

Solihull Local Plan Regulation 19

Representations by Richborough Estates Limited

Objections to Policy P17 Countryside and Green Belt

	Site Assessment Criteria	Richborough Estate's Commentary
Accessibility Study	Primary School: Low/Medium Food Store: Medium GP Surgery: Low/Medium Public Transport: Low (Bus) Overall: Low/Medium Access: No existing footway provision	<p>There is a range of local facilities at Cheswick Green including village hall, post office, shops and primary school. There is a bus service to access the secondary school.</p> <p>There is a public right of way along the omission site's southern boundary that provides a pedestrian route to Cheswick Green which could be improved through appropriate surfacing materials to enable access for all. There is also highway verge available along Tanworth Lane to enable a footway of varying width to be constructed to provide a link to the recent housing development at Mount Diary Farm (Cheswick Place).</p>
Green Belt Assessment	Moderately performing parcel (RP65) overall with a combined score of 6. *Highly performing in terms of purpose 2	<p>The scale of RP65 is extensive stretching from the northern edge from Cheswick Green to Dog Kennel Lane. The assessment is not, therefore, as refined as looking at this omission site in isolation.</p> <p>If a site-specific approach is taken then the extent of built development would not extend materially further north than the existing settlement of Cheswick Green. There would still remain a 'gap' in excess of 400 metres between the northern edge of this omission site and any new built development as identified on the draft Concept Masterplan for the Policy BL2 allocation.</p> <p>Further, Cheswick Green is not a town which is the specific reference in Green Belt purpose 2 as identified in the Framework.</p>

		The combined scoring should be reduced to no more than 5.
Landscape Character Assessment	Within LCA2 Landscape character sensitivity - High Visual sensitivity - High Landscape value - Medium Landscape capacity to accommodate change - Very Low	<p>The presence of the recent large-scale residential development to the immediate south of the omission site (Cheswick Place) has influenced the visual character of the area and demonstrated the capacity of the landscape to absorb change in accordance with policy objectives.</p> <p>The visibility of the omission site is limited by the adjoining residential context, the gently sloping landform and, the presence of well-established hedgerows and the layers of intervening vegetation beyond.</p> <p>To the north, the vegetated boundary associated with High Leas Farm offers enclosure, although some distant filtered views are available from short sections of the Public Right of Way (PRoW) to the north-west. The residential edge of Cheswick Green is already a notable and characteristic component of those views.</p> <p>To the east, south-east and south, the dense boundary vegetation offers a good degree of containment, but with the new residential development associated with Cheswick Place visible beyond.</p> <p>Importantly there is no clear inter-visibility or perceived visual coalescence with Dickens Heath to the west or proposed allocation to the north off Dog Kennel Lane.</p> <p>Overall, the omission site represents a logical place for development, responding to the most recent direction for growth and with a framework of vegetation that would assist with the integration of housing as part of a landscape-led masterplan. Effects would be limited and localised, with no sense of visual coalescence with Dickens Heath or the proposed allocation at Dog Kennel Lane, nor uncharacteristic or conspicuous encroachment of built form into the rural landscape.</p>

<p>Sustainability Appraisal</p>	<p>AECOM 51 A very large site that comprises DLP Site 12 and surrounding area. 17 effects: 9 positive (4 significant); 2 neutral; 6 negative (1 significant)</p>	<p>The scale of AECOM51 is extensive stretching from the northern edge from Cheswick Green to Dog Kennel Lane. The assessment is not, therefore, as refined as looking at this omission site in isolation.</p> <p>There are examples of inaccurate 'scoring' in the Sustainability Appraisal when the criteria are applied to the omission site.</p> <p>The 1 significant negative effect is related agricultural land. However, the omission site itself is below the 20 hectare threshold and is not Grade 1 or 2 agricultural land. The assessment should not, therefore, say there would be a significant negative effect (i.e. 'Red' should become 'Yellow or Grey').</p> <p>Reference is made to Flood Zone 2 without consideration that there is no requirement to have built development within the that part of the omission site (i.e. 'Yellow' should become 'Grey').</p> <p>No designated historic assets would be affected by the development of the omission site for housing purposes (i.e. 'Yellow' should become 'Grey').</p> <p>No significant sources of noise would adversely affect the living conditions of the occupiers of any new homes. Richborough Estates is not aware that any particular or unusual noise attenuation requirements were required for Mount Dairy Farm (i.e. 'Yellow' should become 'Grey').</p> <p>The omission site represents a logical place for development, responding to the most recent direction for growth and with a framework of vegetation that would assist with the integration of housing as part of a landscape-led masterplan. Effects would be limited and localised, with no sense of visual coalescence with Dickens Heath or the proposed allocation at Dog Kennel Lane, nor uncharacteristic or conspicuous encroachment of built form into the rural landscape (i.e. 'Yellow' should become 'Grey').</p>
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		In reality, of the 6 negative effects suggested in the Council's assessment only 1, agricultural land loss, might actually apply to the site albeit this is not a constraint given the need to allocate greenfield/agricultural land to meet the housing need across the Borough.
Overall Approach Topic Paper	The conclusion for Cheswick Green states <i>"The moderate impact on the Green Belt and the medium to high accessibility indicate that this settlement may be suitable for consideration for growth, but the flood zones, the higher performing Green Belt to the west, the need to retain gaps between settlements and the urban area, and the impacts on the landscape and other constraints limit the potential such that the area is not considered suitable for large scale growth under this option."</i>	The omission site is not being proposed by Richborough Estates as large scale growth. The site is not within the floodplain (no built development would occur within Flood Zone 2) and is of a location and scale which would not prejudice the gap between Cheswick Green and the southern edge of Shirley, even taking not account the application proposed by Policy BL2. The omission site is not subject to any national or local qualitative landscape designations. Landscape considerations have already been addressed. The presence of the recent large-scale residential development to the immediate south of the site (Cheswick Place) has influenced the visual character of the area and demonstrated the capacity of the landscape to absorb change in accordance with policy objectives. There would be no direct impacts upon the River Blythe SSSI with appropriate SuDS to ensure the quality and quantum of surface water discharged would not have any indirect effects.
Commentary	The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has low/medium accessibility, with lower accessibility to public transport. Development would extend growth to the north-west of Cheswick Green and unacceptably narrow the gap between proposed Site 12 and the village	The omission site is within a moderately performing parcel of Green Belt and would not lead to neighbouring towns merging into one another. The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. However, the site represents a logical place for development, responding to the most recent direction for growth and with a framework of vegetation that would assist with the integration of housing as part of a landscape-led masterplan. Effects would be limited and localised, with no sense of visual coalescence with Dickens Heath or the proposed allocation at Dog Kennel Lane, nor uncharacteristic or conspicuous encroachment of built form into the rural landscape. The presence of the recent large-scale residential development to the immediate south of the site (Cheswick Place) has influenced the visual character of

		<p>the area and demonstrated the capacity of the landscape to absorb change in accordance with policy objectives.</p> <p>The omission site has low/medium accessibility, with lower accessibility to public transport. However, Cheswick Green does have a range of local facilities capable of meeting the day-to-day needs of residents.</p> <p>Development would extend growth to the north-west of Cheswick Green but would not unacceptably narrow the gap between the Policy BL2 allocation and Cheswick Green.</p>
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