



LAND SOUTH OF

# BROAD LANE

MARCH

2019

VISION STATEMENT

# THE VISION

THE SITE PRESENTS AN EXCELLENT OPPORTUNITY TO RELEASE APPROXIMATELY 32 HECTARES OF LAND TO DELIVER A HIGH QUALITY, SUSTAINABLE HOUSING SITE THAT WILL SENSITIVELY MEET THE IDENTIFIED FUTURE NEEDS OF THE BOROUGH. THE VISION FOR THE SITE IS TO DEVELOP A LANDSCAPE-LED DEVELOPMENT OF APPROXIMATELY 655 HIGH QUALITY NEW HOMES THAT COMPLEMENT THE SURROUNDING SITE CONTEXT TO CREATE A HIGH QUALITY, SUSTAINABLE, AFFORDABLE AND VIBRANT COMMUNITY.





LAND SOUTH OF

# BROAD LANE



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# 1 INTRODUCTION

**The land south of Broad Lane 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 32 hectares of land, located on the eastern edge of Solihull Borough adjacent to the Tile Hill area of Coventry. The Site is currently within the Green Belt but its release would represent a logical extension to Tile Hill that would assist in Solihull meeting their objectively assessed housing need for the coming Plan period.

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;

- » An assessment of the policy context and justification for the release of the Site from the Green Belt;
- » 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).

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.



**Neighbouring Development at Bannerbrook Park**



**The Site from eastern site boundary looking north**

## 2 POLICY CONTEXT



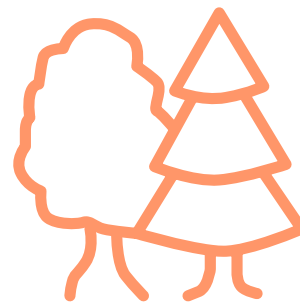
APPROXIMATELY 650 HOMES TO MEET LOCAL NEEDS



EXTENSIVE PUBLIC OPEN SPACE INCLUDING GREEN LINEAR PARK AND RECREATIONAL ROUTES



EASILY ACCESSIBLE LOCAL CENTRE INCLUDING CONVENIENCE STORE, PHARMACY, RESTAURANT, TAKE-AWAY AND PET STORE



RETAINED AND ENHANCED LANDSCAPE AND GREEN INFRASTRUCTURE



S106 DEVELOPER CONTRIBUTIONS TO SUPPORT LOCAL SCHOOLS, SERVICES AND INFRASTRUCTURE



LOCAL COMMUNITY SERVED BY EASILY ACCESSIBLE BUS ROUTE RUNNING THROUGH THE SITE

# 3 SITE LOCATION & CONTEXT

## 3.1 LOCATION

The site is located on the western fringe of the city of Coventry within a rural environment of farmland and near to a number of outdoor leisure facilities, including the Rough Close Scout Campsite and Activity Centre, Floyds Field Sports Ground and Woodlands Sports Complex.

Nearby is Tile Hill rail station, which provides connections to Birmingham New Street, and the 6a bus route on Banner Lane, which currently runs every 20 minutes into Coventry city centre.



Local Children’s Play Area within Bannerbrook Park

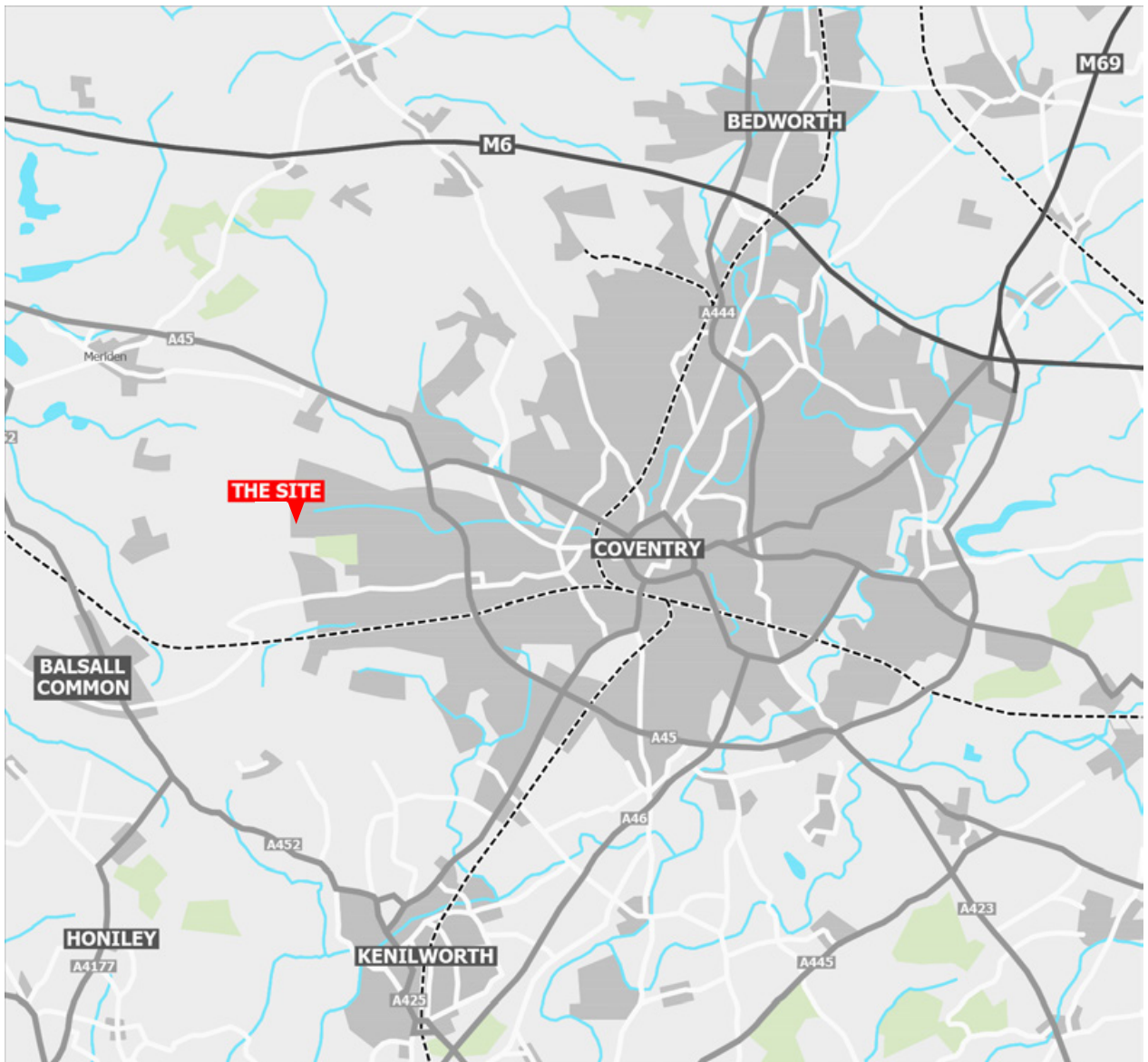


Tile Hill Railway Station



Nearby Local Centre at Bannerbrook





Wider Site Location Plan

### 3.2 THE SITE

The 32ha site sits within an agricultural setting located on the eastern boundary of Solihull Borough. Within walking distance (approximately 10 minutes) is the local centre at Bannerbrook Park. Tile Hill rail station is located to the south of the site and provides services to Birmingham New Street. Banner Lane accommodates a bus route into Coventry.

To the north of the site is Broad Lane, beyond which is farmland and open countryside. To the east is the residential district of Hockley, sited on Coventry's western boundary, and comprising modestly sized

dwelling within compact curtilages.

To the south are playing fields, the Rough Close Scout Campsite, and open countryside and farmland. To the west is further open countryside and farmland.

On the site's western boundary is a recycling area accessed from Broad Lane.



View along Broad Lane



View along Broad Lane



Pedestrian access into the site from the north-east



Footpath to the north-east of the site



**The Site**

— Site Boundary (32ha)

## 4 OPPORTUNITIES & CONSTRAINTS

### 4.1 OPPORTUNITIES

- » The site is located within walking distance of the local centre at Bannersbrook Park;
- » Connections to the rail station at Tile Hill and bus route on Banner Lane will encourage the use of sustainable transport, the former providing direct services to Birmingham New Street and its proximity to future HS2 rail interchange;
- » The site is entirely within Flood Zone 1, and therefore is 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;
- » The northern, eastern and southern boundaries have existing planting which filters views of the site; and
- » Relatively flat site, with a gentle fall towards the north-eastern corner. Potential to utilise this topography for SUDs.



Existing stream and footbridge on the north of the site

### 4.2 CONSTRAINTS

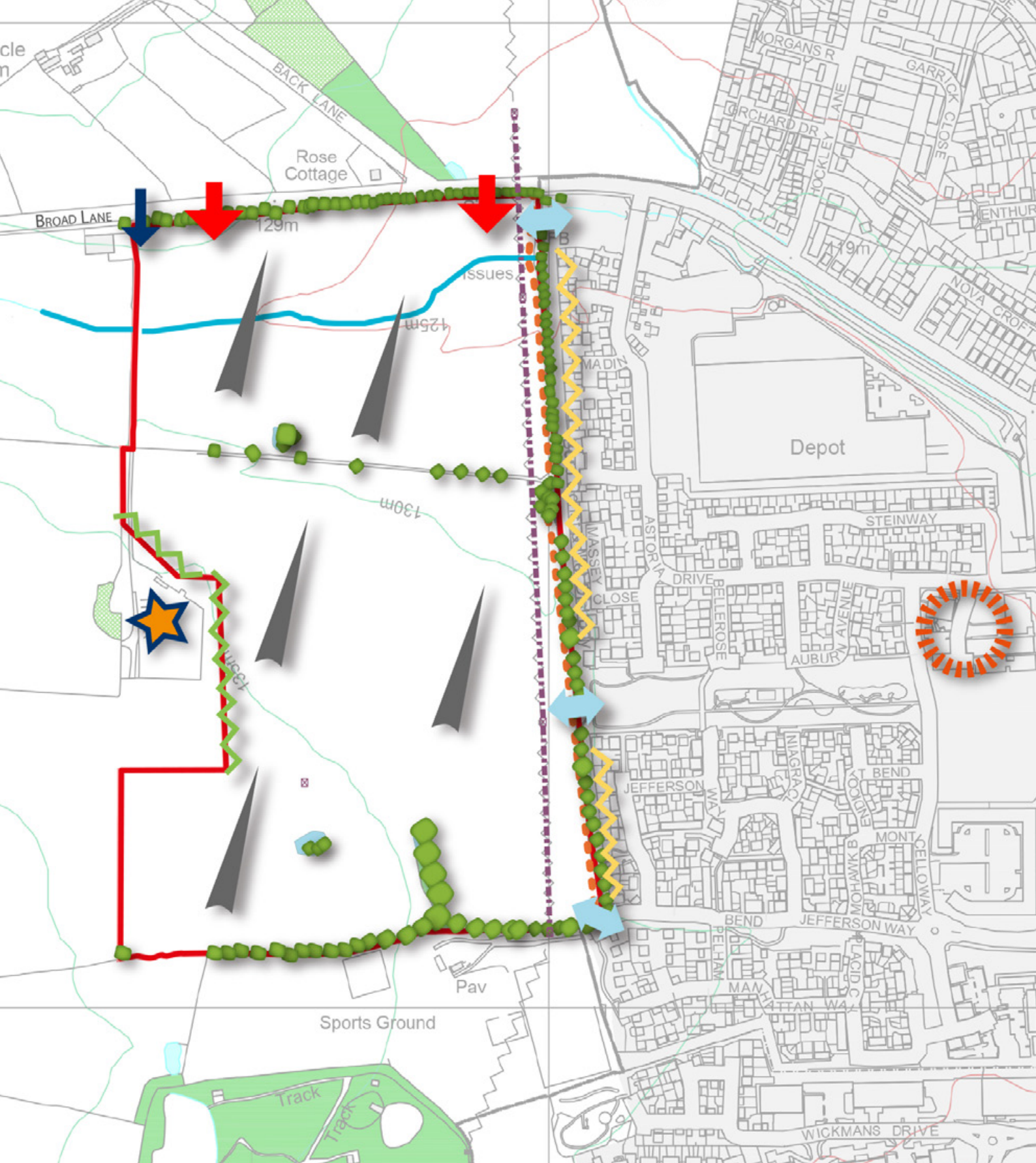
- » Respect Green Belt along the western boundary;
- » A stream running through the northern part of the site;
- » Overhead power lines running through the site along the eastern boundary; and
- » An existing recycling facility is located on the western boundary of the site.



Existing overhead lines on the east of the site



Pedestrian link from Bannersbrook east of the site



**Opportunities & Constraints Plan**

- |                                     |                                 |
|-------------------------------------|---------------------------------|
| Site Boundary (32ha)                | Slope                           |
| Existing Trees and soft landscape   | Local Centre                    |
| Existing Ponds                      | Stream                          |
| Potential Primary Access Point      | Backs of properties             |
| Potential pedestrian / cycle access | Overhead Power Line             |
| Public Right of Way                 | Strategic Waste Management Site |
| Contours                            | Buffer                          |

# 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 access to adjacent development and facilities;
- » Retention and enhancement of existing soft landscape features where possible to enhance biodiversity and maintain green infrastructure within the site;
- » The nearby local centre is within walking distance via a highly attractive, landscaped walking route;
- » Public open space to the southern and western boundaries creates a soft buffer to farmland beyond and an appropriate soft edge to the development; and
- » Routing a bus into the site will improve the sustainable transport options for the development.



Preliminary Sketch Concept

## 5.2 LAND USE BUDGET

Gross Site Area	<b>32.0ha</b>
Net Developable Area	<b>17.2ha</b>
Public Open Space	<b>14.3ha</b>
17.2ha at 32-38 dwellings per hectare = <b>550 - 655</b> dwellings (approx)	












Land Use Budget

- Site Boundary (32ha)
- Development Area
- Public Open Space

There is potential to provide a Community Facility within the development to serve the new residents and also the existing surrounding residents.



**Concept Masterplan**

- |   |                                |   |                             |   |                           |
|---|--------------------------------|---|-----------------------------|---|---------------------------|
|  | Site Boundary (32ha)           |  | Proposed Development Blocks |  | Attenuation Basin         |
|  | Primary Vehicular Access Point |  | Public Open Space           |  | Existing / Proposed Trees |
|  | Primary Movement Route         |  | Stream                      |  | Overhead Power Line       |

### 5.3 SCALE

The scale 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 (2.5 storeys).

These 2.5 storey dwellings will be used towards the east of the site, adjacent to the existing settlement and on key corners.

Towards the western and eastern edges of the site, two storey dwellings will help create a transition between the scheme and neighbouring countryside and development.



**Scale**

- Up to Two Storey + Rooms in Roof (2.5 Storey)
- Up to Two Storey






### 5.4 DENSITY

Higher density development will be focussed towards the eastern part of the site, adjacent to the existing Bannersgate development.

Lower densities on the site's western edge will create an appropriate transition to neighbouring development and the countryside.



**Density**

-  Higher Density
-  Medium Density
-  Lower Density

## 5.5 GREEN & BLUE INFRASTRUCTURE

The site benefits from a well established green infrastructure resulting from its use as farmland, with 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 recycling centre and its access road form an important defensible boundary.

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



**Green & Blue Infrastructure**

## 5.6 ACCESS AND MOVEMENT NETWORK

The Site has potential to 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 Bannerbrook Park local centre and Tile Hill rail station encourage active travel.

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

The existing route to the recycling centre will be retained.



**Access and Movement Network**

- Primary Movement Route
- Secondary Movement Route
- Key Pedestrian Route (link to local centre)
- Recycling Centre Access
- Existing Public Right of Way

## 6 DEVELOPMENT BENEFITS



» Approximately 655 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 existing walk and cycle links to key destinations;



» A sustainable development responding to the tenets of the revised NPPF; and



» New public open space providing amenity to the new residents and existing neighbouring community.



A site that encourages active travel, utilising existing walk and cycle links to key destinations

**Existing Trees and Hedgerows on site to be retained within the public realm**



**David Wilson Homes - High Quality Homes**



# 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 approximately 655 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 Homes recent track record of the efficient delivery of high-quality greenfield and brownfield 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 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
- » Can 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 close proximity of bus and rail services

## ACHIEVABLE

The delivery of approximately 655 new dwellings would make a positive 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 barriers.

David Wilson Homes 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 Homes can therefore confirm that the Site is economically viable and therefore achievable in accordance with the NPPF.

