

Taylor
Wimpey

Land at Light Hall, Solihull

Development Statement



March 2019



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dimension partnership



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Executive Summary

This Vision Document has been prepared by Taylor Wimpey UK Ltd. It provides information in support of proposed housing allocation 12: South of Dog Kennel Lane, Shirley (hereinafter known as Land at Light Hall) in the Solihull Local Plan Review and for its continued allocation in the Draft Local Plan (Supplementary Update) consultation published in January 2019 and any further Local Plan consultations.






1,200
New Homes


Economic, Social and Environmental Benefits of a Residential Development at Land at Light Hall, Solihull

A sustainable new development at Land at Light Hall provides the opportunity to deliver a high-quality residential scheme that will include approximately **1,200** new homes, a primary school and new local centre.


01 Construction Benefits




255 Jobs
Direct Construction Jobs
[per year of the build]



£138m
Construction Value
[estimated total cost of construction]




385 Jobs
Indirect/Induced Employment
[per year of the build]




£28.1m
Economic Output p.a.

02 Operational and Expenditure Benefits


£6.6m



First Occupation Expenditure
on goods and services to make a house 'feel like home', a proportion of which would be captured locally



£11.8m
Estimated Resident Expenditure [within shops and services p.a.]



170
Jobs Supported by Resident Spend

03 Social Benefits



Market Homes



Affordable Homes

Provision of Market and Affordable Housing




Creation of an attractive place to live and work




Provision of and contribution to community facilities where there is an identified need


04 Environmental Benefits




Enhancing the setting of the Listed Building



Provision of Open Space and a Landscape Buffer




Retention of Existing Hedgerows and Trees




Public Transport Links

05 Local Authority Revenue Benefits



£8.4m
New Homes Bonus Payments [over a 4 year period]



£1.9m
Additional Council Tax Revenues [per annum]

1.0

Introduction





1.0 Introduction

Through the Local Plan process, Solihull Borough Council has identified a number of sites to accommodate the amount of housing that is required for the Borough over the Plan period in their draft Local Plan (Nov 2016) and in the Supplementary Consultation (January 2019). The Council recognises that, at present, it has a lack of housing land to meet its objectively assessed housing need and that it therefore needs to identify sites in the Green Belt.

Land to the south of Dog Kennel Lane (Site 12, referred here as Land at Light Hall) has been identified as one potential site for housing. Taylor Wimpey support this for the following reasons:

- Much of the land is owned (or in the control of Taylor Wimpey) and it is, therefore, available for early delivery within the Local Plan period;
- Land at Light Hall represents an ideal opportunity to create a sustainable, distinctive and attractive development that will help to meet the needs of the community for housing;
- The site is in a sustainable location, within walking and cycling distance to a range of services and facilities;
- The potential development of the site could deliver significant social, environmental and economic benefits to the local community and the Borough as a whole; and
- There are no technical constraints to development.

Taylor Wimpey continues to support the site allocation. This document provides the evidence that the land at Light Hall is available, achievable and deliverable and can provide a significant contribution to SBC's housing requirement.

This document has also been prepared by Taylor Wimpey UK Limited to explain the vision for a high quality, sustainable development on the land and to demonstrate why land at Light Hall is considered to be suitable for a sustainable urban extension.

Taylor Wimpey UK Limited is one of the leading home builders in the UK, and is responsible nationally for building over 10,000 homes annually. At the core of the vision document is a concept Masterplan for the site that demonstrates how this sustainable urban extension may be realised. However, at this stage, these are only preliminary thoughts and further work and community engagement and collaboration is required, as explained in this document, to shape the final proposals.

In preparing the Vision and masterplan proposals for the land, Taylor Wimpey has appointed a team of consultants to advise on all matters relating to the promotion of the site through the Local Plan process. The team of specialists has considerable experience of similar urban extensions and masterplanning.

The team comprises:

- Randall Thorp – Masterplanning
- Lichfields – Planning and socio-economic advice
- Vectos – Mobility and transport
- BWB Consulting – Flood risk and drainage
- EDP – Landscape (including Green Belt assessment), ecology, heritage, arboriculture and archaeology



2.0

**The Need for
Development and
Green Belt Release**



2.0 The Need for Development and Green Belt Release

The Need for Development

National

The National Planning Policy Framework (NPPF) states that once Green Belt boundaries have been established they should only be altered in exceptional circumstances which are fully evidenced and justified, through the preparation or updating of plans (paragraph 136).

Paragraph 137 of the NPPF goes on to state that before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies and whether its strategy includes making the most use of brownfield sites, optimises density and informed discussions with neighbouring authorities about whether they could accommodate some of the identified need.

The allocation of Green Belt land for residential purposes must first demonstrate 'very special circumstances' in order to be acceptable and outweigh any potential harm that would be caused to the Green Belt (paragraph 144). Taylor Wimpey UK Limited considers that there are exceptional circumstances that warrant the removal of the Light Hall site from the Green Belt, namely; the identified need for housing within Solihull and the acknowledged limited availability of land within the urban area to meet the housing requirement.

The development of the site would deliver the three dimensions of sustainable developments performing a positive economic, social and environmental role in accordance with the aims of the NPPF (paragraph 8). The site is located in a sustainable location, relating well to the urban area of Shirley Heath, benefiting from nearby shops, services and facilities and within close proximity of the strategic road network and public transport links.

Solihull Local Plan Review

A draft Local Plan for Solihull was prepared setting out the Council's preferred option for accommodating managed growth in a sustainable manner in 2016.

A summary of the representations to the Draft Local Plan Review consultation was reported to the Cabinet Members on the 18 July 2017. Following the meeting, the council updated the Summary of Representations and Call for Sites Schedule.

The Publication of a Draft Local Plan (Supplementary Update) was published for consultation in January 2019. Paragraph 49 of this Supplementary Update confirms based on the standard methodology, SBC needs to provide 15,039 dwellings over the period 2018 to 2035, or 885 dwellings per year.

The Supplementary Update notes in paragraph 373 that SBC considers "exceptional circumstances exist for some land to be released from the Green Belt to accommodate the Borough's own needs and a contribution to the unmet needs arising from the wider HMA. This is on the basis that there are significant unmet needs that cannot be accommodated without using land in the Green Belt".

The publication of the Pre-Submission Draft of the Local Plan (Regulation 19) is expected in the summer 2019.

Greater Birmingham Housing Market Area (HMA) – Strategic Growth Study

The Strategic Growth Study was published in February 2018 in response to the NPPF and Localism Act 2011. This requires local authorities to work together through the Duty to Co-operate across the relevant HMA to identify and then meet housing need where it is sustainable to do so.

The study undertaken by GL Hearn concludes that the provision of 205,000 – 246,000 homes is needed across the Birmingham HMA to 2031 and provision of between 256,000-310,000 homes to 2036 (from a 2011 baseline) to meet the Birmingham HMA's housing needs. In considering supply across the Birmingham HMA as a whole, this would result in a minimum provision taking account of Coventry's unmet need of 208,000 dwellings to 2031 and 258,500 to 2036.



The analysis goes on to conclude that based on the 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.

The position statement confirms that there is a shortfall in planned provision to meet housing requirements in the Greater Birmingham and Black Country HMA with Birmingham Development quantifying its shortfall as 37,900 (2011-31). The BDP includes a policy which requires local planning authorities within the GBBCHMA to work together to address the shortfall.

The need for Green Belt release

Green Belt around Solihull

Solihull's published Green Belt Review confirms that two-thirds of the Borough is designated as Green Belt, as part of the West Midlands Green Belt separating the Birmingham conurbation from surrounding urban areas, including the city of Coventry. The boundaries of the Green Belt in Solihull are defined on the Solihull Unitary Development Plan 2006 Proposals Map. Solihull Borough Council acknowledge that there has been constant pressure on the Green Belt since it was first proposed in 1960.

There are 'exceptional circumstances' to justify the removal of land at Light Hall from the Green Belt, predominantly related to the acute housing need in Solihull and the wider Housing Market Area and insufficient land available within the urban area to meet the long-term housing requirements in accordance with the NPPF.

Figure 1: Green Belt Assessment Plan



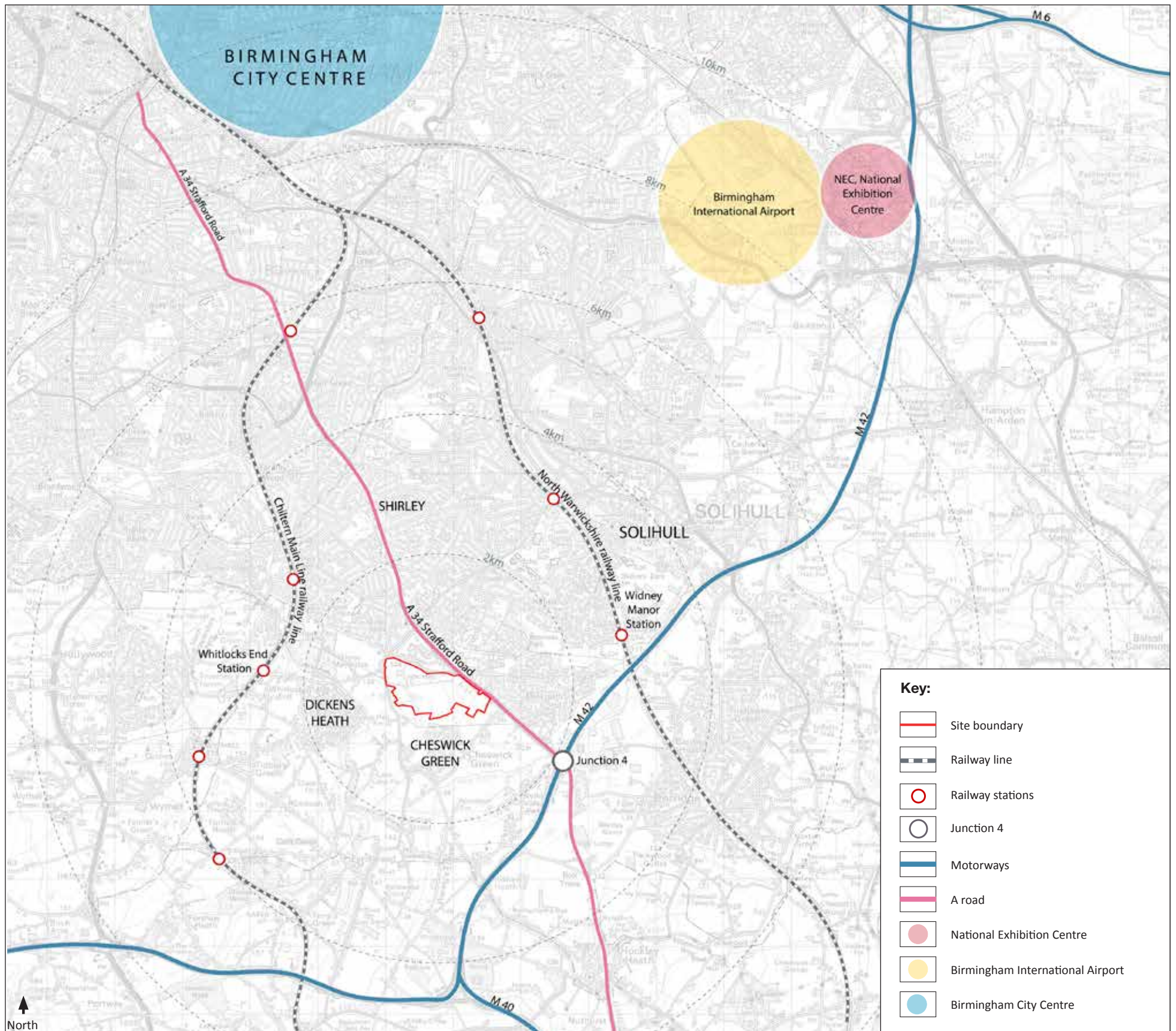


3.0

Site Location and Characteristics



Figure 2: Wider Location and Connections Plan



3.0 Site Location and Characteristics

Strategic Context

The site is located in the south west of the Borough, south of Shirley and north of Cheswick Green. Solihull town centre is approximately 3.5km to the north east of the site with Birmingham City Centre approximately 10km to the north west.

The site is well connected to the strategic transport network with Junction 4 of the M42 motorway located approximately 1.4km to the east of the site along the A34 Stratford Road. The A34 is a main arterial route providing bus services to the local area and a connection between the M42 and Birmingham City Centre.

The site is in close proximity to the North Warwickshire and Chiltern Main Line railway lines, with the nearest stations approximately 1.7km to the west (Whitlocks End) and 2km to the east (Widney Manor) of the site respectively.






Figure 3: Site Location Plan



Key:



-  Land owned by Taylor Wimpey
-  Land under control of TRW
-  Land under control of Taylor Wimpey



Site Location

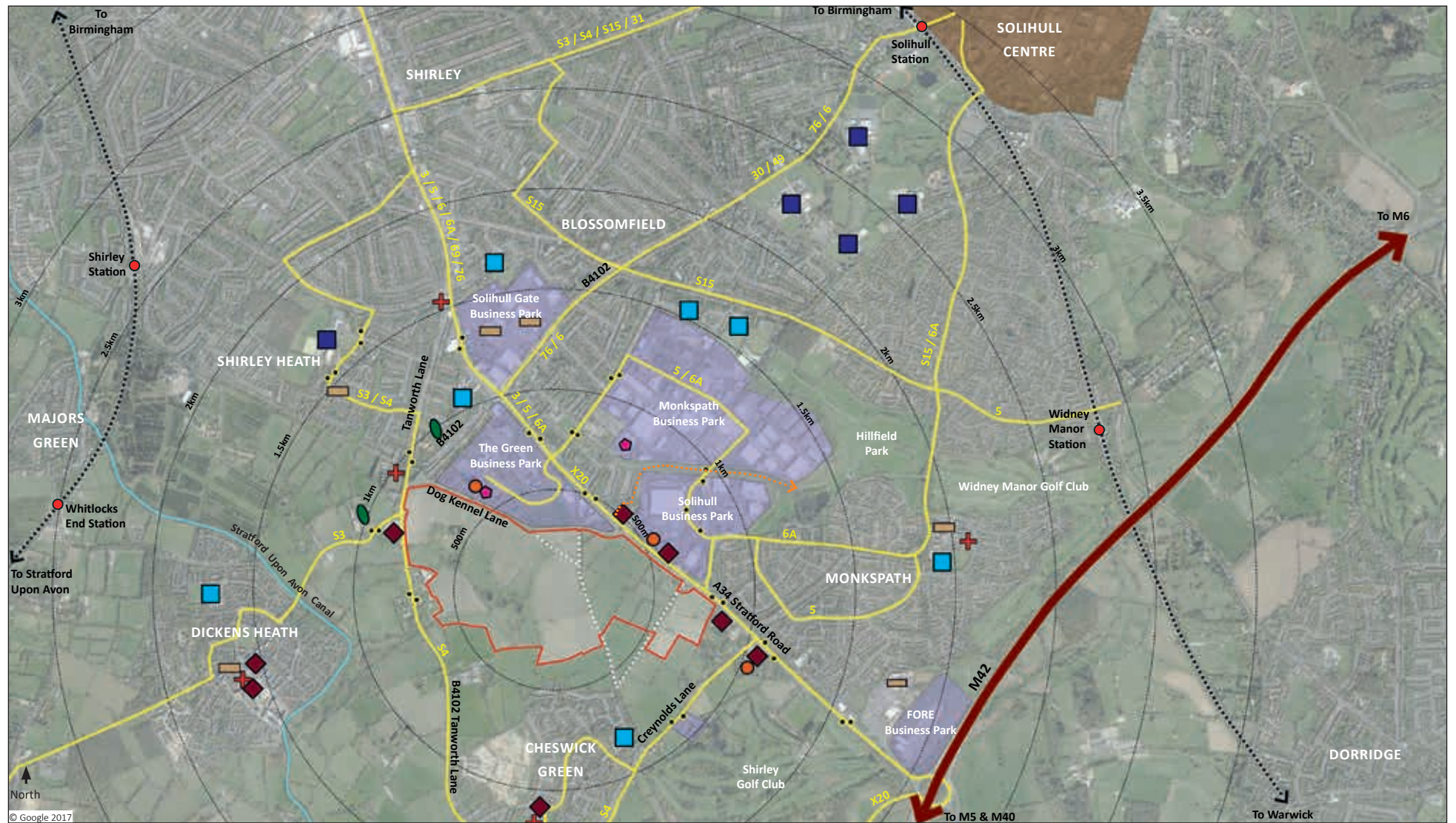
The site encompasses approximately 80ha of land to the south of the A34 Stratford Road and Dog Kennel Lane, consisting of a number of fields currently in use for agriculture. The southern boundary is defined by existing field boundaries, with the existing properties along Creynolds Lane defining the eastern boundary and the B4102 Tanworth Lane defining the western boundary.

Light Hall, a Grade II Listed Building, is located within the western part of the site, accessed from Dog Kennel Lane on the northern boundary. The site is bound by development along its northern edge, with the mixed-use developments of The Green and Solihull Business Park separating the residential areas of Shirley Heath (north west of the site) and Monkspath (north east of the site).



















Cheswick Green is a small village located to the south of the site, accessed by either Creynolds Lane or Tanworth Lane. Dickens Heath is located to the west of the site accessed via Dickens Heath Road off the B4102 Tanworth Lane.

The site is under the control of three land owners, Taylor Wimpey, who own the largest parcel of land to the west, TRW who control the central parcel and Lowe Trustees, who own the eastern parcel and have an option agreement with Taylor Wimpey. The three land owners are working together to create a holistic vision for the site, which is presented in this document.

Figure 4: Local Facilities Plan



Key: 
North

- | | | | |
|---|--|---|---|
|  Site boundary |  Stratford Upon Avon Canal |  Gym |  Supermarket |
|  M42 Motorway |  Solihull centre |  Hotel |  Restaurant/Cafe |
|  Bus Routes and key stops near to the site |  Employment uses |  Medical Centre |  Allotments |
|  Railway line |  Existing Public Right of Way |  Primary School |  Secondary School |
|  Railway station |  Existing pedestrian connection to Hillfield Park | | |



Sustainability and accessibility

The site's location alongside the A34 Stratford Road and on the edge of Shirley means that it is well located to benefit from major employment areas, local facilities, public transport links, connections to Birmingham and the strategic motorway network.

The site is very well located in relation to The Green, Solihull, Solihull Gate, Monkspath, FORE and Blythe Valley Business Parks, which are all within 2km. These Business Parks include employment uses, retail, supermarkets, restaurants and cafes, medical centres, hotels and gyms that are all easily accessible from the site.

The site benefits from being within 3km of a wide range of facilities and amenities and has seven Primary Schools within 2km and five Secondary Schools within 3km of the site.

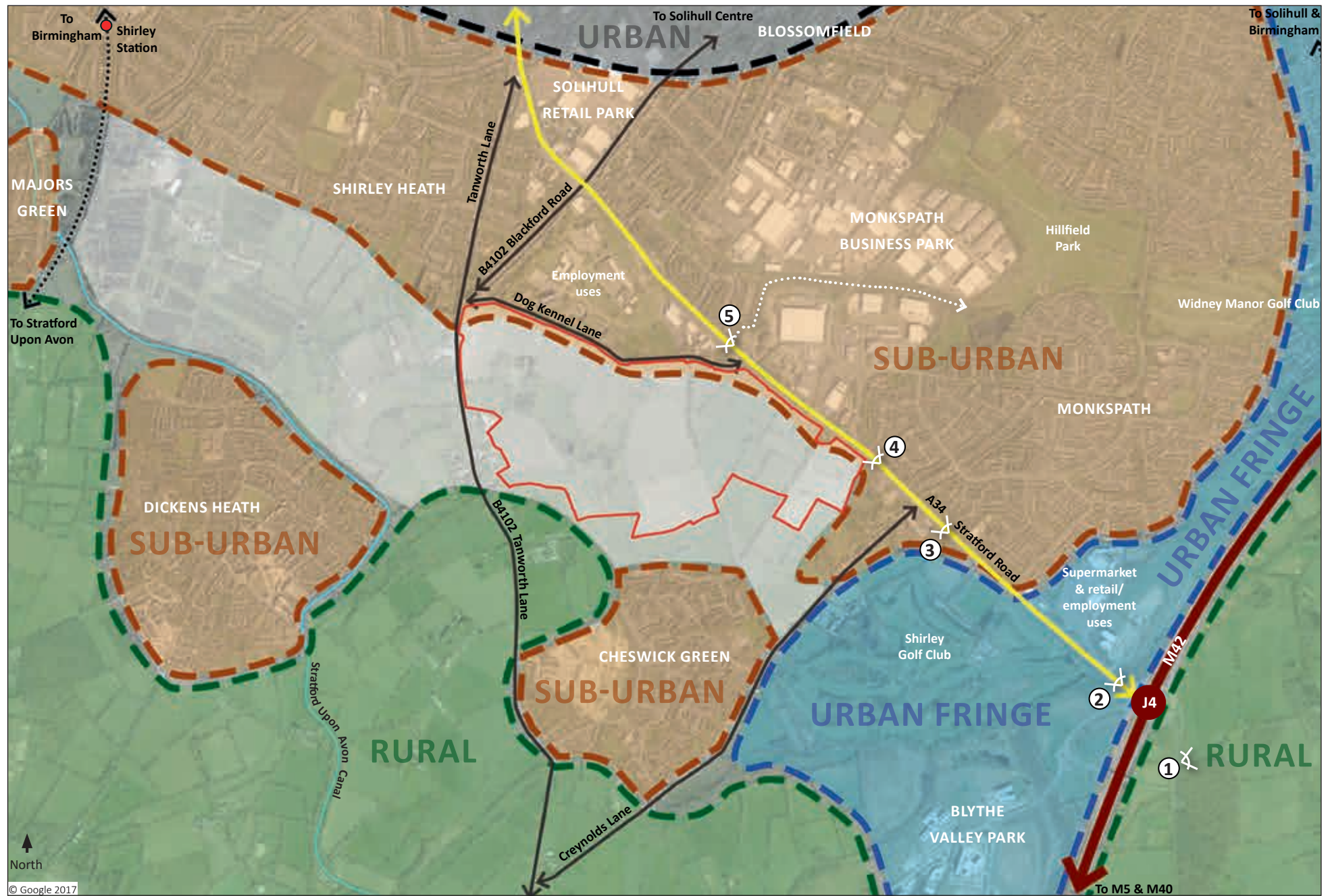
Mobility

Mobility is a critical factor in delivering the best and most socially inclusive housing and economic growth. Taking the right location, and making the best of that location with high-quality design and integration makes for the best mobility characteristics. Land at Light Hall is in a good location that provides an opportunity for a choice of means of travel, starting with active travel (walking and cycling) as the highest priority and the highest capacity networks, to public transport corridors and connections, to easy access to the local and strategic road networks.

The area is served by existing good quality pedestrian routes through attractive and active environments and includes formal footways, shared footway/cycleways and Public Rights of Way (PRoW). There are excellent cycle facilities in the vicinity of the site which comprise shared footway/cycleways, signposted on road cycle routes and advisory cycle routes. There are opportunities in the local area to enable future (and existing) residents to cycle to work, school and also for shopping and leisure purposes.

There are already 10 commercial local public transport services operating from the nearest bus stops on Dog Kennel Lane, Stratford Road and Dickens Heath Road. Services are provided to a number of destinations including Solihull, Leamington Spa, Stratford and Birmingham. Whitlock's End and Widney Manor rail stations are within cycling distance of the site and provide direct rail services to Worcester, Kidderminster, Stratford-upon-Avon and Birmingham.

Figure 5: Urban Design Analysis and Characterisation



Key:
 North ↑

- | | | | | | |
|--|--------------|--|--|--|---------------------------|
| | Urban | | Potential development corridor | | A34 Stratford Road |
| | Sub-urban | | Site boundary | | B Roads |
| | Urban Fringe | | Existing pedestrian connection to Hillfield Park | | Railway line |
| | Rural | | M42 Motorway | | Stratford Upon Avon Canal |



1. Rural character of landscape to east of M42
2. Urban fringe character of A34 close to M42 Jct
3. Sub-urban character of A34 prior to Creynolds Lane jct
4. Sub-urban character of A34 adjacent to site boundary
5. Sub-urban character of A34 west of Dog Kennel Lane

Flood Risk

The Environment Agency Flood Map for Planning identifies the site to be located almost entirely within Flood Zone 1 (Low Probability). There is a corridor of Flood Zone 2 and 3 associated with the Mount Brook which traverses the site from the north west in a south easterly direction. The Mount Brook is a tributary of the River Blythe which is approximately 1km south of the site.

The existing site is greenfield in nature and is divided into two areas topographically. The western portion falls towards the Mount Brook from a high point at the northern site boundary. The eastern site slopes in a south easterly direction. The only significant surface water flow routes within the site are associated with the Mount Brook and incoming ditches and these will not be restricted by the development proposals. A foul water sewer pipe crosses the site adjacent to the Mount Brook. This is considered to pose a low risk due to its distance from the proposed development. The site is at low risk of flooding from other sources.

Urban Design Analysis and Characterisation

The site's location adjacent to the A34 Stratford Road and adjacent to the existing built edge places it within a sub-urban context, surrounded by urban fringe and rural character areas to the south and east.

When approaching the site from the M42 along the A34, there is a transition of character along this route. The M42 defines the edge of the rural landscape to the east, with the urban fringe land uses of Blythe Valley Park, a supermarket and Shirley Golf Club flanking the western side of the motorway corridor.

Moving north west along the A34 Stratford Road, the character of development alongside it becomes sub-urban, with residential uses, mixed uses and employment uses flanking both sides of the road before the southern side of the route becomes defined by the vegetated boundaries of the site.

To the south of the site the villages of Cheswick Green and Dickens Heath have sub-urban characters due to their sizes and relative association to the built form in Shirley Heath and Monkspath. The agricultural landscape separating and to the south of Cheswick Green and Dickens Heath has a rural character.

The combination of these character areas leaves a corridor of agricultural land, flanked by sub-urban land uses that has the potential to be developed whilst creating a robust settlement edge and rural fringe.









This is reflected in the proposed allocations within the Solihull Metropolitan Borough Council Draft Local Plan.

Figure 6: Separation of Settlements and the Green Belt



Key: 
North

KEY:

- | | | | |
|---|--|---|---------------------------|
|  | Existing Green Belt Land |  | A Roads |
|  | Development Edge requiring separation |  | B Roads |
|  | Existing pedestrian connection to Hillfield Park |  | Railway line |
|  | Motorway |  | Stratford Upon Avon Canal |





Separation of Settlements and the Green Belt

The site is currently designated as Green Belt. As established in Section 3, there is a need for Green Belt release to meet the need for housing within the Borough. EDP Chartered Landscape Architects undertook a Green Belt Review of the site and identified it as a “very low functioning area of Green Belt land.”

The SMBC Solihull Strategic Green Belt Assessment (2016) and EDP’s independent Green Belt Review drew similar conclusions that “the site does not perform as a high functioning part of the Green Belt.” This demonstrates that:

“the site could be released from Green Belt without adversely affecting the wider functions in the context of the area of open land between Solihull and the outlying settlements of Cheswick Green and Dickens Heath.”

Figure 6 illustrates the extent of the Green Belt land within and surrounding the site. It identifies the edges of Dickens Heath and Cheswick Green where separation needs to be maintained. It also identifies the key transport corridors where the sense of separation between Solihull and the outlying settlements is perceived.





4

4.0

Constraints and Assets



4.0 Constraints and Assets

The series of plans below highlight the key constraints and assets of the site and its immediate surroundings that influence its development potential and help to shape the masterplan. It is considered that there are no significant constraints that could prevent development within the site.

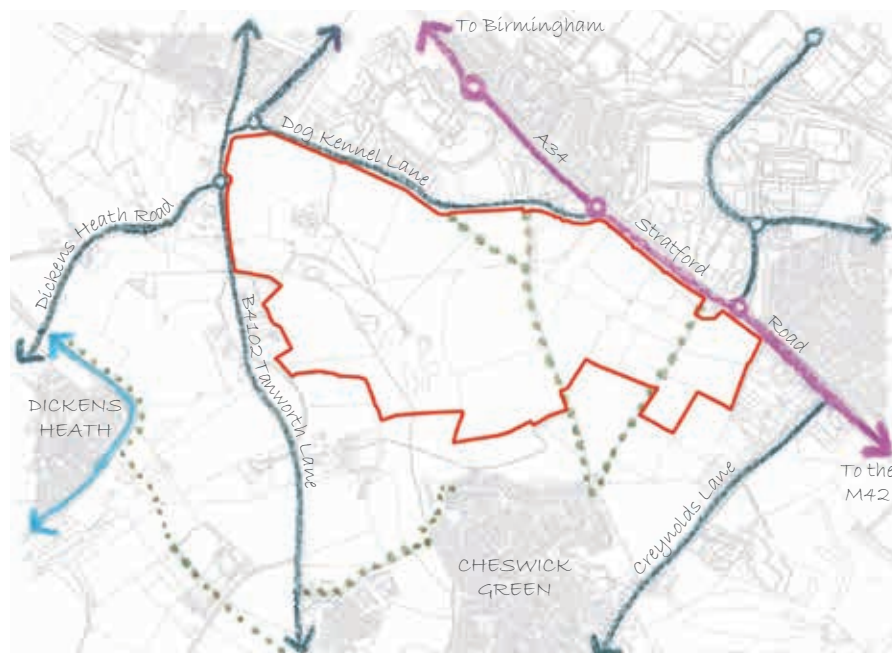


Figure 7: Movement

The site is adjacent to the A34 Stratford Road, which provides excellent transport connectivity to the wider area, with direct connections to junction 4 of the M42 to the south east and Birmingham City Centre to the north west.

The site is also bordered by Dog Kennel Lane, the B4102 Tanworth Lane and the junction of Dickens Heath Road, providing direct access to the local area.

Whitlocks End railway station is an 8-minute cycle / 5-minute car journey to the west of the site providing sustainable links to Stratford Upon Avon, Stourbridge, Kidderminster, Worcester, Birmingham and beyond.

There are three PRow's running through the site along a broad north to south alignment. The PRow network provides good connectivity to surrounding areas including bus routes along the A34, Solihull Business Park and Monkspath to the north, and Cheswick Green to the south.

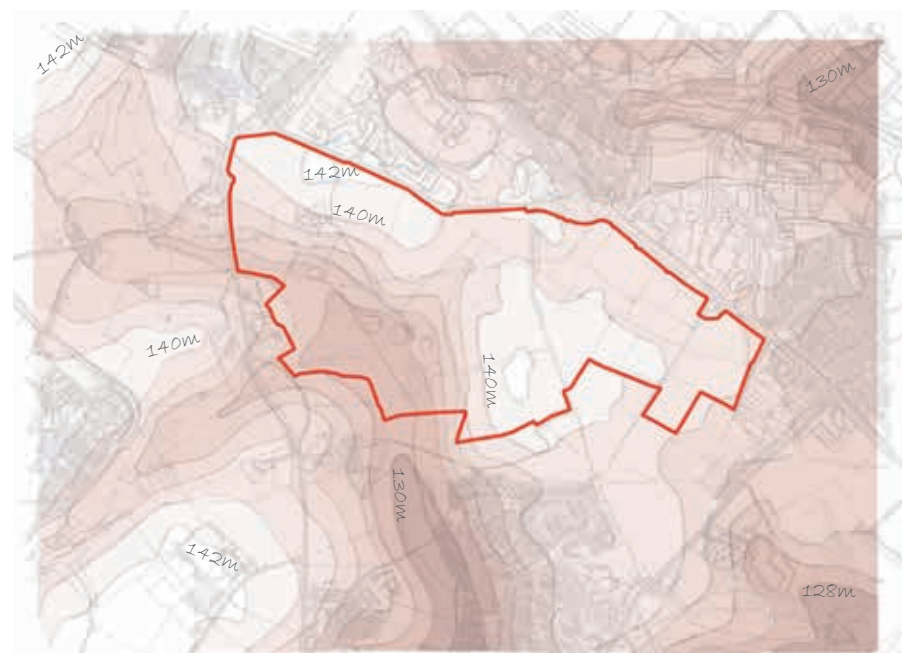


Figure 8: Topography

The site is gently undulating with a general fall into the valley in the south west of the site under the influence of the existing watercourse.

The relatively flat topography in the remaining parts of the site poses no landform problems for construction.

The natural fall to the south west provides an opportunity for SuDS features in the lower parts of the site.

Land to the north and east is generally flat or gently sloping.

The topography in the south west of the site forms part of a valley with land rising again to the south west of the site.

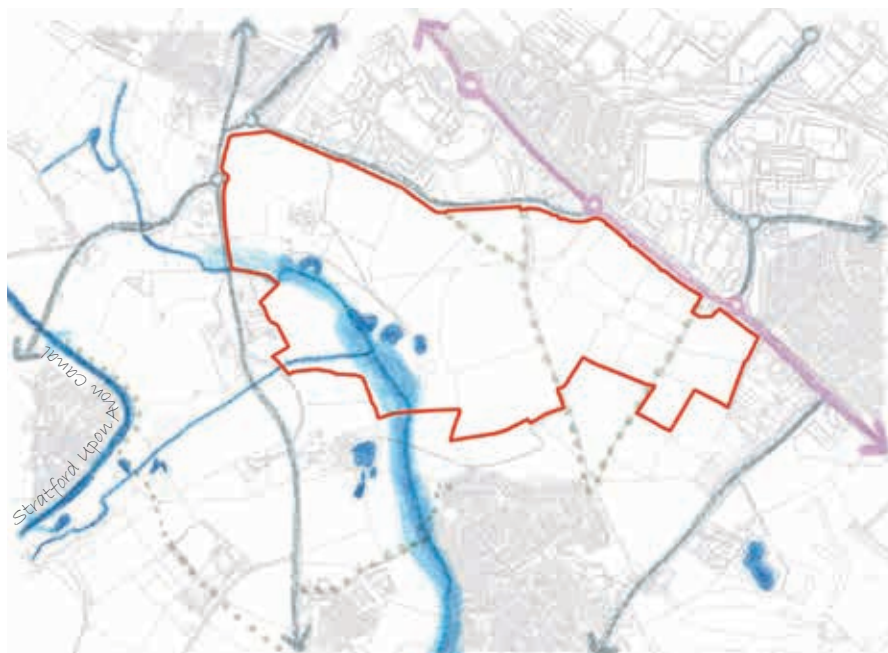


Figure 9: Hydrology

There is one watercourse flowing through the south westerly part of the site, with a small tributary joining it within the site from the west. A series of four small ponds are located in close proximity to the watercourse with some used by anglers.

The majority of the site drains into the existing watercourse, which flows in a southerly direction towards Cheswick Green. The topography in the north east of the site means that a small area of the site along the northern edge drains in a northerly or easterly direction.

The low-lying land alongside the watercourse within and to the south of the site is partially designated as Flood Zones 2 and 3 by the Environment Agency.

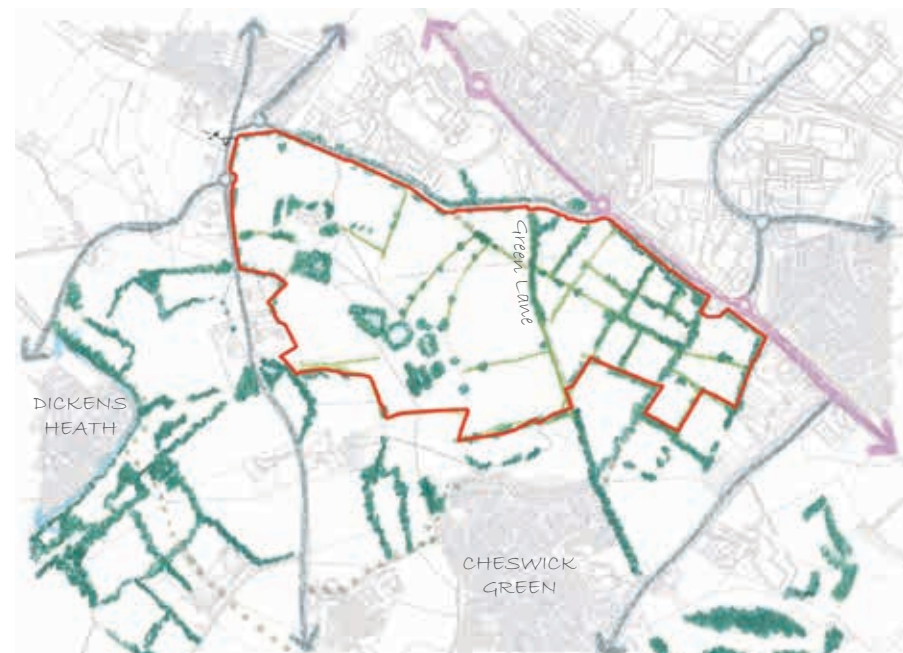


Figure 10: Vegetation

The eastern part of the site has a strong field pattern with well-established hedgerows, trees and woodlands defining a small scale, rectilinear field pattern.

The northern part of the PRoW running north to south through the centre of the site has a “green lane” character, enclosed by a hedgerow and woodland, making it a real asset of the site.

The western part of the site has a larger scale field pattern with isolated trees along field boundaries, which are often defined by fragmented hedgerows.

Small woodland blocks are found enclosing the ponds and around the existing buildings in the west of the site.

The site boundaries are generally defined by hedgerows with intermittent individual trees or tree groups.

The landscape to the west of the site becomes more vegetated with a stronger field pattern throughout the agricultural landscape surrounding Dickens Heath.

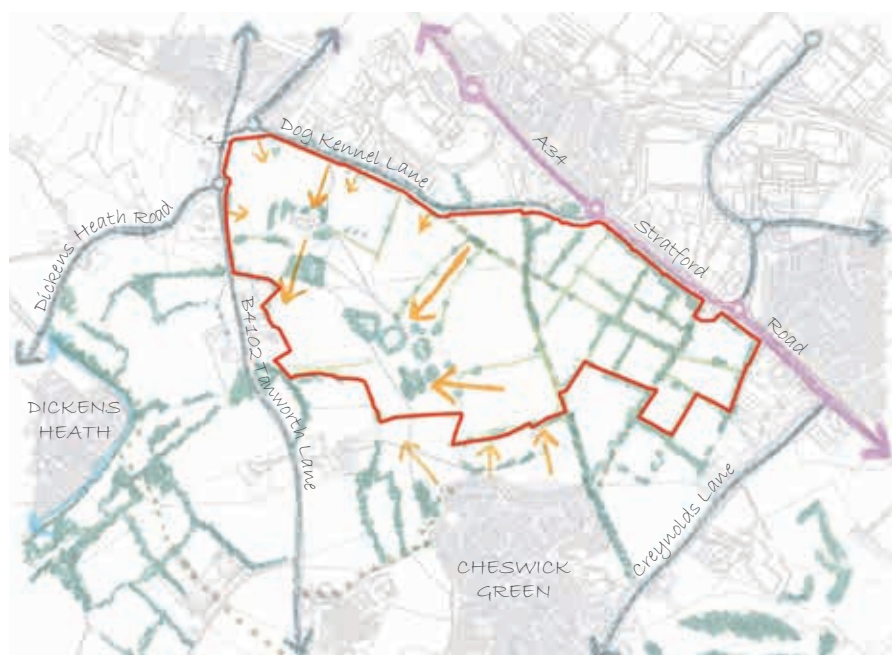


Figure 11: Views

The well vegetated field boundaries in the east of the site and the sub-urban nature of the surrounding land uses limits any views of the site from outside of the site.

The three PRoW's running through the site have views of the site, although these are generally foreshortened by the existing vegetation along the field boundaries within the site.

The western parts of the site have a more open character than the eastern parts, although views are generally internal or intermittent from the surrounding roads adjacent to the site boundaries, i.e. Dog Kennel Lane and Tanworth Lane.

The landform within the site means that there are open views from the higher parts of the site into the lower watercourse valley.

There are views of the southern edge of the site from the existing properties on the edge of Cheswick Green, although these are partially filtered by vegetation and the rising landform.

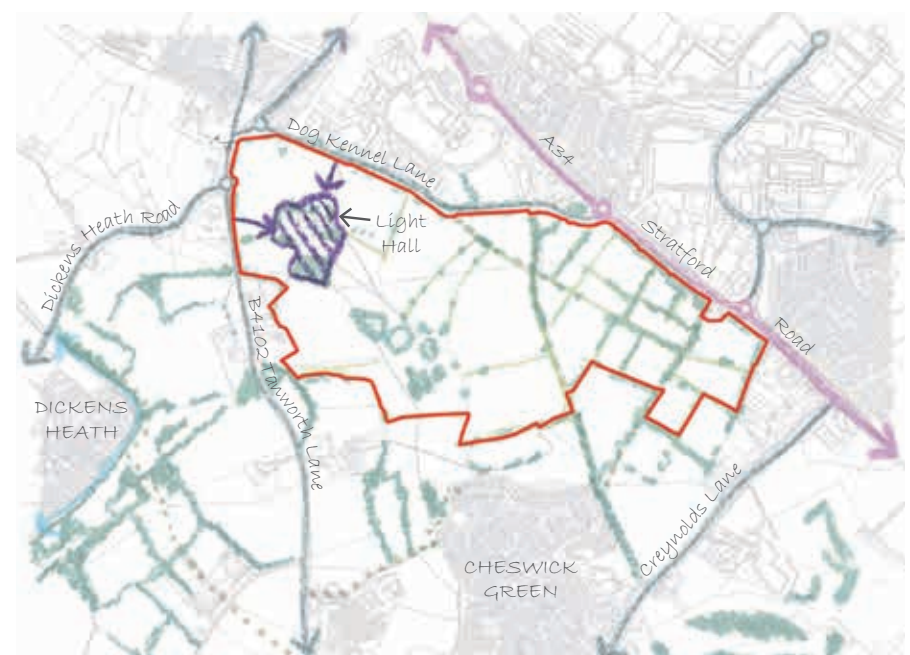


Figure 12: Heritage and History

The Grade II Listed Building of Light Hall is located within the north western part of the Site. This is surrounded by the former farmstead (now converted into separate residential dwellings) and informal gardens. Land to the south of the building includes a former medieval moated site, which attests to the history of settlement in this location.

Light Hall is surrounded by agricultural land historically connected to the former farmstead, although the historic landscape character of this area has been markedly changed as a result of post-War agricultural intensification and field boundary removal.

The building is accessed from Dog Kennel Lane on the northern boundary of the site, with a clear view of the house frontage from this aspect, which contributes to its setting.

An historic access to the Light Hall from Tanworth Lane on the western boundary of the site has been lost over time, although there are also filtered views from this direction.

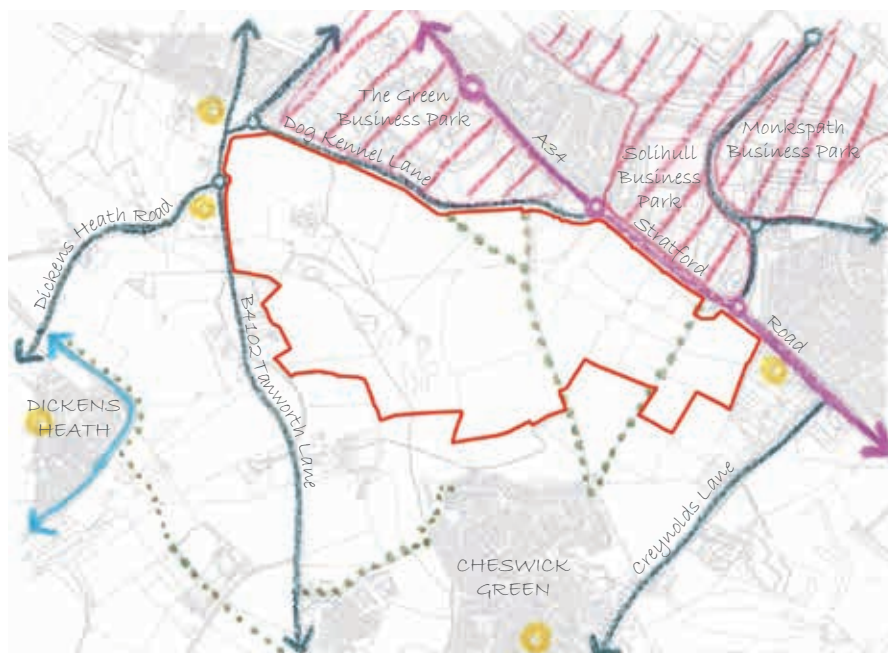


Figure 13: Community and Connectivity

The site benefits from its accessibility to Shirley, Monkspath, Dickens Heath and Cheswick Green and the range of community services, amenities and facilities that are within these areas.

The site has excellent accessibility to local employment opportunities with six business parks within 2.5km of the site.

The site has excellent accessibility to public transport connections and the M42 motorway. Solihull town centre is 3.5km to the north east of the site.

There are seven Primary Schools within 2km of the site and five Secondary Schools within 3km.

There are a number of shops, restaurants, cafes, hotels, gyms and medical centres within 1.5km of the site.

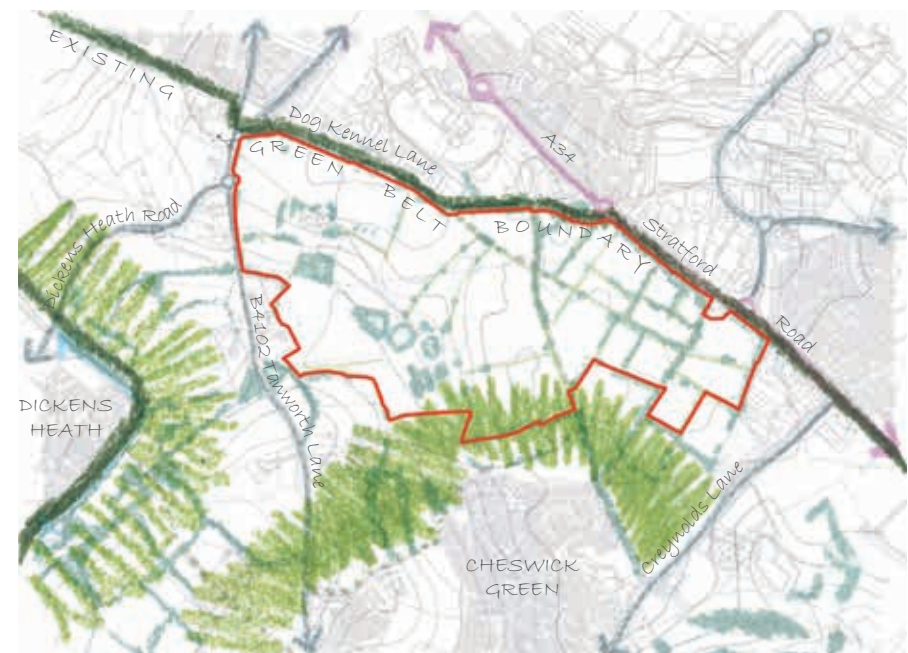


Figure 14: Green Belt and Identity

The site is currently designated as Green Belt, with the northern boundary of the site forming the Green Belt edge.

The Stratford Upon Avon Canal defines the edge of the Green Belt around Dickens Heath. Cheswick Green is not excluded from the Green Belt but there is a need to ensure that both of these settlements maintain their own separate identities.

The topography and landscape features within the site have the potential to form a new defensible Green Belt boundary.



5.0

Defining a New Green Belt Boundary



Figure 15: Proposed Green Belt Release Plan



5.0 Defining a New Green Belt Boundary

The analysis of the strategic and local context of the site, and the site's constraints and assets have informed the location of a proposed defensible Green Belt boundary within the site that will meet the tests against the five purposes of the Green Belt.

A Green Belt Review undertaken by EDP for Taylor Wimpey identified that the site is a very low functioning area of Green Belt land (RP 63, RP 64 and RP 65 as defined within SMBC's Solihull Strategic Green Belt Assessment, July 2016). As such the site had been identified in part for release from the Green Belt for new development within the Solihull Strategic Housing Land Availability Assessment (SHLAA) and, subsequently, as a proposed housing allocation within the Draft Local Plan Review consultation (Proposed Housing Allocation 12) and Supplementary Update (January 2019).

This adds further to the evidence that this site is a site with considerable urbanised influences which has a low function in terms of the purposes of the Green Belt. Together these demonstrate that the site could be released from Green Belt without adversely affecting wider functions in the context of the area of open land between Solihull and the outlying settlements of Cheswick Green and Dickens Heath.

The consideration goes further to include the sustainability issues of the site, and whether revised boundaries of the Green Belt around the site could provide a long term, defensible, development area. Where Green Belt release is justified, paragraph 139 of the NPPF seeks to ensure that any new boundary is well defined "... clearly, using physical features that are readily recognisable and likely to be permanent."

The site and the proposed revised boundary as set out in Figure 15 scores very strongly in this respect, having well-demarcated, strong and defensible boundaries with the opportunity to remove land from the Green Belt and form a revised Green Belt boundary defined by the following permanent physical features:

- the existing B4102 Tanworth Lane along the western site boundary;
- the existing mature vegetation associated with the existing properties on Creynolds Lane along the eastern site boundary.
- A combination of the following features within the southern parts of the site:
 - the existing shallow valley landform which bisects the site;
 - the existing mature vegetation associated with the pond features and watercourse;
 - the existing robust copse features and extensive field hedgerows with mature hedgerow tree planting along existing field boundaries.

Consequently, the proposed release of the site from the Green Belt designation would accord with the NPPF and has been tested against the five purposes of the Green Belt in order to ascertain its suitability for Green Belt release. These five purposes are:

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

To Check the Unrestricted Sprawl of Large Built up Area

The proposed development site at Land at Light Hall, Solihull has clearly defined and durable boundaries to the west, north and east. The site is bound to the:

- North by Dog Kennel Lane;
- South by existing hedgerows;
- West by the B4102 Tanworth Lane; and
- East by existing hedgerows/field boundaries associated with properties on Creynolds Lane.

It is proposed that a landscape and open space buffer would be provided on the southern boundary to provide a buffer and visual separation from the open land further south, between the site and Cheswick Green.

The removal of the site from the Green Belt will not result in the unrestricted sprawl of Solihull. The site would be well contained on all sides, providing a strong defensible boundary to future development.

To Prevent Neighbouring Towns from Merging into One Another

The removal of the site from the Green Belt will not result in the merging of neighbouring settlements. The strategic purpose of the Green Belt in this location is the separation of settlements within Solihull from those to the south, for example Cheswick Green and Dickens Heath. Land to the south and west comprises open fields and provides a physical break between Solihull and these settlements.

The development of land at Light Hall would not result in the merging of settlements into one another but will ensure a sustainable urban extension to Solihull with a clear physical break between it and Cheswick Green and Dickens Heath.

The proposed site has existing defensible boundaries and therefore the integrity and function of this Green Belt is not affected.

To Assist in Safeguarding the Countryside from Encroachment

The presence of strong boundaries is an important factor in protecting the open countryside from encroachment. It is also proposed to include a substantial landscape buffer to the south of the site to ensure a strong physical buffer, and to safeguard the countryside from encroachment.

The release of the proposed development site would result in the natural extension of the existing built up area of Solihull. The release of this site from the Green Belt will have no impact on the wider open countryside.

The removal of the site from the Green Belt would not contravene the purposes of the safeguarding the countryside from encroachment due to its existing and proposed physical boundaries.

To Preserve the Setting and Special Character of Historic Towns

The site and wider surroundings do not comprise nationally recognised historic towns and therefore the proposed development at this site will not affect the special character of any recognised historic town.

It is important to note that the listed Light Hall is within the development area and will be retained and sensitively incorporated within the proposed development. The setting of each building will be preserved and enhanced where possible and this will influence the overall masterplan for the proposed development.

The removal of this site from the Green Belt would not contravene this purpose and is not relevant when assessing the Light Hall site against the purposes of the Green Belt.

To Assist in Urban Regeneration by Encouraging the Recycling of Derelict and other Urban Land

The release of land at Light Hall from the Green Belt would not prevent the recycling of derelict land and other urban areas because:

- Solihull Borough Council acknowledges that it has insufficient quantities of brownfield land to meet its objectively assessed housing requirement and it will have to look towards undertaking a Green Belt review to release suitable land for housing in the long term. As such, Green Belt release is required to accommodate housing growth and will not impact on the recycling of derelict land in Solihull.
- Solihull outlined in its Issues and Options document that it has a housing land supply deficit of nearly 4,000 units over the plan period 2011-2028. This represents a significant under supply of housing land to meet the preferred scenario and further emphasises the need for strategic Green Belt release in Solihull.

The removal of the Light Hall site from the Green Belt would not prejudice urban regeneration in the Borough and the recycling of derelict and other urban land within Solihull. The Council has acknowledged that there is insufficient, available, developable land within the urban area and that Green Belt land will need to be released to accommodate the future development requirements of the Borough.



Summary

The acute need for new homes within the Borough is an exceptional circumstance to justify a review of the Green Belt boundaries. The removal of the land at Light Hall from the Green Belt would not compromise the five purposes of the Green Belt. The site would be well contained on all sides, ensuring strong and defensible boundaries that will have permanence beyond the plan period.

The Green Belt review provides a clear indication that the site is entirely suitable for removal from the Green Belt, without resulting in any adverse effects on Green Belt function, or on the local landscape character or the amenity of local visual receptors.

This results primarily from the proposal's clearly demarcated boundary features, the enclosed nature of the site and the consequential limitation in landscape and visual effects, but also the way in which the site maintains physical separation from the nearby settlements, providing openness between the site, Cheswick Green and Dickens Heath.

The site is available now and is considered to be 'suitable' for housing. The proposed development of the site would be sustainable. The land at Light Hall is capable of delivering completions within the first five years of the plan period.



6.0 Consultation





6.0 Consultation

Engagement

As part of the development of the Land at Light Hall vision we have undertaken high-level engagement within Solihull Metropolitan Council as well as the surrounding community. We have always been open and transparent with our plans, gathering feedback from several sources and, where possible, using it to shape our proposal so that that delivers what is needed for the area.

Involving Every Level of Government

Over the course of the past few years we have held meetings with Officers, elected representatives and Parish Councils to talk about the plans. These conversations ranged from informal discussion to how the plans would sit within the local community to more detailed analysis of the current issues facing the existing properties and how the design of the masterplans would address these directly.

Each of the meetings gave us different insights into the aspirations and need of the community. From the hyper local to the broader regional and national picture, Taylor Wimpey has listened to as wide a range of voices as possible to ensure this development offers a diverse range of options for the community to consider.

Design & Play Workshops

As part of a commitment to positively impact the wider community Taylor Wimpey hosted two Design and Play Workshops for Year 6 pupils at Cheswick Green Primary School and Mill Lodge Primary School.

These interactive sessions encourage children into a career in housebuilding. Children at the sessions were shown different examples of outdoor play areas and then asked to give Taylor Wimpey a tour of their school's play area. The workshops are part of a wider programme of community outreach that Taylor Wimpey is currently undertaking within Solihull as part of the emerging proposals for Land at Light Hall. The workshops showcase how planning and development shape the area for future generations.

Timeline of Engagement

- August 2016 – Meeting with Blythe Ward Councillors and Meriden MP
- July 2017 – Meeting with Blythe Ward Councillors
- October 2017 – Meeting with members at Solihull Metropolitan Council
- January 2018 - Design & Play Workshop at Cheswick Green Primary School
- March 2018 – Design & Play Workshop at Mill Lodge Primary School
- June 2018 – Meeting with Dickens Heath Parish Council
- July 2018 – Meeting with Cheswick Green Parish Council
- January 2019 – Meeting with Blythe Ward Councillors
- Spring/Summer 2019 – Wider community engagement
- Spring/Summer 2019 – Further political engagement

Next Steps

As the plans progress Taylor Wimpey will undertake wider engagement with the general public through a series of leaflet drops, an information line and articles in the local press. We will also re-engage with all of the political stakeholders for the site. This will allow us to shape the final planning application and ensure the community's collective voice is heard.



7.0 **Vision** **for the Site**



7.0 Vision for the Site

Masterplan Concepts

The masterplan concepts aim to work with the constraints and enhance the assets of the site.

The concepts take their cue from the site's strong landscape structure, location and heritage assets to develop a masterplan that can form a logical and sustainable expansion of the existing community.

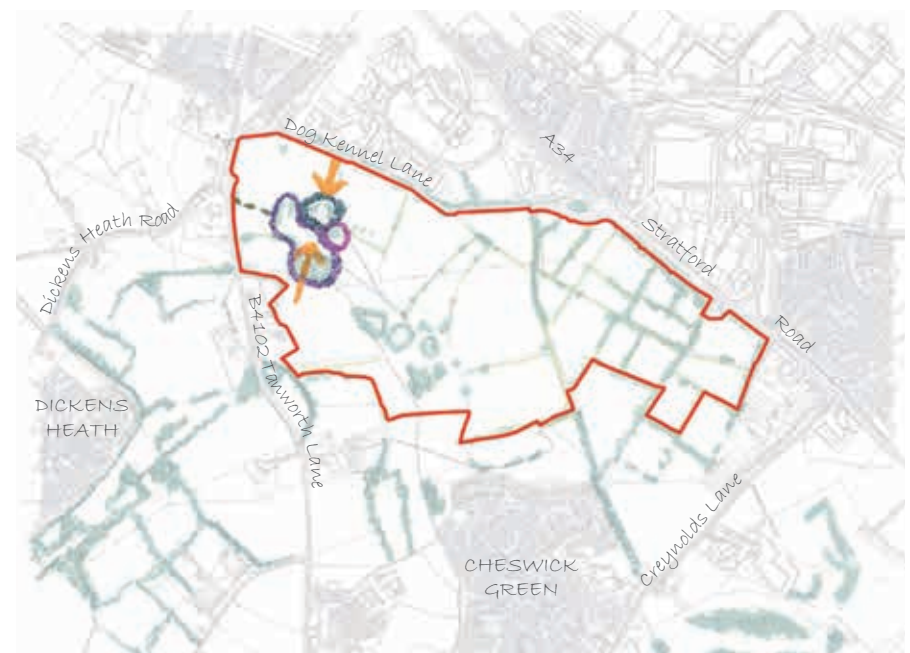


Figure 16: Light Hall and Heritage

Light Hall, the former farmstead and associated gardens and grounds are integrated into the masterplan as an important feature.

Key views of the building are retained so it becomes a visual draw, in particular from the north when approaching from Dog Kennel Lane.

The historic access from Tanworth Lane is to be re-established as a pedestrian link.

There is potential to provide interpretation to increase understanding of the history of the site and to restore elements of the moated site.



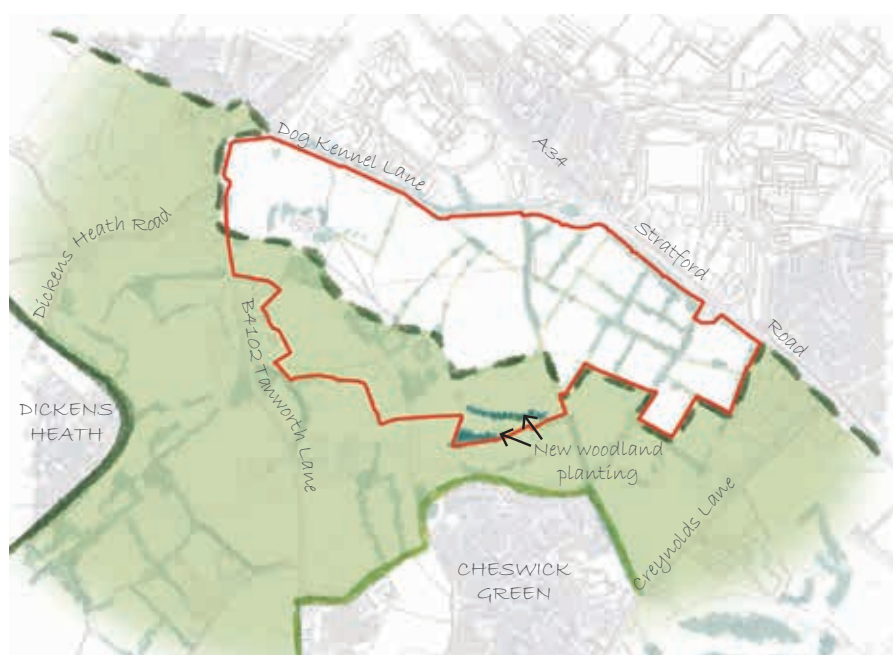


Figure 17: Re-defining the Green Belt Boundary

The existing vegetation and landform within the site will be used to create a new, defensible Green Belt boundary.

Planting new woodland to strengthen the southern boundary will soften the development edge, screening views from private properties on the edge of Cheswick Green.

Re-defining the Green Belt boundary within the site can maintain the separate identities of the site, Dickens Heath and Cheswick Green.



Figure 18: Creating a Green Infrastructure Network

The site has a strong network of existing trees and hedgerows that will form the backbone of the green infrastructure network.

The existing low lying valley landform in the south west of the site provides an opportunity to create a wetland country park.

This will integrate the existing watercourse and waterbodies into the green infrastructure network, provide opportunities to incorporate SuDS features to aid drainage and provide a public open space that is easily accessible from the site, Dickens Heath and Cheswick Green.

Green approaches to the country park will take advantage of views of Light Hall and retain the existing green lane through the centre of the site.

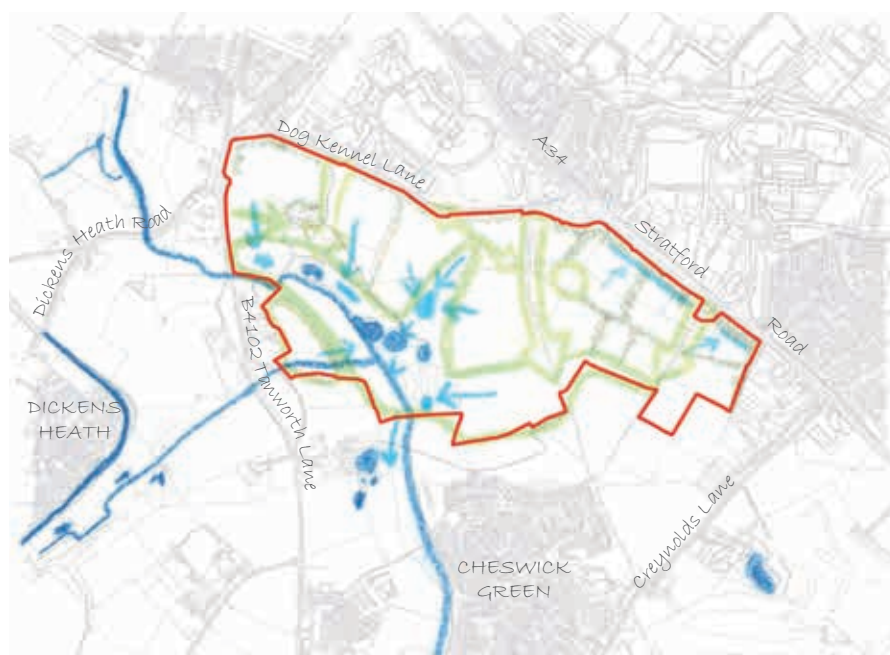


Figure 19: Creating a Sustainable Drainage Strategy

The topography within the site provides an opportunity to introduce wetland features into the country park within the low-lying parts of the site.

The existing watercourse and waterbodies within the south west area of the site will be retained, with new ponds introduced to improve drainage and retain water on site for longer where possible.

These ponds will become focal features in views from the higher parts of the site, as well as providing ecological benefits.

A range of SuDS features will be incorporated throughout the site as part of a comprehensive drainage strategy.



Figure 20: Encouraging Walking and Cycling

The existing PROW's will be retained and enhanced within the green infrastructure network with additional footpaths and cycleways improving movement throughout the site.

A new cycle lane will be provided along Dog Kennel Lane and the country park will be accessible from all parts of the site, with potential to connect to the wider area.

The new routes aim to integrate the site into its surroundings and provide convenient access to the range of facilities and amenities available within the local area, as well as providing convenient access to the Country Park from the surrounding communities.

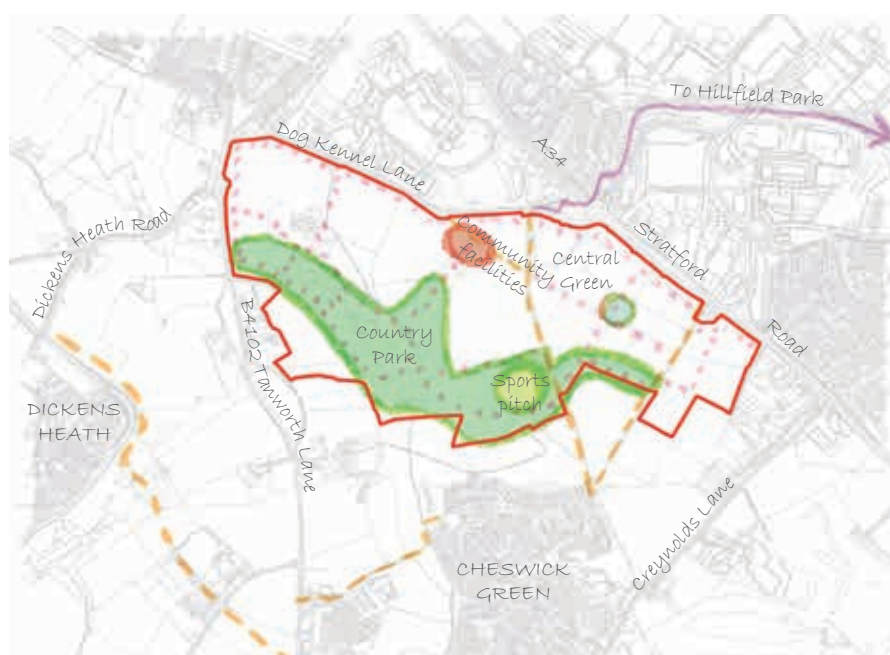


Figure 21: Promoting Health and Leisure

The site has the potential to promote health and leisure in a number of ways.

The Green Infrastructure network will provide opportunities for formal and informal recreation for the residents within the site and the existing communities surrounding the site.

Enhancing the footpath and cycle networks will improve access to these facilities and encourage the community to use active modes of transport.

Centrally located community facilities can potentially provide health and leisure related services dependent on the local need.

The footpath and cycle network will integrate with the surrounding network, providing access to nearby facilities such as Hillfield Park to the north east.



Figure 22: Creating a Walkable Community

The site is well located to connect a number of surrounding communities via walking and cycling, improving access to public open space and community facilities.

The Country Park can become a local destination for not only the residents of the site, but the existing communities of Dickens Heath, Cheswick Green, Monkspath, Shirley and Shirley Heath.

The site has the potential to be fully integrated into its surroundings and offer benefits for the existing local communities.

Figure 23: Illustrative Masterplan



Key:



- | | | | | |
|-------------------------------|---|---------------------------------------|------------------------------|--|
| Site boundary | Proposed development cells | Proposed primary spine road | Proposed green space | Proposed pedestrian and/or cycle connections to surrounding area |
| Existing trees/woodland | Proposed retail/commercial | Proposed secondary roads | Proposed country park | Proposed club house for formal sports pitch |
| Existing hedgerows | Potential school site | Proposed pedestrian/cycle routes | Retained agricultural fields | Existing off-site pedestrian/cycle link to Hillfield Park |
| Existing waterbodies | Proposed vehicular access | Proposed structural woodland planting | Proposed formal sports pitch | Proposed SuDS |
| Existing Public Rights of Way | Proposed vehicular access to country park | Proposed hedgerow | Proposed car park | |



Illustrative Masterplan

The approach to delivering the vision set by the masterplan concepts has been landscape led. The Illustrative Masterplan presented within this document has the potential to deliver up to approximately 1,200 new homes, along with a new local centre, and a new Primary School (subject to need). The built elements of the masterplan will be set within a comprehensive network of public open space, including a wetland country park, areas for informal and formal recreation, formal sports facilities and children's play areas.

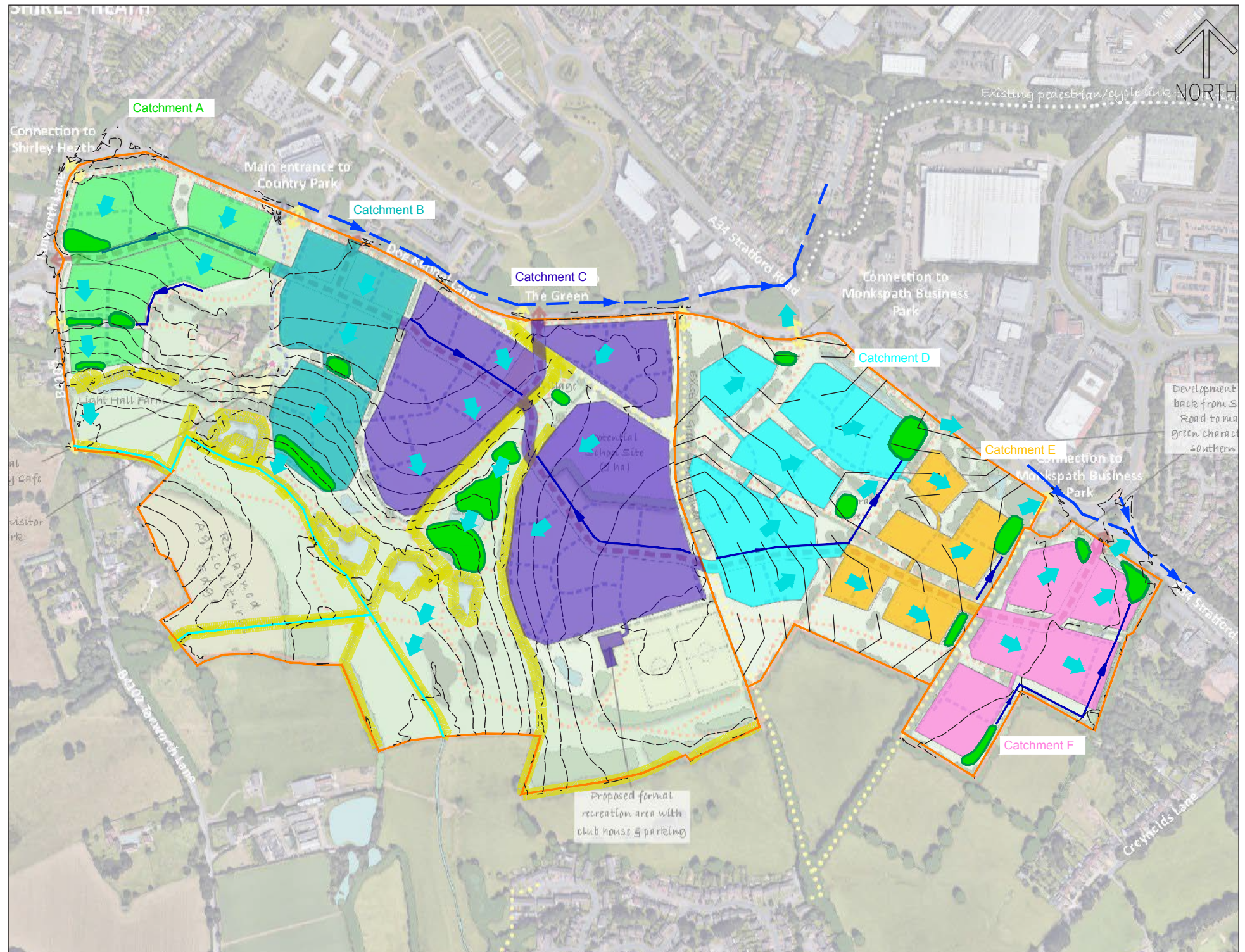
The sites location on the southern edge of Solihull means that it is well placed to benefit from excellent private and public transport links as well as convenient access to a wide range of local amenities, services and employment opportunities. The Masterplan aims to seize this opportunity to connect into the surrounding area, whilst ensuring it offers something new through a multi-functional open space network and community facilities, which will be of mutual benefit for the existing local population.

Vehicular access to the site is proposed from the A34 Stratford Road, Dog Kennel Lane and Tanworth Lane and the junctions will be designed to accommodate traffic demand from the development. The site access junctions will be designed to accommodate vehicular, pedestrian and cycle movements with crossing facilities provided along key pedestrian and cycle desire lines to ensure connectivity between the site and the existing community. The proposed approach to parking will be to provide an appropriate level of parking, in line with Solihull's parking standards, which takes into account the accessible location of the site but also ensures that there are no on-street parking pressures.

The Illustrative Masterplan can deliver a variety of house types at a range of densities to create a new residential community with a sense of place appropriate to its setting.



Figure 24: Illustrative Drainage Strategy



Key:







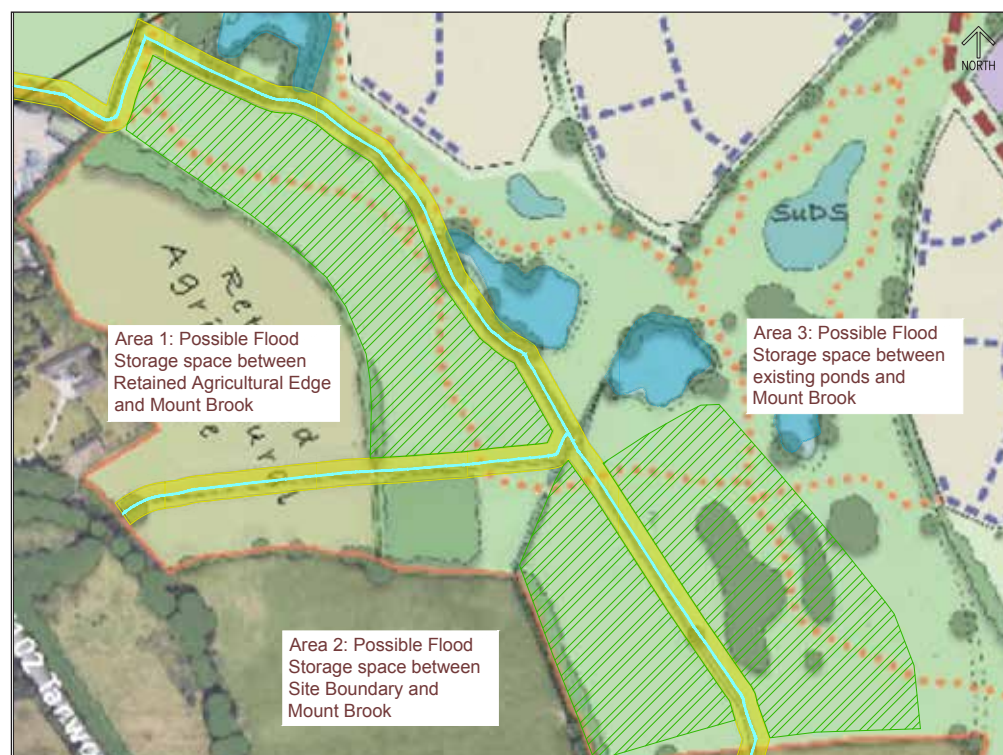




- | | | | |
|----------------------|---|----------------|---|
| Storage Feature |  | Existing Sewer |  |
| Outfall Route |  | Easement |  |
| Existing Watercourse |  | Site Boundary |  |

Figure 25: Flood Storage Area



Key:	Possible Storage Areas		Watercourse	
	Existing Ponds		Easement	

Flooding & Drainage

The development proposals have been set back from the Mount Brook and are therefore within Flood Zone 1. As a result of reports of historic flooding at locations downstream of the site, the developer is committed to working with flood risk consultees to explore the possibilities of downstream flood risk reduction within land ownership.

A Sustainable Drainage Strategy will be produced prior to a planning application to ensure that surface water runoff from the development is managed appropriately. The site is not considered to be suitable for infiltration owing to the geological conditions. If this is confirmed, surface water runoff from the site will be attenuated at the equivalent greenfield rate in order to prevent an increase in flows leaving the site and therefore preventing the development from having a negative impact on downstream flood risk.

The attenuated surface water will be stored on site through the use of Sustainable Drainage Systems (SuDS). These will be designed to include an appropriate allowance for climate change. The SuDS will also treat runoff from the development to maintain water quality. Example SuDS features that may be incorporated into the development include detention basins and conveyance swales. These features will further benefit the site through enhanced aesthetics and ecological conditions.

Light Hall & Heritage

Light Hall, the former farmstead and associated gardens and grounds are integrated into the masterplan as an important feature. Key views of the building are retained so it becomes a visual draw, in particular from the north when approaching from Dog Kennel Lane.

The historic access from Tanworth Lane is to be re-established as a pedestrian link. There is potential to provide interpretation to increase understanding of the history of the site and to restore elements of the moated site.

School Provision

A primary school is proposed in the heart of the development, easily accessible on foot from all proposed pedestrian/cycle routes and green infrastructure with the site and the existing neighbouring communities. The school will occupy a 2ha site and will be delivered to meet the demand for local school spaces arising from the development and the surrounding area.

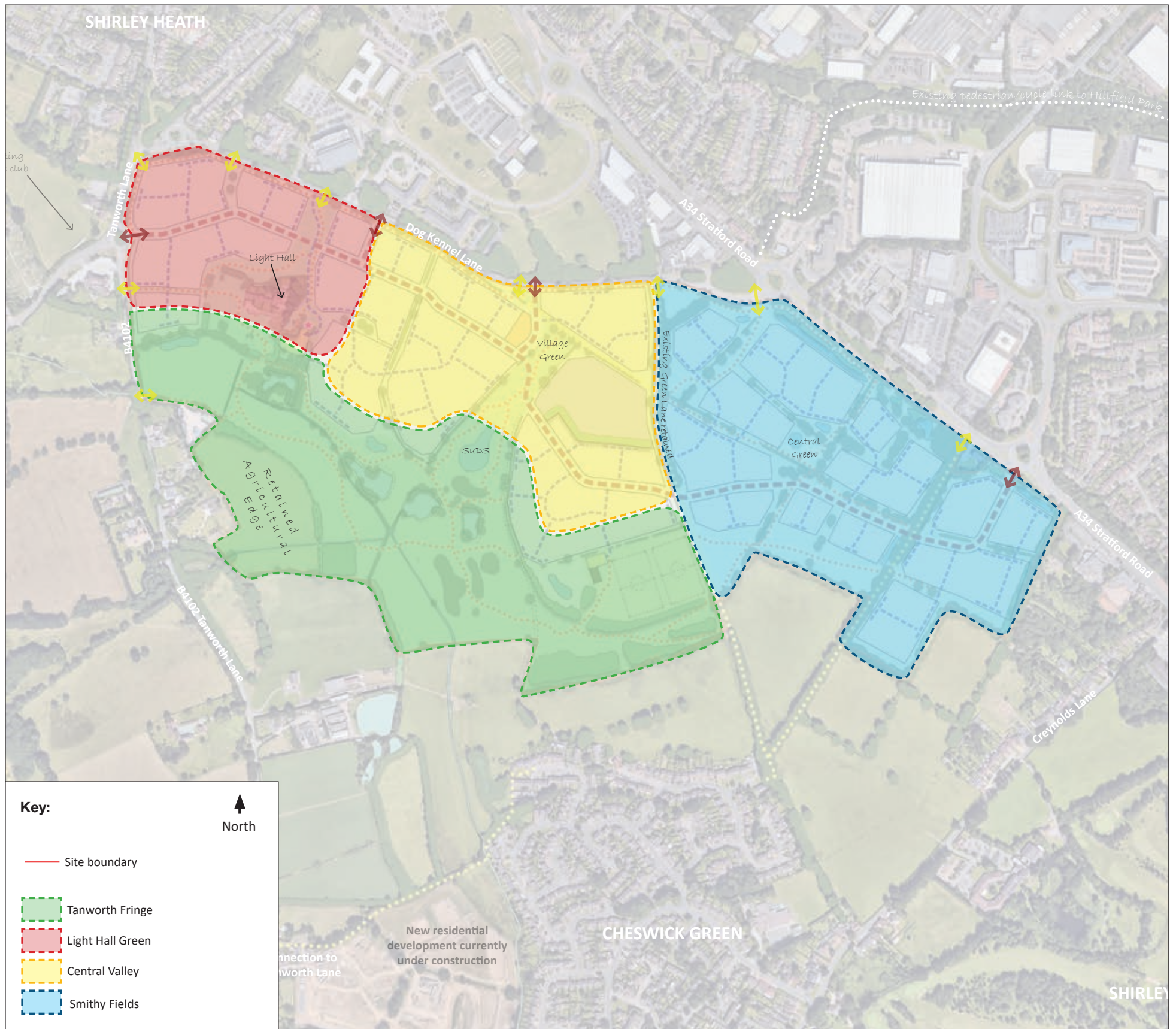
Country Park

The Illustrative Masterplan provides an opportunity to deliver a Country Park within the lower lying land in the south west of the site, incorporating the existing vegetation, watercourse and ponds with opportunities for additional wetland features, such as marshland, small lakes and swales, which would provide ecological benefits and enhance the drainage of the site.

The Country Park would become the main landscape asset for the development and the surrounding communities and provides an opportunity to link to the local heritage associated with Light Hall. Walking, cycling, biodiversity and ecology would be at the heart of the Country Park, with areas of wildflowers, wetland planting, native tree and woodland planting scattered throughout. Amenity grass areas would provide opportunity for picnicking, formal and informal recreation.

The masterplan has been designed to ensure the Country Park is easily accessible by off-road walking and cycling, with footpaths and cycleways weaving through the landscape connecting to the proposed development, the surrounding areas and the existing Public Right of Way network.

Figure 26: Character Areas Plan



Character Areas

Place making

Designs should concentrate on creating successful 'places' for people. Building layout and style, hard and soft landscape, highway design and use of materials should all work together within individual development cells and must take account of the adjacent development and site features. Completed schemes should create identifiable spaces with local character and distinctiveness, that when combined create a strong overriding character for the site.

To assist this a number of character areas are identified. Subtle differences in materials, colour, detailing, landscape, streetscape and built form should enable each area to have its own character and sense of place whilst still creating a cohesive whole.

Character areas

The Land at Light Hall masterplan has four distinct character areas, derived from the influence of the existing landscape features and the relationship of the development to the adjacent areas. The individual character areas will also respond to the surrounding green spaces and the journey through the site along the main spine road.

At this stage in the planning process the proposed masterplan and character areas are all indicative. They provide a set of guidelines to indicate how the vision for the site could be delivered. The following text sets out key elements and differences between each of the four character areas.

Light Hall Green

- **Location: North west**
- **Influences: Light Hall and its setting, Shirley Heath**
- **Core: Residential**
- **Edges: Tanworth Lane/Dog Kennel Lane/ Landscape/Residential**
- **Layout: Informal**
- **Density: Medium (approximately 30 – 35 dwellings per hectare)**
- **Scale: 2 – 2.5 storeys**
- **Materials: Predominantly red brick with occasional use of render**
- **Key landscape features: Vegetation on boundaries and around Light Hall**
- **Key buildings: Light Hall**

The Light Hall Green character area lies within the north western part of the site, set around the Grade II listed Light Hall and including the main western approach to Tanworth Country Park from Dog Kennel Lane.

It takes its character cue from Light Hall and Shirley Heath to the north west. The layout of the housing areas is shaped by the need to preserve the setting and views of Light Hall.

The character area is divided by two greenways with views of Light Hall. The first re-establishes a historic footpath link from Tanworth Lane on the western boundary towards Light Hall. The second and most significant greenway follows the alignment of the existing access track to Light Hall from Dog Kennel Lane, using the existing direct view of Light Hall as a visual draw into the site.

These two greenways all accommodate footpath and/or cycle routes and are connected by a central green space, which wraps around Light Hall to connect to Tanworth Country Park to the south. A small visitor car park for the Country Park is located to the south east of Light Hall, accessed via the existing track from Dog Kennel Lane.

Existing vegetation within this character area is generally confined to the western and northern site boundaries, as well as the landscape within the curtilage of, and immediately surrounding Light Hall. This is preserved within the green space network.

It is envisaged that the main green corridor providing the approach to Light Hall and Tanworth Country Park would have a softer, more informal frontage with detached and semi-detached properties. These properties would be a maximum of 2 storeys with native tree planting softening the built edge and drawing focus to the three storey Light Hall.

Homes within the remainder of the area would front onto the site boundaries and the greenways to provide active frontages and natural surveillance.

Building heights would generally be 2 storeys throughout, with some use of 2.5 storey properties in select locations considered acceptable. Potential locations for 2.5 storey buildings include the site entrance, along the spine road and within the central parts of the development cells, away from Light Hall to aid navigability

It is envisaged that properties would be primarily detached and semi-detached at the site boundaries, along the spine road and fronting the main greenway, with short rows of linked cottages or terraces within the development blocks.

It is envisaged that the main spine road would have wide verges with native tree planting to form continuous avenues on either side and to create an attractive entrance to the site from Tanworth Lane.

Building density would generally be approximately 30 - 35 dwellings per hectare, decreasing around Light Hall and to the western edge of the site.

Tanworth Fringe

- **Location: South west**
- **Influences: Watercourse, waterbodies and topography, agricultural landscape to the south of the site, Cheswick Green**
- **Core: Landscape (including Tanworth Country Park)**
- **Edges: Landscape/Tanworth Lane/Residential**
- **Layout: Informal**
- **Density: Low (approximately 25-30 dwellings per hectare)**
- **Scale: 2 - 2.5 storeys**
- **Materials: Predominantly red brick with occasional use of render**
- **Key landscape features: existing watercourse, waterbodies and small woodlands**
- **Key buildings: Residential edge fronting Tanworth Country Park**

This informal character area occupies the lower lying and in the south west of the site, incorporating the existing watercourse and ponds with opportunities for additional wetland features, such as marshland, small lakes and swales within a designated Country Park. A focal SuDS pond at the mouth of the central valley would become a key feature in views towards the Country Park from the north.

The Country Park would become the main landscape asset for the development and the surrounding communities. It takes its character cue from the existing watercourse, ponds and woodlands, as well as links to heritage associated with Light Hall. Walking, cycling, biodiversity and ecology would be at the heart of the Country Park, with areas of wildflowers, wetland planting, native tree and woodland planting scattered throughout. Amenity grass areas would provide opportunity for picnicking and informal recreation with footpaths and cycleways weaving through the landscape connecting to the development, surrounding areas and existing Public Right of Way network. A formal sports facility would be located within an attractive landscape setting in the south east of this character area. It would be easily accessible from the surrounding areas via walking and cycling with convenient links into the Country Park.

Existing vegetation is more extensive within this character area, with small areas of woodlands scattered throughout the landscape, often closely associated with the existing ponds. Linear hedgerows define a relatively large field pattern. The existing field in the south west would be maintained in agriculture to provide a transition to the farm land beyond the site. New native woodland planting in small blocks would define and screen the Country Park landscape along the southern boundary.

The development edge adjacent to the Country Park would consist primarily of detached and semi-detached properties of 2 – 2.5 storeys with varied build line. This would create an informal, low density development edge of approximately 25 – 30 dwellings per hectare. This lower density development edge and block structure would allow views into the Country Park from the development and encourage access.

A predominant use of red brick would create a development edge in keeping with the character of the surrounding areas, with occasional use of render providing a unifying character to the interface with the Country Park.

The development edge would be defined by existing hedgerows or landform features, which would create a natural boundary and interface with the Country Park. Native tree planting can enhance this character by adding a softness to the development edge.

Central Valley

- **Location: Centre**
- **Influences: Central shallow valley and large-scale field pattern, mixed use development to the north of Dog Kennel Lane**
- **Core: Residential**
- **Edges: Dog Kennel Lane/Landscape/Residential**
- **Layout: Informal**
- **Density: High (approximately 35 - 50 dwellings per hectare)**
- **Scale: 2 – 3 storeys**
- **Materials: Predominantly red brick with brown brick or weatherboard detail**
- **Key landscape features: central shallow valley, green lane, PRow's**
- **Key buildings: Primary School and small retail units**

The core of the development would be set around the shallow valley leading to the Country Park, with a new Primary School and small retail units set around a central village green to form the community hub of the development.

The character area takes its cue from the central valley, which slopes in a south westerly direction towards the Country Park and is defined by existing hedgerows. It is characterised by its more formal park landscape, with sweeping views across the main SuDS pond to the Country Park on the lower ground to the south west. The village green would offer opportunities for informal recreation and community events and would also include a children's play area.

The greenway within the valley would extend northwards to connect to the existing PRow and Dog Kennel Lane. Footpaths and cycleways would provide attractive routes into the Country Park from the community hub and surrounding areas. To the east and west of this valley, the landform gently rises to plateaus and there is a more extensive hedgerow network than in Light Hall Green.

A greenway would run alongside Dog Kennel Lane incorporating a pedestrian and cycle route. This greenway would preserve the existing vegetation along the site boundary and set development back from the road, in keeping with the character of development to the north.

The eastern edge of this character area is defined by the existing PProW, which follows the existing, well vegetated field boundaries. Its northern half has a green lane character, which would be preserved by setting development behind a green corridor.

The shallow valley landform and more extensive hedgerow patterns, which would be preserved as much as possible, influence the layout of the housing areas and offer opportunities for views towards the Country Park.

The residential development within this character area would have an informal layout due to the large-scale landscape pattern, but would have a higher density of 35 - 50 dwellings per hectare, in particular in the northern parts of the character area, along Dog Kennel Lane and around the central village green, retail units and school, where there could be potential for apartments and higher density areas of housing.

The residential properties along Dog Kennel Lane would be 2 - 3 storeys in height, and primarily detached/ semi-detached.

There is potential to incorporate 3 storey apartment buildings at key locations around the community facilities within the northern parts of the character area. The southern parts of the character area include the plateau edges and gentle valley slopes towards the Country Park. It is envisaged that development within these parts of the character area would generally be 2 storeys, with some 2.5 storey properties in key locations to aid navigability.

Block structure would be defined by the existing hedgerows and landform. Short rows of linked cottages and townhouses within development blocks could provide a transition from the higher density areas in the north, to the lower density development edge within the Tanworth Fringe character area.

The main spine road runs through the character area, with a north to south connection to Dog Kennel Lane adjacent to the central valley. It is envisaged that the spine road would have wide verges with tree planting to form continuous avenues on either side. Different native tree species would provide a subtle change from the character of the spine roads in other character areas.

Smithy Fields

- **Location: East**
- **Influences: Small scale, rectilinear, enclosed landscape. Mixed use areas to the north of the site**
- **Core: Residential**
- **Edges: Landscape/A34 Stratford Road**
- **Layout: Formal, regular**
- **Density: Medium-High (approximately 30 - 45 dwellings per hectare)**
- **Scale: 2 - 3 storeys**
- **Materials: Predominantly red brick with occasional use of render or buff brick**
- **Key landscape features: Small scale field pattern and well vegetated field boundaries**
- **Key buildings: Focal buildings around the central green and at key nodes along the spine road**

The Smithy Fields area forms the eastern part of the site. This character area takes its cue from the business park uses to the north and its well vegetated, small scale field pattern, which creates an enclosed, rectilinear character in contrast to the larger scale western parts of the site.

The existing PProW and green lane define the western boundary of this character area, with another PProW running north to south through the eastern part of the character area. The eastern boundary is defined by the well vegetated rear garden boundaries of existing residential properties. The character of these PProW's would be retained within green corridors.

The green space structure of this character area takes a grid like form, setting the well vegetated existing field boundaries within green corridors, and encouraging pedestrian and cycle movement east to west, complementing the north to south orientation of the PProW's. A central green provides a focal space in the centre of this character area, set around the existing mature trees and pond.

Pockets of residential development would be located within each field, the preservation of this strong landscape structure would create a more formal, rectilinear character, with properties fronting onto the green corridors alongside the field boundaries.

Development would be set back from the A34 Stratford Road behind a green corridor which would incorporate SuDS. This green corridor would preserve the character of the A34 and the residential uses would be well screened by the existing vegetation.

The residential development would be 2 - 3 storeys in height and of a medium to high density (approximately 30 - 45 dwellings per hectare). The density and regularity of the layout would decrease adjacent to the southern edge of the site to create a more informal development edge with the surrounding landscape. It is envisaged that semi-detached and detached properties would front onto the southern boundary of the site, set behind a wide green corridor.

Rows of terraced, or tightly spaced semi-detached and detached homes would create a well-defined streetscape within development blocks. Continuity in frontages would create a cohesive edge to the street with variation created through building materials and detailing. Mews lanes and garden courtyards could provide alternative solutions to block structure within this character area.

The highway network would weave through the character area, crossing the field boundaries at the least vegetated locations where possible. It is envisaged that the spine road would have wide verges with tree planting to form continuous avenues on either side. Tree species would be in keeping with the existing species in this part of the site to complement this local character and provide a subtle change from the spine roads in other character areas.

Figure 27: Illustrative Hand Drawn Sketches

Images shown are for illustrative purpose only



View 1:

The approach to Light Hall

The setting of the Grade II Listed Light Hall is a key design consideration for the masterplan. There is an opportunity to integrate the building into the scheme by making it a focal feature in views from Dog Kennel Lane and within the site.

The existing track to Light Hall is accessed from Dog Kennel Lane at the specific point there are direct views of the building. The masterplan aims to retain this track and set it within a wide green corridor, which provides direct access to the Country Park to the south of Light Hall. The building would become the focus of views from this approach and act as a visual draw into the site as people move towards the Country Park. Housing would front onto this green corridor, framing views of the house with an attractive outlook over the public open space.



View 2:

Maintaining separate settlement identities

The second key design consideration for the masterplan is maintaining appropriate separation between development within the site and the northern edge of Cheswick Green.

The topography and existing vegetation on the site boundary and in the intervening landscape help to screen views of the majority of the site from the edge of Cheswick Green, although parts of the southern area of the site are visible. There is potential to strengthen the southern boundary of the site with new woodland blocks, which would provide an attractive entrance into the Country Park from the existing Public Right of Way.

A formal sports facility would be set behind these woodlands, with built development to the north of the existing hedgerow, which would form a defensible Green Belt boundary. The combination of the topography, existing and proposed vegetation and the open nature of the sports facility, would help to retain appropriate separation from Cheswick Green. Views of the new properties from the existing properties on the edge of Cheswick Green would be screened and the Country Park and sports facilities would become assets for the new and existing communities.

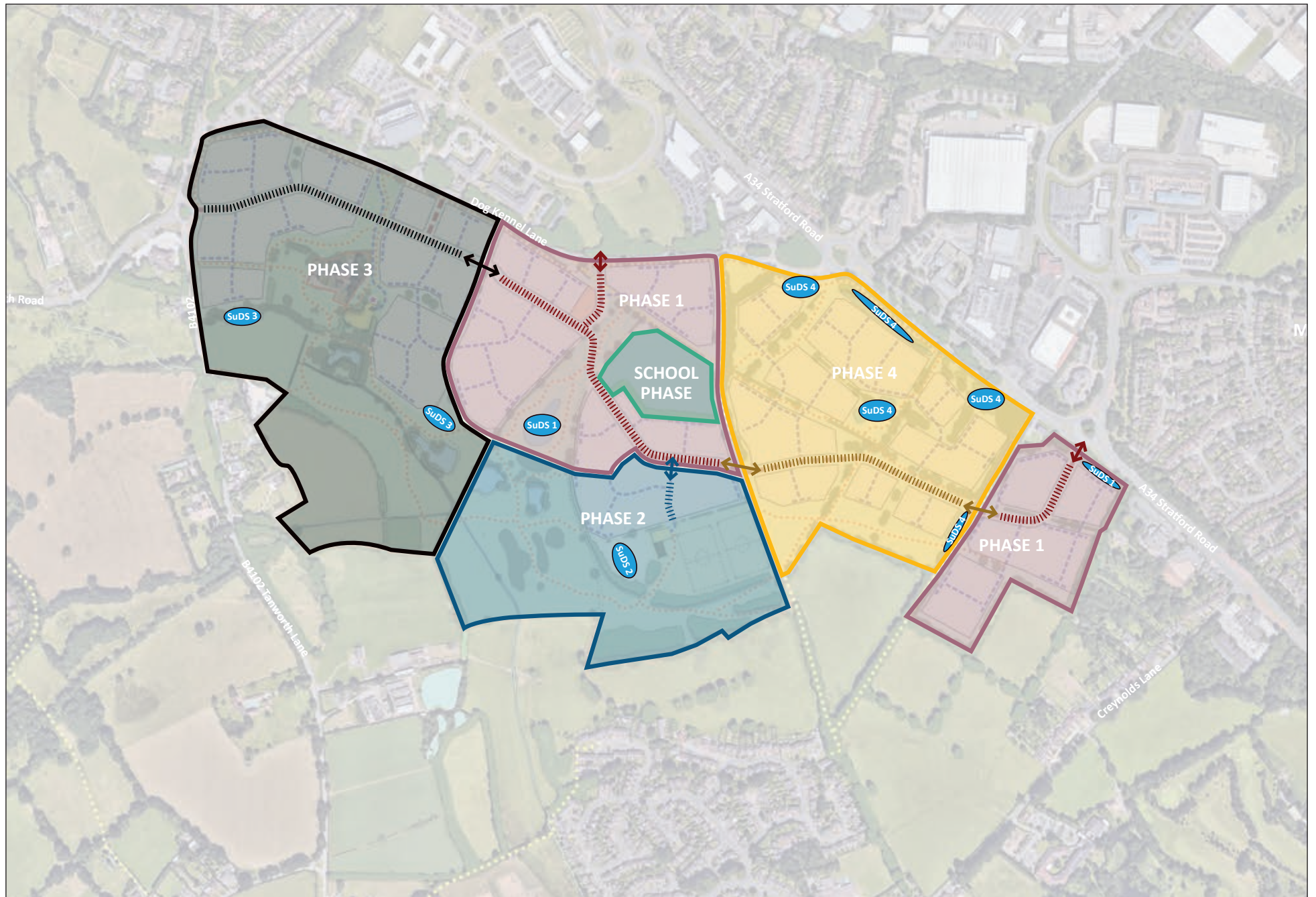


8.0

Anticipated Phasing of Development



Figure 28: Anticipated Indicative Phasing Plan



Key:



— Site boundary

SuDS X Indicative potential SuDS pond location

 Indicative school development phase

 Indicative phase 1 development

 Indicative phase 2 development

 Indicative phase 3 development

 Indicative phase 4 development

↔ Indicative phase 1 access

↔ Indicative phase 2 access

↔ Indicative phase 3 access

↔ Indicative phase 4 access

||||| Indicative phase 1 haul route

||||| Indicative phase 2 haul route

||||| Indicative phase 3 haul route

||||| Indicative phase 4 haul route

8.0 Anticipated Phasing of Development

Light Hall Anticipated Phasing Strategy

The indicative phasing plan presented within this Vision Document is based on the Illustrative Masterplan and aims to provide an indication of the broad strategy for carrying out the construction works on site. This anticipated phasing strategy is based on access, infrastructure and deliverability, whilst aiming to minimise potential disruption to the surrounding communities.



Taylor Wimpey envisage that there could be two construction teams on site, allowing construction to potentially commence in two places in Phase One, with future phases expanding construction south and west from each of the Phase One areas to complete construction of the site.

The general principles that have influenced the definition of the phasing areas are:

- Construction commencing in two Phase One areas, nearest to the site access from the A34 Stratford Road and the eastern most access along Dog Kennel Lane, nearest to the proposed school and site centre;
- The phasing of the school site is shown independent of the residential phasing areas and the exact timing of its delivery would be agreed with SMBC as part of any future planning application;
- Haul routes within each phase follow the alignment of the proposed primary road network wherever possible and provide access into the next phase of development;
- Advanced creation of SuDS features prior to commencement of the next phase of construction works to ensure sustainable drainage systems are already in place to support the works;

The strategy recognises that phasing is fluid, phases overlap rather than follow a start-finish-start-finish sequence. Different uses such as residential, education and landscape works are able to have their own phasing stream and need not necessarily be dependent on each other. It is anticipated that any spoil generated over the construction period would be re-used on site wherever possible. These considerations would all be factored in to the development of a detailed phasing plan as part of any future planning application.

Taylor Wimpey would hope to begin construction on site in late 2021/early 2022.



9.0

Deliverability





9.0 Deliverability



Available

The site will make a valuable contribution towards meeting the quantitative and qualitative needs of the community for market and affordable housing. It has the potential to deliver up to approximately 1,200 high quality houses.

The majority of the site is owned or under the control of a national house builder, Taylor Wimpey who can deliver the proposed residential scheme. Taylor Wimpey would be able to develop the site at the earliest opportunity following the adoption of the Local Plan. The site can, therefore, be brought forward for development within the first three years of the plan period.

There are no legal impediments, need for land in third party ownership, or known constraints that would impede deliverability. As a result, the site is fully deliverable for housing development.



Suitable

The land at Light Hall is well related to the existing urban area of Shirley Heath and wider Solihull. The site benefits from being within walking distance of a number of services and facilities such as schools, shops, and recreation opportunities which can contribute to the well-being and health of the community.

It is within comfortable cycling distance of Whitlocks End station and Widney Manor station, which provide direct access to Birmingham city centre. The site's sustainable location is further enhanced by local bus services, good cycle links and the road network that provide access to local destinations including the University of Birmingham campus, Birmingham airport and local centres. From its historic core to its garden city inspired suburbs Solihull has a wide range of styles from which to draw design inspiration.

The land is not subject to any technical restraints and represents a suitable site for a sustainable urban extension on the edge of the urban area.



Achievable

The NPPF states that for a site to be achievable there should be a reasonable prospect that housing will be delivered on the land within five years. Taylor Wimpey has undertaken an evaluation of the technical and environmental constraints that could prevent or restrict the development of the site. This work has identified that there is no overriding constraint that will impede its delivery, and the proposed allocation will not harm the natural, built or historic environment.

The Masterplan illustrates that the site could deliver up to approximately 1,200 new homes and will therefore contribute significantly towards meeting the housing needs of the area.





10.0

Next Steps and Conclusion





10.0 Next Steps and Conclusion

Next steps

Emerging Local Plan

Solihull's Local Development Scheme contains the intended time scales for the Local Plan Review process, as detailed below:

- Publication of Draft Local Plan (Supplementary Update) – January 2019
- Publication of Submission Draft (for consultation) – summer 2019
- Submission to Secretary of State – autumn 2019
- Examination of plan – winter 2019/2020
- Adoption of the Local Plan Review – spring/summer 2020

Taylor Wimpey proposes to continue to promote Light Hall (Site 12) through the Local Plan process and to work closely with local communities and the Borough Council to evolve the masterplan and vision for the site. As part of this process, Taylor Wimpey will further engage with the surrounding communities to understand local views and local requirements.

Consultation

As the plans progress Taylor Wimpey will undertake wider engagement with the general public through a series of leaflet drops, an information line and articles in the local press. We will also re-engage with all of the political stakeholders for the site. This will allow us to shape the final planning application and ensure the community's collective voice is heard.

Conclusion

Site 12 – Land to the South of Dog Kennel Lane is allocated for housing in the draft Local Plan. This document sets out the vision for the site and explains how a comprehensive masterplan could deliver a sustainable mixed-use community of around 1,200 homes on the southern edge of Solihull, with strong place making principles embedded in the urban structure. The masterplan is landscape-led. It will establish a robust and logical new settlement edge, maintain settlement identity and create a strong landscape setting to the new neighbourhood.

This document also demonstrates that there are no physical constraints to delivering a high quality and sustainable residential-led development on this site and that 'exceptional circumstances' exist which warrants the removal of the site from the Green Belt. The land is also available now, is in a suitable and accessible location and development would be achievable.

Land at Light Hall should continue to form part of the Council's strategy to meet local need for housing. The site can be delivered at an early stage in the Local Plan and is capable of delivering up to approximately 1,200 new homes, together with associated community facilities.

Taylor
Wimpey

Land at
Light Hall,
Solihull

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