

VISION STATEMENT 03/2019

ARDEN GREEN

S O L I H U L L



**BARTON
WILLMORE**

EXECUTIVE SUMMARY

This Vision Statement has been prepared by Barton Willmore LLP on behalf of David Wilson Homes (Mercia) to support the release of land at Arden Green, Solihull (the Site) to deliver up to 235 new open market and affordable dwellings. The Site extends to approximately 20 hectares and is located to the south-west of Solihull Town Centre.

To support this Vision, this Statement clearly articulates the opportunities presented by the Site. In summary, it demonstrates that:

To meet Solihull's objectively assessed housing need in full, 14,905 net additional dwellings are required to come forward over the Plan period to 2033. To meet this need, the release of Green Belt land will be required in suitable and sustainable locations.

The Site has logical, defensible boundaries – to the north lies Houndsfield Lane, whilst Tilehouse Lane forms the eastern boundary with the railway line to the west. Furthermore, strong landscaped boundaries are proposed to ensure that the revised Green Belt endures beyond the forthcoming Local Plan period.

The Site is in a very sustainable location, just ten minutes walk south of Whitlock's End rail station and well served by a number of frequent bus services.

The Site is within walking distance (approximately 15 minutes) to Dickens Heath for a range of local services and facilities

There are no identified technical or environmental constraints that would prevent the Site from coming forward for development subject to appropriate mitigation measures where necessary

The Masterplan for the Site illustrates how it can deliver a responsive sustainable development that complements its setting

The proposals will create a range and mix of housing types and tenures which will make a positive contribution towards the Borough's housing requirements; providing both open market and affordable housing as well as generating significant social and economic benefits to the local area

The Site is deliverable, achievable and available for housing development in accordance with guidance contained within the revised NPPF



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE VISION

The Site presents an excellent opportunity to release approximately 20 hectares of land to deliver a high quality, sustainable housing development that will sensitively meet the identified future needs of the Borough. The Vision for the Site is to develop a landscape-led development of up to 235 high quality new homes that complement the surrounding site context to create a sustainable and vibrant community.



Concept Masterplan

 Site Boundary (19.6ha)

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1. INTRODUCTION

The land at Arden Green provides a unique opportunity to release a sustainable and appropriate site that can deliver a high-quality development which will make an important contribution to addressing current and future housing requirements in Solihull Borough.

The Site comprises approximately 20 hectares of land, located in Tidbury Green to the south-west of Solihull. The Site is currently within the Green Belt but forms a logical extension that would complement the settlement.

This Vision Statement has been prepared by Barton Willmore LLP on behalf of David Wilson Homes (Mercia) to promote the Site for release from the Green Belt through the Local Plan. The document seeks to clearly articulate the opportunity that exists from the release of the Site by providing:

- » An analysis of the Site and its surrounding context;
- » A Concept Masterplan and Vision for the Site that illustrates the opportunities available and demonstrates how the Site can respond to its surroundings;
- » An analysis of the sustainability of the Site, including a review of technical considerations; and
- » A demonstration that the Site is deliverable, available and achievable in accordance with the provision of the National Planning Policy Framework (NPPF)

It is requested that the Site is removed from the Green Belt and allocated for residential development in accordance with the emerging Local Plan for Solihull Metropolitan Borough Council. As will be set out throughout this document, the proposals will provide for much needed market and affordable housing to meet the need of the local community now and in the future.

The site boundary is well-landscaped, view looking south on Tilehouse Lane



View from the main access looking north towards Houndsfield Lane



2. POLICY CONTEXT



Approximately 235 dwellings to meet local need



Extensive public open space



Easily accessible village centre including convenience store, doctor's surgery, restaurants and public house



Retained and enhanced landscape and green infrastructure



£106 developer contributions to support local schools, services and infrastructure



Local community served by easily accessible bus route and access to rail station

View looking south along Tilehouse Lane towards the bus stops



View looking east along Houndsfield Lane towards junction with Tilehouse Lane



3. SITE LOCATION & CONTEXT

3.1. LOCATION

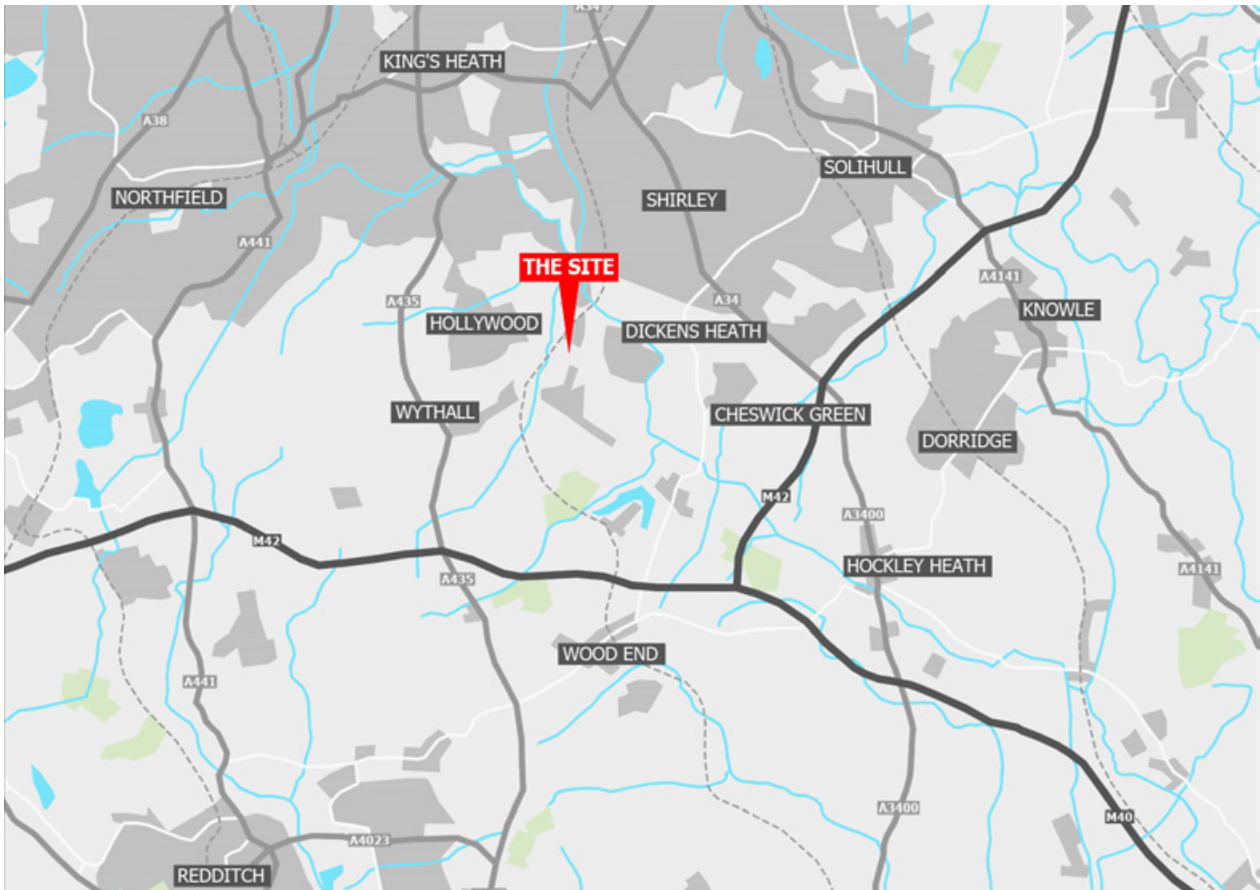
The site is located to the south of the city of Birmingham, east of Hollywood and west of Dickens Heath.

Further to the south of the site is the M42.

3.2. THE SITE

The 19.6ha site is located on the western boundary of the Borough of Solihull. Within walking distance (approximately 15 minutes) is the village of Dickens Heath, and Whitlock's End rail station (approximately 10 minutes). Tilehouse Lane also accommodates a bus route into Birmingham.

Site Location Plan (© Crown Copyright and database rights 2018 Ordnance Survey 0100031673)



To the north of the site are large detached properties set in deep plots fronting Houndsfield Lane that follow a strong building line and create a relatively fine grain of development. This layout creates a good sense of enclosure and natural surveillance to the street.

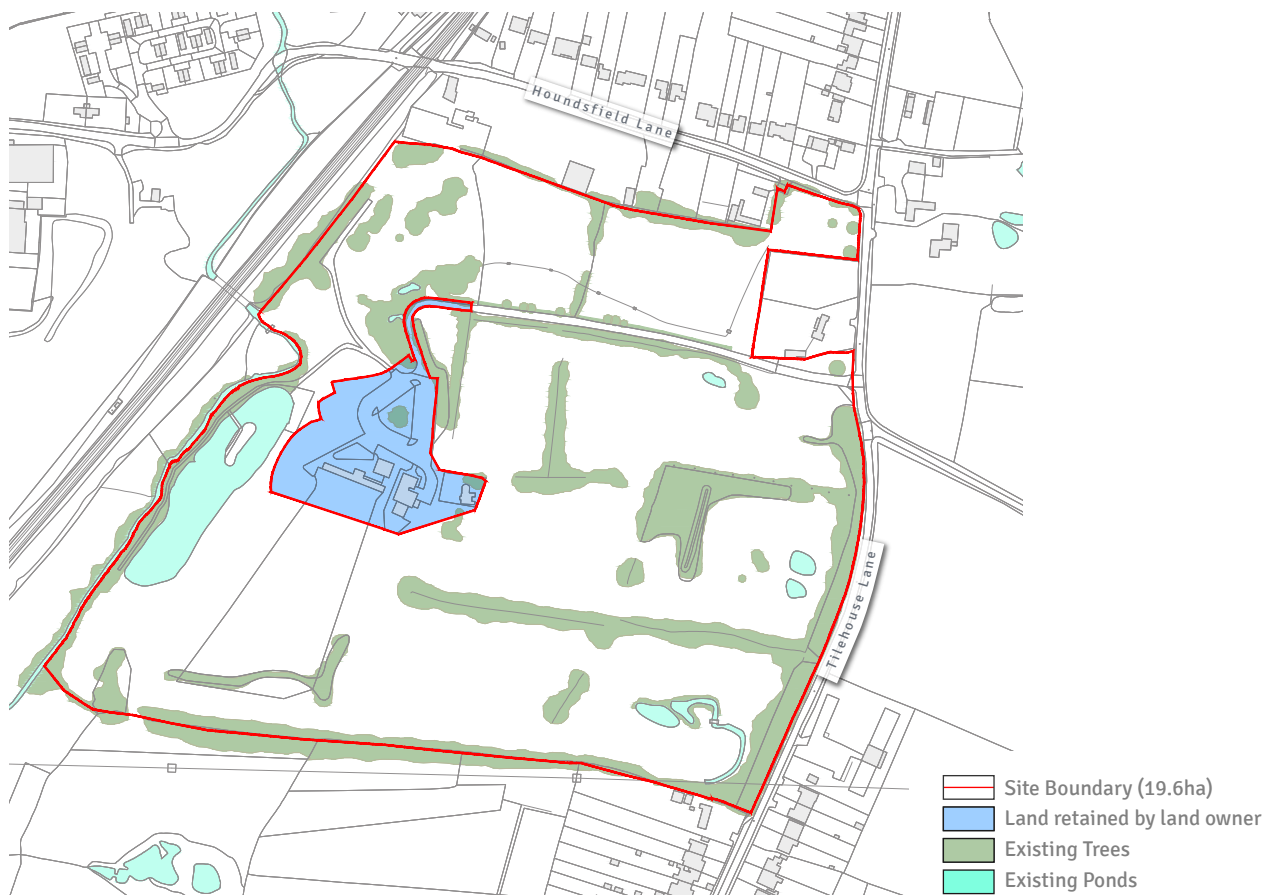
To the east is farm land and playing fields. To the south is further residential development including a recent development of 200 dwellings that is currently progressing through the reserved matters stages.

These dwellings are more modest in size and within more compact curtilages than the properties to the north of the site or those fronting Tilehouse Lane. To the west is the rail line and River Cole, with the countryside of Bromsgrove Borough beyond.

Mature boundary landscape of hedgerow and hedgerow trees result in the site being well screened from public vantage points from all sides, despite its elevated position.

Within the middle of the site are a number of existing homes which will be responded to within the masterplan proposals.

The Site



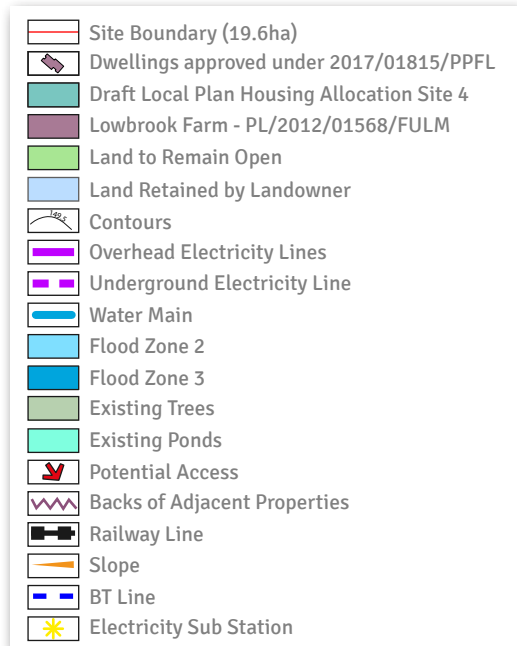
4. OPPORTUNITIES & CONSTRAINTS

4.1. OPPORTUNITIES

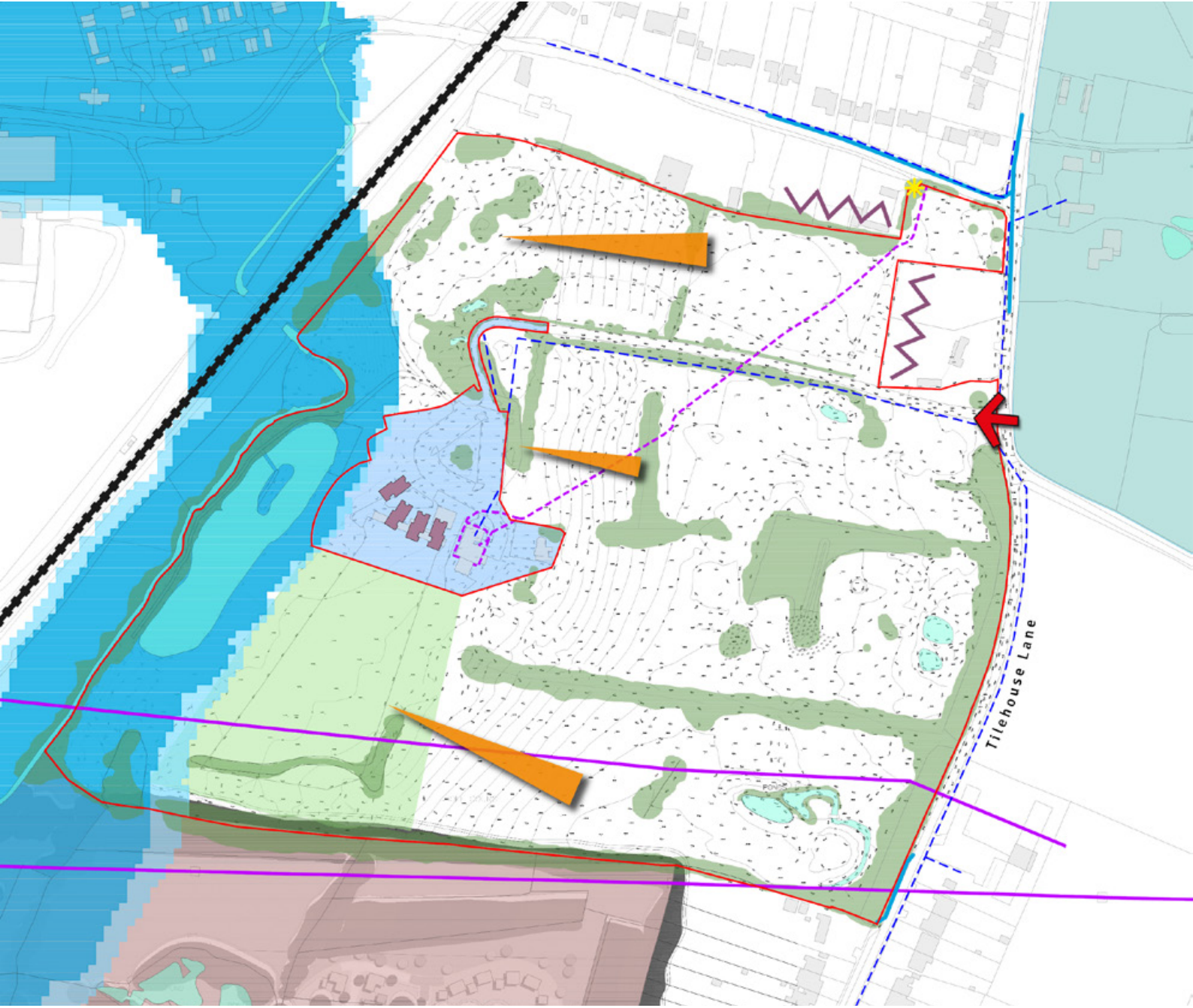
- » The site is located within walking distance of Dickens Heath, and directly abuts the Expansion Site for this village. A major housing development has also been approved directly to the south of the site at Lowbrook Farm.
- » Connections to the rail station at Whitlock’s End and bus route S3 encourage the use of sustainable transport, the former providing direct services to Birmingham Snow Hill
- » The central and eastern parts of the site fall within Flood Zone 1 and therefore are not liable to flooding and suitable for residential development
- » The site accommodates an established network of soft landscape, hedgerows, trees, and green spaces that the development proposal will be able to utilise and respond to
- » There are no heritage assets within, or within the setting of the site

4.2. CONSTRAINTS

- » The site is currently within the Green Belt
- » The site slopes steeply down to the west into the River Cole corridor
- » The site falls within Flood Zones 2 and 3 along its western edge, which falls within the River Cole corridor
- » The railway line creates a strong edge to the west of the site
- » There are power lines running east-west across the southerly part of the site, and also from the center of the site to the north-eastern corner



Opportunities & Constraints



5. GUIDING DEVELOPMENT PRINCIPLES














5.1. GUIDING PRINCIPLES

The Concept Masterplan illustrates the key guiding design principles for the site:

- » Development parcels nestled within high quality landscape and public open space
- » Primary and secondary movement routes ensure connectivity throughout the development and retain access to the existing buildings
- » Retention and enhancement of existing soft landscape features where possible to enhance biodiversity and maintain green infrastructure within the site
- » The nearby centre of Dickens Heath is within walking distance
- » Ensuring connectivity to existing routes to the nearby railway station
- » Site development on the level plateau with public open space on the slopes on southern and western edges

5.2. LAND USE BUDGET

Gross Site Area:	19.6ha
Net Developable Area:	6.7ha
Public Open Space:	12.9ha
6.7ha at 30-35 dwellings per hectare = approximately 200 - 235 dwellings	

	Site Boundary (19.6ha)
	Primary Vehicular Access Point
	Emergency Access Point
	Primary Movement Route
	Secondary Movement Route
	Proposed Development Blocks
	Key Frontages
	Landmark Buildings
	Public Open Space
	Retained Ponds
	Existing Trees retained where possible
	Dwellings approved under Decision Notice 2017/01815/PPFL
	Pedestrian Link

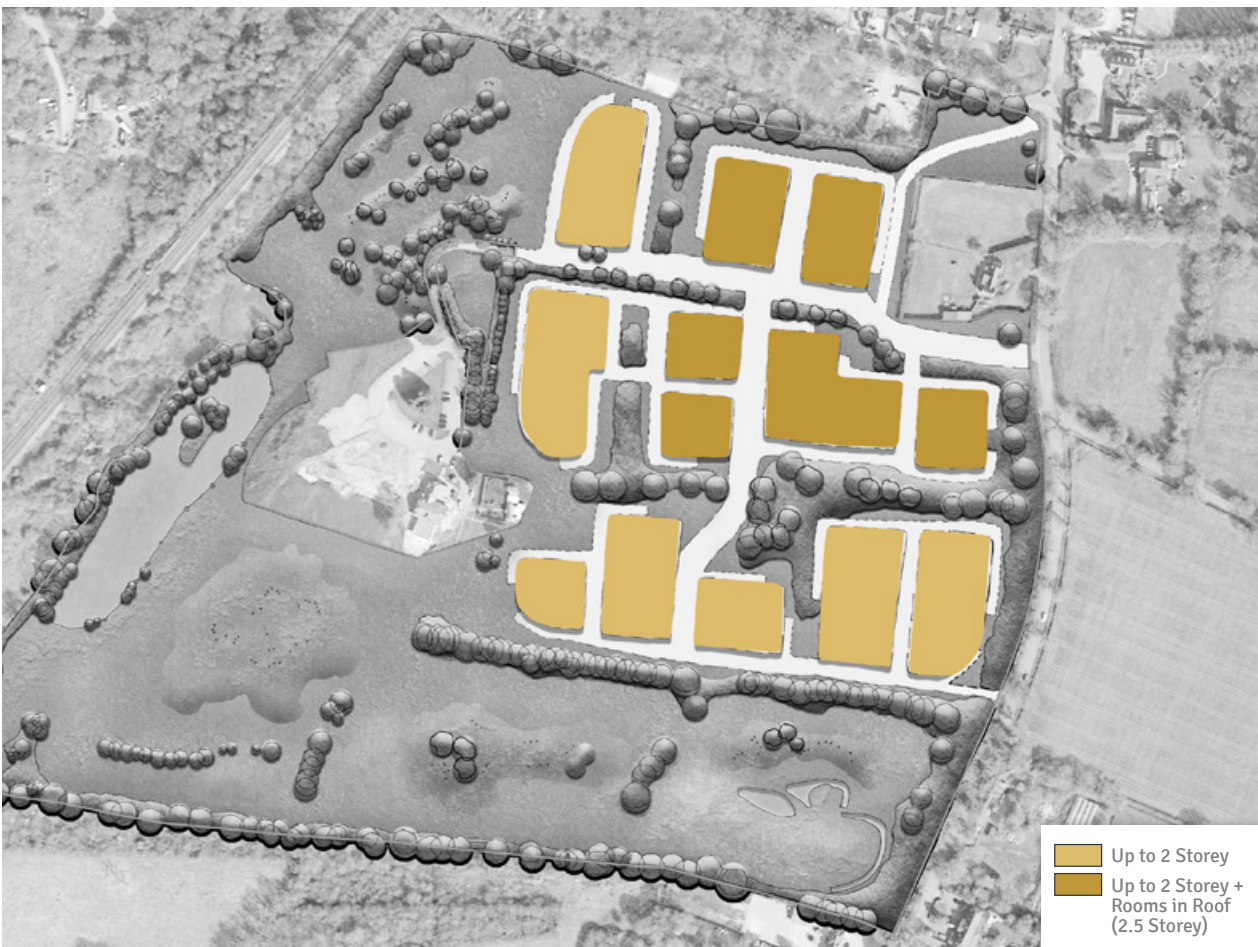
Concept Masterplan



5.3. SCALE

The form of development will reflect existing and proposed housing that surrounds the site. This is predominantly two-storey development with opportunities for living accommodation in the roof.

Toward the edges of the site, lower storey heights will help create a transition between the development and neighbouring countryside and development.



Storey Heights Plan

5.4. DENSITY

Higher density development will be focussed around the primary access route, and be reflected by the form of development in this area to reinforce a built form hierarchy across the development.

Lower densities on the site edges will create a softer buffer to neighbouring sites and the countryside.



Density

5.5. GREEN & BLUE INFRASTRUCTURE





The site benefits from a well established green infrastructure resulting from its previous use as a golf course, with bands of hedgerows and trees permeating the site as well as creating mature boundaries to the north, east and south.

To the west of the site the River Cole forms an important defensible boundary as well as contributing to the ecology and biodiversity of the site.

A comprehensive drainage strategy including the use of sustainable urban drainage (SUDs) will be developed at the next design stage.



Green & Blue Infrastructure

-  Site Boundary (19.6ha)
-  Public Open Space
-  Retained Ponds
-  Existing Trees retained where possible

5.6. ACCESS AND MOVEMENT NETWORK

The site's existing and proposed accesses link well into the wider movement network, and the primary and secondary streets within the site create an informal grid that aids permeability.







Walk and cycle links to Dickens Heath and Whitlock's End rail station have opportunities to be improved.

Access into the site will be via the existing vehicular entrance from Tilehouse Lane. This will form the Primary access and route serving the development.

An additional emergency access will be provided further south, and will become an additional pedestrian / cycle access into the site.



Access and Movement Network

-  Site Boundary (19.6ha)
-  Primary Vehicular Access Point
-  Emergency Access Point
-  Primary Movement Route
-  Secondary Movement Route
-  Pedestrian Link

6. DEVELOPMENT BENEFITS



Up to 235 new homes, designed to meet localised need for market and affordable dwellings



Where possible existing trees will be retained within public open space to soften the visual appearance of the scheme and enable development to blend positively into its countryside setting



Responsive design that reflects local distinctiveness and sits comfortably within the current vernacular context of the site



A permeable site that is designed to encourage active travel, supporting and utilising improved walk and cycle links to key destinations



A sustainable development responding to the tenets of the revised NPPF, providing access to public transport provision and community facilities



David Wilson Homes - High Quality Homes

David Wilson Homes - High Quality Homes



View of the current site access on Tilehouse lane from the north



7. DELIVERABILITY

Available

David Wilson Homes (Mercia) have secured legal agreements with the landowner(s) of the Site and as such the Site is within the control of a major housebuilder and can be developed to deliver up to 235 new homes that will be critical to meeting the housing need during the Plan period to 2033.

If the Site were to be released from the Green Belt and allocated for housing, David Wilson Homes would seek to develop the Site immediately. This commitment to delivery is demonstrated by David Wilson's recent track record of the efficient delivery of high-quality greenfield housing schemes across the West Midlands.



David Wilson Homes - High Quality Homes

Delivery Programme:

2018	Publication Plan	Q4
2019	Submission Plan	Q2
	Submission to Secretary of State	Q3
2020	Examination in Public	Q1
	Submission of Outline Planning Application	Q2
	Adoption of Local Plan	Q3
	Determination of Outline Planning Application	Q3
	Submission of Reserved Matters	Q4
2021	Determination of Reserved Matters	Q1
	Commencement of Development	Q3

Suitable

The Site is suitable for housing development because it:

- » Offers a suitable location for development and can be developed immediately following any allocation
- » Is enclosed by defensible boundaries ensuring development of the Site does not encroach into the surrounding countryside and the Green Belt can endure beyond
- » Could utilise existing infrastructure surrounding the Site; with no utilities, drainage or infrastructure constraints preventing the Site from coming forward for development
- » Has no identified environmental constraints that would prevent the Site from coming forward for residential development
- » Can deliver satisfactory vehicular access into the Site
- » Will deliver new areas of public open space for use by existing and new residents of the community
- » Is highly sustainable with a number of local shops and services located within easy walking distance of the Site
- » Is within walking distance of Whitlock's End rail station

Achievable

The delivery of up to 235 new dwellings would make a significant contribution towards meeting the housing needs of Solihull Borough for the Plan period to 2033. An assessment of the Site constraints have been undertaken which illustrates that the delivery of the Site is achievable and deliverable, and a professional team of technical experts has been appointed to underpin this assessment and support the delivery of the Site moving forward. Where any potential constraints are identified, David Wilson has considered the necessary mitigation measures and required investment in order to overcome any deliverability barriers.

David Wilson has reviewed the economic viability of the proposals in terms of land value, attractiveness of the locality, level of potential market demand and projected rate of sales in the local area. These considerations have been analysed against cost factors associated with the Site, including site preparation costs and site constraints. David Wilson can therefore confirm that the Site is economically viable and therefore achievable in accordance with the NPPF.

**BARTON
WILLMORE**