policy

Solihull Local Plan (2011-2028)

The Solihull Local Plan was adopted in December 2013. The plan sets out the long term spatial vision for how towns, villages and countryside will develop and change over the plan period (2011-2028). Within the policies map, the wider site is located within the designated Green Belt.

Policy P5 states that the Council will allocate sufficient land for 3,960 net additional homes to ensure sufficient housing land supply to deliver 11,000 additional homes in the period 2006-2028.

Notwithstanding this, a legal challenge was submitted to the High Court in 2014 by Gallagher Estates (Lowbrook Farm) and LionCourt Homes (Tidbury Green Farm). The appeal succeeded on 2 of the 3 grounds raised against SMBC, which related to the housing need figures used in developing the plan, and its method used to assess revisions to the Green Belt boundary. As such, SMBC is now required to reconsider its housing needs and policies for the supply of housing.

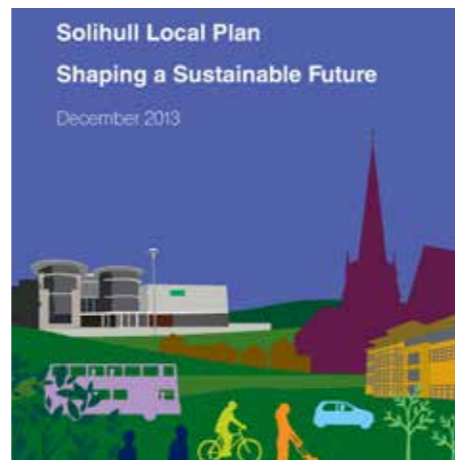
Warwick District Local Plan 2011-2029

The Warwick District Local Plan 2011-2029 ('WLP') was adopted by the Council in September 2017 and sets out the Council's vision and strategy for the District and how development will be accommodated to the year 2029. Within the adopted Policies Map, the wider site is located within the designated Green Belt.

In terms of housing growth, Policy DS2 sets out that the Council will provide a sufficient number of homes to deliver the identified Objectively Assessed Need. The wider site surrounds the Aylesbury House Hotel site, which forms a strategic allocation (Site H18) in the Local Plan for the delivery of 20 dwellings.

Policy DS6 'Level of Housing Growth' states that provision will be made for a minimum of 16,776 homes over the plan period equating to 600 dwellings per annum (dpa) between 2011/12 to 2016/17 and 1,098 dpa from 2017/18 to 2028/29.

'The Updated Assessment of Housing Need: Coventry-Warwickshire HMA' (September



2015) indicates that Warwick District's objectively assessed housing need is 600 dpa, equating to 10,800 dwellings over the plan period. However, it is recognised that Coventry City Council is unable to accommodate its housing needs in full within the city boundary, and so the WLP seeks to provide for 5,976 homes over the plan period (equating to 332 dpa) to help meet Coventry's housing needs.

Policy DS7 'Meeting the Housing Requirement' allocates a total of 17,139 dwellings within the plan to meet this need.

Policy DS19 states that the WLP will be reviewed (either wholly or partially) prior to the end of the plan period. Notwithstanding this, the Council will undertake a comprehensive review of national policy, the regional context, updates to the evidence base and monitoring data before 31st March 2021 to assess whether a full or partial review of the Plan is required. In the event that a review is required, work on it will commence immediately.

Duty to Co-operate

Both SMBC and WDC have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to strategic priorities.

Birmingham's Housing Need

Policy PG1 of the Birmingham Development Plan 2011-2031 (adopted January 2017), sets out the level of housing growth required over the plan period of 51,100 dwellings. Notwithstanding this, it also confirms that Birmingham's OAN for the plan period is 89,000 additional homes, including approximately 33,800 affordable dwellings. It is not possible to deliver all these additional homes within the City boundary.

The policy continues and sets out that Birmingham City Council will continue to work actively with neighbouring Councils through the Duty to Cooperate, to ensure that appropriate provision is made elsewhere within the Greater Birmingham and Black Country Housing Market Area (HMA), to meet the shortfall of 37,900 homes.

The 14 Local Authorities within the HMA commissioned GL Hearn to prepare a HMA wide "Strategic Growth Study". The purpose of the study is as follows:

"The scale of the housing shortfall in the Greater Birmingham and Black Country Housing Market Area has been formally acknowledged through the adopted Birmingham Development Plan and the PBA Strategic Housing Needs Study. The purpose of this study is to build on this and other evidence to identify more specific options and broad locations for addressing the shortfall, which can be delivered by the market."

The outcome from this study has now been published and has refreshed the position regarding housing need, taking into account the Governments draft standard methodology, but also the most up to date position regarding land supply. It is clear that this study forms an independent review which each Council will need to take into account in identifying their considered options going forward.

The analysis indicates that, based on current supply assumptions and taking into account proposed allocations in emerging plans, there is an outstanding minimum shortfall of 28,150 dwellings to 2031 and 60,900 dwellings to 2036 across the Birmingham HMA.

SMBC as been working with its partners to address the shortfall identified in the Greater Birmingham Housing Market Area. In addition, the Council are addressing the need for 2,653 dwellings arising from Solihull itself, together with the potential to accommodate a further 2,000 dwellings from the wider HMA shortfall.

Coventry and Warwickshire's Housing Need

As previously stated, it has been confirmed through 'The Updated Assessment of Housing Need: Coventry-Warwickshire HMA' (September 2015) that Coventry City is unable to accommodate its housing needs in full within the city boundary. As a result, Warwickshire District will seek to provide an additional 5,975 homes over the plan period to address this shortfall.

As a result of both of these wider HMA shortfalls, each authority will need to bring forward new options for growth through separate Local Plan Reviews.

Standard Methodology

The Government has stated its commitment to significantly boost the supply of housing land, and is addressing this through a number of initiatives, including reforms to the planning system.

The Government published a revised National Planning Policy Framework (NPPF) in July 2018, which included the formal adoption of the standardised methodology for calculating housing need, first introduced within the Housing White Paper (February 2017).

With regard to Warwick District, the standard objectively assessed need suggests that 623 dwellings per annum (dpa)

are needed, compared to 600 dpa currently identified within the Local Plan. Given the acknowledged need for growth from Coventry to be accommodated, it is also relevant to identify their revised need, which rises to 2,239 dpa compared to 2,120 currently identified within the Local Plan.

In terms of Solihull, this will have implications with regard to housing growth, with the standard method suggesting a need of 732 dwellings per annum, against 689 currently proposed.

Emerging Planning Policy

Warwick District Council Policy DS19 states that the WLP will be reviewed (either wholly or partially) prior to the end of the plan period. Notwithstanding this, the Council will undertake a comprehensive review of national policy, the regional context, updates to the evidence base and monitoring data before 31st March 2021 to assess whether a full or partial review of the Plan is required. In the event that a review is required, work on it will commence immediately.

In light of the Council's increase in housing need as a result of the standard methodology, it is likely that a review of the Warwick Local Plan to accommodate additional growth will be needed by 2021.

Solihull Metropolitan Borough Council

Following a legal challenge through the High Court, SMBC have initiated a Local Plan Review. To date, the Council has prepared a Draft Local Plan (DLP) which was subject to consultation, concluding in February 2017.

Following the introduction of the standard methodology and the evidence produced from the Strategic Growth Study, the Council are proposing to continue their Local Plan Review based upon the work undertaken to date.

However, the Council acknowledge that these new policies will impact their housing numbers, so they have suggested that, before the draft submission plan is prepared, there is an opportunity to seek views on additional/alternative sites that may be required to either accommodate an increase in housing numbers and/or replace sites that may not be taken forward from the Draft Local Plan into the submission version.

The Council have proposed an additional, supplementary stage of consultation which will focus on the following:

- Identifying potential additional and alternative sites; and
- A review of the overall housing numbers in the context of the Standard Methodology.

It is expected that this consultation will be undertaken in winter 2018/19, with the publication of the submission draft pushed back to summer 2019.



Green Belt Assessment

The NPPF (2018) sets out the five purposes of the Green Belt, as set out below:

- To check the unrestricted sprawl of large, built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Any future Green Belt Review will assess Green Belt sites against the main functions of the Green Belt in order that they can be compared and the most sustainable sites allocated for residential development.

For the purpose of the Vision Document, St Philips have therefore prepared an initial assessment of the wider site against the five purposes of the Green Belt in order to demonstrate the potential to release the site from the Green Belt.

To check the unrestricted sprawl of large built-up areas

The West Midlands Metropolitan Green Belt was formally designated in 1975, with the key aim to prevent the unrestricted sprawl of the key conurbations of Birmingham, Solihull and the Black Country and to prevent the coalescence of Birmingham and Coventry.

The site is not part of the larger, built-up areas of the West Midlands Green Belt but is a logical extension to the settlement of Hockley Heath. The site is modest in size and is bound by permanent physical features in all directions which would ensure development of the wider site remains contained and has negligible impact on the remaining Green Belt.

There is existing development to the south of the site in the form of residential properties that form ribbon development along Aylesbury Road and Stratford Road. The proposed development will not extend beyond the limits of this current development, and will provide visual buffer planting along the northern site edge to create a defensible boundary.

Given the permanent physical features to all the boundaries of the site, it is considered that removal of the site from the Green Belt would not result in unrestricted urban sprawl of large built up areas. Furthermore, Hockley Heath is not considered to be a large built-up area in the context of the original designation of the West Midlands Metropolitan Green Belt.

To prevent neighbouring towns from merging into one another

The nearest neighbouring settlement to the site and Hockley Heath is Dorridge to the north east. Although the development would extend Hockley Heath in this direction, the permanent physical features bounding the site, as previously described, would not cause the gap between Dorridge and Hockley Heath to be adversely compromised.

Moreover, even allowing for the development of the wider site, the gap between Dorridge and Hockley Heath would still be a distance of over 1km, which is considered to be an acceptable distance.

Based on the above points, development of the wider site would not cause neighbouring towns to merge into one another.

To assist in safeguarding the countryside from encroachment

The development of the wider site would be a natural extension to the existing built-up area of Hockley Heath and is contained by permanent physical features, which have already been highlighted. These features would prevent encroachment into the wider countryside.

Additionally, the extent of countryside already surrounding the wider site is considered to be robust, and which would not be adversely affected by the development of the wider site. The development of the site would not, therefore, contravene the Green Belt purpose of safeguarding the countryside from encroachment.



Figure 3 – Green Belt Review – Green Belt Location

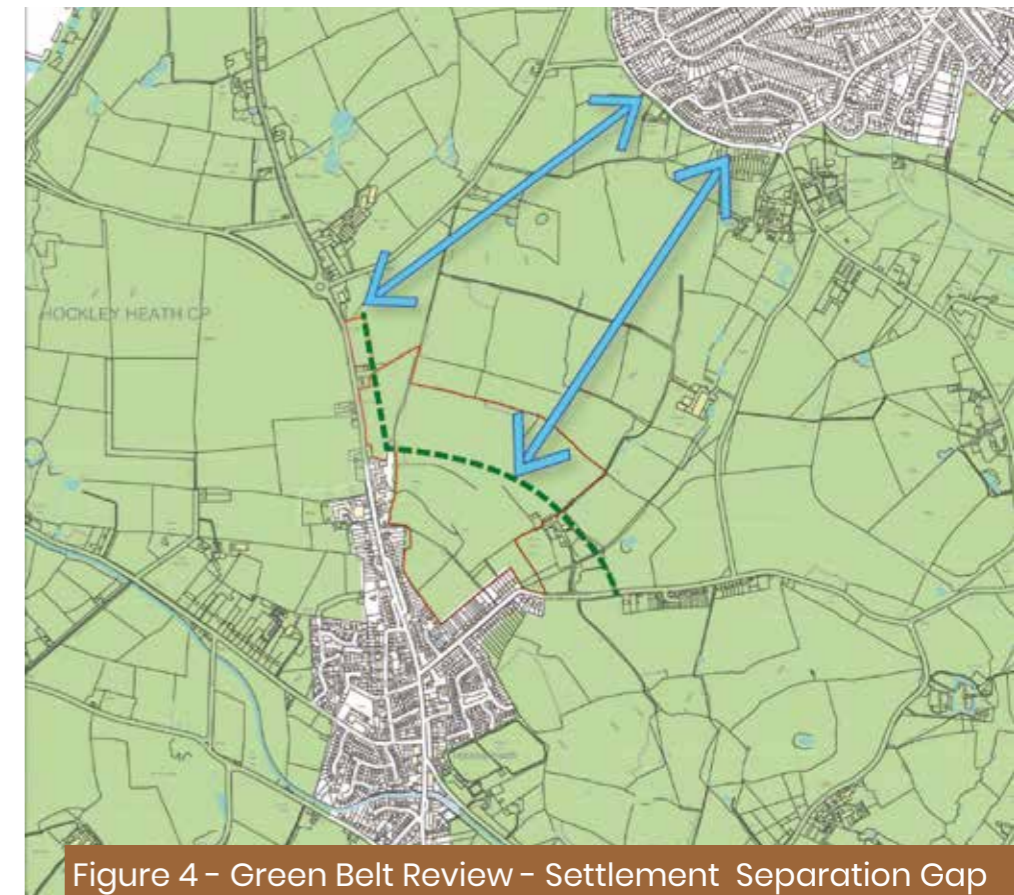


Figure 4 – Green Belt Review – Settlement Separation Gap

To preserve the setting and special character of historic towns

The settlement of Hockley Heath is not a nationally recognised historic town, although it has historic elements within it. The development of the wider site would not affect the setting of the village.

Thus, there would be impact on the setting or special character of historic towns as a result of the development of the wider site.

To assist in urban regeneration by encouraging the recycling of derelict and other urban land

The removal of the wider site would not affect the potential for either Solihull Metropolitan Borough Council or Warwick District Council, or other stakeholders with an interest in land and property within these areas, to facilitate urban regeneration through the recycling of derelict or other urban land.

The Green Belt Assessment Summary

The development of the site would not compromise the five purposes of the Green Belt in that:

- It would not result in the unrestricted sprawl of the large, built-up areas of Birmingham, Solihull or the Black Country;
- The wider site would not merge with key neighbouring towns and settlements, including Dorridge, and the development of the wider site would have negligible impacts on the separation distances between these places;
- Encroachment into the wider countryside is prevented by the self-contained nature of the wider site which is bound by permanent physical features including the provision of additional buffer planting;
- There would be no impact on the setting or special character of historic towns as a result of the development of the wider site;
- Development of the wider site would not prevent or discourage the recycling of derelict or other urban land within the District.

Overall, the development of the wider site and its removal from the Green Belt would not undermine the purposes of the Green Belt as defined in paragraph 134 of the NPPF. For these reasons, the site is considered to be suitable for housing.



Figure 5 - Green Belt Review - Proposed Green Belt Boundary

4 Accessibility

Local Facilities

The analysis set out below demonstrates that the site is in a highly accessible location and is well served by local facilities. It is therefore positioned in a location that would be optimal for residential use.

The site is well located in order for residents to access a range of key local amenities and facilities. Hockley Heath village centre is located south west of the proposed site and includes a convenience store within an approximate 10 minute walk journey time (0.8km). A Post Office, Dental Surgery and Primary School are also located within an approximate 14-minute walking journey (1.2km).

Table 1: Local Facilities

Local Facility	Proximity to Centre of Site	Walking time to Site
Formal Sports	Hockley Heath Recreation Ground - 900 metres	15 minutes
Education -Primary	Hockley Heath Academy - 800 metres	15 minutes
Health	Hockley Heath Dental Surgery - 800 metres	15 minutes
Food	OneStop village store - 600 metres	10 minutes
Retail	Dorridge Town Centre - 1.2 km	40 minutes
Bus	Stratford Road - 320 metres	5 minutes
Rail	Dorridge Station - 2km	40 minutes
Public House	Beefeater Barn - 370 metres	5 minutes

Transport

Stratford Road operates in a north south alignment to the west of the proposed site. It provides access from the site to the strategic road network, connecting to the M40 approximately 3km south of the proposed site and the M42 junction 4 approximately 2.5km north of the site.

A footway exists on the eastern side of Stratford Road in the vicinity of the site, continuing south to the Village centre and the amenities located there.

There is no formal cycle infrastructure in Hockley Heath, however there are many lightly trafficked local roads that provide an environment conducive to cycling and a local cycle route which runs along the pavement adjacent to Stratford Road to the north of Hockley Heath. Many routes in and around Hockley Heath do not provide segregation from traffic however, they are considered suitable for confident cyclists.

Existing bus stops located on Stratford Road and Aylesbury Road are served by buses that provide connections to key destinations with significant amenities, including Solihull and Birmingham.

The Site

Access will be provided into the development site from a priority junction on Stratford Road. This junction will also serve any east facing properties within the SMBC land.

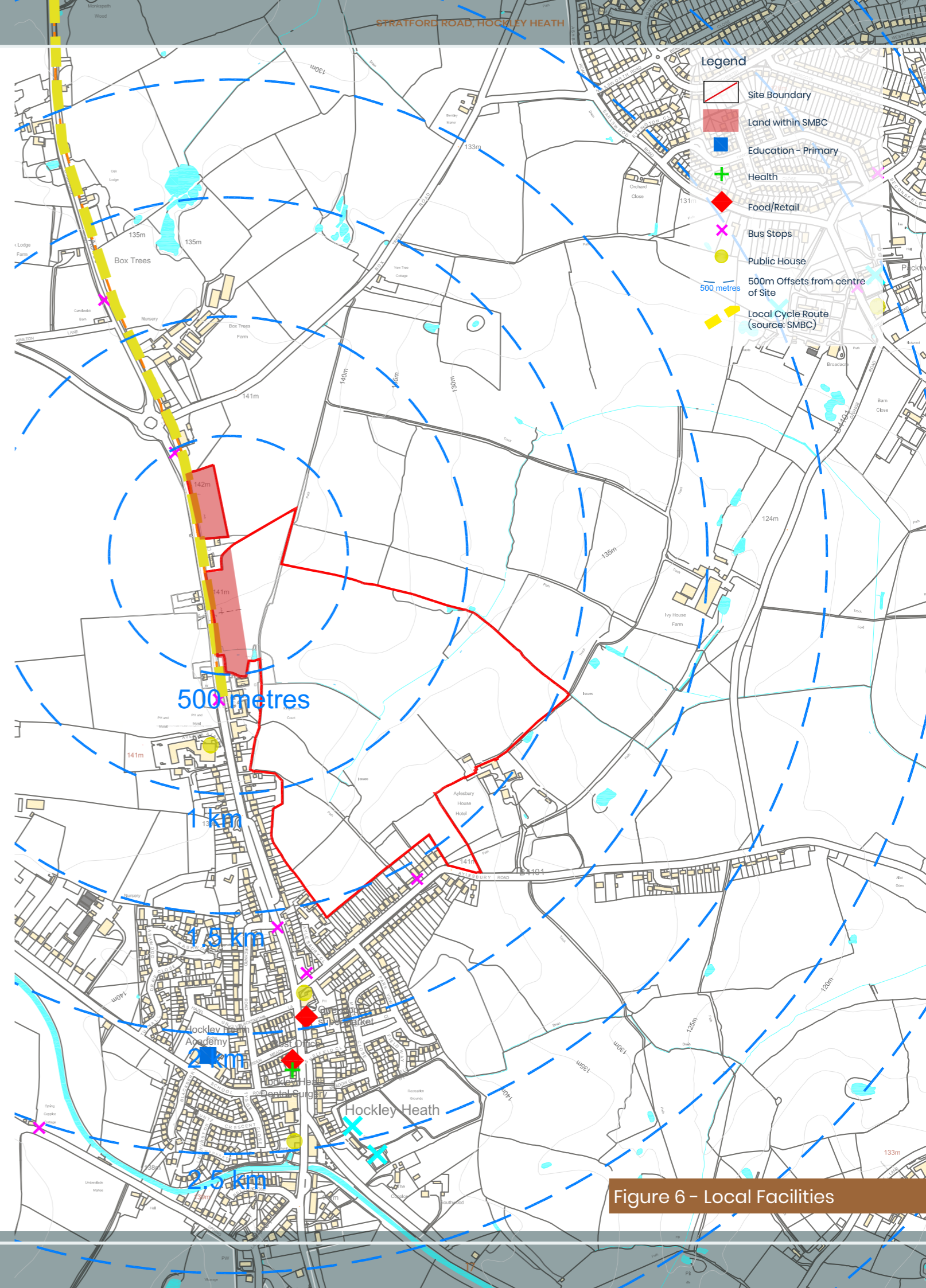


Figure 6 - Local Facilities

5 Concept Masterplan

The concept masterplan provides a mixture of dwelling types and tenures in accordance with SMBC policy.

The layout provides a hybrid of density with linear and block development, whilst maintaining spacious dwellings that meet the relevant standards.

The main vehicular access to the second phase of the development is located via a priority junction within the southern parcel.

Each property incorporates sufficient driveways and hard standing for vehicles to safely manoeuvre and access Stratford Road.

The northern plot reverts to linear development to sensitively integrate with the existing built form to the north of Stratford Road.

The existing hedgerow and belts of trees along Stratford Road are retained and incorporated into the emerging layout.

There is pedestrian and cycle connection to the existing local cycle route on Stratford Road, via the pavement at the priority junction.

Table 4: Housing Mix.

Requirement for all new housing between 2014 and 2033			Proposed Units		
Type	Abbr	% Contribution	Open Market	Affordable	Total Units
1 bed flat	1BF	9%	1	2	3
1 bed bungalow	1BB	4%	1	0	1
2 bed flat	2BF	12%	2	2	4
2 bed bungalow	2BB	5%	1	1	2
2 bed house	2BH	8%	1	2	3
3 bed house	3BH	32%	6	6	12
4+ bed house	4BH	30%	6	5	11
		Total	19	18	37

Legend













-  Residential units
-  Garages
-  Existing trees
-  Existing hedgerows
-  Proposed street trees
-  Proposed garden trees
-  Proposed hedges
-  Rear private gardens
-  Driveways
-  Pavements
-  Resident and visitor car parking (apartments)
-  Main vehicle access to Site



Figure 7 - Concept Masterplan

6 Executive Summary

There is an opportunity to provide a substantial number of dwellings on these two parcels of land that can meet SMBC policy, contribute to housing requirements and are sympathetic to Hockley Heath's existing built form and vernacular.

The Vision

- Provide a sustainable mix of housing to meet local need including an element of market, affordable and new starter homes.
- Cater for a diverse population including the elderly and young people
- Retain existing landscape features and incorporate new planting to create a green infrastructure for the enjoyment of residents and benefit of local wildlife
- Integrate existing public rights of way with new footpaths and cycleways to offer a network of safe and convenient routes
- Protect heritage assets outside of the site.
- Use existing site features and local cues to generate a distinct identity.

Development Principles:

- Strong vision, leadership and community engagement
- Long-term stewardship
- Mixed-tenure homes and housing types that are genuinely affordable for everyone
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy, neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

Deliverability

To be considered deliverable, sites should offer a suitable location for development, be readily available and be achievable with a realistic prospect that new housing will be built within the first few years of the local plan period.

The site is achievable and can be brought forward for development into the first few years. It is envisaged that St Philips would deliver new housing on the land under its control.

Importantly, the site is viable and will deliver the key community, social, and physical infrastructure required to meet the needs of new residents. This will include affordable housing and open space, along with necessary developer contribution to social and community or physical infrastructure.



Capita Real Estate and Infrastructure / 3
Brindleyplace, Birmingham, B1 2JB / tel: 0121 231 7336
email: julian.woolley@capita.co.uk

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Authors: St Philips, GVA, Capita Real Estate and
Infrastructure

Checked by: St Philips