



Blythe Valley - Solihull

On behalf of Horgan

January 2016



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1 Introduction

This document has been prepared on behalf of Mark Horgan for land at Cheswick Green as shown in Figure 1. As well as proposing residential dwellings and a 'community facility', the development of this land will provide an important connection between Cheswick Green and the allocated site at Blythe Valley Business Park. The total site area is approximately 43.9 hectares (108.5 acres), all of which is owned by Mark Horgan.

Introduction

Purpose

The purpose of this document is to assess the capacity of the site for residential development. This document demonstrates how the site is appropriate for development, and :-

- Describes the site placing it in its local context and within the urban context of Cheswick Green;
- Thoughts on how the development of the site could be developed and integrated into the existing settlement as well as connecting Blythe Valley Business Park to existing community services and facilitates.
- Examine flood risk and access onto the site.

Planning Background

Green Belt Review

The site was not included in the Green Belt review for the Local Plan. The review of the Green Belt in Solihull included land to the north of the A45 and west of the M42 and M6 comprising two areas:

- The Green Belt corridor around the river Cole, which separates the northern and southern parts of the North Solihull Regeneration Zone;
- The Green Belt separating Chelmsley Wood and Ford-bridge from Marston Green and Birmingham Business Park, the NEC and Birmingham International Park.

Solihull's Countryside Strategy 2010-2010

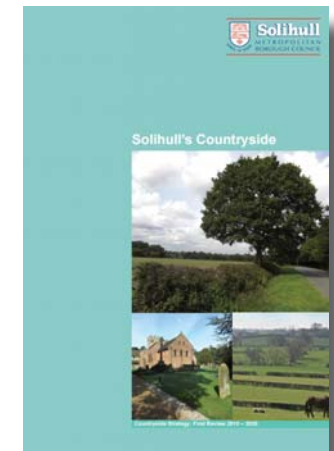
The site is located within the Hockley Heath Parish and the Green Belt in this area was confirmed with the adoption of the UDP in 1997 (the majority of Solihull's Green Belt was approved in the 1970s).

Hockley Heath Parish Objectives:

- Minimise the impact of new developments on the edge of the countryside
- Maintain the openness and rural character of the gaps between development
- Encourage the retention of farming practices which preserve the characteristic features of the Arden landscape
- Encourage and support the potential of the Stratford-on-Avon canal/Earlswood Lakes as valuable Green/Blue infrastructure assets.

Solihull Green Infrastructure Study 2012

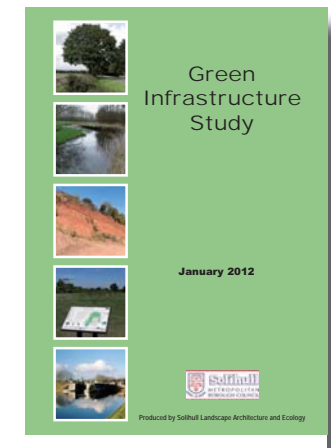
The area around the River Blythe on site has 'Medium Biodiversity Value Habitat' (shown in orange). However there is also a small area of 'High Biodiversity Value Habitat' (shown in red) which borders the site. On the southern boundary of the site there is an area of 'High Biodiversity Value Habitat'.



Application for Designation of a Neighbourhood Area

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Site



Existing local centre



Primary School



Employment



Proposed strategic route



Proposed village centre



2 Site Context

The site is located to the south of Cheswick Green within the Metropolitan Borough of Solihull. The site is bounded by Illshaw Heath Road, Creynolds Lane, Shirley Golf Course and Blythe Valley Business Park. The River Blythe, which is a SSSI, runs across the northern section of site. The site is Greenfield land with an Agricultural Land Classification of Grade 3 (good to moderate). The only built development within the site is Winterton Farm which is a listed building and is located to the south of the site and accessed from Illshaw Heath Road.



Surroundings

Location

The site is located south of Cheswick Green in the Metropolitan Borough of Solihull approximately 3 miles south of Solihull town centre.

Solihull is the nearest town to the site. Solihull is a large town and as such offers a range of services and facilities. It is a 7-10 minute drive from the site and a 25 minute bus ride (using the S4 bus from Creynolds Close to Solihull Station Interchange).

The site

The site is well located to benefit from all the local amenities and facilities the surrounding villages and town has to offer. There are two bus stops along the boundary of the site on Creynolds Lane which run from Dorridge to Cheswick Green. The M42 is located within a 2 minute drive from the site and the A34 is a 2/3 minute drive. There is a Tesco Extra supermarket within a 5-7 minute drive from the site or a 32 minute walk.

Cheswick Green

The majority of the facilities are located within Cheswick Green. Cheswick Green is the nearest village to the site and it contains a newsagent, a post office, a pharmacy, doctors surgery, school, pub and village hall. Which would all be within 10-15 minute walking distance from all areas of the site.

Blythe Valley Business Park

At the moment, Virgin Active at Blythe Valley park is a 30 minute walk away, with the proposed development this could be reduced to 5 minutes.

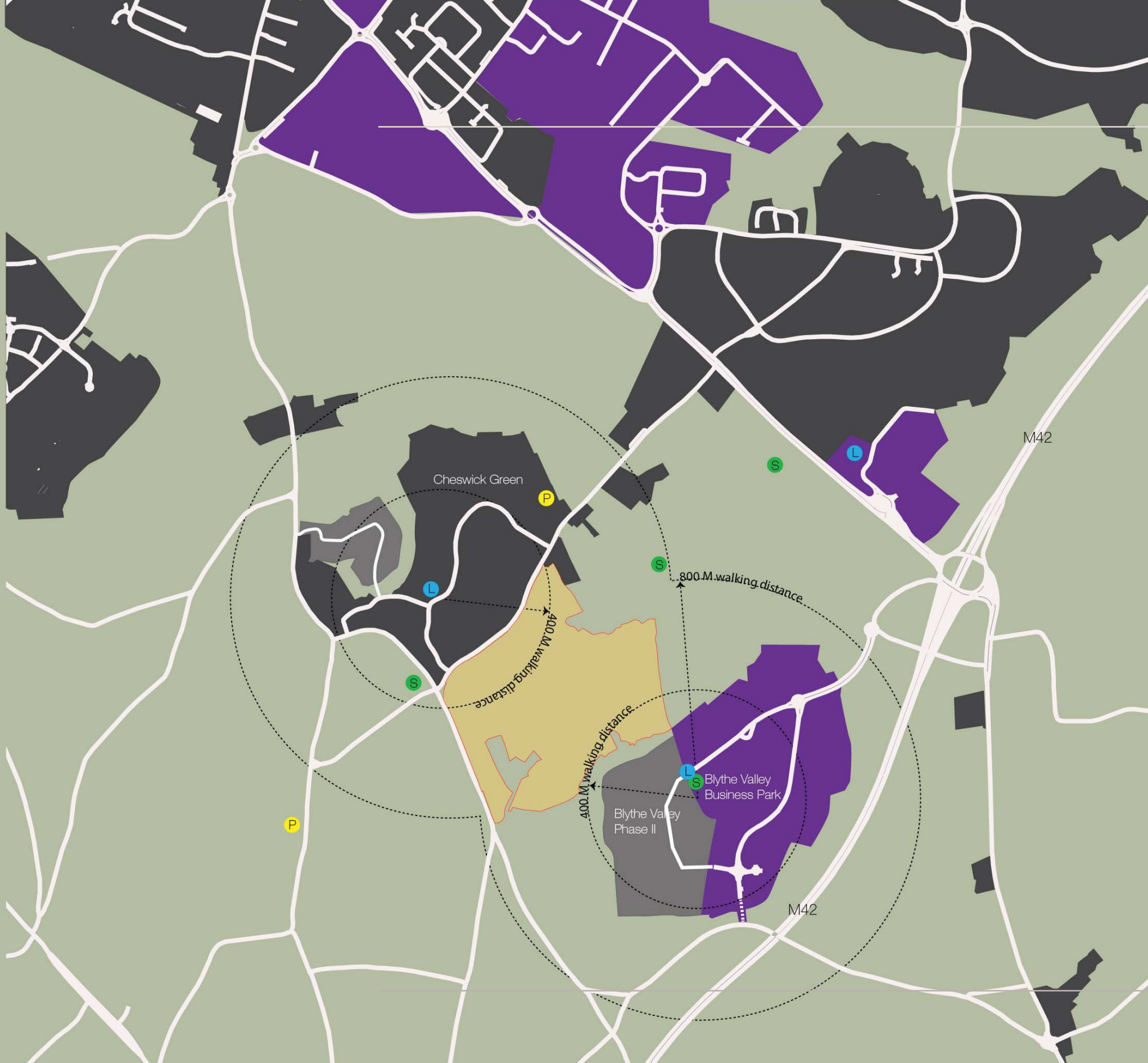
Employment

The area is already an established focus on employment activity, including the Blythe valley Business park, Aspire Business park; Solihull retail Park, Monkspath Business park, Solihull town centre; Birmingham airport; NEC and Birmingham on the doorstep.

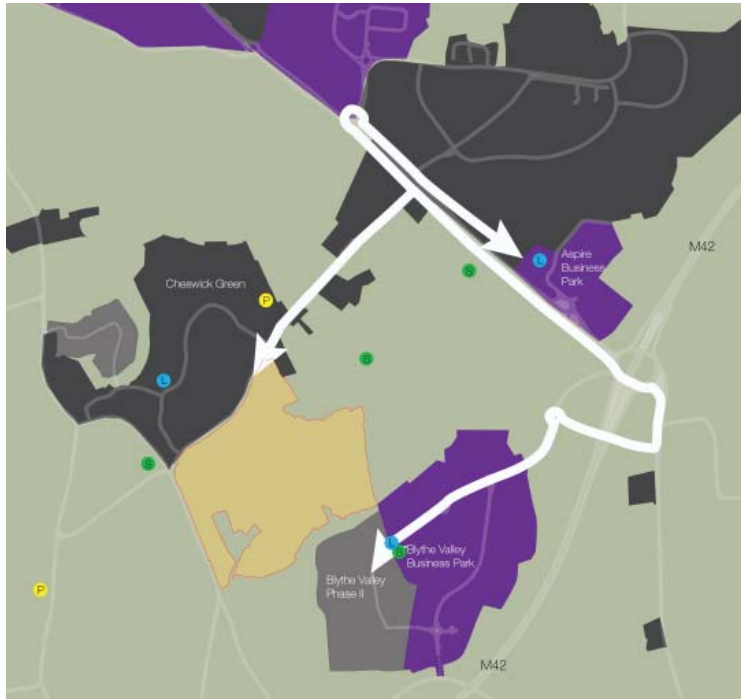
There is a Tesco Extra supermarket within a 5-7 minute drive from the site or a 32 minute walk.

KEY

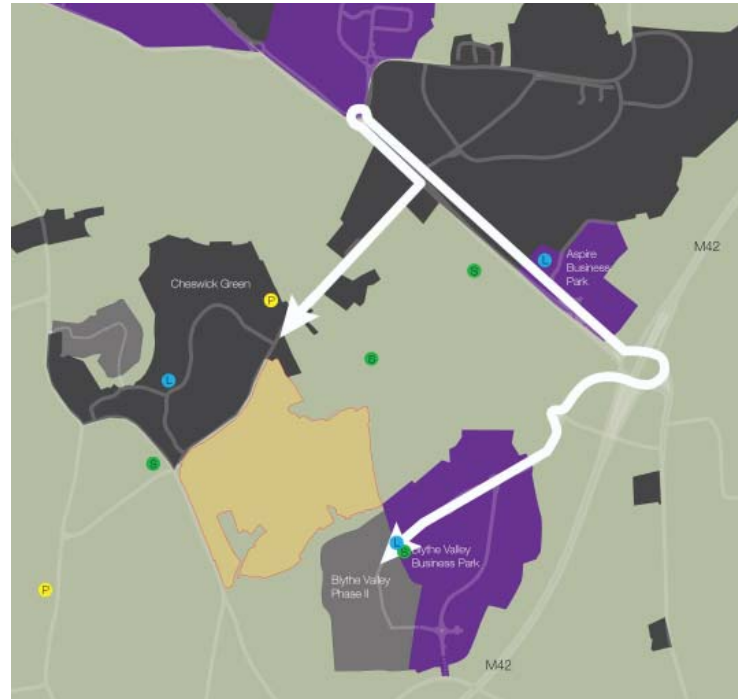
-  Primary School
-  Local Centre
-  Sports facilities
-  Employment



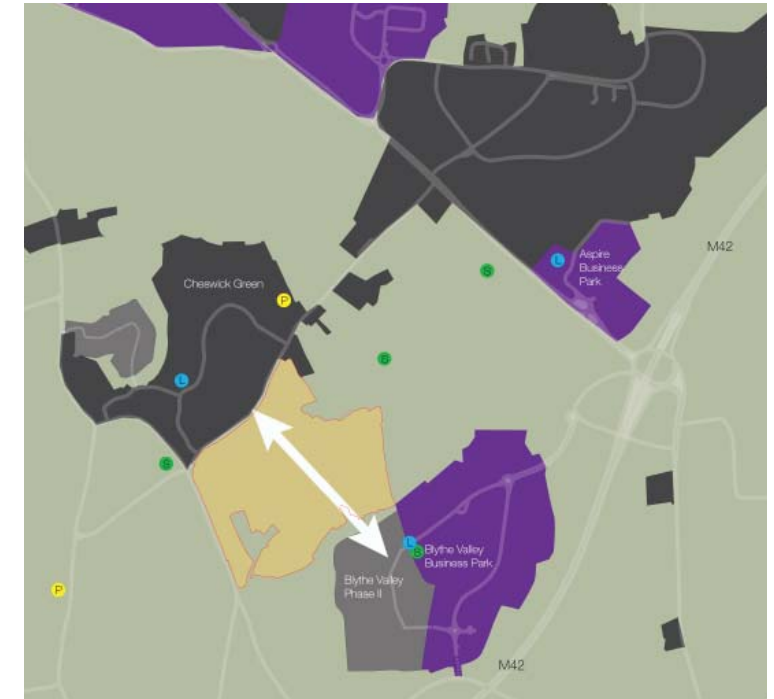
Access and movement
Report due 21st January



Route from Blythe Valley to facilities such as Primary School, Larger supermarket, and community facilities.



Route from Cheswick Green to Blythe Valley. The Business Park provides a nursery and a Virgin Sports Club which is difficult for the residents of Cheswick Green to reach.



Proposed strategic route which will bring relief to the surrounding road network.

Flooding

The River Blythe runs across the northern section of the site. The map below shows that the river is a SSSI, the SSSI allocation runs from Blyth End to Terry's Green. The majority of the river, from the north west corner of the Horgan site along to Blythe End is highlighted in orange with a green edge which means it is 'unfavourable no change'. From the North west corner of the site along to Terry's Green the SSSI is 'unfavourable recovering'. This also means that the site is within a 'SSSI Impact Risk Zone' shown by the purple lines.

Although it is not within the site's boundary, Winterton Farm is a listed building.

The areas highlighted in green are 'Priority Habitat Inventory – Deciduous Woodland (England)' and the area in pink is 'Priority Habitat Inventory – Good Quality Semi-Improved Grassland (non-priority) (England)'. These areas are not within the Site's boundary.

Part of the site lies within flood zone 3.

Key Questions

Growth Option G - New settlements, Large Scale Urban Extensions or Significant Expansion of Rural Villages/Settlements
Question 24 - Do you believe that focussing development in a new settlement, through a large scale urban extension or via a significant increase of a rural settlement is an appropriate option, if not why not? Are there any other opportunities or challenges that you think ought to be taken into account in assessing this option?

To support the identified housing requirement, we anticipate that a number of strategic land releases will be required to deliver the requirement. The site subject of these representations is considered to provide a viable and deliverable option to help meet the need.

Approach













The constraints and opportunities, together with an analysis of the site have been used to prepare a development concept for the site.

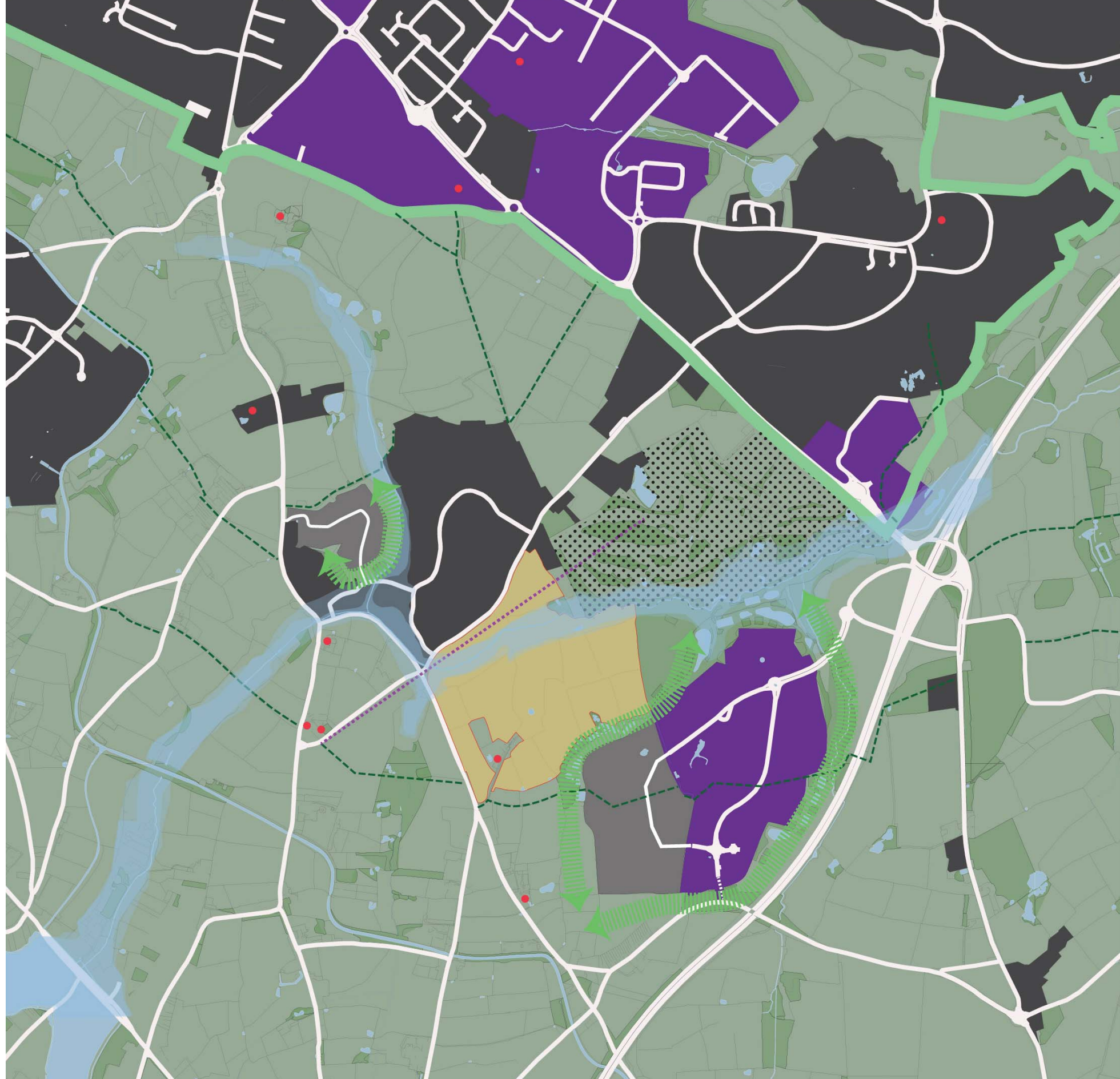
Opportunities

- Create a connection between the future development at Blythe Valley Business Park and the services and facilities provided in Cheswick Green. At the moment there is no direct walking route between Blythe Valley and Cheswick Green which makes it unsustainable. Without the connection made by developing the Horgan Site it would take 8-10 minutes to drive over 2.8 miles, if a new walking route was created across the Horgan site it would be a 15 minute walk (0.7 miles). The Horgan Site will allow the development of Blythe Valley Business Park to be even more sustainable.
- Provide a new community facility/ shop/ public open space for Cheswick Green in the 2.5 hectares (6.2 acres) to the north of the site.
- Protect and enhance the River Blythe and its SSSI allocation.
- Provide new market and affordable housing with associated infrastructure to help meet local need/

Constraints

- The flood zone around the River Blythe will be a key consideration in all design aspects of the development.
- Areas of medium and high biodiversity value habitat around the River Blythe and along the boundary of the site will need to be maintained and enhanced.
- The ability of existing infrastructure to cope with a new development e.g Creynolds Lane. The design of the vehicular access will need to consider existing junctions and highways.
- Ensure that the setting of surrounding settlements is respected and enhanced through the design of the layout and landscape.

-  Site
-  Existing urban area
-  Employment
-  Green Belt
-  Floodzone 3
-  High pressure pipe line
-  PRoW
-  Listed buildings
-  Golf course
-  Existing woodland
-  Water courses
-  Proposed green corridor / Wild life corridor





3 Development Framework

The development framework has evolved as a response to the constraints and opportunities identified. The framework demonstrates the capacity of the site to accommodate up to 600 new homes and potential associated arrangement of land uses. The site will be subject to further analysis, testing and public consultation to inform emerging strategies for development.










Design Criteria

Land use and Amount

The development concept could provide up to 600 new residential units together with a community facility/shop/public space, associated infrastructure and landscaping.

The total site area is 43.9 hectares (108.5 acres) however due to the River Blythe flood zone and SSSI related ‘medium biodiversity value habitat’ the amount of developable land has been reduced to 28.4 hectares (70.2 acres) leaving 15.5 hectares (38.3 acres) undeveloped.

Blythe Valley Land use ha	
Infrastructure	1.80
Residential	20.20
Local centre	0.5
Allotments	0.5
Open space	2.2
Green corridor	9.03
Structure planting	5.02
Play pitches	2.75
Total	42.27

-  Site boundary
-  Residential
-  Local centre
-  School
-  Open space
-  Allotments
-  Play pitches
-  Access road
-  Green corridor



Open space

The landscape-led scheme will establish a range of different open spaces throughout the site. Green spaces will be particularly focussed throughout the main movement corridors and on the sites northern edge which establish a linear park along the River Blythe.



Density

The average proposed density would vary between 30 and 35dph.



Access
Report due on the 21st



Landscape Strategy

Report due on the 21st





4 Conclusion

This scheme will provide:-

- a new strategic route which will remove traffic from Stratford Road and Creynolds lane;
- the potential to downgrading Creynolds lane through the village of Cheswick Green;
- new open space and associated facilities including new footpaths and cycleways linking the village to employment, leisure and schools;
- enhancement of existing wildlife habitat and opportunities for creation of new woodland, allotments and other green spaces;
- new community facilities; and
- new market and affordable homes set within a landscape setting and integrated with the existing village context

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