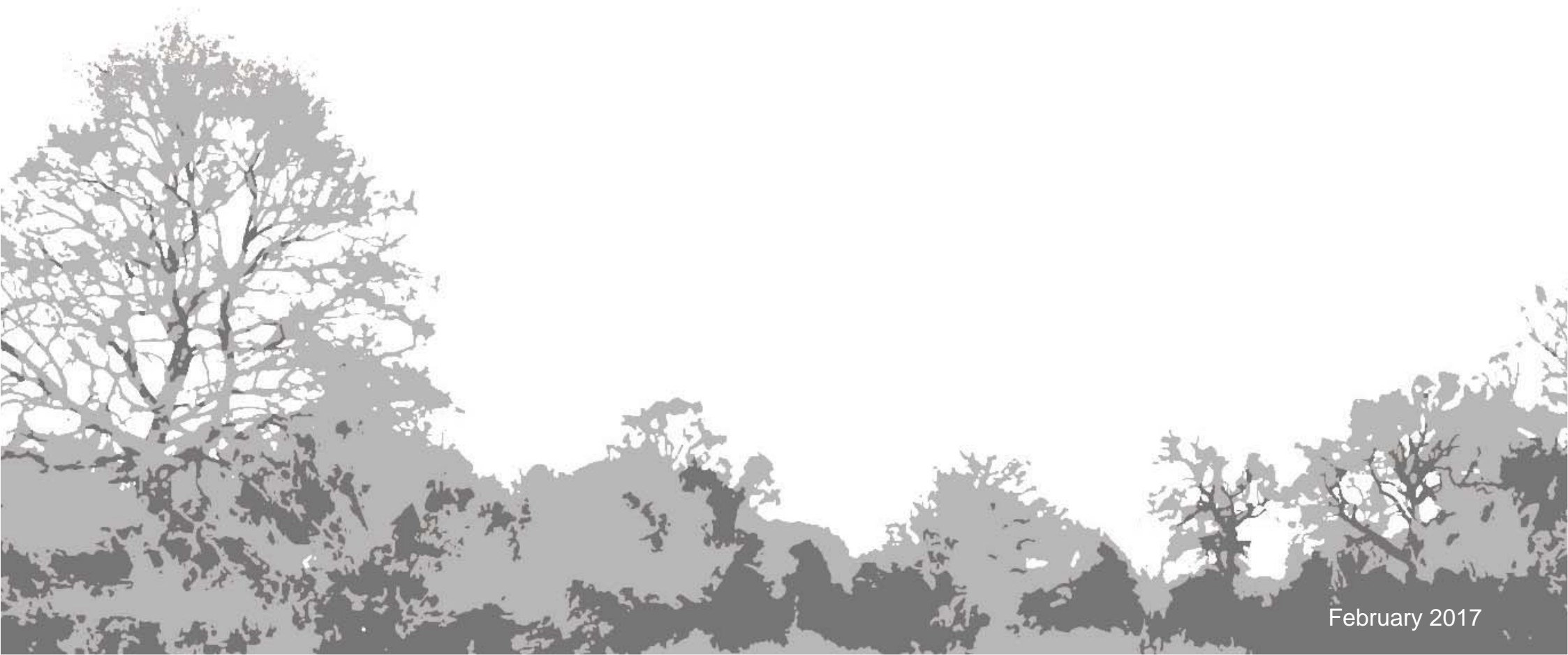


# Land off Meeting House Lane, Balsall Common, Solihull Metropolitan Borough, West Midlands

## **A Vision Document**

Greenlight Developments Representations to the Draft Solihull Local Plan



February 2017

Land off Meeting House Lane, Balsall Common: Vision Document			Document Ref: 16-35-CR01	
Revisions				
Revision	Date	Description	Prepared	Approved
0	01/02/17	Document created	JG	PJR
A	16/02/17	General minor amendments	JG	PJR



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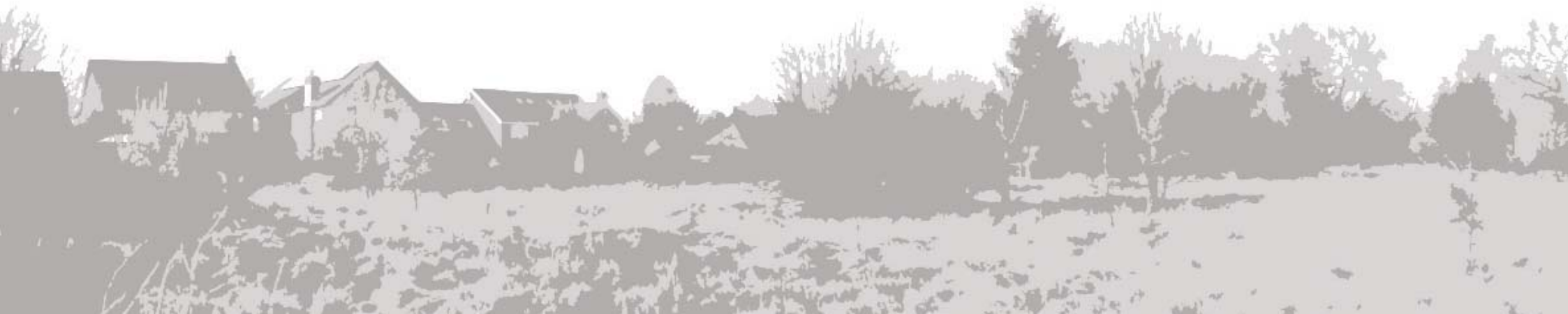
Vision and Design Concept

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# Section 1

## Introduction & Planning Policy Context





## Purpose of the Document

This Vision Document has been prepared on behalf of Greenlight Developments to promote land off Meeting House Lane, Balsall Common, for residential development as identified in the emerging Solihull Metropolitan Borough Council (SMBC) Local Plan. This document has been prepared by The Richards Partnership, with contributions from a wider consultant team.

This document provides an overview of the site's planning policy background, as well as analysis of its wider context. It also provides a more detailed analysis of the site, Balsall Common and the landscape around it and, from this, provides a framework plan showing how the site could be developed. The Vision Document summarises a number of technical reports, which include an ecological report, a highways statement, an arboricultural report, a drainage statement and a heritage appraisal.

## Introduction to Greenlight Developments

Greenlight Developments is a land promotion company based in Bromsgrove. The company is led by three directors; Matt Galagher, Philip Rawle, and Simon McNally. The directors are 'hands-on' and run all aspects of the business. This approach means the company's attention to detail and their liaison with the development team and land owners is second to none. Greenlight Developments are very selective in choosing sites and their joint venture partners, selecting only those sites they believe can be acceptable sites for future development.

Greenlight Developments have substantial knowledge and funds available to purchase land in the Midlands and Southern England. This is aligned with their planning, legal, development and deal structure expertise on both strategic and short-term sites.

The experience, knowledge and approachability of the team enables Greenlight Developments to fully engage in the planning process, to provide for the best development solutions for all key stakeholders.

Since its formation in early 2014, Greenlight Developments has secured planning permission for 250 houses across six sites through development plan allocations, planning applications and appeals; resulting in a 100% track record in land promotion.

Greenlight Developments has interests in a further seven land holdings that have the potential to deliver 750 houses; including this site in Balsall Common, which has the capacity for approximately 50-60 houses.

The rapidly evolving planning system is constantly under review by the Greenlight Developments team to ensure that the best possible planning solution to maximise the potential of their land holdings is at the forefront of their discussions with Local Planning Authorities.

To help with the promotion of the land off Meeting House Lane, Greenlight Developments has assembled an experienced consultant team comprising:

Planning -	Greenlight Developments
Urban Design and Landscape -	The Richards Partnership
Flood Risk and Drainage -	BWB Consulting
Highways -	Mode Transport
Ecology -	Ecology Solutions
Arboriculture -	Wharton Tree & Ecology Consultants
Heritage & Archaeology -	Cotswold Archaeology

## Introduction to the Site

The Site is located on land adjoining Barretts Lane and properties along Meeting House Lane, approximately 700 metres south east of Balsall Common's shopping area.

The site comprises a series of four agricultural paddocks in varying condition, and a residential property at the north west corner, which fronts on to Meeting House Lane, through which, the site access is proposed.

The northern three of the four agricultural paddocks do not appear to have been used for some time; approximately ten to fifteen years, based on historical aerial mapping and the age of the colonising vegetation. The field boundaries are formed by hedgerows which have become overgrown. A number of mature oak trees are present within these boundaries.

The southern most field remains in agricultural use. A public right of way extends along Barrett's Lane and along the site's southern field boundary, connecting with Meeting House Lane.

## Vision for the Site

The development on land off Meeting House Lane would provide a range of attractive, good quality homes. The development would be sensitively designed, responding positively to the intrinsic qualities of the site and the wider area.

The development would assist in supporting local services and encourage growth opportunities. Residents of the development would benefit from a logical, accessible and safe layout which encourages movement by sustainable modes of transport.

Whilst the site can be delivered with an access point within Greenlight Development's interests, the site would compliment and knit onto the wider emerging/proposed housing allocation to the east.





Site Location

# Policy Context

The promotion of land off Meeting House Lane is set against adopted and emerging planning policy framework which has been considered in the evaluation and planning of the site.

## The Adopted Solihull Local Plan

Solihull MBC adopted its Local Plan (the Solihull Local Plan, or SLP) in December 2013. Policy P5 of the SLP (2013) states the Council will allocate land for 3,960 net additional homes to ensure the delivery of 11,000 additional homes in the period 2006-2028. This equates to an annual housing land provision target of 500 net additional homes per year (2006-2028).

Paragraph 8.4.2 of the Local Plan sets out the justification for this approach:

*"It is considered that 11,000 (net) additional homes can be delivered towards meeting projected household growth of 14,000 households (2006 – 2028). This is the level of housing provision that the Council considers can be provided without adverse impact on the Meriden Gap, without an unsustainable short-term urban extension south of Shirley and without risking any more generalised threat to Solihull's high quality environment."*

Following legal challenge, the High Court found that the Plan had not properly assessed the Borough's objectively assessed housing needs in line with the requirements of the NPPF. The High Court also found that the Plan had wrongly re-designated two (previously de-designated) sites at Tidbury Green as Green Belt. The judge ordered that the parts of the Plan relating to housing need (namely Policy P5 and supporting text) and the Green Belt designation of the two sites at Tidbury Green be non-adopted. The rest of the SLP remains adopted and continues to serve as the borough's primary Development Plan Document.

## The Solihull Local Plan Review

Solihull MBC is currently undertaking a Local Plan Review. In November 2015, the Council published a 'Scope, Issues and Options Consultation' document, which set out and sought views on the main issues to be addressed through the review. The document acknowledges both the Council's absence of an adopted housing requirement and the significant scale of unmet housing need in the area as two key issues to be addressed through the Review.

The Draft Solihull Local Plan (effectively a preferred options stage) was published on Monday 5th December 2016, following approval of the Draft Local Plan Review document at Full Cabinet on 10th November 2016. The consultation process on the Draft Local Plan runs until 17th February 2017. The next stage would be the submission version of the Plan.

The site forms part of the wider 'Barratt's Farm' housing allocation (Site 1) in Balsall Common with an indicative capacity of 800 dwellings.

To support the next iteration of the Local Plan Review, the Council has also updated its evidence base. Of particular relevance are the documents set out in the table below which deal with housing, site allocations and the Green Belt.

Evidence Base Document	Purpose	Published
Strategic Housing Market Assessment (SHMA) (PBA)	The SHMA is based on the findings of the Solihull Local Enterprise Partnership (GBS LEP) and Black Country Local Enterprise Partnership (BC LEP) Strategic Housing Need Study, with local trends applied to identify the objectively assessed housing needs for Solihull.	November 2016
Strategic Housing and Economic Land Availability Assessment (SHELAA) (PBA)	The SHELAA considers the suitability of the sites put forward as part of a 'call for sites' exercise undertaken by the Council in early 2016. It informs the selection of the sites allocated for development as part of the Local Plan review.	November 2016
Solihull Strategic Green Belt Assessment Report (Atkins)	This assessment informs the review of the Green Belt. This assessment will consider parcels of Green Belt land against the five purposes of the Green Belt, but will not consider any merits relating to landscape character.	July 2016
Interim Sustainability Appraisal (AECOM)	SA helps to identify the sustainability implications of different plan approaches. SA is also a tool for communicating the likely effects of the plan (and any reasonable alternatives), explaining the decisions taken with regards to the approach decided upon.	January 2017

## Strategic Housing Market Assessment (SHMA):

The most up to date indication of the housing need for Solihull is now set out in the Solihull Strategic Housing Market Assessment Final Report, undertaken by Peter Brett Associates and published in November 2016. The study identifies a projected need of either 13,094 (689 dwellings per annum) or 14,278 dwellings (751 dwellings per annum) in Solihull over the period 2014 to 2033. The 14,278 dwellings figure is set out in Table 4.1 on Page 34 of the SHMA – see below:

	Input	Dwellings	
1	Demographic starting point	11,903	CLG 2014
2	10% market signals uplift	1,190	1*10%
3	SHNS projected delivery (2011-14)	1,824	Table 3.3
4	10% market signals uplift	182	3*10%
5	Dwellings completed (2011-14)	822	Table 3.3
6	Total need	14,278 751 dwellings/ annum	1+2+3+4-5

## Reproduced extract of Table 4.1 (Market signals uplift) on Page 34 of the SHMA

The lower 13,094 dwellings figure, is confirmed in footnote 36 on Page 34 of the SHMA. This figure does not include the SHNS uplift in the OAN (therefore only comprising items 1 & 2 from Table 4.1 [above] = 11,903 + 1,190).

These numbers, particularly the 14,278 dwellings figure, exceeds the housing delivery target set out in the Draft Solihull Local Plan, which is based upon just the demographic starting point + SHNS gap figure of 12,905 (comprising 11,903 + 1,002) and a further 2,000 dwellings from Solihull's previous shortfall (which was actually 2,654 dwellings). This results in a housing target figure of 14,905 dwellings (784 dwellings per annum) in the period 2014 – 2033.



**Strategic Housing and Economic Land Availability Assessment (SHELAA):**

The majority of the site Greenlight Developments has an interest in falls under SHELAA reference 1016 – Site Name: Land off Oxhayes Close, Balsall Common, which comprises an amalgamation in full, or part, of sites 30, 196 and 236.

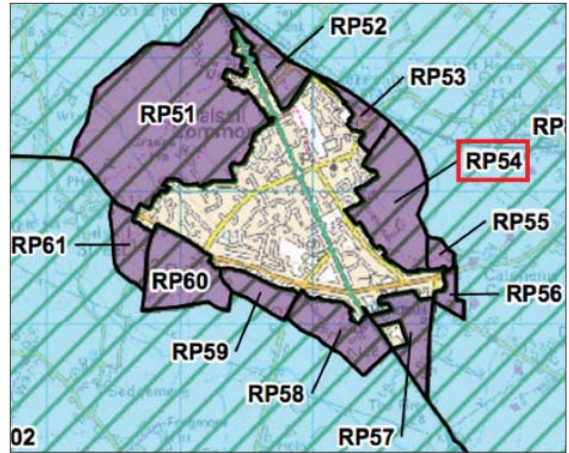
The SHELLA assessment states that ‘this greenfield site would represent a logical extension of Balsall Common, if it is deemed that the (former) recreational use on the site is surplus to requirements’.

It should be noted that part of Site 1016 is in recreational use (incidentally this part of the site is outside of Greenlight Developments’ control) and it is identified in the Council’s Playing Pitch Strategy and Assessment Report for Solihull, which lists it as ‘Meeting House Lane’ in ‘Table 5.2: Key to map of football pitches’, as comprising one senior football pitch’.

Site 1016 overall is scored as Category 1, which Greenlight Developments understands to be the highest score for a site – the site performs well against suitability, availability and achievability criteria.

**Solihull Strategic Green Belt Assessment Report:**

The ‘Barratt’s Farm’ housing allocation (Site 1) is identified in this Green Belt Assessment as ‘Refined Parcel RP54’.



Extract of Balsall Common on the ‘Refined Parcels and Broad Areas’ Plan in the GB Assessment Report

The Table below summarises how the Solihull Strategic Green Belt Assessment Report (July 2016) scores this parcel of land (within which Greenlight Developments’ land interest sits) against the relevant purposes that the Green Belt serves.

Solihull Strategic Green Belt Assessment Report (July 2016) - Assessment of Refined Parcel RP54	
Purpose 1 – To check the unrestricted sprawl of large built-up areas	Score 1 – Parcel or area is lower performing
Purpose 2 – To prevent neighbouring towns from merging into one another	Score 2 – Parcel or area is more moderately performing
Purpose 3 – To assist in safeguarding the countryside from encroachment	Score 2 – Parcel or area is more moderately performing
Purpose 4 – To preserve the setting and special character of historic towns	Score 0 – Parcel or area does not perform against the purpose
Refined Parcels and Broad Areas Combined Score	Score 4-5 out of 12
Refined Parcels and Broad Areas Highest Score	Score 2 – Parcel or area is more moderately performing

# Policy Context

## Draft Solihull Local Plan - Allocated Housing Site No.1 Barretts Farm, Balsall Common:

The site forms part of the wider 'Barretts Farm' housing allocation (Site 1) in Balsall Common with an indicative capacity of 800 dwellings.

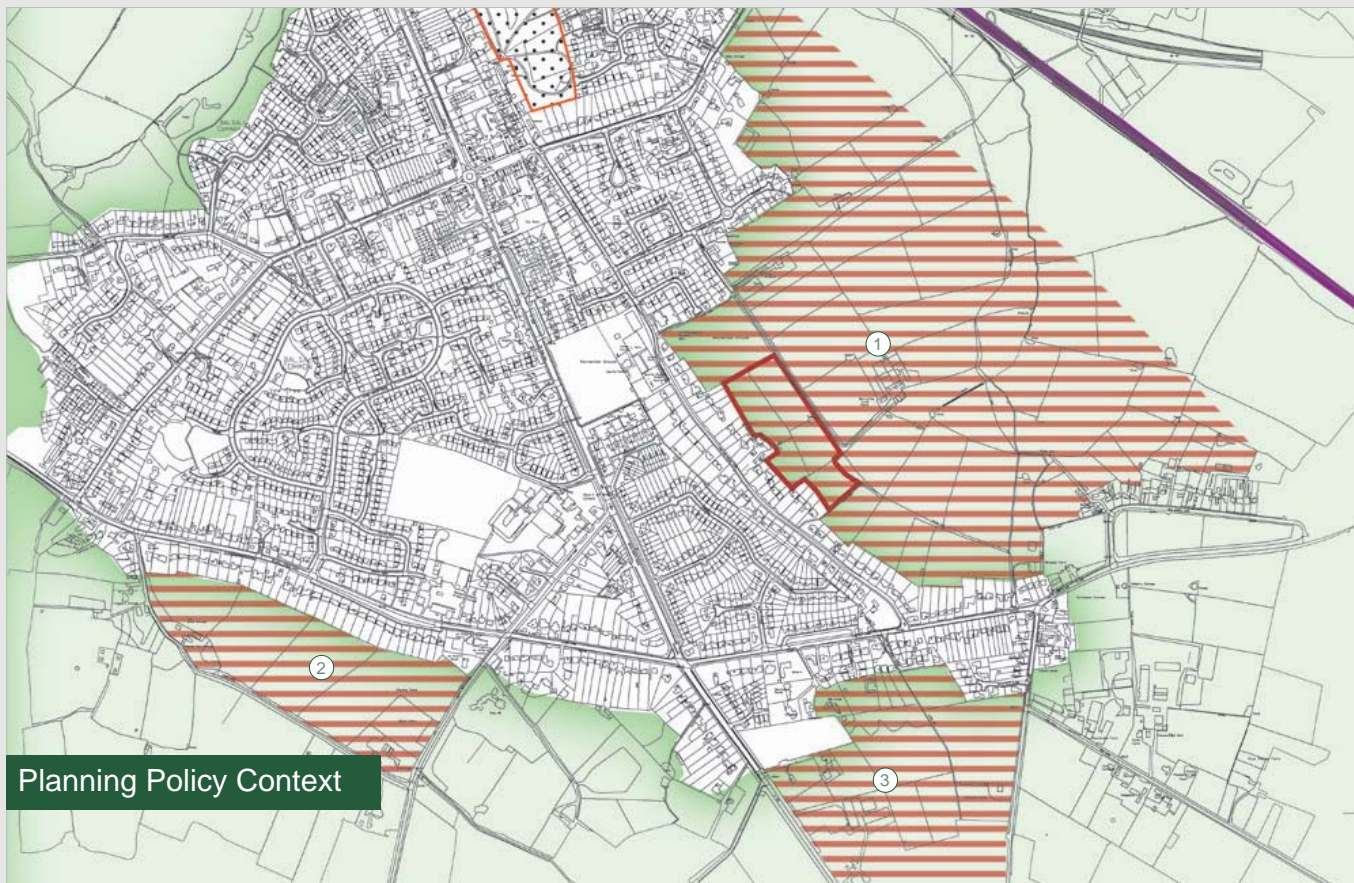
Details of the relevant Housing Allocation schedule for Site 1 are set out below. The proposed housing allocation is illustrated on the adjacent Planning Policy Context figure:

## Key Events in the Local Plan Review Process (as of February 2017):

- Greenlight Developments submits the site to Solihull's Strategic Housing and Economic Land Availability Assessment (SHELAA) on 22nd January 2016 – the site constitutes an amalgamation in full, or part, of sites 30, 196 and 236.
- Greenlight Developments presents the site (amalgamation of sites 30, 196 and 236) to the Balsall and Berkswell Parish Council Neighbourhood Development Plan Site Exhibition on 20th August 2016.
- Draft Solihull Local Plan Review document approved at the Council's Full Cabinet on 10th November 2016; the consultation takes place from 5th December 2016 until 17th February 2017.
- Greenlight Developments attended an initial concept masterplan meeting with Solihull MBC and the other stakeholders with land interests in the Barratt's Farm housing allocation on 8th February 2017.
- Greenlight Developments submits Vision Document to the consultation on the Draft Solihull Local Plan Review (submission date, 17th February 2017).

LPR Ref (SHELAA Refs <sup>1</sup> )	Site Name	Area	Green Belt	Site Area (ha) <sup>2</sup>	Site Capacity <sup>2</sup>	Delivery years			Site constraints	Reasons and Conditions	Likely Infrastructure Requirements
						1-5	6-10	11-15			
1 (30, 33, 102, 169, 236/ 1002)	Barratt's Farm	Balsall Common	Yes	57	800	✓	✓	✓	Includes existing park. Listed buildings to edge of site. Area of search for coal. Small area of Local Wildlife Site to the south. Excludes areas of Flood Zone 3.	Scores better in accessibility terms than eastern edge of Balsall Common due to proximity to railway station and access to main town centre services. Cumulative Green Belt score of 5, compared to 7 along eastern edge. Need to respect historic setting of listed buildings. Coal mining unlikely.	Integrate highway access with Station Road. Highway capacity improvements at Station Road and junction with A452. Improvement to passenger waiting facilities at Berkswell Station. Requires multiple points of vehicular access. Potential for bypass line. Pedestrian and cycling connectivity enhancements towards Balsall Common centre and Berkswell train station. Bus service improvements. Provision of, or contribution to, existing play area/parks and open space. Integration of green infrastructure connectivity with wider countryside and LWS to south.






Extract from Appendix C – Schedule of Allocated Housing Sites on Page 144 of the DSLP



Planning Policy Context

Legend



-  Site boundary
-  Solihull Draft Local Plan Housing Allocations:
- ① Housing Allocation 1 Barretts Farm
- ② Housing Allocation 2 Frog Lane
- ③ Housing Allocation 3 Windmill Lane/Kenilworth Rd
-  Proposed HS2 Route
-  Green Belt
-  Lavender Park Local Nature Reserve

# Section 2

Understanding Balsall Common and its Wider Context









# Understanding Balsall Common and its Wider Context

## Introduction

Balsall Common is a large village situated within the Metropolitan Borough of Solihull, and the Civil Parish of Balsall. The village lies approximately 8.5km east of Solihull. Birmingham is located approximately 14 miles to the north west and Coventry lies approximately 7 miles to the east.

Balsall Common is a relatively modern village, with the majority of its dwellings being of 20th Century origin. The 2011 census recorded a population of 7,039.

Local facilities are provided within its small village centre and it is serviced via the Solihull S2A/S2L bus route and Berkswell Railway Station, which is located on the Coventry to Birmingham line. The proposed HS2 railway route runs to the east of the village, along a disused railway line, to the east of the site.

Balsall Common is one of several villages and hamlets located within a tract of Green Belt land, The Meriden Gap, between Solihull/Birmingham and Coventry, Meriden being a small village located equidistant between Birmingham and Coventry. The extents of the Green Belt are currently under review, as discussed in the planning policy section of this document.

The Heart of England Way National Trail extends past the west of Balsall Common and to the east of Meriden. The village of Meriden was traditionally considered the geographical centre of England. Several other national trails can be found in the wider area around Balsall Common including the Millenium Way, which runs close to the south east of the site, and Coventry Way, which follows the route of the disused railway line further to the east.



Station Road: Balsall Common's village centre.



Recently completed modern residential development located in the south of the village



Historic view of the village centre. Source: Solihull.gov.uk



Ponds are a notable re-occurring feature within the wider area.



View along Meeting House Lane, from which, the site access is proposed



Site Context



# Understanding Balsall Common and its Wider Context

## Character, Land Uses & Settlement Evolution

Balsall Common is a relatively modern settlement. The BalsallCom.Com web page describes the village as being "of little significance" until the 19th Century. The adjacent settlement evolution drawings illustrate how the village experienced a rapid post-war expansion.

Balsall Common began as a scattering of dwellings and hamlets. Historically heathland, the ground was turned into agricultural land and eventually compartmentalised under the 1802 enclosures acts. This also influenced the network of straight roads around which the village has evolved.

The village is strategically located, with historic routes providing links for drovers moving livestock from North Wales to markets in the south. Later, several roads became turnpiked, and were important stagecoach routes. This transport legacy is reflected in the numerous Inns found around the village.

The village was originally centred around the blacksmiths at the Station Road/ Balsall Street East Junction (identified on the adjacent 1903 map and shown in the image below). The village centre has since moved to its current location where Station Road meets Kenilworth Road.

The Birmingham to London railway line opened in 1838, followed by the opening of Berkswell Station in 1853. As demonstrated by the adjacent 1903 settlement map, the presence of the station appears to have had little effect on the growth of the village.

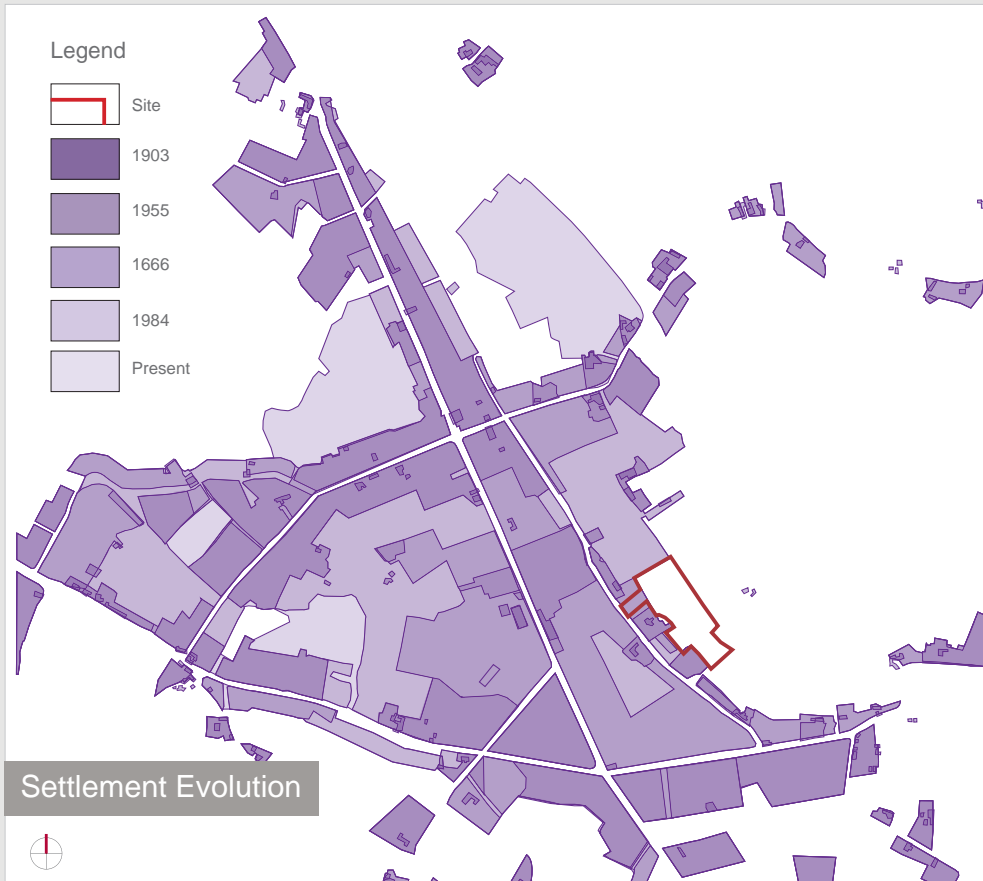
By the mid 20th Century, the original scattering of dwellings and hamlets had evolved into more discernible ribbon settlements, notably along the former turnpike roads that navigate through Balsall Common.

The trend for ribbon development switched to infill development in the latter half of the 20th Century. The adjacent 1966 and 1984 settlement evolution drawings illustrate a rapid growth in the village, with large residential developments consuming infill plots within the main ribbon settlements of the previous century.

The mid to late 20th Century developments coincide with the introduction of the first Balsall Village Plan in 1966. The plan cited the convenience of the rail links and good road connections to Birmingham and Coventry as justification for the expansion of Balsall Common as a dormitory town for commuters to Birmingham and Coventry.

Reference: BalsallCom.Com & Solihull.gov

The composite image consists of several parts. On the left, there are four settlement evolution maps for the years 1903, 1955, 1966, and 1984. The 1903 map shows a small cluster of buildings with a red dot marking the 'Current village centre' and another red dot marking the 'Old village centre'. The 1955 map shows a more extensive ribbon settlement. The 1966 and 1984 maps show further expansion and infill development. On the right, there are three photographs. The top one is a black and white photo of a dirt road with a thatched-roof building, captioned 'The original village centre (BalsallCom.Com)'. The middle one is a color photo of a large, multi-story timber-framed building with a sign, captioned 'The White Horse'. The bottom one is a color photo of a two-story timber-framed building with a sign, captioned 'The Brickmakers Arms'.



Aerial view of Balsall Common circa 1945  
 Note the ribbon development pattern; the post war infill development has yet to occur

# Understanding Balsall Common and its Wider Context

## Landscape Context & Green Infrastructure





The site is located on relatively flat ground on the south eastern side of Balsall Common, adjoining the back gardens of residential properties which front onto Meeting House Lane. The land falls gently to the east, towards a water course tributary which drains away to the north towards the River Blythe.

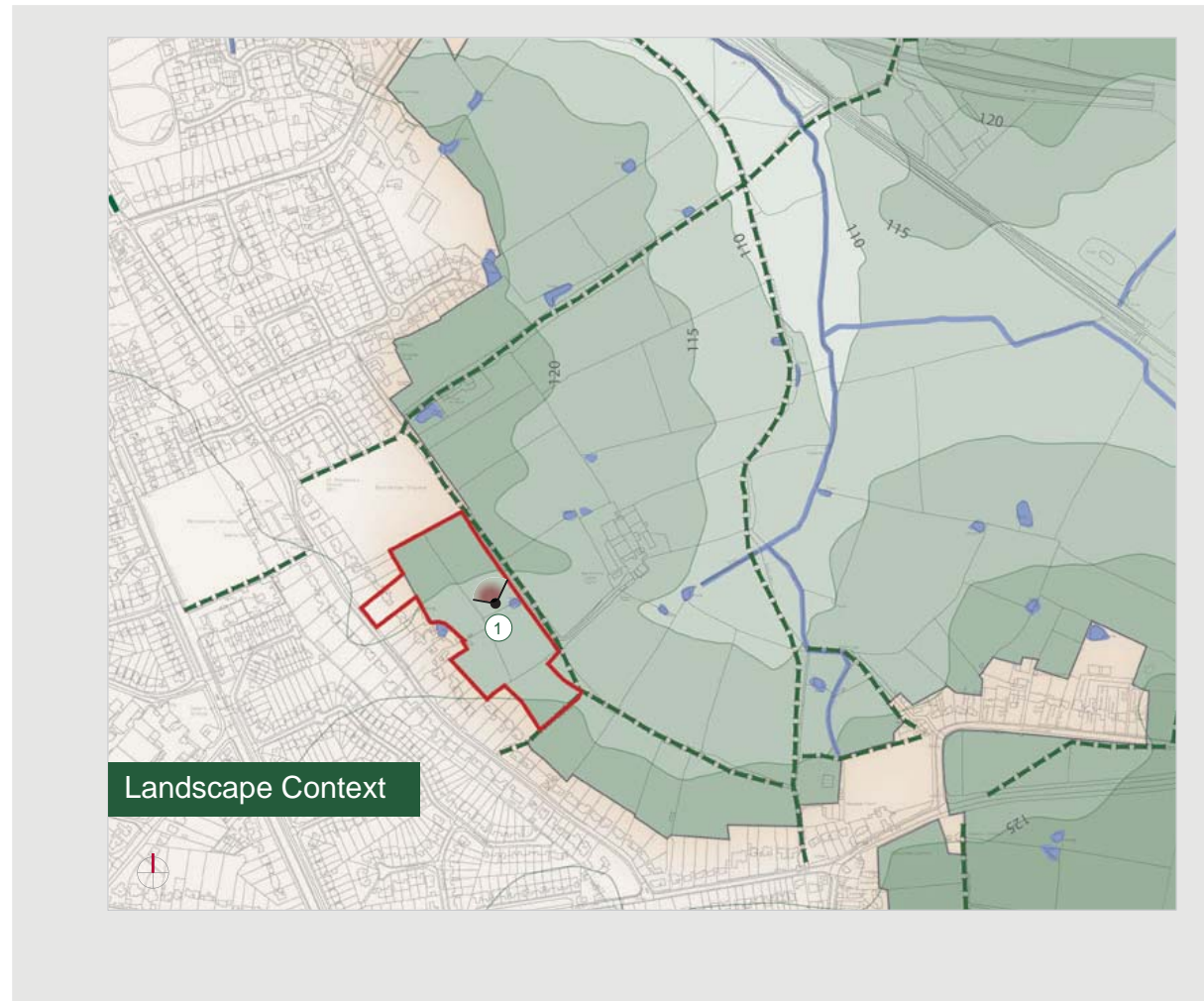
The site lies within the Balsall Common Eastern Fringe Landscape Character Area (LCA) as defined in the Solihull Borough Landscape Character Assessment. The LCA description discusses the treed nature of the land within and around the site. *"Strong tree cover along streets and isolated trees within field boundaries as part of hedgerows create a strong 'sense of place' that adds to the distinctiveness of the area. Even in areas of built development where the rural aspect has been denuded, the tree structure has been retained and remains a dominant influence. The landform along with the strong hedgerow structure creates short-distance views that are contained within the LCA."* This is particularly apparent along the site's field boundaries, as shown in the site photograph on the adjacent Page 19, demonstrating how the site is visually well contained by the existing trees and hedgerows.

The abundance of mature trees and the strong hedgerow structure is clearly visible in the adjacent aerial view of the area. The strong tree lines along the disused railway line and the active Coventry to Birmingham railway line are visible to the bottom right of view. The area is well served by a network of public rights of way, proving good access to the wider area and its green infrastructure assets.

The Landscape Character Assessment describes the soils in the area as being *"majority slowly permeable clayey soils with varying slightly impeded or impeded drainage"*. There is an abundance of small ponds in the area, contributing to the area's identity and sense of place. The ponds, drainage ditches and water courses are shown on the adjacent drawing. Their presence is likely attributed to the poor draining nature of the underlying soil.

### Legend

	Site		120-125m AOD
	< 110m AOD		125-130m AOD
	110-115m AOD		Ponds and water courses
	115-120m AOD		Public Rights of Way





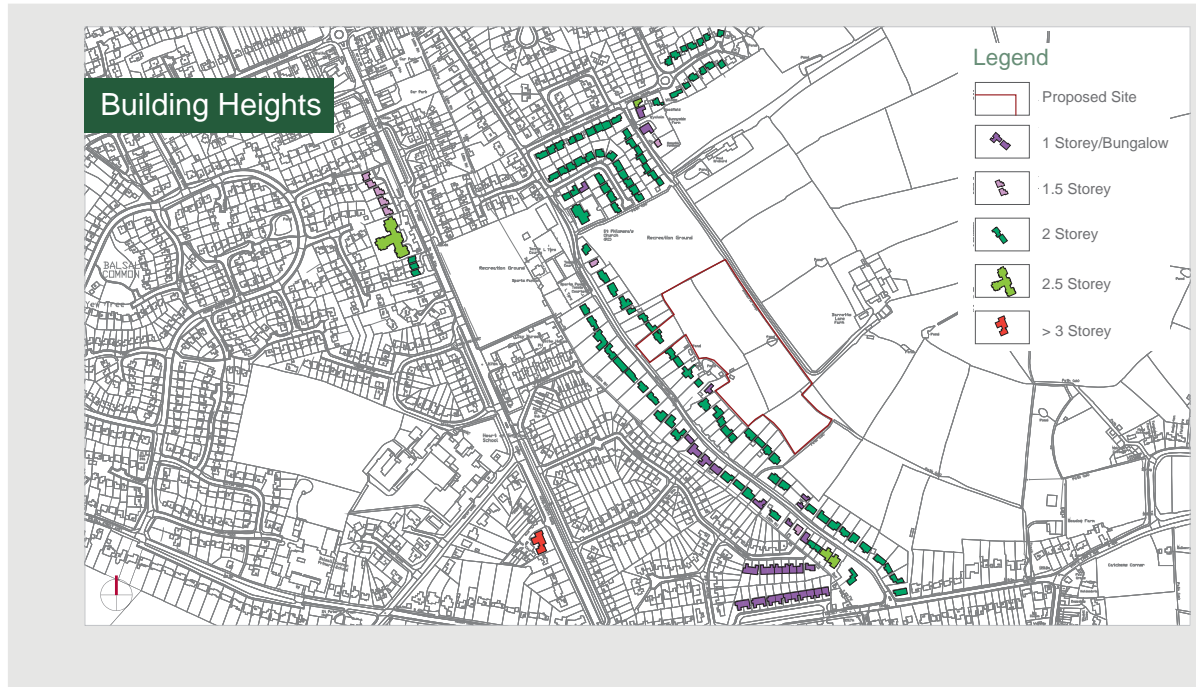


① View from within the site looking north, illustrating the extensively treed nature of the site boundaries



Aerial view looking north west towards Balsall Common, with the site outlined in red. The abundance of existing mature trees and strong field boundaries is clear in this view.

# Understanding Balsall Common and its Wider Context



## Urban Structure

In considering possible ways in which new development might be introduced into an area, it is important to consider how a settlement has grown, the arrangement of blocks, streets, buildings, open spaces, and how people move around and through these spaces.

Balsall Common has an unusual development history, in that its original village centre was located at what is now the western edge of the village. As the village evolved, the village centre and associated facilities have re-located themselves along Station Road, where they are strategically positioned at the junction with Kenilworth Road, the main arterial route through the village. As a result of this transition, the village centre is relatively modern, with the majority of its buildings being of the late 20th Century.

Similarly, the wider settlement of Balsall Common is largely of 20th Century housing stock, with a significant proportion being post-war growth.

The original scattering of dwellings and hamlets have long since been consumed as the village has expanded. Individual and small groups of historic buildings now feature as 'quirky oddities' nestled in and amongst larger modern housing developments.

The main arterial roads, a legacy of the turnpike routes, exhibit a distinct ribbon form of development, while the remaining land parcels within the confines of these routes have been built out into a succession of housing developments from the mid 20th Century onwards.

## Urban Fabric & Form

Having considered the 'urban structure' it is also important to consider the size and pattern of buildings and their plots within the urban fabric. This is the study of a settlement's 'fabric and form'.

As discussed previously in this section, the majority of the built form within Balsall Common occurred post-war, predominately from the 1960's through to the 1990's. Developments within this period tended to be increasingly larger and of higher densities than pre-war developments, as the requirement for large gardens for food production had passed, resulting in smaller garden plots. The housing consists of predominately semi-detached or detached family homes, with private off-street parking, often with garages. Being of a post-war era, the garden plots tend to be relatively small.

Meeting House Lane is something of an anomaly, in that it has emerged as a segment of ribbon development over an extended period of time, resulting in the use of a broad range of materials and architectural styles, albeit the trend for large, detached dwellings and gated private driveways provides a uniformity and rhythm. The streetscape character is strongly influenced by the single track lane flanked by green verges and the presence of significant broadleaved trees (predominately oak).

Historic buildings within Balsall Common are typically of clay brick construction, with clay tiled roofs. The Brickmaker's Arms on Station Road alludes to a former land use in the area - the wider area is known to have clay soils. Half-timbered construction also features within the historic housing stock. A good example of this is 'Ye Olde Berkwell Stores' located on Station Road.

To better understand the massing and built form in the vicinity of the site, a building heights study was carried out, with a representative sample of some of the village's building heights depicted on the adjacent drawing. The building heights study illustrates how the majority of the buildings in the vicinity of the site are 2 storey residential dwellings. A reasonable proportion of the properties are bungalows/single story dwellings and some are 1.5 storey. Buildings that exceed 2 storeys in height are rare in Balsall Common, albeit there are examples of 2.5 and 3 storey modern apartment buildings along Kenilworth Road and at the village centre along Station Road building heights reach up to 4 storeys above retail units.

The proposed site's housing density and layout should knit onto the existing urban fabric and form and complement the surrounding urban area. To better understand the surrounding area, four distinct character areas were selected for further studies. These are shown on the opposite page. They are:

- Meeting House Lane
- Sedgemoor Grove
- Foxes Way
- Shortfield Close





Meeting House Lane:

9  / Ha

- 1 - 2.5 storey dwellings varying in size and age
- Large detached dwellings
- Private garages & off road parking
- Off road parking
- Grown organically
- Gated entrances
- Single track carriageway/lane -no dedicated footpath

Sedgemere Grove:

16  / Ha

- 1 storey/bungalows
- Semi detached
- 2 storey semi detached dwellings in neighbouring streets
- Cul-de-sac
- Private garages
- Off road parking

Foxes Way:

22  / Ha

- 2 storey detached housing
- Undercroft & attached garages
- Off road parking
- Late 20th century
- Cul-de-sac
- Pedestrian/cycle through connections

Shortfield Close:

21  / Ha

- Large 2 storey detached dwellings
- Undercroft garages
- Off road parking in private driveways
- Cul-de-sac
- Adjoining public open space/linear park
- Circa early 21st century

# Understanding Balsall Common and its Wider Context

## Character and Land Uses

Balsall Common is a large village of primarily post-war residential development. The village's geographic location relative to Birmingham and Coventry, make it a desirable commuter destination. Employment land use within Balsall Common is limited to the local facilities as identified on the adjacent drawing on Page 23.

The village is well serviced with local facilities, including; library, doctor's surgeries, a Methodist and a Catholic Church, dentist, post office, banks, mini-supermarkets and a police station. The local facilities within the village centre are conveniently located approximately 8 minutes walking distance from the site. The Berkswell and Balsall Common Sports Association, approximately 250 metres from the site, has a tennis club and cricket ground.

Balsall Common Primary School is located approximately 15 minutes walking distance from the site, and The Heart of England Comprehensive School is approximately 10 minutes walking distance away.

The main approach into Balsall Common via Kenilworth Road is characterised by its broad, often tree-lined carriageway, with pedestrian footpaths set back from the road by intervening grass verges adjoining residential garden frontages.

The large segment of infill development between Kenilworth Road and Meeting House Lane is a typical example of the mid to late 20th Century housing that comprises the majority of Balsall Common. Short open garden frontages provide off street parking for residents. Dwellings are typically semi-detached. The streetscapes are devoid of street tree planting, albeit private front garden planting helps soften the street scene.

Meeting House Lane, via which the site would be accessed, is a good example of a street scene benefiting from the integration of large species trees. A number of mature oak trees flank the lane, the proportions of which deliver an appealing aesthetic.

The adjacent image palette reflects some of the stronger characteristics found within the immediate vicinity of the site. Clay bricks feature as the dominant local building material. 'Human' scale minimal roadways provide a pedestrian priority feel, enhanced by substantial broadleaved trees, providing a green/leafy thoroughfare.















View along Meeting House Lane






## Legend

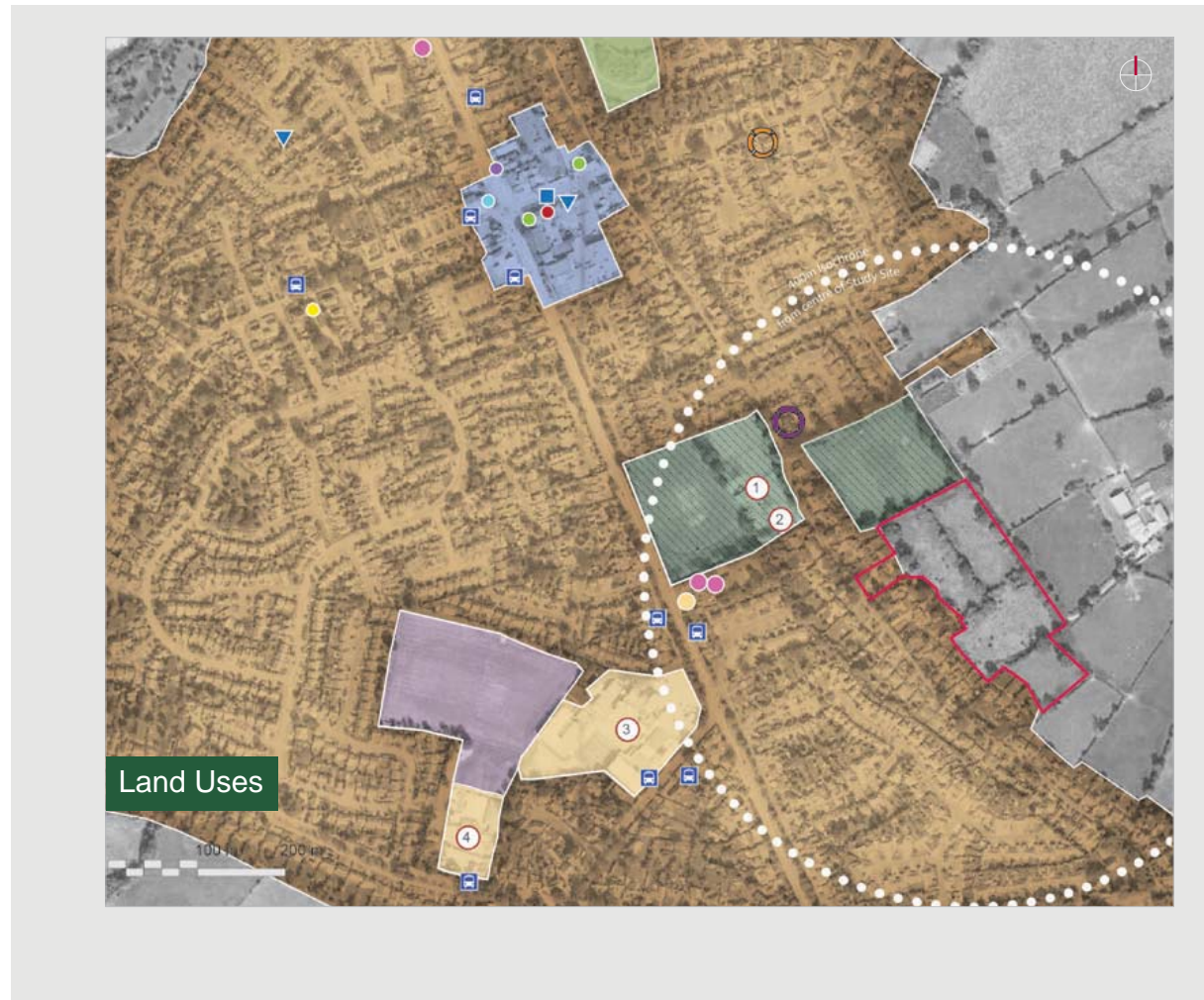
### Local Facilities

-  Post Office
-  Parish Hall
-  Local Bus Stop
-  Banks
-  Balsall Common Library
-  Blessed Robert Grissold Catholic Church
-  Balsall Common Methodist Church
-  Pub
-  Nursery/ Pre school
-  Local Doctor's Surgeries
-  Dental Surgery
-  Police Station

### Land Use

-  Open Space/Village Green
-  Local centre
-  School Playing Fields
-  Schools
-  Sports Ground
-  Residential Area

- ① Berkswell and Balsall Common Tennis Club
- ② Berkswell and Balsall Common Sports Association
- ③ Heart of England Secondary School
- ④ Balsall Common Primary School





# Understanding Balsall Common and its Wider Context

## Wider Connections

The site is located in close proximity to Balsall Common village centre. There are bus stops on Kenilworth Road and Berkswell Railway Station on Station Road. Footpaths, public rights of way and cycle friendly routes contribute to affording sustainable accessibility to the village amenities and wider connections beyond Balsall Common.

Balsall Common is considered to be well positioned, benefiting from convenient wider connections to Solihull, Birmingham, Coventry and beyond.

Coventry city centre is located approximately 8.5 miles to the east, Solihull is approximately 7.5 miles to the north west and Birmingham approximately 15.5 miles to the north west.

Bus services are provided by Diamond. The 88 service runs to Solihull Railway Station, via Chadwick End, Knowle, Copt Heath and Solihull town centre.

Berkswell Railway Station is located a short distance to the north east of the site approximately 15 minutes walk away. Regular train journeys to Birmingham New Street, Birmingham Airport, Coventry, Northampton and London depart from the station.

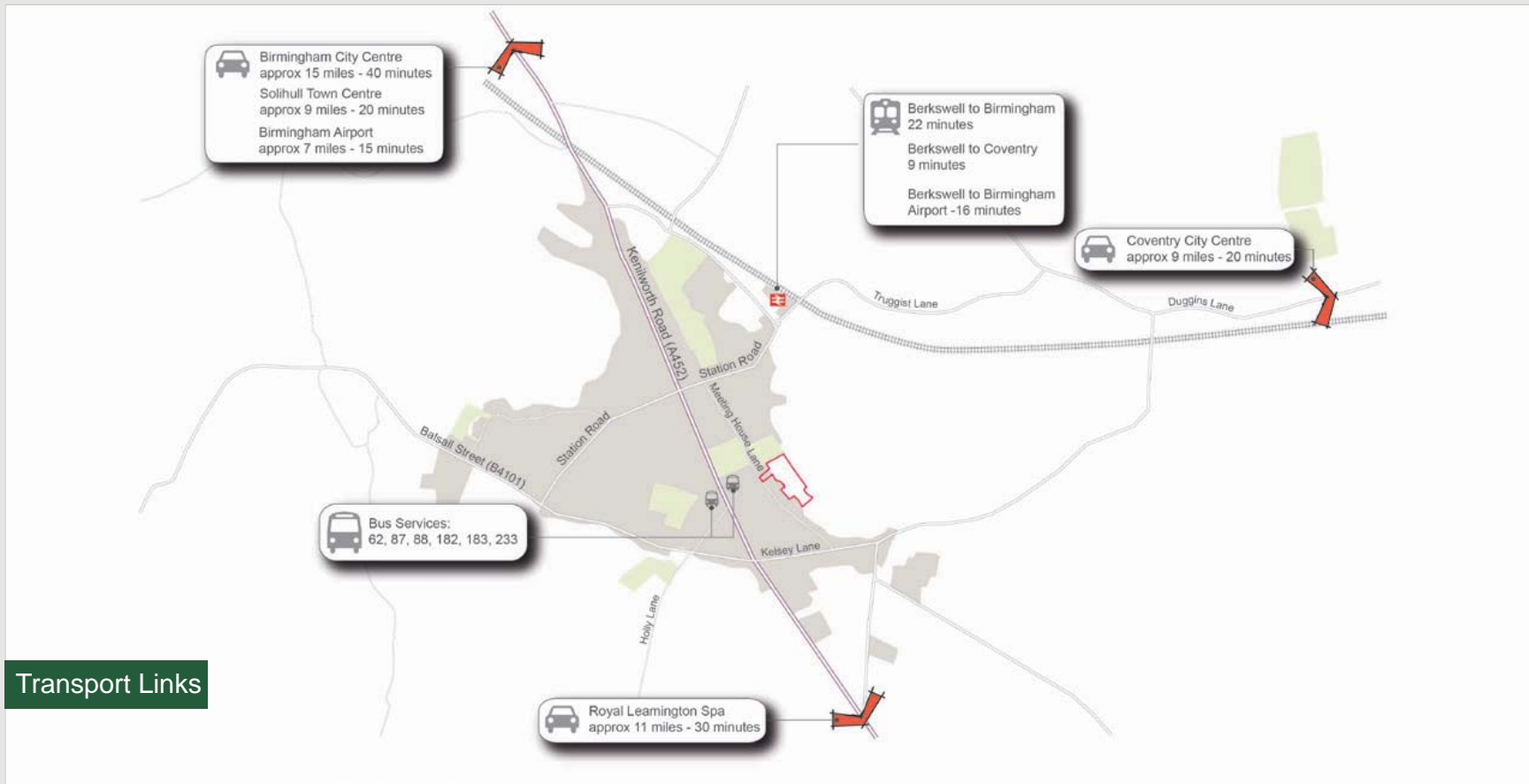
The site is well positioned to benefit from road connections to the A452 (Kenilworth Road), which can be reached via Station Road to the north of the site, or Kelsey Lane to the south. Indicative journey times to key destinations in the wider area are illustrated on the adjacent drawing.

<b>88</b>		<b>Balsall Common to Solihull</b> via Knowle												
<b>Monday to Friday</b>														
<b>Balsall Common Island</b>	0720	0840	0940	1040	1140	1240	1340	1440	1540	1640	1800	1900		
Chadwick End, Oldwiche Lane West	0731	0851	0951	1051	1151	1251	1351	1451	1551	1651	1811	1911		
Knowle, Green	0738	0858	0958	1058	1158	1258	1358	1458	1558	1658	1818	1918		
Copt Heath, Jacobean Lane	0743	0903	1003	1103	1203	1303	1403	1503	1603	1703	1823	1923		
Solihull Town Centre, Poplar Rd	0756	0911	1011	1111	1211	1311	1411	1511	1616	1716	1831	1931		
<b>Solihull Rail Station</b>	0759	0914	1014	1114	1214	1314	1414	1514	1619	1719	1834	1934		
<b>Saturday</b>														
<b>Balsall Common Island</b>	0740	0840	0940	1040	1140	1240	1340	1440	1540	1640	1740	1840		
Chadwick End, Oldwiche Lane West	0751	0851	0951	1051	1151	1251	1351	1451	1551	1651	1751	1851		
Knowle, Green	0758	0858	0958	1058	1158	1258	1358	1458	1558	1658	1758	1858		
Copt Heath, Jacobean Lane	0803	0903	1003	1103	1203	1303	1403	1503	1603	1703	1803	1903		
Solihull Town Centre, Poplar Rd	0811	0911	1011	1111	1211	1311	1411	1511	1611	1711	1811	1911		
<b>Solihull Rail Station</b>	0814	0914	1014	1114	1214	1314	1414	1514	1614	1714	1814	1914		



Diamond bus service: The 88 bus service to Solihull stops on Kenilworth Road, a short walk from the site

## Transport Links



# Section 3

Understanding the Site





# Understanding the Site

## Introduction

This section focuses on the proposed site and the surrounding area, and contains a summary of the technical work undertaken by the project's consultants. The specialist advice that has fed into this Vision Document includes input on: highways (access and movement), landscape & urban design, arboriculture, ecology, flood risk, drainage and heritage.

### The Site

The site is greenfield, comprising three poorly managed agricultural paddocks, an active arable field and one residential dwelling (no 73). The site is located to the rear of dwellings along Meeting House Lane, to the south eastern edge of Balsall Common. In total the site measures approximately 3 hectares.

The agricultural paddocks are in varying conditions. The southern arable field remains under agricultural use along with the wider land parcels to the south and east of the site. The northern three paddocks do not appear to have been used or managed for some time and as a result contain large areas of bramble and tussock grass. Aerial photography would suggest that this has been the case for approximately ten to fifteen years. The hedgerows along the field boundaries have become overgrown and colonising species are beginning to spread from the boundaries into the fields.

The field boundaries are interspersed with a wealth of high quality large trees, predominately oaks. These trees have a strong influence on the character and setting of the site and the surrounding area.

Within and adjoining the site, there are two ponds, one adjoining the site's eastern boundary with Barretts Lane and the other just outside, but adjoining the site's western boundary, within the back gardens of residences on Meeting House Lane. Ponds of this size and character appear frequently within the wider area.

The site is to all intents and purposes flat, albeit, there is a slight fall in a general south easterly direction and there is shallow drainage ditch running along the north eastern boundary with Barretts Lane.

The site boundary includes a residential plot on Meeting House Lane, through which, the site access is proposed. The plot contains a single detached residential dwelling, albeit the plot is approximately double the width of the neighbouring plots. The plot contains well manicured gardens, with ornamental trees and shrubs. Two significant oak trees are present along the back garden boundary with the wider site.





## Ecology

A suite of ecological surveys of the site and the immediate surrounding area were undertaken by Ecology Solutions in 2016 to establish the types and value of habitats present and the potential value of the site to support protected and notable species including bats, dormouse, badger, reptile, great crested newts.

The site primarily consists of semi-improved grassland fields that are bounded by relatively species rich hedgerows, scrub and trees lines. It is evident that a recent lack of management of the fields has impacted on the floral diversity of the sward with dominant grasses becoming well established as well as heavy scrub encroachment. Other habitats recorded include a number of ponds that are located within the study area, including one within the site itself and one adjacent to the site's western boundary.

It is considered that the areas of highest ecological value, within the context of the site (and noting the current quality of the habitats) are the hedgerows and tree lines.

Specific surveys for protected and notable species were undertaken over the survey season in 2016. These are summarised below:

- Bat habitat suitability assessments were undertaken as well as bat activity surveys. The surveys identified moderate levels of activity of common bat species associated with the hedgerows and tree lines;
- Dormouse surveys were undertaken of the hedgerows on site and no dormice were recorded;
- The site was surveyed for signs of badgers utilising the site, no evidence of badgers has been recorded;
- A reptile survey was conducted within suitable habitats on site, no reptiles species were recorded during the survey work; and
- Ponds within the study area were subject to aquatic surveys for amphibians. Great crested newts were recorded in one pond in the study area, although this species was not recorded within the on site pond.

Further specific survey work is set to continue in 2017 in order to ensure that any future planning application is supported by a fully robust ecological baseline allowing fine tuning of the proposed mitigation and enhancement strategy.

The proposals will retain areas of habitat which are of highest ecological value such as mature trees and hedgerows. Appropriate mitigation will be provided in relation to great crested newts, bats and breeding birds. A range of suitable enhancements will also be provided including species rich grassland and hedgerow provision, new tree/shrub planting, new wetland features and a range of bat and bird boxes.



1  
View of the existing pond located along the boundary with Barretts Lane



2  
Notable oak tree within the central field boundary hedgerow



3  
Panoramic view looking north west, showing the wealth of mature oaks along the site's boundaries. Encroachment of scrub/bramble from the field boundaries as described above is also evident here.

# Understanding the Site

## Archaeology/Cultural Heritage

Cotswold Archaeology was commissioned to undertake a high level Heritage Appraisal for the site. The appraisal has identified that there are no designated heritage assets within the site. There will, therefore, be no physical impact upon any designated heritage assets as a result of development within the site.

There are a number of designated heritage assets within the environs of the site. Development within the site has the potential to have a non-physical impact on the significance of these assets, by introducing change to their established settings. The designated assets identified as having the highest degree of susceptibility to non-physical impacts are:

- Grade II Listed 85 Meeting House Lane;
- Grade II Listed Barn at Number 85;
- Grade II Listed Outbuilding approximately 5m east of Number 83;
- Grade II Listed Barratts Lane Farmhouse; and
- Grade II Listed Barn at Barratts Lane Farm.

This appraisal has not identified any recorded non-designated heritage assets within the Site. Current evidence suggests that the Site has remained largely in agricultural use since at least the 19th Century and that there has been little disturbance across the Site.

At the appropriate time and in agreement with the local planning authority an historic environment assessment will be undertaken to identify heritage assets within the area and any necessary mitigation.



Barretts Farm Grade II listed outbuildings



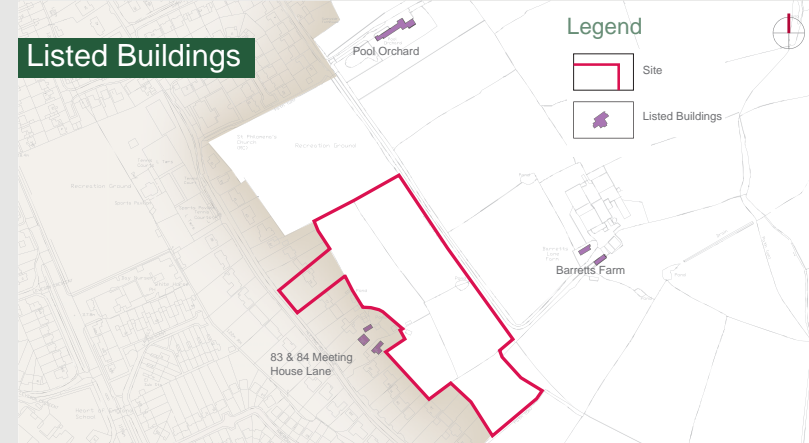
Grade II listed Brickmakers Arms



Ye Olde Stores, Station Road



Aerial view of Grade II listed Pool Orchard



Aerial view of the listed buildings adjoining the site's western boundary



## Transport

### Existing Infrastructure

#### Meeting House Lane

Meeting House Lane is a two-way road which varies in width between approximately 4.2 metres and 5 metres. It is subject to a 30mph speed limit and incorporates a number of traffic calming features including speed humps and build outs which narrow the carriageway to circa 3 metres and one-way operation. There is a 1.5 metre wide footway along the western edge of Meeting House Lane approximately 100 metres north of the nearest available point of site frontage. A public right of way runs across the northern boundary of the recreation ground, connecting the recreation ground with Meeting House Lane and could be used to provide pedestrian access to the site from the north.

Meeting House Lane operates in a north-south alignment and links with Station Road to the north and Kelsey Lane to the south. Station Road and Kelsey Lane both link with the A452 Kenilworth Road, which provides strategic routes to the A45 and A46.

#### Barretts Lane

Barretts Lane operates in a north-south alignment along the eastern boundary of the site and is subject to a 30mph speed limit. It connects with Sunnyside Lane to the north and provides access to Barretts Farm to the south. To the north of the site, Barretts Lane is approximately 4.7 metres wide with a 1.5 metres footway on the western side with street lighting. Immediately to the east of the site Barretts Lane narrows in width to approximately 4 metres wide and downgrades to an unadopted, no through road single track lane.

### Sustainable Transport

#### Bus

The nearest bus stops are located within approximately 4-5 minute walking time from the site, along Kenilworth Road. All stops are flagpole design and incorporate timetable information. The location of the bus stops in relation to the site is illustrated in the wider connections drawing earlier in this Vision Document. Solihull, Leamington Spa, Coventry and Meriden are among the destinations available by bus services operating along Kenilworth Road.

#### Rail

The site is within approximately a 15 minute walk or a 5 minute cycle ride of Berkswell Railway Station, which is located approximately 1.3km north of the site. Berkswell Station is situated on the West Coast mainline between Birmingham and Coventry and is managed by Network West



Proposed access point to the site off Meeting House Lane, via no 73

Midlands. It is served by three trains per hour to Birmingham New Street and one train per hour to London Euston, Coventry and Northampton.

The station offers sheltered cycle parking located on the platform which is monitored by CCTV. A car park with circa 82 spaces (including 5 accessible spaces) is also available and is offered free of charge for railway users.

### Pedestrian & Cycle Infrastructure

To the north of the site, there is a pedestrian footway located on the western side of Meeting House Lane, accompanied by street lighting. The footway is approximately 1.5 metres wide and provides a pedestrian route to the north with Station Road. There is also a 1.5 metre wide footway on the western side of Barretts lane, terminating at the recreation ground.

A public right of way (PROW) runs along the northern boundary of the recreation ground in an east-west alignment, linking Meeting House Lane with Barretts Lane. The PROW continues south along Barretts Lane, spurring off along the site's southern boundary, connecting back onto Meeting House Lane. Further PROWs provide connections with Station Road and Truggist Lane to the north-east and link Meeting House Lane with Kenilworth Road to the west.

There are no signposted cycle routes or dedicated cycle lanes within Balsall Common, however a number of roads within the village are classified as 'Advisory Routes' including Meeting House Lane and Station Road. These routes provide provision for cyclists to ride northbound towards the railway station and facilities and amenities within the local centre.

### Local Facilities

The site is located within approximately 8 minutes walking and 2 minutes cycling distance of Balsall Common village centre. There is an extensive



Indicative proposed site access. A 'no-dig' solution would be employed where the road passes between existing trees.

selection of local facilities and amenities located within the village centre. Balsall Common Primary School and Heart of England Comprehensive School are also situated within approximately 900 metres from the site.

### Proposed Access

It is considered that vehicular access could be achieved via number 73 Meeting House Lane. The access road would incorporate a 4.8m wide carriageway, with a 1.8m wide footpath on one side. It is understood that SMBC would adopt guidance and principles detailed in Manual for Streets and the access proposals would be designed accordingly.

Visibility splays of 2.4 metres x 4.3 metres have been plotted at the proposed access onto Meeting House Lane and are considered acceptable for the proposed development.

On-site observations revealed that Meeting House Lane is lightly trafficked and incorporates a number of traffic calming features which help keep the overall speeds down adjacent to the site. It is recommended that traffic and speed conditions on Meeting House Lane be surveyed to inform the emerging access design.

Meeting House Lane currently provides no formal pedestrian provision in the immediate vicinity of the site. The provision of a new footway link onto the existing roadside footpath to the north will be explored within any future planning application. The width of the footway would be determined by the extents of the highway boundary and topographical constraints.

There is an opportunity to link with and upgrade, the existing PROWs aligned along the eastern and southern boundaries of the site, improving pedestrian links to Meeting House Lane and Barretts Lane.

Parking provision on the site would be provided in line with SMBC's adopted parking standards. These currently state that 2 spaces per dwelling will be required.

# Understanding the Site

## Drainage

### Flood Risk

The proposed development site is located in Flood Zone 1 (low probability) which is land defined as having less than a 1 in 1000 annual probability of river or sea flooding (<0,1%). The nearest mapped watercourse is located approximately 500 metres to the north-east and is not thought to pose a risk to the site. The proposed development will not result in any building within the floodplain.

### Existing Surface Water Drainage

The entire site is of a greenfield nature, it drains via a combination of natural infiltration and surface water runoff into the on-site pond and ditches which run in the hedgerows that bound the site. These ditches generally drain water in a south-easterly direction away from the site. A natural valley line is evident within the central region of the site, where surface water drains into an existing pond which outfalls into a road side ditch on Barretts Lane. It is proposed the pond and valley line is retained within the proposed development forming part of the on site public open space.

### Proposed SuDS Strategy

It is proposed to restrict runoff from the development to the equivalent greenfield runoff rate (QBAR), thus preventing any increase in flows leaving the site. Attenuated storage will be provided in the form of SuDS (Sustainable Drainage System), these will be sized to accommodate the Environment Agency's latest predictions for climate change. A SuDS strategy would be implemented to treat the runoff from the development; furthermore the proposed surface water drainage would ensure there is no increase in flood risk elsewhere as a result of the development as required by local authority and national government planning policy.



## Arboriculture

A Tree Constraints Assessment has been undertaken to better understand the health and value of the trees within the site's boundaries.

The survey noted that of the five category A specimens within the site, all are mature oaks located along the site's field boundaries. With reference to the adjoining tree constraints plan (on Page 33), T3 and T38 are large mature specimens located on and to the north of the boundary of no 73 Meeting House Lane. These two specimens are among the largest trees within this area, visible across the whole site and from residential properties off Meeting House Lane.

T14 is located on the southernmost field of the site, towards the south-east corner. This is a large specimen that provides screening from the farmland to the south and east. T16 is located centrally within this field (albeit on the site's south eastern boundary), growing closely adjacent to T15. This pair form a common cohesive aerodynamic canopy and a feature within the centre of the field.

T46 is a large specimen growing on the north-east boundary, growing as a pair with T45. T45 was downgraded from a category A, to a category B due to the presence of a fungal bracket consistent in appearance with *Inonotus hispidus*. This specimen is still considered capable of making a significant contribution, following appropriate remedial work.

The B category trees and groups comprise predominately of mature English oak. The trees are considered of important value to the site from an aesthetic viewpoint.

T71 and T73 are English oaks located on the site's northern boundary, adjoining the recreation fields to the north. These two specimens are over mature and now entering into the final stages of their lives. T71 in particular has had several large limbs fail in the recent past which are now scattered on the ground surrounding it. Both specimens appear to be in a stage of decline with sparse bud distribution, albeit they are considered to be of moderate quality and still capable of making a future contribution to the site. It is advised that these specimens are crown reduced by 20% and deadwood removed to enable a greater future contribution.

There are individual trees, tree groups and hedgerows considered to be of category C value. The individual trees primarily consist of English oak and common ash. The groups and hedges consist of a variety of species, primarily of early-mature and semi-mature common ash, English oak, common hawthorn and common holly.







There is one individual U category tree which is considered to be of very low value which can be readily replaced. T13 is of limited useful life expectancy and should be removed.

In line with BS5837:2012, the category A and B trees should be considered as providing a substantial contribution to the site. Generally category C and U trees are considered to be of low arboricultural quality or are young specimens, which can be readily removed, therefore should not be considered a constraint to future development from an arboricultural point of view.

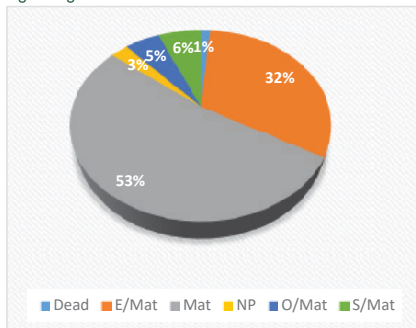
The pie charts below summarise the age range and category proportions of the trees on site. They illustrate the fact that whilst the site contains a wealth of high quality A and B category trees, the vast majority of them are of a similar age and in their maturity. These trees are a highly valuable green infrastructure asset and make a strong contribution to the site's character and sense of place. They are capable of making a significant contribution to the site for some time, albeit it is important that considerations are made for their replacement, so that the character and value that they provide is not lost. Development proposals should factor in opportunities for replacement tree planting to ensure that the next generation of tree planting is in place before these existing trees begin to decline.

The proposed access road would pass between two existing high value trees along the garden boundary of no 73. A 'no-dig' solution would be employed to provide access between these trees without causing any long term damage. A methodology would be agreed with a future planning application. Possible solutions could include a reinforced concrete slab cast in situ which would be raised over the ground, bridging the roots, or an above ground cellular confinement system.

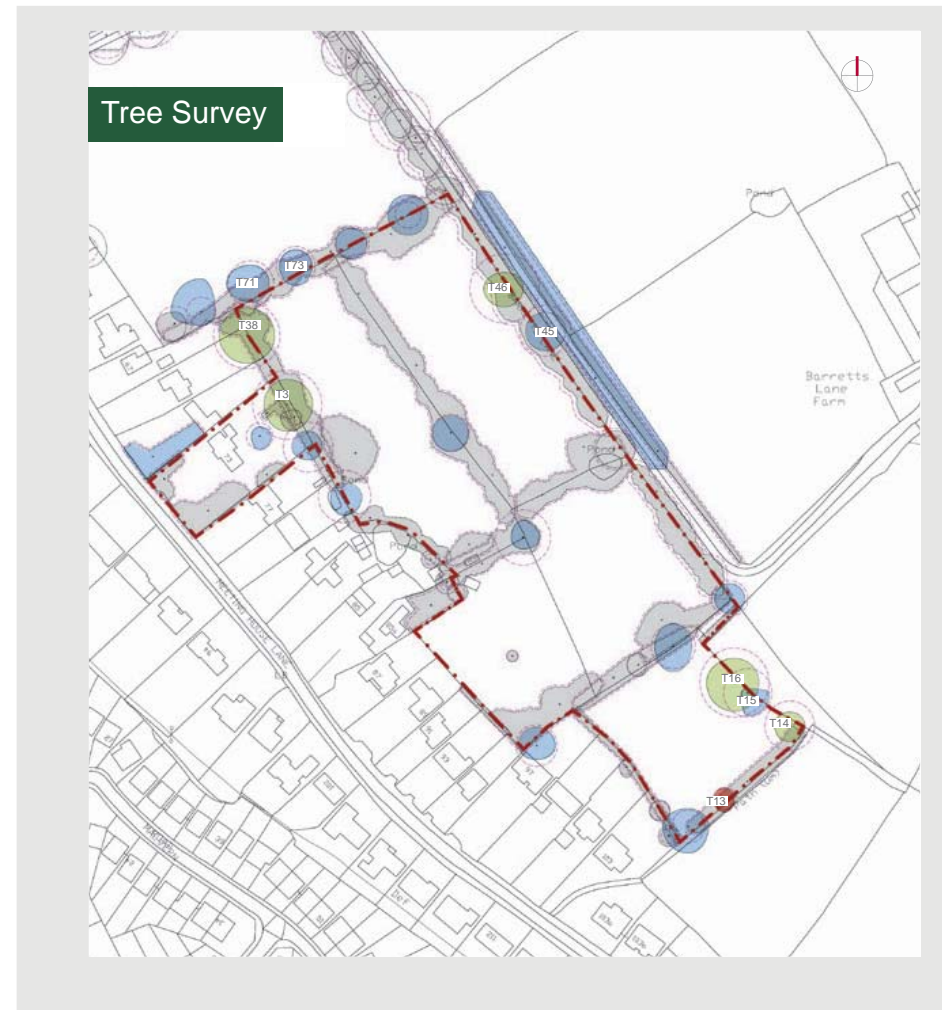
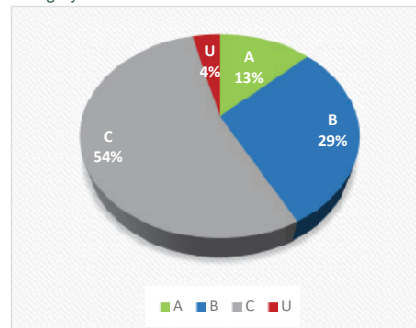
### Legend

-  Site boundary
-  Category A Trees  
Trees of high quality with an estimated remaining life expectancy of at least 40 years
-  Category B Trees  
Trees of moderate to low quality with an estimated remaining life expectancy of at least 20 years
-  Category C Trees  
Trees of moderate to low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
-  Category U Trees  
Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
-  Root Protection Areas

Age range count



Category count





# Section 4

## Vision and Design Concept





## Design Concept

The design concept has evolved from the consultant team findings and recommendations. The extent of development and the resulting framework plan are underpinned by a series of design principles and considerations. These principles and considerations are shown in the diagrams below.



1 Existing Features

There are a number of existing features within the site which would influence the development strategy. These are principally associated with green infrastructure and ecology and include a number of high quality existing trees, field boundary hedgerows and associated scrub vegetation. There are also two existing ponds within and adjoining the site boundary.

A PROW extends along the eastern boundary (Barretts Lane) and continues along the southern boundary, connecting to Meeting House Lane. There is an existing residential property, no 73 Meeting House Lane, which forms the western extent of the site.



2 Green Infrastructure & Drainage

The site has an exceptionally strong existing green infrastructure. The development layout would be arranged to respond to the existing GI assets, retaining the existing high value trees and where possible hedgerows. POS areas would be designed around the existing green infrastructure, preserving and enhancing green corridors.

New species rich hedgerow along the no 73 boundary would provide mitigation against the loss of existing hedgerows. Proposed large stature tree planting would ensure that there are established trees in place to succeed the existing mature trees as they decline in the future.

A surface water drainage strategy would reflect the character of the existing ponds found in the local area, treating and storing water in a series of localised attenuation ponds.



3 Access & Circulation

Vehicular access would be via no 73 Meeting House Lane. The access route would navigate alongside the existing residential building and between two existing trees at the garden boundary. The primary vehicular route would then continue through the site on a course that responds to the site's existing green infrastructure. In instances where it is necessary to cut through existing hedgerow corridors, the route would be orientated to cause least disruption.

A series of secondary routes would feed off the primary route in the form of private shared driveways. These roads would be discrete in character and of pedestrian priority.

Pedestrian links would be provided to the existing PROW along Barretts Lane and the southern boundary, providing good permeability throughout and beyond the site.



4 Development Areas

The preceding design considerations have been collated to influence the disposition of the proposed development.

The development areas illustrated would form the parameters within which the built form would be located.

Further, more detailed refinement would be carried out to ensure that consideration is given to outlook and active frontages. This would ensure that open spaces, and circulation routes are overlooked to provide visual surveillance.



## Framework and Land Budget

The Framework Plan has evolved from an analysis and input from the consultant team. The framework plan identifies the development blocks (or cells), the vehicular and pedestrian circulation and links, existing features retained and proposed landscape features, such as open space, tree and hedgerow planting and surface water attenuation ponds.

The layout has been influenced by the existing features and access location. The subsequent sequence of design principles as identified on the previous page (Page 36) have been applied in consideration with the existing features to arrive at the adjacent Framework Plan.

The Framework Plan has been analysed in terms of areas and densities and this analysis is presented in the Land Budget table below. It is envisaged the site would provide 50-60 homes.

Land Budget	
Site Area	3.05 Ha
Total Dwellings	Circa 50-60
Density	Circa 18-20 DPH Gross, 25-30 Net
Net Development Area	Approx 2.14 Ha (70%)
Net Green Infrastructure/POS	Approx 0.91 Ha (30%)

Housing would be a mixed tenure of market and affordable in line with current policy requirements.

Open market house types would be a mix of:

- 2 bed bungalows
- 2 bed houses
- 3 bed houses
- 4 bed + houses

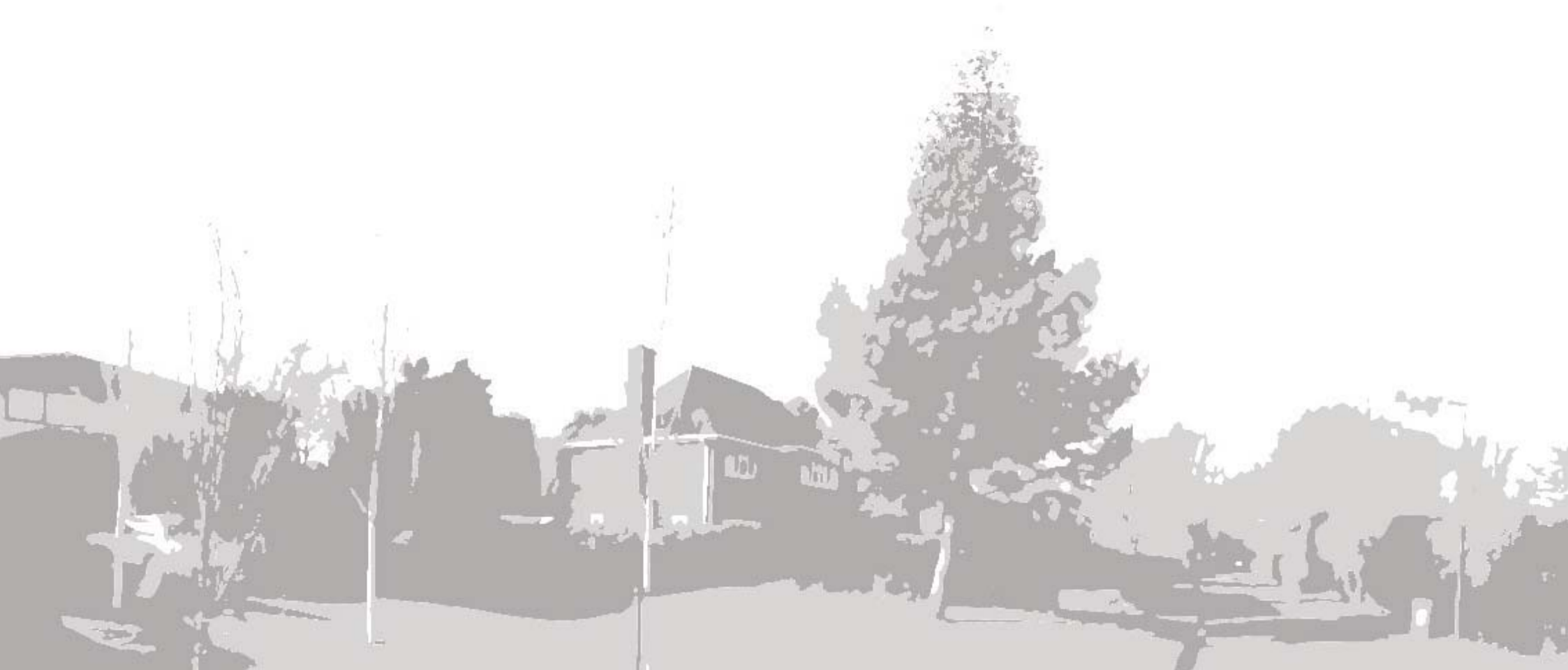
Affordable house types would be a mix of:

- 2 bed starter homes
- 3 bed starter homes
- 1 bed bungalows Social Rent
- 2 bed houses Social Rent
- 3 bed houses Social Rent
- 4 bed house Social Rent
- 2 bed houses Intermediate
- 3 bed houses Intermediate



# Section 5

## Summary





# Summary

This Vision Document has been prepared on behalf of Greenlight Developments to promote the inclusion of land off Meeting House Lane for residential development as identified in the emerging Solihull Metropolitan Borough Council Local Plan.

The Vision Document has been developed with the benefit of technical and design input from the following team members:

Planning -	Greenlight Developments
Urban Design and Landscape -	The Richards Partnership
Flood Risk and Drainage -	BWB Consulting
Highways -	Mode Transport
Ecology -	Ecology Solutions
Arboriculture -	Wharton Tree & Ecology Consultants
Heritage & Archaeology -	Cotswold Archaeology

The Meeting House Lane site is located on land adjoining Barretts Lane and properties along Meeting House Lane, approximately 700 metres south east of the village centre of Balsall Common.

The site comprises a series of four agricultural paddocks and a residential property at the north west corner, which fronts on to Meeting House Lane, through which, the site access is proposed.

Solihull MBC is currently undertaking a Local Plan Review. The absence of an adopted housing requirement and the significant scale of unmet housing need in the area are two key issues to be addressed through the Review.

The Draft Local Plan, published December 2016 has identified several potential sites for housing allocation. The site is located within part of a wider housing allocation ('Barratt's Farm' housing allocation (Site 1)) in Balsall Common for an indicative capacity of 800 dwellings.

The site presents an opportunity to provide new housing in Balsall Common to assist the area's growth and assist Solihull Metropolitan Borough Council in meeting its strategic housing needs. The site as a whole can be brought forward for development quickly and, in this respect, it supports the local authority's objectives for managing and delivering growth over the course of the plan period.

The consultant team's evaluation of the area and the proposed site has identified a development area of approximately 2.14 hectares, within the 3.04 hectare site. This area could provide a total of circa 50-60 dwellings at a net density of 18-20 dwellings per hectare, equating to a gross density of 25-30 dwelling per hectare.

The site, combined with input from Greenlight Developments and its consultant team, presents the opportunity to provide a sensitively assessed and designed, high quality housing development which can contribute positively to the housing needs of both Balsall Common and the wider Metropolitan Borough of Solihull.







