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**DRAFT LOCAL PLAN SUPPLEMENTARY CONSULTATION JANUARY 2019
REPRESENTATIONS BY PACKINGTON ESTATE ENTERPRISES LTD**

HAMPTON IN ARDEN

**Q16. DO YOU AGREE WITH THE INFRASTRUCTURE REQUIREMENTS IDENTIFIED FOR
HAMPTON IN ARDEN, IF NOT WHY NOT; ANY OTHER MATTERS SHOULD BE
INCLUDED?**

Constraints and Opportunities – Packington Estate Enterprises Ltd [Packington] are important land owners within the area, particularly around the villages of Hampton in Arden and Meriden. Hampton in Arden, as a key village within the Borough, is considered appropriate to accommodate additional residential accommodation to help meet the needs of Solihull and the wider Housing Market Area. Not only has it got a range of facilities including a primary school, library, doctor's surgery and several shops, together with a wide range of recreational facilities but the village also has a bus service and a train station on the West Coast Mainline. This provides access to London, Birmingham and Coventry and is key to the sustainability of the village.

SLP Site 24 to the East of the village was allocated within the Solihull Local Plan 2013. Whilst there is additional land around this allocation, including the former ammunition depot (occupied by Arden Wood Shavings Ltd), development further to the East is constrained by River Blythe and its associated flood zone.

The former ammunition depot, as brownfield land, and surrounding land should be developed alongside the existing allocation to create a defensible boundary.

Community Infrastructure Levy – Packington agree that the Community Infrastructure Levy (CIL) collected in the area will provide a significant source of funding to the Parish Council, allowing the Parish Council to be able to invest in the local community. Given the known desire by the Parish Council and residents of the village to discourage traffic from the surrounding area, using the main road through the village as a shortcut, CIL contributions should be used for traffic calming measures throughout the village.

It is acknowledged that infrastructure requirements for allocated Site 6 and draft Site 24 should be provided, where appropriate, for the development. Packington agree with the need to provide open space as part of the site's development, however this should only provide the required space for the population of the development, with CIL contributions to the Parish Council being used to meet any existing shortfall within the village. Alternatively, developer contributions from proposed Site 6 and allocated SLP Site 24, in lieu of on-site open space provision, should be utilised to assist in the upgrade and meet the shortfall of existing facilities.

Green Belt Enhancement – As noted within the National Planning Policy Framework (NPPF) the document only makes the provision for environmental and/or access improvements. It does not make it a compulsory requirement.

The removal of the former ammunition depot site, and its' use for storage and lorry parking would substantially improve the appearance of the area from the neighbouring Green Belt. The site is currently brownfield land and is thus, in principle, acceptable for development. Its' development would remove the conflicting use which is an eyesore on this part of the village. Whilst not containing a large amount of permanent building, the storage of bales and lorries do create a permanent visual impact. If allocated, housing to the east could be laid and formed sensitive to the Green Belt, thus enhancing the villages boundary to the Green Belt.

The redevelopment of the site would provide substantial environmental improvements in line with guidance contained within the NPPF. Packington contend that the provision of further enhancements or additional accessible space isn't justified.

There are large areas of open space with good accessibility within the village, together with a great number of public footpaths within the vicinity. Notwithstanding this, Packington may consider the provision of a formalised public footpath to the South of the houses in The Crescent, linking the footpath to the east of The Crescent to the footpath which runs alongside the railway line, as part of the development of proposed allocation of Site 6.

Q17. DO YOU BELIEVE SITE 6 MERIDEN ROAD SHOULD BE INCLUDED AS AN ALLOCATED SITE, IF NOT WHY NOT? DO YOU HAVE ANY COMMENTS ON THE DRAFT CONCEPT MASTERPLAN FOR THE SITE?

Packington believe that proposed Site 6 should be included as an allocated site within the revised Local Plan for the following reasons:

Housing Supply – The development of proposed Site 6 will allow for improved efficient use of the land, contributing towards the five-year housing supply. The construction of circa 100 homes, alongside additional homes on the neighbouring allocated SLP Site 24 will contribute substantially to the housing supply.

Surrounding Potential – The further development of the area would follow the existing pattern of surrounding development within the village, acting as a logical extension to the village. As a result of the allocation of SLP Site 24, this gives huge potential and influence on the allocation of Site 6. This would allow the two sites to incorporate one another, through a phased development. However, given the different land ownerships appropriate flexibility will need to be allowed for, to enable the sites to come forward separate and in part.

Provision of a Range of Housing – The development of the site can provide the opportunity to construct a range of housing, providing houses for all areas of the market, including the potential to provide specialist housing for the elderly and smaller homes to allow for retention of younger members of the community.

Housing Density – It is important to consider housing density across the site, in relation to the neighbouring allocated SLP Site 24 and the surrounding area (Lapwing Drive) allowing the character of the surrounding area to be retained. Whilst Packington accept the need for housing, it is important to consider the surrounding Green Belt and the established character of Hampton in Arden. Therefore, the proposed density must be appropriate and sufficient in flexibility, including within the masterplan, should be provided for.

Phasing – Allocating of Site 6 will allow for phasing of the development across the wider site. As the neighbouring site (SLP Site 24) has already been allocated and can come forward for development on its own merits, whilst proposed Site 6 is within two ownerships, there should be an allowance made for the two sites to come forward over three phases, including within the masterplan.

Open Space – Should there be a shortfall of public space within the site as part of its development, financial contributions towards public open space improvements elsewhere within the village should be considered acceptable. A contribution for open space external to the site should be contributed to but the sites development should not be beholden on identifying an alternative location or a specified age group.

Allowance should be made for associated public open space to be provided outside the identified sites, providing the public open space retains the openness of the Green Belt in which it would be located, in compliance with the adopted Green Belt policy.

Drainage – Whilst drainage is noted on the masterplan due to changes in ground levels, any drainage and Sustainable Drainage System (SUDs) feature must be realistic and achievable in terms of land ownership, gradient and capacity requirements.

MERIDEN

Q29. DO YOU AGREE WITH THE INFRASTRUCTURE REQUIREMENTS IDENTIFIED FOR MERIDEN, IF NOT WHY NOT; OR DO YOU BELIEVE THERE ARE ANY OTHER MATTERS THAT SHOULD BE INCLUDED?

Local Housing Need – Packington agree that the allocation of this site will improve the local housing need, providing a range of housing including affordable and special needs housing to coincide with the Firs. However, it must be noted market housing must also be available within the provision of 100 homes to ensure the needs are met of all groups of people.

Concept Master Plan – The masterplan demonstrates the creation of green open space, incorporated with the lake showing a good use of space. In terms of density, there must be a consideration to the housing, including the new development to the east of the site, ensuring that 100 homes within the site isn't too dense and out of keeping.

Local Infrastructure Requirements – It would be expected for the development to contribute to improving local infrastructure to ensure the needs of local people are met.

Community Infrastructure Levy – CIL payment is expected to contribute to provisions within the local area. The Parish Council need to ensure that the funding received provides improved infrastructure or upgrading existing open space within Meriden village itself.

Green Belt Enhancements – It is important to take the Green Belt principle into consideration, alongside enhancement that can be made to compensate. Much of the land around Meriden, including the land to the south of proposed Site 10 has been the subject of mineral working. Such sites should be considered for further development in order to ensure the best use of the land, their reclamation and thus Green Belt enhancement.

Q30. DO YOU BELIEVE THAT SITE 10 WEST OF MERIDEN SHOULD BE INCLUDED AS AN ALLOCATED SITE, IF NOT WHY NOT?

Packington accept the need to identify land around Meriden for residential development including proposed Site 10. The site, together with others would contribute to local housing need for the area and will coincide with recent developments to the east. This allocation would be appropriate as an extension to the village without having a detrimental impact upon its character or the surrounding area. It has excellent highway links to surrounding area, particularly via the A45 which provides access to Coventry and Birmingham without the need to drive through the existing village.

However, it is contended that further land within Meriden should be allocated for residential development as the nature of the village and the facilities it provides could accommodate additional unit numbers. Packington owns land which is currently being quarried close to proposed Site 10 which could assist in additional delivery.

It is contended that this 'quarry' site, in part or in full, should be considered for allocation as a logical extension to Site 10. The quarry site would correlate with the development of Site 10 in terms of its' location, whilst helping to achieve housing need for the area.

Additionally, if this site was allocated it would help contribute towards a gateway development into Meriden from the Birmingham Road and Maxstroke Lane roundabout. Whilst enabling a high-quality reclamation scheme which could benefit the village. Given the location of the A45 and the adjacent golf course the development of the quarry site would form a logical and defensible boundary to the western end of the village.



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