

**BALSALL COMMON VILLAGE
EXTENSION PROPOSALS:
SITE ANALYSIS AND CONCEPT**
DECEMBER 2020

PURPOSE OF THIS REPORT

Tyler Parkes represents multiple cooperating landowners, with a site to the northwest of Balsall Common. This report supports our representations in response to the current consultation on the proposed allocation of this site as residential development land in the Draft Submission version of the Solihull Local Plan (site reference BC5).

This report summarises the constraints and opportunities highlighted by various professional inputs (full reports submitted separately) supporting the site's allocation. This report then explains how these constraints and opportunities have informed our concept master plan for the site.

The professional inputs considered comprise:

- **Ecological appraisal** (based on Cotwold Wildlife Surveys' 'Preliminary Ecological Appraisal v2' dated 22/10/19)
- **Arboricultural appraisal** (based on BJ Unwins' tree constraints plans dated August 2019)
- **Transportation** (based on David Tucker Associates' report '21122-02 Site Appraisal - Transport' dated 02/10/19)



SITE CONTEXT: PHOTO SURVEY



Photos overleaf:

1. View of Wootton Green Lane from A452
2. View down Kenilworth Road A452
3. View from Wootton Lane
4. View of entrance track
5. View of existing houses on Trevallion Stud
6. Stables on Trevallion Stud
7. View down Wootton Green Lane at junction to Trevallion Stud
8. Wootton Green Lane facing southeast
9. Existing gate / access
10. View of wooded area (with pond concealed)
11. View of edge of site from existing residential street.



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ECOLOGICAL & ARBORICULTURAL CONSTRAINTS

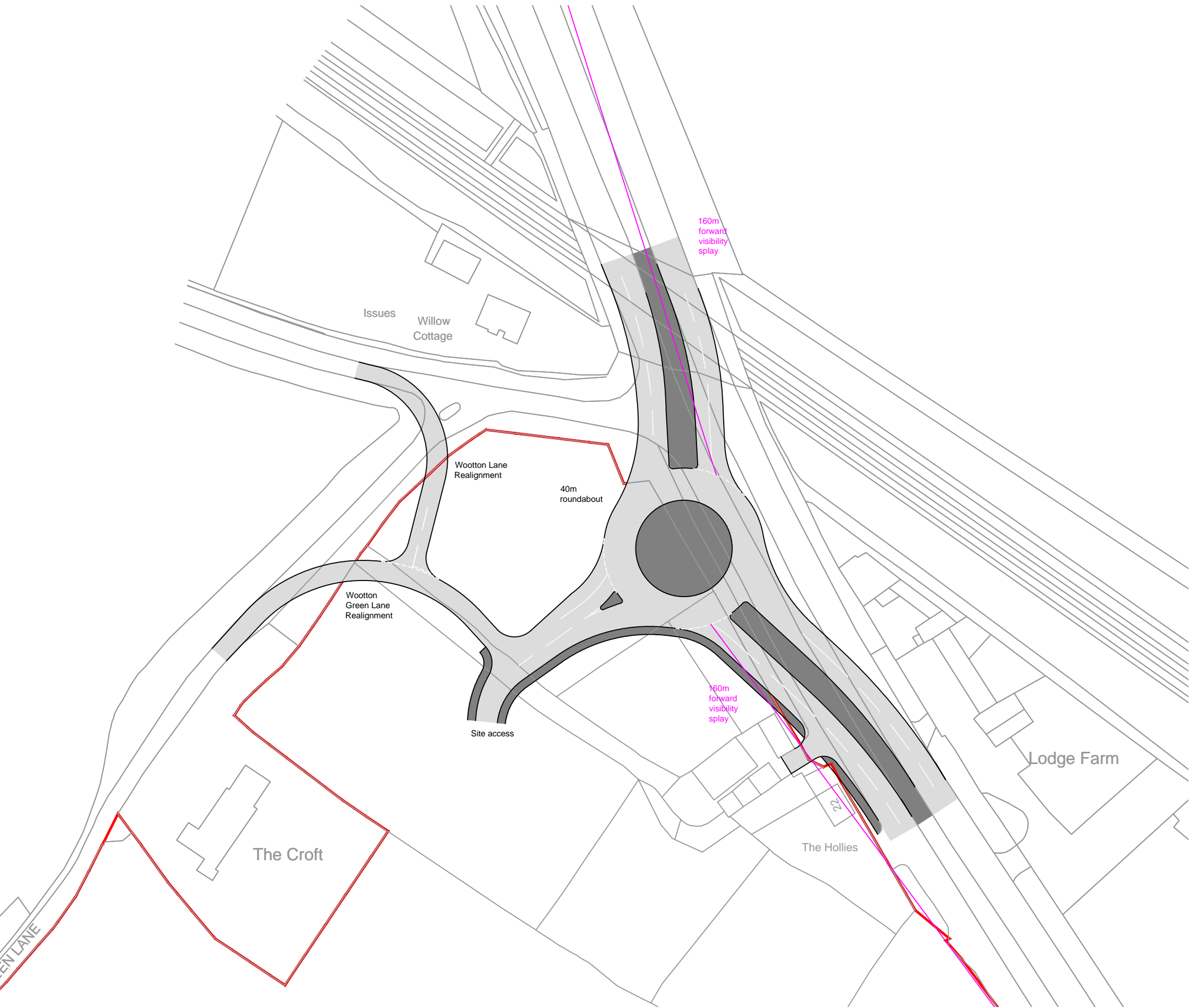


TRANSPORTATION

Transportation Summary

A new three-armed roundabout will allow vehicular and pedestrian/ cycle access to the site from the A452 Kenilworth Road.

The northwest end of the site is deemed the most appropriate location for this, due to sufficient separation from existing junctions further south.



STRENGTHS, WEAKNESSES, OPPORTUNITIES



DEVELOPMENT CONCEPT



-  Main vehicular access, traffic calmed
-  Emergency vehicle access, public cycle path / footpath
-  Public cycle and footpath access
-  Open green space
-  Densified wooded buffer
-  Existing pond
-  Outdoor play facility
-  Dry swale
-  Tree-lined boulevard or route (new and existing trees)
-  High density
-  Medium-high density
-  Medium-low density
-  Low density

Concept Summary

- High-density, mid-rise development with large open space at entrance to development forming 'gateway' to Balsall Common as a whole
- Enhanced tree-lined boulevards through the site, with green 'nodes' along vehicular routes
- Medium-density, low-rise development adjacent existing development
- A central open green 'square' with playspace overlooked by dwellings
- Strengthened and densified woodland to the south to reinforce buffer with the green belt
- Some low-density development positioned adjacent new woodland to create 'Garden Village' style rear gardens
- Re-used existing west access with heavy traffic calming to prevent 'ratrunning' whilst providing alternative routes home (and into Balsall Common centre) for residents
- Pedestrian / cycle routes through woodland and open space to improve 'stitching' of site into surroundings
- Dry swales at the lowest (topographicly) end of the site

ILLUSTRATIVE MASTERPLAN



VERSION CONTROL	
ISSUED	07/12/20
REVISION	C
ISSUE DESCRIPTION	SLPR DRAFT - RESPONSE
FILE NAME	10607(SC)01-.xlsx




Total Number of Dwellings		300	180	120			
Type of Unit	Approximate Percentage	Total No. Dwellings	Market* (60%)	Social /Affordable** (40%)	As Percentage of Social / Affordable	Capacity	Min. GIA (THS'15)
1-bed apartment	10.0%	30	18	30	25%	2	50
2-bed apartment	40.0%	120	72	36	30%	3	61
3-bed house / maisonette	30.0%	90	54	36	30%	5	102
4-bed house / maisonette	10.0%	30	18	12	10%	6	124
5-bed house	10.0%	30	18	6	5%	7	128
Total		300	180	120			

Mix based on Balsall Common Neighbourhood Plan Policy H2
*Of which minimum 5% is wheelchair accessible (ADM4(3) of Building Regulations, and 5% is allocated for self-build
**Of which minimum 5% is wheelchair accessible (ADM4(3) of Building Regulations

DENSITY	Area (Ha)	Density (dph)
Overall Site Area	10.03	30

ILLUSTRATIVE MASTERPLAN - PUBLIC OPEN SPACE PROVISION



-  POS 26,532m²
-  POS 'Nodes'
-  Views between nodes

POS REQUIREMENT	
Number of dwellings	300
SMBC multiplier people per dwelling	2.30
Anticipated population	690
POS required per person (3.57Ha per 1,000 people)	0.00357Ha
POS required for this site (minimum)	2.46Ha
Public Open Space (POS) provided (Ha)	2.65Ha

ILLUSTRATIVE MASTERPLAN - FEATURES

