

Policy and Delivery
Managed Growth and Communities Directorate
Solihull MBC
Council House
Manor Square
Solihull
B91 3QB

Date: 15 March 2019

Our ref: 14965/01/SSL/SSI/17133583v1

Your ref:

Dear Sir/Madam,

Draft Local Plan Supplementary Consultation and Concept Masterplan (Site 12): Comments on behalf of Taylor Wimpey

We write on behalf of our client Taylor Wimpey UK Ltd (TW), with regards to the Supplementary Consultation document and Concept Masterplan for Site 12.

Background

As you are aware, Taylor Wimpey own much of the land in the Proposed Housing Allocation 12 South of Dog Kennel Lane, Shirley. Taylor Wimpey therefore fully support the allocation of the site for residential development and can confirm that housing development at this site is deliverable. The site is well located to shops, employment, public transport and schools and is therefore in a highly sustainable location.

To support the allocation and to demonstrate how this can deliver a new sustainable community, we include an updated Development Statement for Site 12 (**Appendix 1**) prepared on behalf of Taylor Wimpey. This clearly sets out how a masterplan for this site, prepared for Taylor Wimpey, has evolved to address all of the constraints and opportunities. In addition, the following technical reports have been provided in support of the allocation:

- Ecology Technical Note prepared by EDP (**Appendix 2**)
- Green Belt Position Note prepared by EDP (**Appendix 3**)
- Flood Risk Scoping Note prepared by BWB Consulting (**Appendix 4**)
- Transport Report prepared by Vectos (**Appendix 5**)

The Heritage Assessment will be finalised on receipt of the SMBC report currently being prepared.

Overall, we consider that a housing allocation at this site could deliver in the order of 1,200 new homes together with associated social and physical infrastructure and public open space within a well landscaped and high quality designed masterplan.

Supplementary Consultation Document

Set out below are responses by Taylor Wimpey to the specific questions raised.

Q1: Exceptional Circumstances

Taylor Wimpey agrees with the broad approach taken to identify the OAN for the Borough and the assessments undertaken of the alternatives for delivering new homes on brownfield land. It is agreed that there is a housing need to be met that cannot be achieved from brownfield land alone.

In addition, we note that the Council has undertaken an assessment of the Green Belt in the Borough to identify those areas/sites which do not perform as strongly in terms of the functions of the Green Belt.

On this basis and in line with the guidance in paragraphs 136 and 137 of the NPPF, it is agreed that there are exceptional circumstances to alter the Green Belt boundaries in order to allow for further housing growth.

Q2: Site Selection Methodology

Taylor Wimpey agree with the approach taken by the Council to identify suitable sites for development. It is right to first consider brownfield sites and to then consider other accessible and sustainable locations, as required by paragraph 138 of NPPF.

Q11: Infrastructure Requirements for Blythe

Taylor Wimpey acknowledge that there is a need to ensure that appropriate social and physical infrastructure is in place to ensure that a sustainable community can be delivered on this site. In particular, it is recognised that there should be improvements in public transport and the provision of a new primary school. If assessed as being needed, new health facilities could also be provided.

In addition, a significant area of public open space would also be delivered as part of comprehensive proposals for the site. This would be a significant local amenity that would act as a green buffer between new development and Cheswick Green whilst opening up public access to the Green Belt and providing recreational space for the local community.

Subject to further viability testing, affordable housing will be delivered on this site.

Regarding the proposed approach for Blythe, while Taylor Wimpey are supportive of principle of providing a mix of market and affordable housing, as well as a range of types and sizes of homes, this will be dependent on market demand at that time. There should be sufficient flexibility in the Council's approach to ensure development meet market demand and that there is not a saturation of a particular housing type/product. This is pertinent with regards to small, market flats.

Taylor Wimpey are also supportive of site's coming forward for development in a comprehensive manner and a joined-up approach for the delivery of infrastructure. This, however, should not predicate the delivery of site's coming forward to provide much needed housing.

Q14: Site 12 - South of Dog Kennel Lane & Concept Masterplan

As stated above, Taylor Wimpey owns or controls much of this site. They agree that the site should be allocated for housing and we can confirm that it could deliver in the order of 1,200 dwellings, commencing early in the Local Plan period.

Comments on SMBC Illustrative Masterplan

Following a review of the Concept Masterplan (January 2019), we set out our comments on the Masterplan below.

This document provides a high-level analysis of Sites 11, 12 and 26, all of which are located on the southern edge of Shirley. Site 11 (the former TRW site) borders Site 12 to the north and recently received a resolution to grant planning permission for residential and employment uses on 13 February 2019 (ref. PL/2018/02731/MAJFOT). Our comments relate specifically to the Site 12 Site Analysis and Masterplan.

The high-level site analysis for Site 12 identifies a number of key constraints that require consideration during the development of the illustrative masterplan. It notes Site 12's location in the Green Belt and that a new defensible Green Belt boundary will be required if the site is allocated for development. This boundary, it is suggested, could take the form of a road.

Whilst it is agreed the revised Green Belt boundary needs to be clearly defensible, this should not take the form of a new road to the extent shown on the SMBC Illustrative Emerging Concept Masterplan as it is preferable (in line with the NPPF) to identify a defensible Green Belt boundary through existing physical features on the ground. The emphasis should be on using existing landscape features and field boundaries. This ensures that an appropriate and sensitive development edge is created, which can form an attractive interface between the development and the Green Belt whilst promoting pedestrian and cycle access into the wider landscape. More detail on Taylor Wimpey's approach to defining a new defensible Green Belt boundary for Site 12 and its potential location are included within the accompanying Development Statement.

Regarding the proposed green infrastructure links through the site both to the north and south, it is agreed that these will provide important assets to the site's landscape character and should be retained. Taylor Wimpey also concurs that the use of the hedgerows and trees within the site are important and should be retained wherever possible to provide "instant maturity to any future development". The site's close proximity to the bridleway to Cheswick Green and the Stratford-upon-Avon Canal will be harness and connections to it will be facilitated where possible. Careful consideration will be afforded to the setting of the Grade 2 listed Light Hall as per the Council's analysis.

In terms of Design Principles, SMBC identify that Sites 11, 12 and 26 have a requirement to provide 11ha of public open space. The Illustrative Masterplan (675A-28C) for Land at Light Hall site significantly over provides public open space and provides an opportunity to create a new Country Park. This would be easily accessible from Cheswick Green, Dickens Heath, Shirley and Monkspath and would become an asset to the local communities.

The Development Statement includes an Illustrative Masterplan (675A-28C) for the Land at Light Hall and demonstrates that all of the design principles identified within the Solihull Local Plan Site Allocations – Masterplans (Jan 2019) is achievable, whilst creating a strong sense of place set around the existing landscape assets of the site. Community facilities, such as the new primary school will be located within the centre of the site to become a focal part of the community and easily accessible by walking, cycling and public transport. The Taylor Wimpey masterplan creates a logical, attractive and defensible Green Belt boundary that maintains appropriate separation from Cheswick Green, based on a detailed analysis of the site.

Heritage

A significant portion of the western part of site 12 has been shown as an 'area of potential development subject to Heritage Assessment' in the masterplan. We understand that the reasoning behind this is to ensure that the setting of the listed building is protected and key views relevant to the building are preserved.

Taylor Wimpey have always recognised and had regard to the setting of the Grade II listed building on the site and are keen to ensure that its setting is preserved and enhanced through the redevelopment of the site. The illustrative masterplan in the Development Statement shows development in the vicinity of the Hall but this has been assessed by consultants appointed by TW and it is considered that this adequately protects the setting of the Listed Building.

In this context, Taylor Wimpey are keen to continue to work closely with Solihull Council and Historic England to finalise a Masterplan for the site. This Masterplan will seek to ensure an appropriate balance is struck between the optimum amount of development and setting of the listed building.

Green Belt Boundary

The re-aligned SMBC Green Belt boundary proposes an arbitrary line which is not directly influenced by existing physical features. Instead it is reliant on two existing movement corridors, on the southern edge by a drove track within existing agricultural fields and on the western edge by an existing private driveway. Furthermore, SMBC propose to define the new boundary by creating a new outer roadway, which does not appear to be directly influenced by the existing physical features of the site/long established permanent features.

In both of these situations, the new Green Belt edge would be irrespective of any existing robust field hedgerow or mature trees along their individual lengths, which would otherwise help screen and filter views, and provide a more succinctly defined edge for development which would otherwise better integrate any future development (and be reflective of the existing relationship between settlement edges and the character of the countryside as noted in the 'Arden Pastures' landscape type ('Warwickshire Landscapes Guidelines: Arden' (November 1993))).

The south-eastern Green Belt boundary of the SMBC Masterplan (Site 12) proposes a similar edge as that shown on the Randall Thorpe Illustrative Masterplan and the proposed development would be integrated within the existing field pattern and defined by the robust field hedgerow system along this extent of the site.

The SMBC site analysis for Site 12 identifies a number of key constraints that require consideration during the development of the illustrative masterplan. It suggests that Site 12 is "in the Green Belt, and therefore a new defensible Green Belt boundary will be required, this could take the form of a road." Based on SMBC draft masterplan for Site 12, it is assumed that the Council are asserting that the Green Belt will be re-aligned to a new roadway. This is considered not to be the appropriate approach to forming a defensible edge. To re-align to only a newly built man-made feature affords less opportunity to integrate the proposed development into the landscape setting, which may potentially impact the character of the countryside beyond and the perception of openness in the countryside.

The utility of physical features, such as that devised Randall Thorpe, would enable a better definition of the settlement edge for Solihull, rather than an almost sporadic approach which fails to reflect the local distinctiveness of the landscape.

Social Infrastructure

The current Concept Masterplan identifies Site 12 to accommodate the School. Taylor Wimpey do not object to the School being located on this site but will require flexibility in terms of identifying the most appropriate site and location for this. If it is identified that there is a need for health facilities on the site, these could be accommodated on the site. This facility would be best located in the proposed local centre as shown on the Randall Thorpe indicative masterplan.

Transport

The intention of the masterplan is to provide integration within the community and ensure that accessing day to day facilities for new and existing residents is as easy as possible. This will, in turn, encourage active travel to these facilities and will therefore provide benefits such as community integration, health benefits and will minimise the effects of the proposed development on the highway network.

The council's emerging concept masterplan for Site 12 does not provide much detail in terms of the internal layout and the hierarchy of routes within the site. A number of future vehicular access points are shown from the A34 Stratford Road and Dog Kennel Lane, however, it is not clear if these are multi-modal or vehicular access points.

The emerging masterplan doesn't highlight the pedestrian/cycle access points into the site from the highway network or connections to the existing PRow's which dissect the site. Taylor Wimpey's illustrative masterplan shows a comprehensive network of walking and cycling routes through the site and connections to the PRow's.

The future access locations on the emerging masterplan are generally accepted and are broadly similar to the those proposed on Taylor Wimpey's illustrative masterplan.

The SMBC masterplan currently shows a vehicle access from Dog Kennel Lane which appears to take the form of a crossroad junction with the existing access to the Village Hotel and TRW. It is assumed the Council are proposing a signalised crossroad junction in this location, however, it is not considered necessary to provide a signalised junction on Dog Kennel Lane to provide access to the developments north and south of the road. Instead, the provision of priority junctions along Dog Kennel Lane would be more in keeping with the existing character of the road in line with SMBC design principles. Dog Kennel Lane is currently allocated as an 'advisory cycle route' and should therefore be safeguarded as a pleasant and convenient route for pedestrians and cyclists.

The primary school would be better located in a more central location within the site, to be accessed by walking, cycling and public transport.

Comments on Site Assessment

Taylor Wimpey agree with the overall Step 2 conclusions of the Site Assessment for Dog Kennel Lane (Site Ref. 122) but do not fully agree with some of the comments on accessibility and landscape in the Pro-Forma.

Accessibility

The accessibility study which forms part of the evidence base concludes that the site overall had medium/high access to facilities and public transport networks. The study also states that the site has no existing footway provision, however, the site is dissected by a number of PRow's.

Reference is made to the Aecom's 'Interim Sustainability Appraisal Report' (5 January 2017) undertaken as part of the Local Plan Review. A site assessment framework was established to appraise site options as part of the Local Plan Review. Mitigation measures were not taken into account in the site appraisal therefore the constraints identified at this stage do not necessarily mean that potential negative effects cannot be mitigated. The scores for the proposed development (Site ID: PO 12 South of Dog Kennel Lane) are shown below.

	Significance of effects
SA2a: Distance to Primary School	Light Green – Positive effects likely
SA2b: Distance to Secondary School	Light Green – Positive effects likely
SA3a: Proximity to bus and train services	Dark Green – Significant positive effects more likely
SA3b: Proximity to principal road network	Light Green – Positive effects likely
SA17a: Distance to healthcare	Dark Green – Significant positive effects more likely
SA17b: Access to leisure facilities	Dark Green – Significant positive effects more likely
SA19a: Distance to Key Economic Assets	Light Green – Positive effects likely
SA19b: Distance for convenience stores or supermarket	Light Green – Positive effects likely

Colour code	Symbol	Significance of effects
Dark green	✓✓	Significant positive effects more likely
Light green	✓	Positive effects likely
Grey	-	Neutral effects
Amber	✘	Negative effects likely / mitigation necessary
Red	✘✘	Significant negative effects likely / mitigation essential

The site scores highly in terms of access to local facilities and public transport services, with positive effects likely as a result of the development. The proposed development will provide high quality walking and cycling connections to these local facilities and to the neighbouring communities.

Landscape

The Land at Light Hall has been assessed within SMBC’s Site Assessment Document as part of Site 122 (Land South of Dog Kennel Lane), which covers a much larger extent of land bound by Dog Kennel Lane to the north, Creynolds Lane to the east, Cheswick Green to the south and Tanworth Lane to the west.

Review of Methodology and findings

Step 2 identifies the site constraints relevant to Site 122 as the Grade II listed building of Light Hall, pylons, ecological features, Public Rights of Way and Flood Zones 2 and 3 through the western parts of the site. All of these constraints are capable of being accommodated sensitively within a well-designed masterplan, as demonstrated by Taylor Wimpey’s Illustrative Masterplan (675A-28C) (see Appendix 1 – Development Statement).

The Site Assessment Document uses the Solihull Borough Landscape Character Assessment (SBLCA), December 2016 as an evidence base for considering the sensitivity, value and capacity of the landscape. The paragraphs below review these findings.

Solihull Borough Landscape Character Assessment (December 2016)

The SBLCA defines the landscape character areas within the borough and establishes their sensitivity and capacity to accommodate change based on the methodology and guidance within Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity (The Countryside Agency and Scottish Natural Heritage 2002). The Landscape Character Area relevant to Land at Light Hall is Landscape Character Area 2: Southern Countryside. This covers an area of approximately 14sqkm to the south of the Shirley area of Solihull where the main settlements in the area are Dickens Heath, Cheswick Green and Hockley Heath.

The SBLCA establishes the overall landscape sensitivity of each Landscape Character Area by combining judgements on Landscape Character Sensitivity and Visual Sensitivity in line with Figure 1(a) of Topic Paper 6. It then judges the Landscape Capacity of each Landscape Character Area by considering the above judgements with a judgement on Landscape Value as per Figure 1(b) of Topic Paper 6.

The guidance within Topic Paper 6 recommends that any assessment of Landscape Capacity “must be specific to a particular type of change or development.” Paragraph 3.5 of Topic Paper 6 states that “maps of landscape capacity, however, need to be specific so that, for example, a map showing an assessment of wind turbine capacity could be produced but would almost certainly be different from a map showing capacity for housing development or for new woodland and forestry planting. Some capacity studies are very specific in their purpose, seeking for example to assess capacity to accommodate a 1,000-home settlement at a particular density of development.”

The SBLCA does not follow this guidance when establishing the Landscape Capacity of each Landscape Character Area and acknowledges this within its methodology. It states that “for the purpose of this report a general assessment of the LCA’s capacity to accommodate change has been undertaken. This should be used as a guide only and will need to be re-assessed once details of any proposed development and site location are known.” Therefore, the Landscape Capacity of LCA 2 established within the SBLCA is not fully relevant to the Land at Light Hall or its potential allocation for residential development.

The SBLCA document uses Tables 7 and 8 to establish the Overall Sensitivity and Landscape Capacity of LCA 2. Whilst these broadly follow the guidance within Topic Paper 6 (Figures 3(a) and 3(b)), they differ in that Table 8 includes a “very low” rating for overall landscape sensitivity and landscape value. The Landscape Capacity judgements, based on the different combinations of overall landscape sensitivity and landscape value judgements, also differ and result in harsher conclusions than if an exact replica of the Topic Paper 6 table had been used. For example, Table 8 within the SBLCA document considers LCA2 to have a High overall landscape sensitivity and a Medium landscape value, which results in a “very low” landscape capacity, however this rating would be “low” if an exact replica of Figure 3(b) from Topic Paper 6 had been used.

Whilst the SBLCA document identifies the broad landscape sensitivities and value of LCA2 as a whole, which include river corridors, the Stratford upon Avon Canal, national and local landscape designations, none of these are specifically relevant to the Light Hall Farm site. Therefore, these conclusions of overall landscape sensitivity and landscape capacity cannot be specifically applied to Land at Light Hall.

Conclusion

Step 2 of the Site Assessment Document weighs up the various constraints of the site and concludes that the site is included within Growth Option G – Area E which is “considered suitable for growth but needs to ensure meaningful gaps are retained and flood zones avoided.” This report considers that emerging site allocation Site 12 could achieve these objectives within a well-designed masterplan and supports its proposed allocation.

The landscape character assessment provides a broad assessment of the value, sensitivity and capacity of LCA2 as a whole, which covers a much wider area than the site itself. The Site Assessment Document, by virtue of it assessing Site 122 as “Green,” must consider that a sensitively designed masterplan could avoid significant landscape and visual effects on this character area. This is agreed and any forthcoming planning application will be supported by a Landscape and Visual Impact Assessment to determine the landscape and visual sensitivity of the site and its immediate surroundings, and to identify any potential significant effects as a result of the proposed development.

In conclusion this report agrees with the overall assessment of the Site Assessment Document, which considers that development of Land at Light Hall (Site 12 draft allocation) would have 'no or only a relatively low impact on relevant considerations,' which include landscape and visual constraints.

Taylor Wimpey Illustrative Masterplan

The approach to the illustrative masterplan submitted with the Development Statement has been underpinned by a thorough analysis of the strategic and local landscape context of the site and its location in relation to existing transport connections and amenities. The illustrative masterplan (675A-28C) has been landscape-led and shaped by an understanding of the constraints and assets specific to the site and its immediate surroundings. These include:

- 1 vegetation
- 2 views
- 3 topography
- 4 hydrology
- 5 heritage and history
- 6 community and connectivity
- 7 Green Belt and Identity

The masterplan aims to work with the constraints and enhance the assets of the site. It takes its cue from the strong landscape structure, location and heritage assets to create a development that can form a logical and sustainable expansion to the existing community. The design process is explained in more detail within the updated Development Statement.

The Illustrative Masterplan presented within the updated Development Statement (675A-28C) has the potential to deliver up to 1,200 new homes, along with a new local centre and primary school. These would be set within an extensive network of public open space including a new Country Park, which would integrate the Grade II Listed Light Hall and the existing Public Rights of Way, promoting access by walking and cycling.

The accompanying technical reports included with this submission demonstrate there are no overriding constraints which would prevent the development of the site. These are summarised below for ease of reference.

Ecology

EDP undertook a desk study and extended Phase 1 ecological appraisal of the site in 2016. While this will need updating, this study confirmed the allocation and development at Land at Light Hall will not be directly constrained by any statutory or non-statutory ecological designations. The ecological investigation completed to date has not identified any 'in principle' constraints on ecological grounds.

Further Phase 2 protected species surveys will be undertaken in due course to support the allocation and any subsequent planning application for the Site. The Ecology Technical Note is included in Appendix 2.

Green Belt

The case for the site's release from the Green Belt is included in the Development Statement and EDP's Green Belt Position Note included at Appendix 3. The revised Green Belt boundary as shown on the

Illustrative Masterplan prepared by Randall Thorpe (March 2019), shows how a defensible boundary is attained. This has been achieved by adopting the following initiatives:

- 1 There is a distinct 'layering' effect within the local landscape through the combination of robust field boundaries and mature tree components, tree groups and woodland copse. This is most obviously experienced in the southern extent of RP65 and RP64 (as per SMBC's SSSGI 2016 (see EDP Appendix L3)) beyond the shallow valley landform running through the site. These features combined with wider landscape elements significantly reduces inter-visibility of the site from the wider open countryside (Green Belt).
- 2 The shallow valley landform forms a 'hinterland' within the open countryside, to the south and west of this feature, the existing field pattern is smaller scale and irregular in shape and form (reflective of the 'Arden Pastures' landscape type ('Warwickshire Landscapes Guidelines: Arden' (November 1993)). In their 'Solihull's Countryside Strategy 2010 – 2020' SMBC described this landscape as:
"A small scale, enclosed landscape, often pervaded by suburban influences and characterised by small fields, typically bordered by mature hedgerow trees."
- 3 Furthermore, development would preserve the ongoing inter-relationship between the settlement and the surrounding rural environment by new development being well contained and enclosed by the existing site boundaries. The 'Arden Pastures' landscape type ('Warwickshire Landscapes Guidelines: Arden' (November 1993)) states the following:
"This pattern of late enclosure followed by the development of new settlements has been repeated throughout the Arden Pastures in places such as ...Hockley Heath (and) Wythall...this has resulted in a landscape often pervaded by suburban influences...Despite the densely populated character of the landscape, settlement is not usually a dominant visual element... the gently rolling topography and numerous mature trees combine to create a heavily wooded appearance...and a strong sense of enclosure."
- 4 Hence, the Green Belt re-alignment of Illustrative Masterplan by Randall Thorpe (March 2019), would ensure that the development would remain integrated within its setting through existing landscape and physical features, which would afford the proposal enclosure, rather than being incongruous and experienced as quite raw and sporadic.

The combination of the above physical and landscape features results primarily from the clearly demarcated boundary features, the enclosed nature of the site and the consequential limitation in landscape and visual effects through the utility of permanent and physical features within the site.

The defensible Green Belt boundary of the Illustrative Masterplan by Randall Thorpe (March 2019) is, therefore, more appropriate than that which is currently being proposed by SMBC.

Flood Risk and Drainage

BWB Consulting was instructed by Taylor Wimpey Strategic Land to update a previous desktop study into the possible sources of flood risk posed to a potential development and a preliminary drainage assessment for Land at Light Hall – this is included in Appendix 4.

This study notes development parcels are located entirely within Flood Zone 1 and are therefore at low risk of fluvial flooding. The site includes a corridor of Flood Zones 2 and 3 associated with the Mount Brook, however, the development parcels are at least 50m from these. The site is considered to be at low risk of sewer, canal, reservoir and groundwater flooding.

Areas of pluvial flood risk on the site appear to be related to existing ditches and the Mount Brook. It is expected that mitigation measures to protect people and property from pluvial flooding will need to be considered as part of the next stage of work and will inform any later iterations of the masterplan if required.

The proposed masterplan identifies the development parcels to be located well outside the Mount Brook floodplain. While further information is awaited from SMBC on the site-specific flood level data for Mount Brook, it is expected that it can be readily demonstrated that the proposed built development will be well elevated from the floodplain, including an allowance for climate change. Should this not be possible to demonstrate, relevant mitigation measures will be included in the masterplan based upon the site-specific flood levels.

The site will likely be unsuitable for infiltration or soakaway due to the clayey superficial deposits, however, this will need to be confirmed through testing.

Discharge from the site will be at greenfield rates, prorated based on a number of smaller drainage catchments. It is proposed that four of these catchments will discharge to the Mount Brook and three catchments will connect to the existing Severn Trent Water surface water sewer network at the north-east corner of the site. The LLFA has identified the site as having potential to provide betterment to downstream flood risk through the inclusion of Flood Storage Areas.

Taylor Wimpey has committed to work collaboratively with the LLFA and EA in assessing the potential for such mitigation measures within the site. An indicative theoretical concept plan identifying areas of the site which may support such measures has been provided (this is subject to further detailed assessment and consultations).

Subject to detailed design of the masterplan, there are currently no overriding flood risk or drainage constraints which would prevent development coming forward on this site.

Transport and Highways

Land at Light Hall forms a natural extension of Shirley and takes advantage of the excellent sustainable travel links to local services and transport hubs. Access is achievable by active modes of travel as well as by public transport.

The Randall Thorpe masterplan proposes vehicular access into the site from a number of locations from the A34 Stratford Road, Dog Kennel Lane and Tanworth Lane. Each junction will be designed to a safe standard and will be subject to a Stage 1 Road Safety Audit (RSA).

The traffic effect of approximately 1,200 dwellings is forecast to be in the order of 425 and 616 two-way movements in the AM and PM peak hours respectively, although this is considered to be conservative as attitudinal change toward travel progresses. In terms of vehicles this equates to a maximum of 11 vehicles every minute, split between all accesses and in both directions. With the changing nature of travel, accounting for generational mindsets and the changing priorities reflected in policy, the potential to create sustainable travel habits for all residents from the outset is excellent. Therefore, delivery of this site should see fewer vehicle trips than forecasted by data from existing sites.

The site is a well-located sustainable site. The masterplan proposed by Randall Thorpe provides opportunities to create a self-sustaining site offering community facilities suitable for day-to-day living. The Transport Report prepared by Vectos is included in Appendix 5.

Q40: Approach to Affordable Housing

While Taylor Wimpey are supportive of SMBC's ambition to increase the delivery of affordable housing, it is not considered that changing the way affordable housing is calculated in any of the ways suggested is a practical and workable solution. Taylor Wimpey are of the view that affordable housing should be calculated by a proportion (40%) of the number of units being proposed. The type and size of housing provided for both private sale and affordable housing should instead reflect market demand and local need,

Conclusion

As set out in our previous representations to the draft Local Plan, it is considered that Site 12 has the potential to deliver around 1,200. As indicated in TW's Development Statement an appropriate area that could be removed from the Green Belt at this location could deliver approximately up to 1,200 new homes, offer more benefits to the local area, and still maintain the five purposes of Green Belt.

Development on this site will continue to be masterplanned in consultation with the Council and key stakeholders within the local community, to ensure that development benefits are provided which make a positive enhancement to the area.

We would be happy to discuss the points raised in this letter further with Solihull Officers. If you have any queries, please do not hesitate to contact me.

Yours faithfully



Simon Slatford
Senior Director

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Zoe Curnow, Taylor Wimpey UK Ltd

Appendices

Appendix 1 - Development Statement

Appendix 2 - Ecology Technical Note prepared by EDP

Appendix 3 - Green Belt Position Note prepared by EDP

Appendix 4 - Flood Risk Scoping Note prepared by BWB Consulting

Appendix 5 - Transport Report prepared by Vectos