



RIBA STAGE 2
CONCEPT DESIGN

SO1 - East of Solihull
Accelerated Housing Masterplan

19029-BDG-XX-XX-RP-A-0001-S3-P03

Printing notes

This document is designed to be printed at A3 size, Landscape format, with 'short edge' binding.

Revisions

Date	Project Ref	Revision	Notes	Author	Checker
01/08/2019	19029-BDG-XX-XX-RP-A-0001-S0	P01.01	Work In Progress - Draft Issue	DM	BG
29/08/2019	19029-BDG-XX-XX-RP-A-0001-S0	P01.02	Work In Progress - Draft Issue 2; site photos and further consultation added.	DM	BG
05/09/2019	19029-BDG-XX-XX-RP-A-0001-S0	P01.03	Work In Progress - Draft Issue 3; further surveys received and incorporated.	DM	BG
10/09/2019	19029-BDG-XX-XX-RP-A-0001-S0	P01.04	Work In Progress - Draft Issue 4; further surveys received and incorporated.	DM	BG
23/09/2020	19029-BDG-XX-XX-RP-A-0001-S3	P01.05	Final Draft; incorporating SMBC Planning comments.	TM	AS
30/11/2020	19029-BDG-XX-XX-RP-A-0001-S3	P01.06	Stage 2 Draft; preferred layout incorporating landowner & SMBC Planning comments.	TM	ROD

Sign off (Stage2)

The contents and recommendations of this report have been approved by Strategic Land & Property

David Waterson

SMBC Development Surveyor (Strategic Land & Property)

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1.0 Introduction

1.1 Executive Summary

Solihull Council Building Design Studio have been commissioned by Strategic Land and Property to work with the landowners of Site SO1 to prepare this Stage 2 Brief and Preparation report in line with the RIBA 2013 Plan of Work. This report reviews site constraints & obtains relevant pre-consultation advice to lay the basis of redevelopment of 'SO1 - East of Solihull', a large Green Belt deliverable site, into a residential Masterplan to support the West Midlands Combined Authority and Solihull Council's Strategic Outline Case 2 ('SOC2').

1.2 Context

The National Planning Policy Framework seeks to deliver the Government's core objective of increasing the supply of new homes. Local Authorities are obliged to ensure that their development plans meet the full, objectively assessed, need for market and affordable housing in their housing market areas. They are also required to identify a supply of specific "deliverable sites" which provide 5 years worth of housing calculated using the Council's housing target. Deliverable sites are defined as sites which are (1) available now, (2) offer suitable location for development now and (3) be achievable with a realistic prospect that housing delivery on the site within 5 years and overall, the development must be viable.

1.3 Background

Under the Solihull Draft Local Plan Review, Site SO1 is currently allocated as preferred housing options, although the land North of Lugtrout Lane is yet to be incorporated within Planning online maps at the time of this report. It is currently classed as a low performing parcel (score of 4) of Green Belt status, identified as 'suitable for development'.

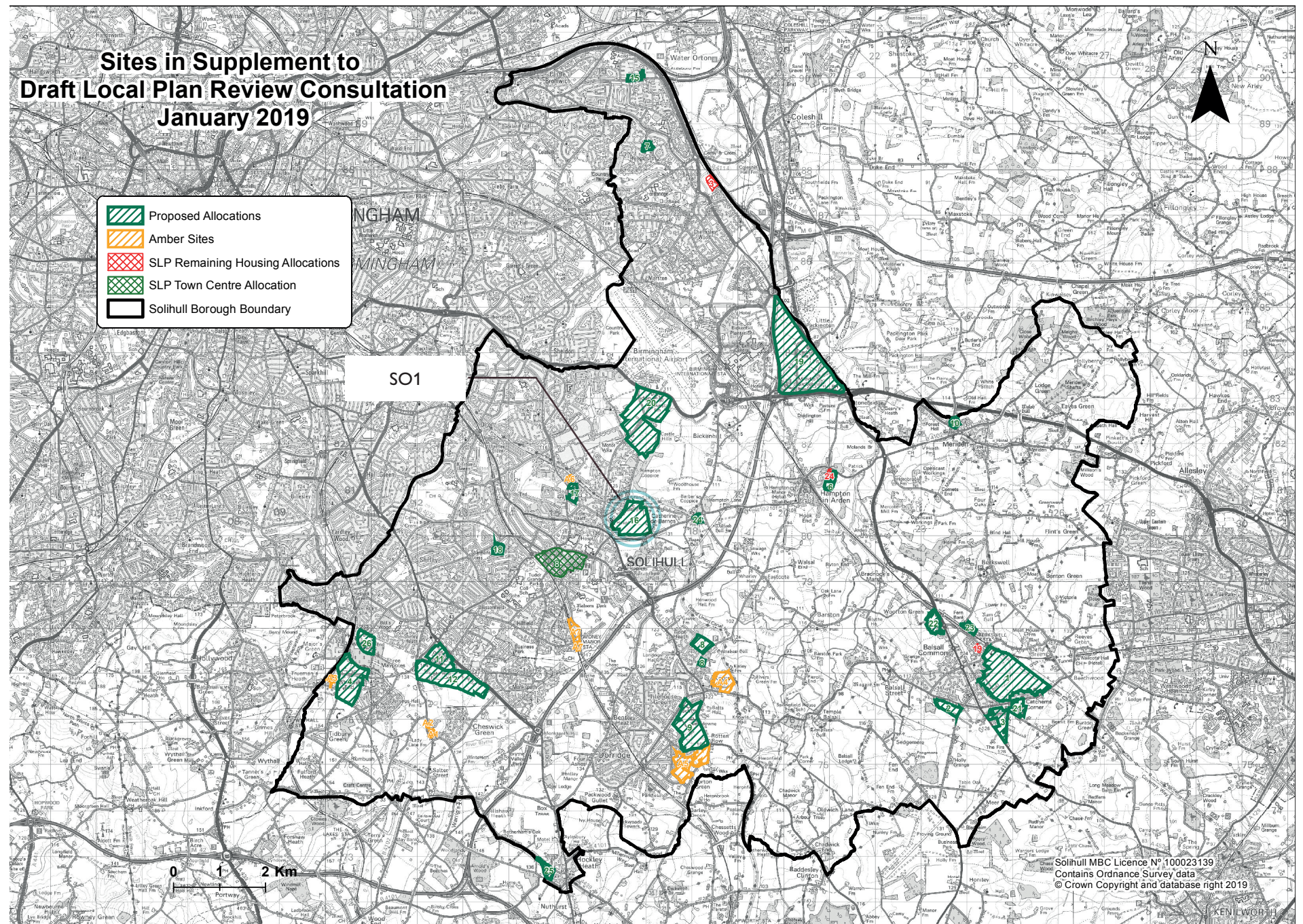
A separate study undertaken by UK Land Development (now St. Philips) for Land at Hampton Lane, Solihull Vision Document dated January 2016 examined Site SO1's suitability for new housing development and considers the delivery of new homes in the context of the National Planning Policy Framework. Its conclusion was that the land is the closest, readily developable parcel of land to Solihull Town Centre and would create a new and highly sustainable residential community adjacent to the existing town centre. The site could deliver a minimum of 700 dwellings without the need to provide significant utility infrastructure and there are no other policy or technical constraints preventing the development.

1.4 Scope

The scope of this report is to provide an enhanced site constraints and opportunities analysis to inform the collaborative Masterplanning process through engagement with the landowning group the Local Planning Authority (LPA) and other stakeholders. The final output reflects the views and contributions of the landowner group and the body of work amassed by individual

landowners at earlier stages. The output is thus evidence based and developed on a collaborative approach.


The supporting information is informed by Local Planning Policy context, Conservation, Urban Design, market housing analysis, Landscape and independent Developer assessments. The report examines the existing site context, constraints, pre consultation advice, general site connectivity and presents the opportunities to move the design forward.



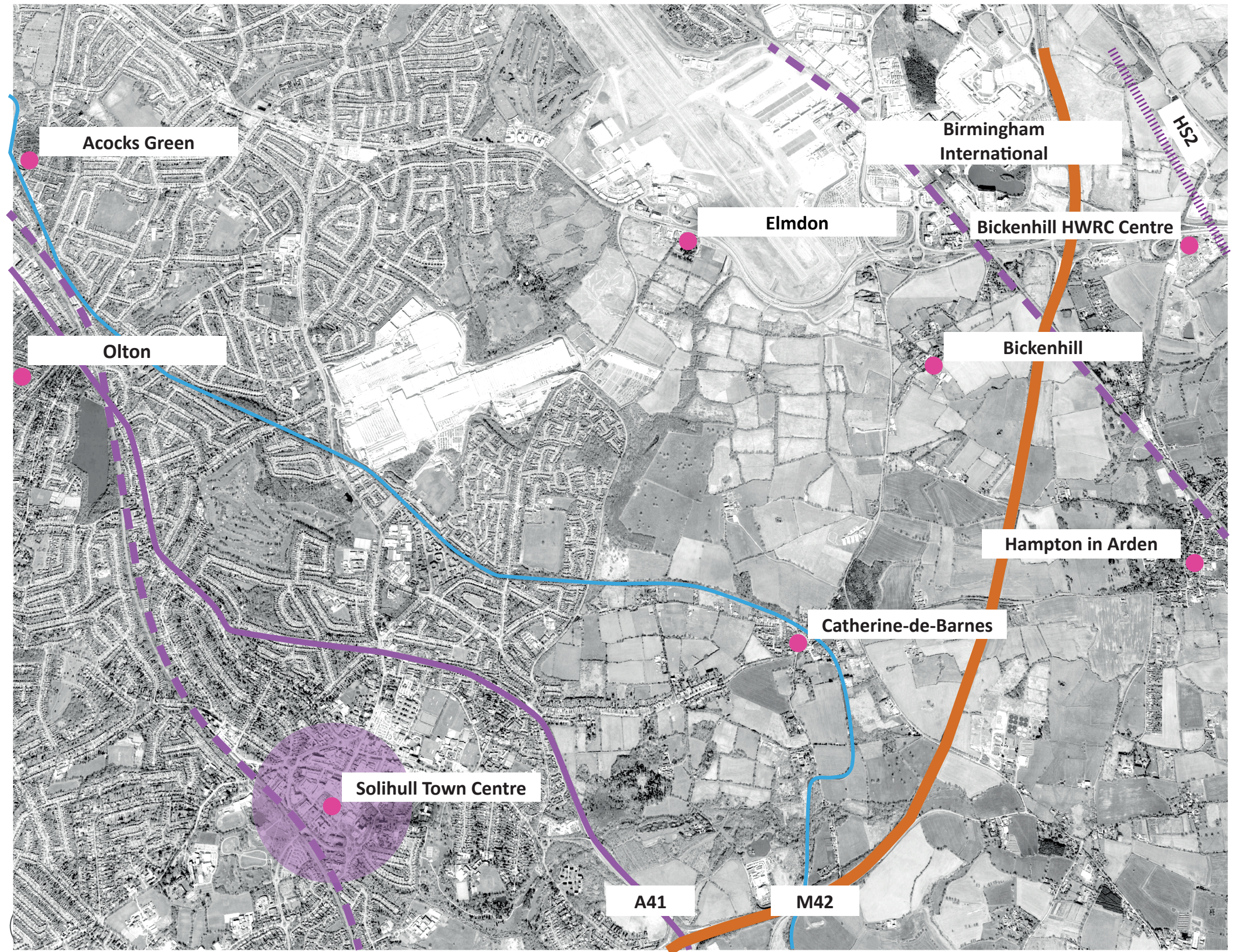
2.0 Site Location

2.1 Wider Context

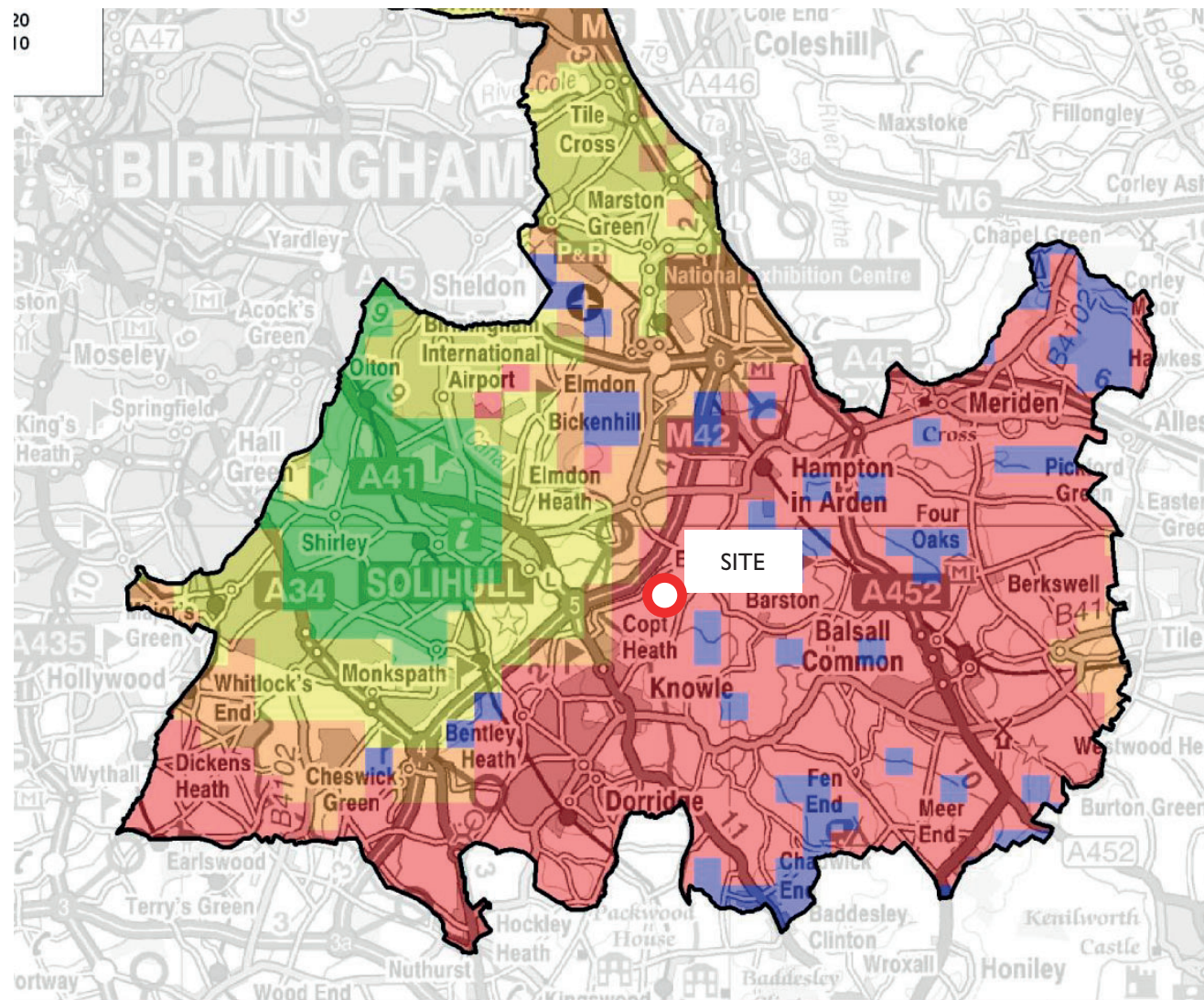
Key

-  Site
-  Canal
-  Train Line
-  New Train Line HS2
-  Major Roads

Site S01 is well connected by vehicle transport links to the South East A41 leading to the M42 and Solihull and the wider regions. There are bus stops located on Damson Parkway, Lugtrout Lane and Hampton Lane respectively. The site is within 1400m distance to the shops and services of Solihull town. Lugtrout Lane, Hampton Lane and Field Lane are cycle routes.



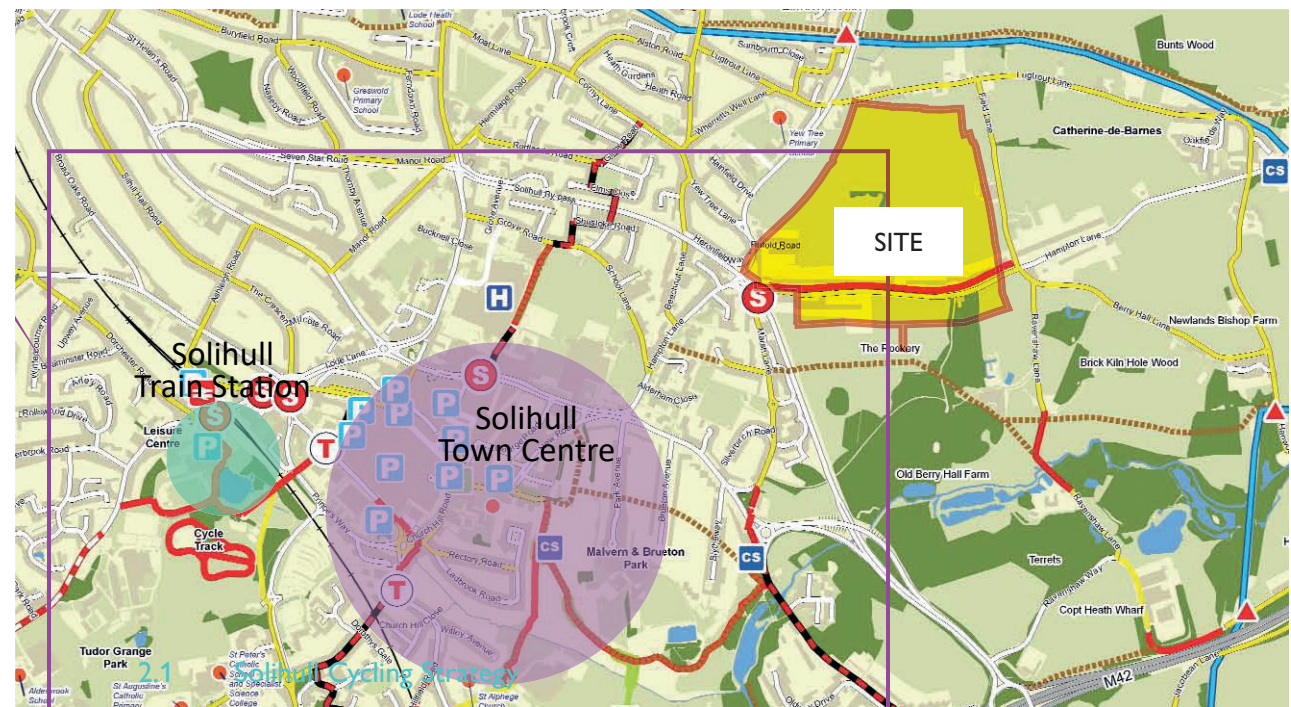
2.2 Solihull Cycling Strategy



Jobs access within 15min travel time by cycle at 09.00 on a weekday
Solihull Strategic Accessibility Study (March_2010)

Key and Signs

Signposted cycle route	Green Man Trail	School
Cycle lane	Millennium Way	Hospital
Advisory route	Kenilworth Greenway	Railway station
Shared use	Canal access point (ramp)	Cyclesolihull start point
Canal	Canal access point (steps)	Cycle shop
Bridleway	Signalled crossing	Airport
Footway	Toucan crossing	Parking



Cycle Routes Map



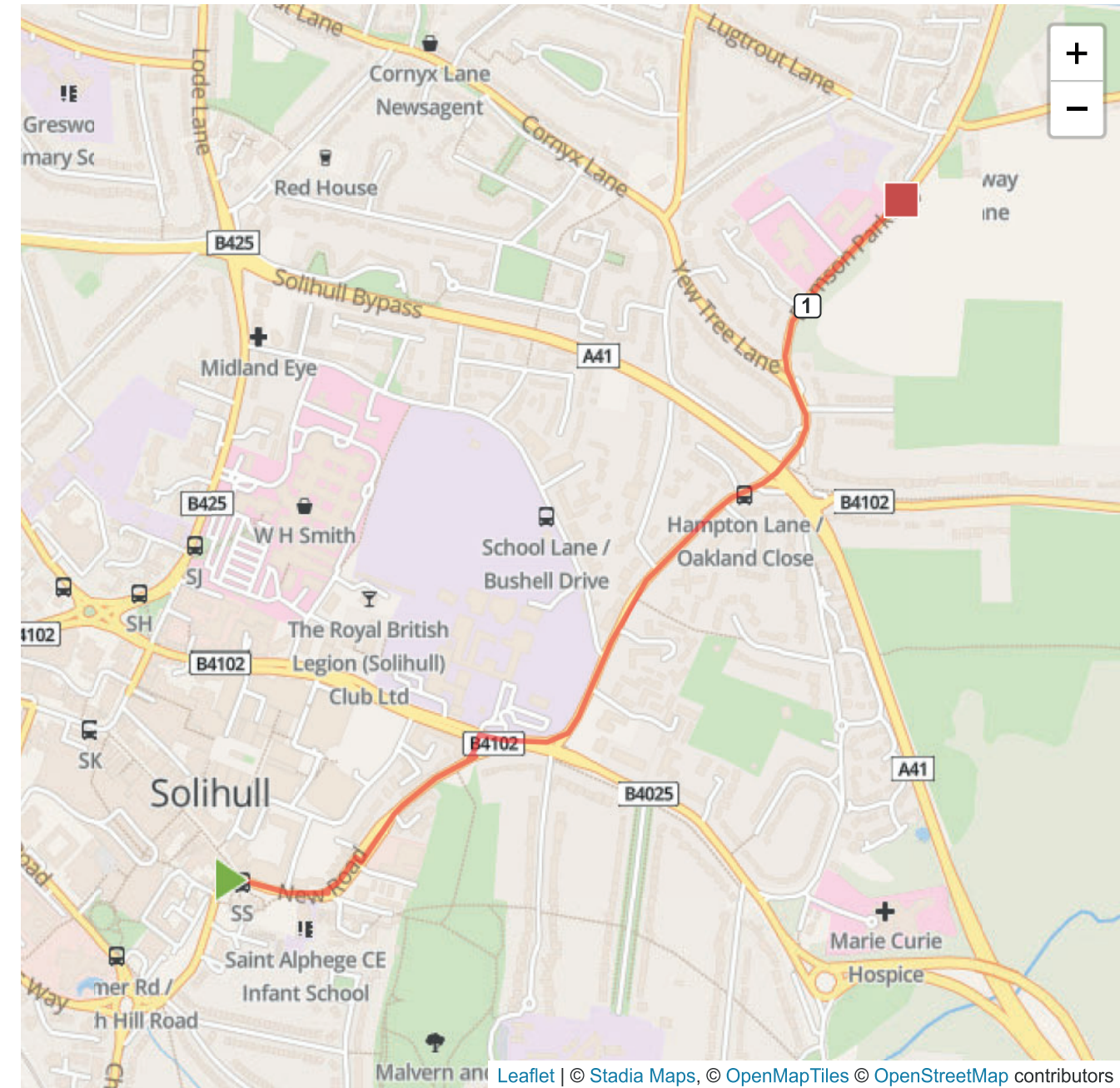
Extracts from the latest edition of Solihull walking and cycling map courtesy of https://www.solihull.gov.uk/Portals/0/LeisureParksEvents/Cycling_and_Walking_foldout_map.pdf

2.3 Solihull Bus & Walking Distances



Extract of latest edition of Network West Midlands Bus map courtesy of https://www.networkwestmidlands.com/media/2840/solihull_area_map-valid-2-june.pdf

mapometer - unnamed route



Distance
1.15 mi

ascent
39 ft

descent
66 ft

Extract of walking/ cycling distance map calculator courtesy of <https://gb.mapometer.com> which highlights the town centre as approximately 1.15 miles walking distance from West of the proposed site/ Damson Parkway.

2.4 Local Amenities

Key

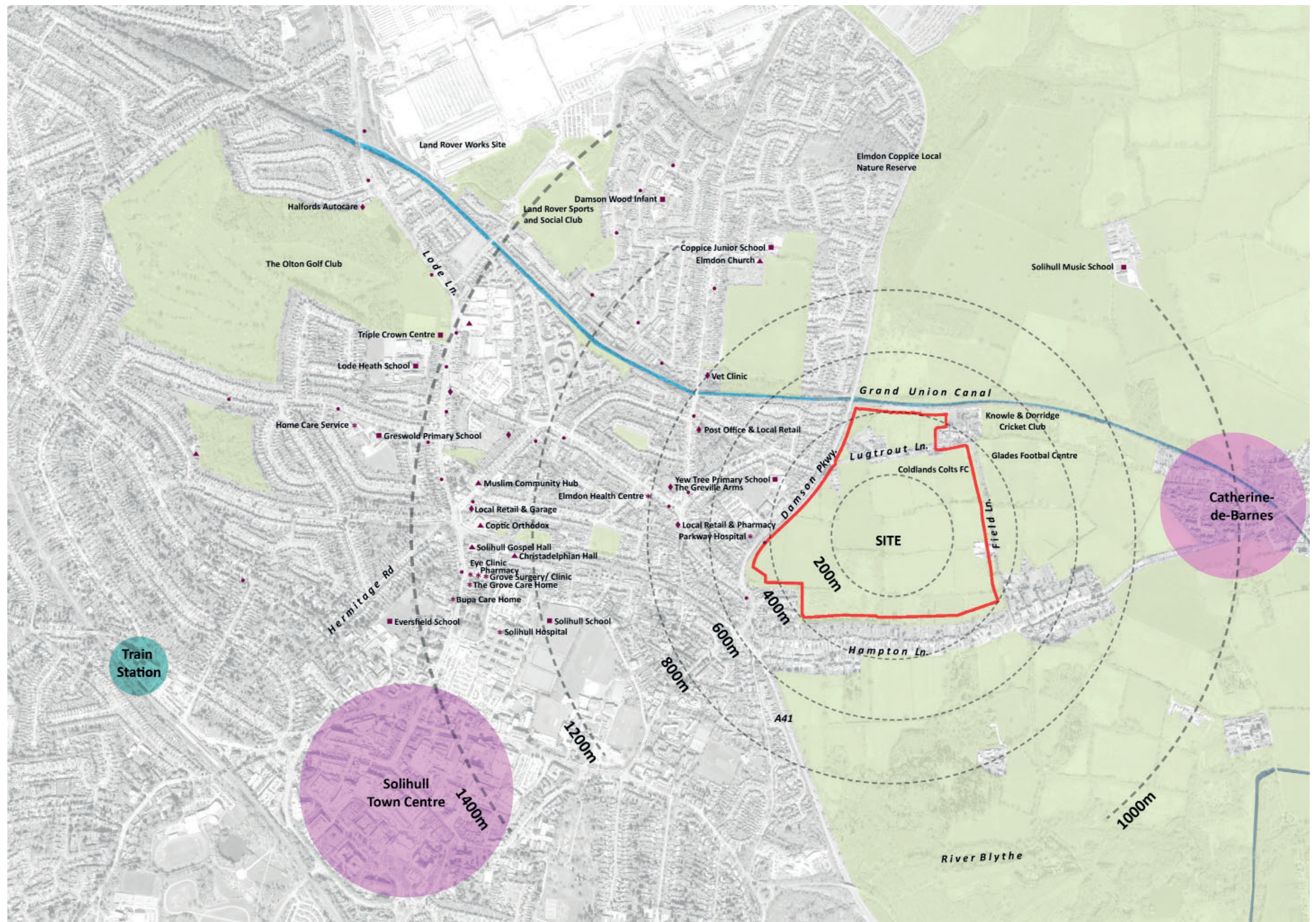
- Education
- ◆ Retail
- Public Transport
- * Public Services
- ▲ Sacral

The majority of public amenities are predominantly situated West of the site.

The nearest primary school is Yew Tree Primary School.

Solihull Town Centre is approximately just over 1 mile distance from the Soth-Eastern part of the site.

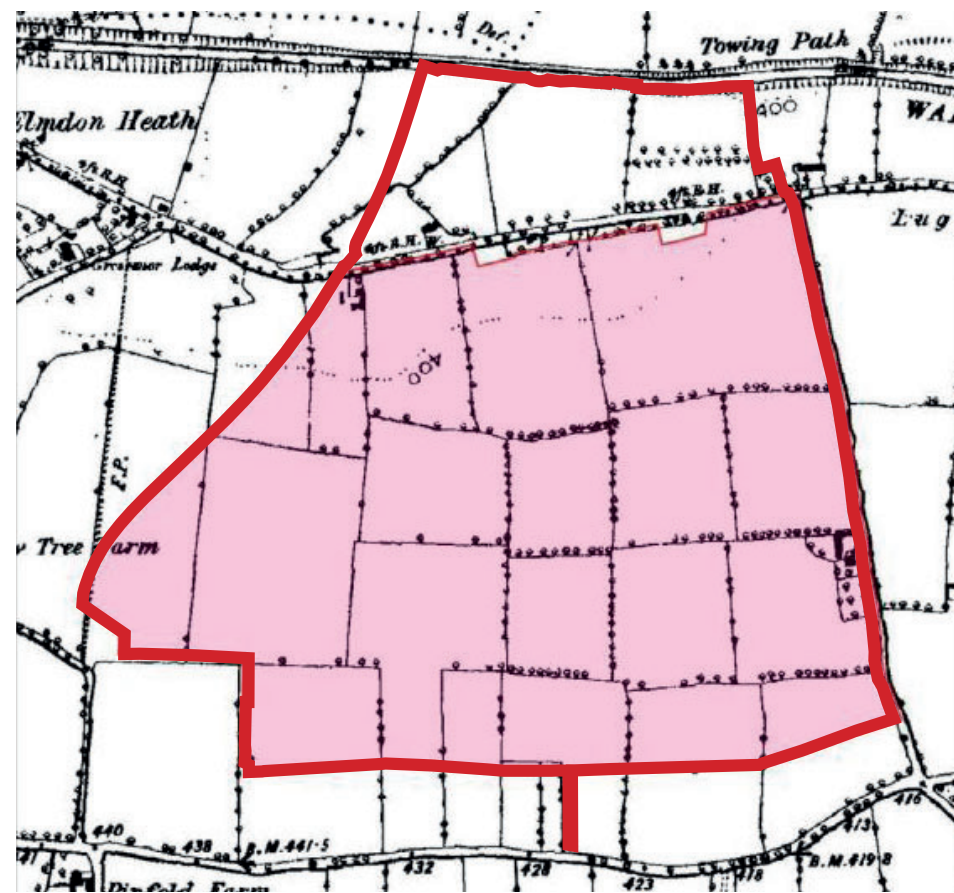
Catherine De Barnes is situated approximately 570m from the edge of its development to Field Lane, East of the site.



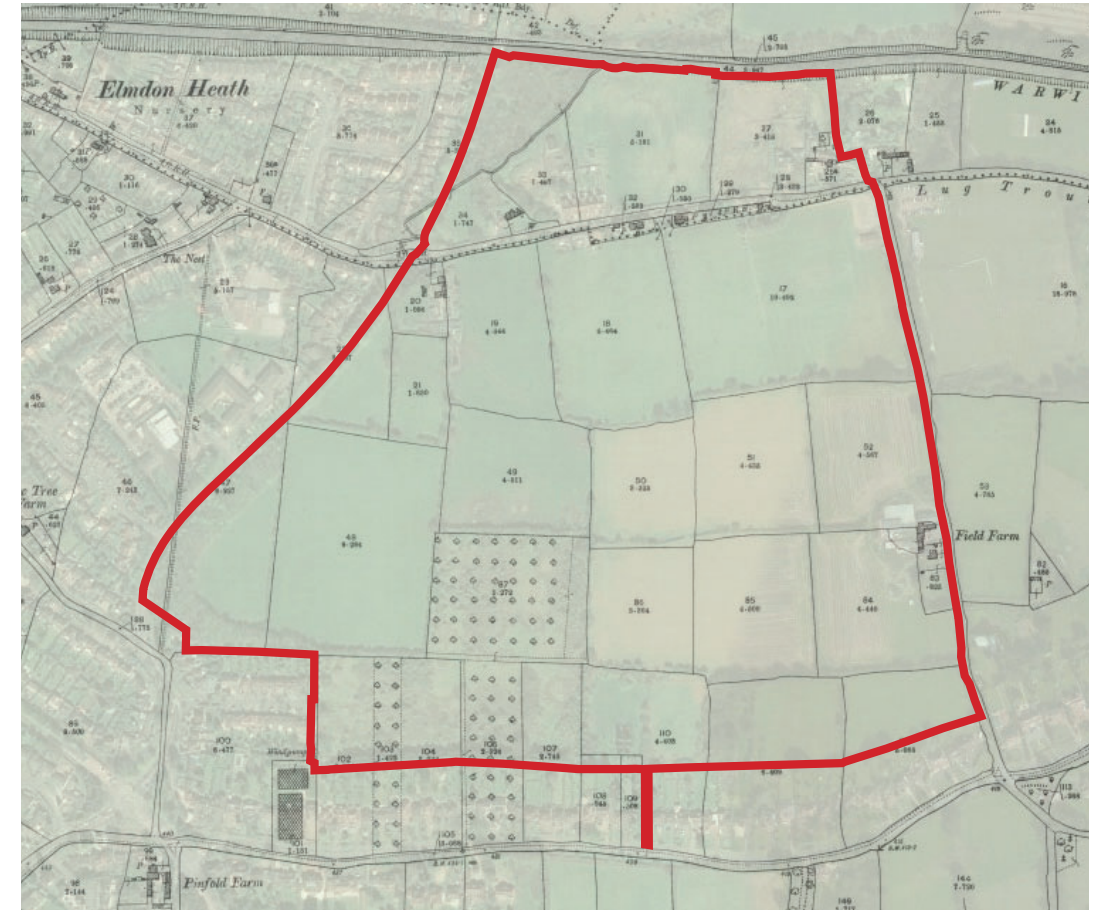
2.5 Historical Plans

A major development over time was the introduction of Damson Parkway.

The majority of the site's hedgerows today appear to have been based on historical land divisions as evidenced on maps dating back to the 1880s. It appears that some hedgerows have dissappeared and land parcels have amalgamated over time.



1880s map courtesy of Warwickshire County Council's Archaeological Assessment to Inform the SMBC Local plan



1902 OS map super imposed over recent aerial imagery courtesy of National Library of Scotland (www.nls.uk)



1945 aerial image courtesy of Google Earth



2020 aerial image courtesy of Google Earth

2.6 Existing Key Views - Plan



2.7 Existing Key Views - Images



1. Lugtrout Lane & Field Lane Junction.



2. Grade II Listed Fieldhouse Farm, Field Lane access.



3. South-East corner of site, Field Lane.

The images show that the majority of the site is bounded by dense tree lines and private housing. There are a few areas where open glimpses into the site can be obtained from outside; namely images 5, 7 and 9.



4. Hampton Lane, paddock access to the South of the site.



5. Pinfold road, paddock access to the South West of the site.



6. Yew Tree Lane with Damson Parkway Junction.



8. Grand Union Canal from Damson Parkway.



7. Lugtrout Lane paddock access from the North-West part of site.



9. View into the North West part of the site from Lugtrout Lane.

2.8 Existing Key Views - Panoramic and Hedgerows Views



P1 - Paddock access to site from Lugtrout Lane.



P2 - Rear of 104 Lugtrout Lane Arable Fields.



P3 - View onto South Western corner with woodland planted trees which buffers the site from Damson Parkway.



P4 - Closer view onto South Western corner with woodland planted trees which buffers the site from Damson Parkway.



P5 - View of rear fields to rear properties from Lugtrout Lane.



P6 - View of rear fields to rear properties from Lugtrout Lane and hedgerow with large trees.



P7 - View of rear fields to rear of Grade II listed Fieldhouse Farm.

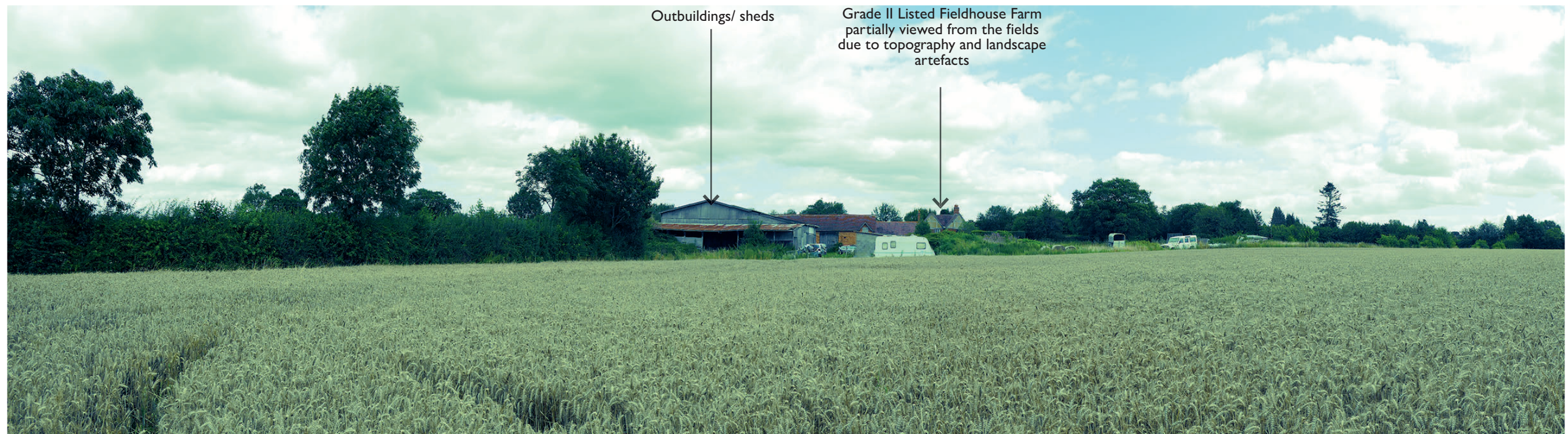


P8 - View of rear fields to rear of Grade II listed Fieldhouse Farm showing hedgerows and access gap.



Closer view of Grade II listed Fieldhouse Farm building.

Views of Grade II listed Fieldhouse Farm building screened by planting.



Outbuildings/ sheds

Grade II Listed Fieldhouse Farm
partially viewed from the fields
due to topography and landscape
artefacts

P9 - Partial view of the rear gable of the Grade II listed Fieldhouse Farm building and its rear setting.



Former boundary or ditch.



View of land North of Lugtrout Lane showing hedgerows and trees.



Hedgerow with access gap.



View into tree canopies of Pinfold Nurseries.



Hedgerow boundary view - part recently planted and post and wire fencing.



Hedgerow boundary view - part recently planted and post and wire fencing - Coldlands Colts FC to the right.



Dense woodland with Pinfold Nurseries to the left, post and wire fencing.



Suspected Badger Denn/ Sett on site, requires further investigation.