3.8 Hedgerow & Woodland Constraints

Buffers will impact on the proposed development plots and therefore its justification, size and use require defining.

A buffer is a landscape feature used to protect a sensitive area from the impacts of development (or other harmful neighbouring land use). They also act as assets for landscape character and ecological corridors. The buffer could be planted with trees or shrubs or it could be an area of land that the development is not allowed to encroach upon (e.g. a grassy strip). Buffers may also contain man-made structures such as fences, walls and earthworks. Buffer distances for hedgerows which contain trees also considers the RPA of trees, this should be ascertained from a tree survey to BS 5837.

This extract as supplied by Warwickshire Habitat Biodiversity Team illustrates an overlay of the Hedgerows as far back as the first record of OS Maps in 1886, in the context of today's streets. Coupled with the length of the Hedgerows being approximately 3096m, this indicates a Hedrerow Assessment is required for hedgerows to be assessed and appropriate retention, mitigation and offsetting initiated.

Correspondance from Warwickshire Wildlife Trust on the size of buffer zones to woodlands -

'30m was recommended from the Head Ecologist at Warwickshire Council at the time of the report, as a pragmatic comprimise between the recommended 50m from the Woodland Trust, Forestry Commission, Natural England and The Wildlife Trusts. The 5m buffer for hedgerows acts as a vegetated buffer zone in line with the Farm Environment Plan by Natural England.'

A general background to buffers is noted in the Apenndices of this report.



Illustration as provided by the Habitat Biodiversity Audit Partnership fon Hedgerow mapping.

3.9 Phase 1 Habitat Mapping

The Phase 1 Habitat Survey from Wardell Armstrong recommends:

• Notable habitats of hedgerows are retained and incorporated wherever possible.

• Indicates evidence of Badger Activity, further survey recommended in winter to identify location of setts.

• The Site constitutes a regularly used foraging area for local common pipistrelle population.

• Further investigation by Gritstone Ecology for Bat roosting potential to several trees resulted in no evidence found for potential for Bat roosting.

• The breeding bird surveys recorded the presence of 41 species within the Site, of which 13 were species of conservation concern.

• No reptiles recorded during surveys, considered absent from site.

Hedgerows, mature trees, plantation woodland and scrub on the edges of the unmanaged area should be incorporated into development proposals to continue to provide a foraging resource for bats and birds currently utilising the Site.
If further trees are removed or impacted on (trees with moderate or high potential), further mitigation

measures may be necessary.



N:WMBM11526-LAND AT HAMPTON LANE SOLHULLIOS - DESIGNAUTOCADBM11526-010-P0 EXTENDED PHASE 1 HABITAT PLAN.DWG Extract from the Phase 1 & 2 Habitat Survey by Wardell Armstrong showing specieis rich hedgerows.

3.10 Tree Constraints

Tree Preservation Order

This extract illustrates Tree Preservation Orders to current trees in and around the site area, as referenced from Solihull's online GIS mapping tool.

There appears to be 3 trees on Hampton Lane which have TPO's, along with a couple on Hampton Lane, outside the boundary of the site.

Tree Buffers

Should ancient trees be present, Natural England in the Farm Environment Plan (FEP) manual specify the following for Ancient trees in-field boundary as follows:

T01 - Ancient trees condition assessment:

1. Tree is protected from cultivation, mechanical compaction and ditching or the application of pesticides or herbicides to a width of 15 times the diameter at breast height (dbh) of the trunk.

2. The tree has no signs of (livestock) damage (in the last 5 years) bark stripping or soil compaction to a width of 15 times the dbh of the trunk.

The trees on SO1 may be of the Victorian era as they are on the 1st edition of the OS maps 1:2500 series and therefore a buffer of 15 times the diameter of the tree trunk at breast height has been recommended by Warwickshire Wildlife Trust (for mature Oak trees with large girths on site).

For the purposes of this report and the earlier Ecological constraints plan, the majority of the large trees on site are assumed as mature and therefore a buffer zone has been applied to them all. This illustrates a worst case scenario for development plots, until further defined by an Arboriculturalist.



Solihull GIS map showing Tree Preservation Orders in the vicinity.

Tree Definitions

The retention and protection of 'ancient' trees is important because they features of the historic landscape, valuable habitat for wildlife including protected species such as bats, and as an important species in their own right.

Extracts from Woodland Trusts 'Ancient Tree Guide 4: What are ancient, veteran and other trees of special interest?' November 2008.

An ancient tree is one that has passed beyond maturity and is old, or aged, in comparison with other trees of the same species.

Veteran is a term describing a tree with habitat features such as wounds or decay.

A champion tree is one that is the tallest or has the largest trunk girth of its kind in the UK (or a given region).

A heritage tree is one that has contributed to or is connected to our history and culture.

Notable trees are usually magnificent mature trees which stand out in their local environment because they are large by comparison with other trees around them.

Ancient & Veteran Trees

However according to online maps from the Woodland Trust, there appears to be no known Ancient or Veteran trees within the boundary of SO1. There are several Ancient and Veteran trees outside of the boundary.

A site wide Arboricultural report is required to identify tree species, category and production of a tree constratints plan.



Extract from https://ati.woodlandtrust.org.uk/ showing there are no recorded Ancient & Veteran Trees within the boundary of SO1, however some do exist to the West of the site.

e do exist to the West of the site. 19029-BDG-XX-XX-RP-A-0001-S3-P03

3.12 SMBC Landscape Constraints and Opportunities Assessment



SO1 Masterplan

3.13 Site Access & Highway Network



Access - Pedestrian

There are limited pedestrian entry points as no public right of way exists across the site. The only visible entry points are paddock accesses from Pinfold Close, Lugtrout Lane North Eastern corner & Hampton Lane. There are limited footpaths surrounding the site; Lugtrout Lane and Damson Parkway both have limited paths.

Access - Vehicle

Dedicated vehicle accesses are located on Lugtrout Lane serving the North & South parcels of site and on Field Lane, serving the existing Coldlands Colts FC & Fieldhouse Farm. There are no known vehicle access points into the site other than the paddock entry points as noted above.

Canal

The tow path is located to the North side of the Grand Union Canal only, which lies outside the site boundary.



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Cycleways

The only dedicated cycleway is provided South of the site on Hampton Lane , which is shared.

Speed Restrictions

Damson Parkway is the primary road linking Solihull, A41, to Jaguar Land Rover, A45 and beyond. Speeds are generally 40mph with a section of 30mph adjacent to the Spire Parkway hospital. On Hampton Lane, speeds are a mix of 30mph and 40mph, Field Lane and Lugtorut Lane are both narrow with poor visibility, restricted to 30mph around the site.

SMBC Highways/ Transportation Consultation Advice

On review of the initial Masterplans produced by SMBC CLAUDE (Conservation of the Historic Environment: Landscape Architecture: Urban Design: Ecology), SMBC Highways have recommended that the primary access to the site should only be formed from Damson Parkway. A new slip road with a new roundabout would be more acceptable as the entry point to the site, with a linking / loop road forming the main primary access throughout the site. There is the potential to uitilise this loop road for public bus transport and cycle lanes.

The new slip roads and roundabout would need to be positioned sensitively to avoid the large dense woodlands and cause minimal intrusion onto the site. Forming principle site accesses from Lugtrout Lane and the narrow Field Lane in principle would be rejected and should be avoided, with the exception of accesses to the North of site from Lugtrout Lane reserved for emergency vehicle access only.

Consultant Mott MacDonald are undertaking a traffic model of the borough with proposed housing numbers referenced from the SMBC draft concept CLAUDE masterplans for all sites; the outcome will be shared once analysed. This may influence mitigation measures. Within the larger development site, straight lines in proposed roads should be avoided and good practice design guidelines (i.e. Manual for



SO1 Masterplan

Streets) should be incorporated to deter the Authority from enforcing active traffic calming measures on new roads. New inner roads are preferable as 20mph zones or lower.

SMBC Highways are reviewing options to improve junction arrangements specifically Yew Tree Lane with Solihull By Pass A41 and Hampton Lane with Solihull By Pass/ A41, these are very close to the site boundary. SMBC to publicly consult late October or November. There is potential that Highways will look to gain section 106 developer contribution towards the junction arrangements (in addition to the roundabout junction off Damson Parkway).

The separate Access appraisal by Phil Jones Associates indicates that the proposed access arrangement of a new roundabout from Damson Parkway (in addition to an access from Lugtrout Lane) would sufficiently accommodate the proposed development of circa 600 dwellings, diagram opposite.





3.13 Preliminary Consulation Advice

SMBC Children's Services and Skills

Based on the Solihull Approved School Organisation Plan 2018-2019, for SO1, additional or new Primary school schemes are not currently required. The demand for Primary pupil places will depend on the impact of the town centre developments, which is currently apartments and so an increase in Primary pupil population is not foreseen. However, should there be a significant change in demand then in response additional pupils would be placed at existing schools and support would be required from a contribution through the Community Infrastructure Levy through the Planning process. There are sufficient Secondary school places in Knowle and Central Solihull to cater to future demand that this site redevelopment would produce.

Historic England

The advice received is that the Fieldhouse Farm building list number 1342884 itself is listed, but not the grounds. Within the 'curtilage', adjacent structures of similiar features and age would also be listed through association. The extents of which proposed redevelopment can be carried out is subject to SMBC's Conservation officer's opinion ('zone of significance').

SMBC Conservation

The key concern is the impact of development against the existing Grade II listed buildings at Fieldhouse Farm and 237 Lugtrut lane. Development is required to avoid harm to their significances and the CLAUDE masterplan shows areas to be avoided as a guide. Beyond this, development outside of these areas can still have an impact on the listed buildings sites should the design be viewed as inapproriate in terms of height, scale and material selection. it is therefore imperative that the design take into consideration the sensitive nature of the listed buildings and their surroundings.





Field Lane - Fieldhouse Farm Grade II listed building views.



the boundary requires updating to include the site North of Lugtrout Lane.



Flood Risk Map; Site is in Flood Risk Zone 1.



River & Canal Trust Map showing towpath to the North side of Grand union canal with utilities beneath.



Long Term surface water flood risk map.

Canal & River Trust

The Canal & River Trust would be consulted by during the Planning process as a statutory undertaker. Generally a minimum 10m exclusion zone is identified on the offside or non towpath side from the waters edge where there is a natural soft embankment to the edge of proposed development and a 5m exclusion zone in the same manner, if the embankment is sheet piled (the Trust enjoys the Right of Support under Common Law). Should there be a requirement to encroach on either of these for development purposes then the Canal & River Trust requires consulting. The Trust have confirmed the edge on the development side is a soft embankment and the cutting is in poor condition, therefore sheet piling may be requested should any development encroachment be proposed although a soft engineered solution is generally preferred by the Trust. The area of encroachment would also affect/ restrict access for construction, scaffolding, working hours due to noise etc. It is also known that the site is within Flood Risk zone 1; an area of low flood risk. A flood risk assessment is still required as the development exceeds 1 ha in area within flood zone 1 (circa 4.5 ha of developable land adjacent to the canal).

3.14 SMBC Conservation

Key



Site Boundary Listed Building zone of significance Potential for removal (unsympathetic warehouse additions) Listed building prominent facade

Development Parcels

The diagrams illustrates our interpretation following subsequent consultation with SMBC's Conservation officer.

Fieldhouse Farm

- The zones of significance could contain development if they were suitably sensitive and of high quality.
- The timber framed house will benefit from a sense of rural openness as existing.
- Development should not encroach on the immediate locality of the asset.

237 Lugtrout Lane

• This benefits from its own plot, open paddocks and gardens alongside, the canal and fields beyond. The setting alongside the narrow lane with banks, hedgerows with trees intact represents a good degree of continuity in the setting and cannot be ignored.

• It is preferable to remove the football clubhouse and car park to provide visual benefit.

• Consider visual and audible impacts on development close to assets.

• Trees and hedgerows are considered impermanent in terms of setting so should not be relied upon for permanent screening to unseen Assets.



Grade II Listed 239 Lugtrout Lane & Setting SO1 Masterplan



Grade II Listed Fieldhouse Farm & Setting

Sensitive development within the zone of significance subject to Conservation comments.

Further analysis required for removeal of shed buildings to open views to the listed Asset at a future date.

Approximate Zone of siginificance on the setting of the listed building as understood from SMBC CLAUDE site analysis.

- Suggested Green space to retain rural openness setting.

 Suggested Green space to retain rural openness setting or potential for ponds/ swales/ natural drainage attentuation etc.

Sensitive development within the zone of significance subject to Conservation comments.

3.15 Site Boundary Constraints

Key



The majority of the site boundaries comprise of defensible dense tree lines, hedgerows and residential boundaries to Damson Parkway and Lugtrout Lane.

The site boundary with the Grand Union Canal is predominantly tree lined with no towing path.

On Field Lane there is a mix of palisade fencing, wooden post and rail fencing, concrete posts, timber posts with barbed wire and dense trees.

Noted signicficant trees are largely within the existing hedgerows.

There is a general slope from South West (high point) to North East (low point).

The Fieldhouse Farm's facade of significant architectural features faces West into the site whilst Lugtrout Lanes prominent building facade faces East out of the site.



SO1 Masterplan

3.16 Matrix of Site Constraints



Identified Land Constraints:

• Hedgerows require detailed analysis to identify species rich/ poor/ historic or protected.

• Ecologists recommended buffer zones to woodland and hedgerows provide site wide constraints.

• Rejected LWS site (South of site) subject to Ecology/ Habitat re survey & recommendations.

• Northern parts of site subject to Ecology survey, not previously surveyed.

• Playing Pitch Strategy for Solihull undertaken by SMBC to advise if the sports fields can be redeveloped and mitigated.

• Grand Union Canal 10m exclusion zone based on presumed existing soft bank.

• Zones of significance affecting the setting of Heritage assets.

• SMBC Highways prefer Damson Parkway as an entry point to the site, from a new slip road and roundabout.

• Surface Flood Risk to the North Eastern corner of site.



Canalside 10m exclusion zone.

239 Lugtrout Lane Grade II listed building & it's zone of siginificance on the setting of the listed building as understood from SMBC CLAUDE site analysis.

SMBC to undertake Playing Pitch Strategy (by others) to review availability of sports pitch for redevelopment.

Zone of siginificance on the setting of the listed building as understood from SMBC CLAUDE site analysis.

Approximate development extents around Fieldhouse Farm as understood by St Philips Masterplan.

Grade II listed Fieldhouse Farm.

3.17 Site Development Parcels



The diagram illustrates the remainder parcels of land for development with an overlay of the following recommended constraints:

• 5m Buffer zones either side of intact hedgerows.

• 30m Buffer zones from woodland areas

• Buffer zone of 15 times the diameter of tree trunks for notable trees, from the trunk. A BS 5837 Tree Survey is required confirm the diameters and buffer zones.

• Woodland areas excluded.

• General 21m Planning privacy distance rules for dwellinghouses.

• The 10m canal buffer zone set by the Canal & River Trust and further 20m as recommended by the Ecologist due to the existing tree line.

The maximum extents of development within the site currently totals circa **21 Ha** (addition of all parcels of plots identified in the diagram with exception of plots A, D, H, K, & O although this is largely indicative and subject to refinement such as defined hedgerows, buffer zones, identified woodlands, playing pitch strategy mitigation, acceptance of development in zone of significance by SMBC Conservation and Tree/ Ecology constraints.



Buffer Key





Site opportunities are identified as follows:

 To provide a dedicated new junction interface between Damson Parkway and the West of the site for vehicle and pedestrian accessibility.
 To review the Ecological Constraints on buffer zone distances and tree buffers in general.

3. To either utilise the existing sports pitches for local/ community use or redevlop the sports fields into housing should the Playing Pitch Strategy demonstrate a succesful mitigation measure.

4. To form a landscape led redevelopment masterplan by using the hedgerow constraints to act as green corridors, connecting and linking the site across.

5. To create a new green corridor adjacent to the Grand Union Canal.

6. Working with the site's natural North-South slope, to create a sustainable urban drainage system such as swales and ponds to act as attentuation and reuse the existing ditch network as far as practicable.

7. To retain and enhance existing woodland areas for public open space, providing public amenity green spaces, conserving wildlife habitats and providing local play space in accordance with the Solihull Green Spaces Strategy.

8. To utilise the site's Grade II listed heritage asset by forming a focal point as part of a desire line.

9. To promote a pedestrian led site connecting links across the site and forming connections to the existing recognised cycling network.



4.0 Initial Brief Development

4.1 Proposal by UK Land from Vision Document January 2016

The illustration by UK Land Development for Land at Hampton Lane, Solihull was produced in January 2016 in the Vision document following the documents site analysis, opportunities and constraints.

Overall the design aims to be responsive to natural characteristics of the site and reinforces local character.

40% of the proposed scheme is dedicated to Green Infrastructure uses ranging from planted buffers to broad swathes of multi functional structural landscape treatment defining the perimeters of the site.

This is achieved through 'Greenways' throughout the site, large areas of new planting and tree belts, existing hedgerows retained and enhanced, extensive habitat creation (grasslands, wetland areas, ponds), creation of site crossing footways, cycleways to promote sustainable modes of transport.

The site is to offer a variety of dwellingtypes, sizes, tenure including affordable starter homes, family homes and sheltered housing.



Initial Developer proposal - UK Land from Vision Document January 2016 submitted with call for sites application (note proposal does not extend to include full red lined SMBC allocation site area)

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4.2 Proposal SMBC CLAUDE for the Draft Local Plan

The illustrative emerging concept masterplan above undertaken by CLAUDE in September 2020 (Conservation, Landscape, Urban Design and Environment) at SMBC illustrates a masterplan proposal as a guideline, based on SMBC ecology, landscape assessments and the initial developer proposal previously undertaken.

In principle, existing hedgerows, large habitat areas and the sports fields are retained and a buffer to the Grade II listed Fieldhouse Farm is proposed.

These hedgerows form the green corridors that split the land into areas of perimter block developments. The design shows a mix of medium - high density ranging from 30-40 dwellings per ha.

The development will require a Doorstep and Local Play space and Suds features in the form of swales are encouraged. Vehicle access is through Damson Parkway and Lugtrout Lane and footpath links to Hampton Lane and Pinfold Road are promoted.



SMBC (CLAUDE) Illustrative Emerging Concept Masterplan for SO1 East of Solihull (note proposal includes extended red line SMBC site area allocation)

4.3 Proposal by St Philips (formerley UK Land)

The illustration by St Philips Ltd (formerley UK Land Development) was produced in March 2019 in the Hampton Lane Vision document following the documents site analysis, opportunities and constraints.

The design has evolved from the SMBC Claude masterplan showing a more detailed arrangement of blocks and streets.

There is approximately 17Ha of residential development achieving approximately 600 dwellings at an average net density of 35 dwellings per Ha.

Primary vehcial access is from Damson Parkway. Secondary access is considered from Lugtrout Lane. Pedestrian access points are proposed from Pinfold Lane, Field Lane and hampton Lane.

In principle there a primary loop for movement within the site for vehicles connecting back to the main junction entrance from Damson Parkway.

Development blocks use good practive design for back to back blocks where possible and are oriented to respect existing dwellings privacy, amenity etc.

Development is set back from the Fieldhouse Farm, subject to a Heritage Assessment. Large quantities of green infastructure are proposed along with open play spaces and Suds features for attenuation, biodiversity enhancement.

The football field is retained to form part of a local play space with potential for multi use games areas.



Secondary Developer proposal - St Philips (formerley UK Land) from Vision Document March 2019

5.0 Survey Appraisal

Knowledge Gap Analysis 5.1

An early task was to carry out an audit of the technical and environmental reports that had been commissioned by the various landowners to support their representations at earlier stages of plan preparation. St Philips in particular had commissioned substantial evidence base to support their Vision Documents and the masterplans that are included earlier on pages 40 and 42. The landowners agreed to jointly commission additional reports and studies to cover any parts of the site not previously assessed, and to update earlier assessments where that was considered necessary due to their age. The consequence of this is that this Stage 2 Study is informed by a robust, up-to-date and comprehensive evidence base which has enabled effective engagement with stakeholders and the preparation of a sound Masterplan which is demonstrably deliverable.

Ecology

A Hedgerow Assessment has been carried out across the whole site to identify species rich/ species poor, . determine entitlement to protection under the Hedgerow Regulations and any mitigation measures required to offset including buffer zones (these would define the edges of land parcels).

• Further Phase 1 & 2 Ecological surveys are have also been carried out, although these are separate documents will need to be reviewed and combined into a single cohesive report.

The rejected Local Wildlife Site (South of site) requires written confirmation from Ecology/ Habitat that it remains rejected and therefore free for development.

Arboricultural

An Arboricultural Tree Survey has been carried out, identifying species/ category of trees, Veteran or Notable Trees and tree root protection areas.

Archaeological

Further Archaeological Surveys are required in addition to the surveys carried out by SMBC and others to identify any potential constraints and mitigation measures.

Topographical & Utilities

A Topographical and Utilities Desktop Survey including a Utilities Scan has been carried out illustrating site levels and services routes with a future assessment required to determine capacity and impacts on the existing network.

Highways

An Access Appraissal has been used to determine the scale and siting of the main and secondary access routes into the main site from Damson Parkway and Lugtrout Lane respectively.

A Transport Statement will be required to support the scheme proposals from a Highways perspective, likely supplemented by a Traffic Impact Assessment.

Conservation/ Heritage

A Heritage Statement has been carried and revised during design progression in support of the scheme proposals and any associated impact to the setting of the Grade II listed buildings.

If development is within the zone of significance, development is to be set back from immediate locality • and of high architectural value.

Flood Risk/ Drainage

An Flood Risk Assessment including initial infiltration testing at 4 no. trial pits has been carried out with the findings used to inform the Sustainable Drainage Design.

Landscape Character/ Visual Impact Assessment

• This assessment is likely to be required to asses the effects of change on the landscape.

The site is assessed as having medium Visual Sensitivity and medium Landscape Value. A buffer zone adjacent to Field Lane is recommended to protect the heritage assets and recreational space. Retaining the existing sports fields and introducing landscape mitigation enhancement planting will reduce any likely visual impact where the transition to open countryside / agricultural topology occurs. The Grand Union Canal and immediate residential settlements are identified as the key visual receptors, with significant tree cover and vegetation to reduce any likely visual impact.

6.0 Planning Policy

6.1 Planning Policy Requirements

The Draft Submission Plan sets out several challenges to be addressed. Challenge B refers to meeting housing needs across the Borough, 'including the Borough's own needs and, where possible, assisting with accommodating the HMA wide shortfall', and a key objective to ensure that the full objectively assessed housing need for the Borough is met for the plan period, consistent with the achievement of sustainable development and the other objectives of the Plan.

Draft Policy P5 Provision of Land for Housing states 'the Council will allocate sufficient land for at least 5,270 net additional homes to ensure sufficient housing land supply to deliver 15,017 additional homes in the period 2020-2036'. Paragraph 226 includes a summary table of residential allocations. Site SO1 East of Solihull is included as a 43-ha site with capacity for 700 new homes to be delivered during Phase I (0-5 years) and II (5-10 years).

Draft Policy SO1 East of Solihull proposes allocation of the site for 700 dwellings, and development broadly consistent with the principles of the Concept Masterplan including:

• Preserving the setting of Grade II listed Field Farm and 239 Lugtrout Lane.

• Provision of public open space including children's play. Formal play features should be sympathetic to the historic setting of Field Farm and 239 Lugtrout Lane.

• Retention of Existing Sports Pitch.

• On site accommodation for older people in accordance with Policy P4E.

• Self and Custom Build Plots in accordance with Policy 4D.

Draft Policy SO1 East of Solihull refers to the Concept Masterplan document and that although there may be change in light of further work at the planning application stage, significant departure from the principles outlined for Site SO1 should be justified.

The draft policy framework has been considered in development of the masterplan, including the following:

• Draft Policy P5 – Provision of Land for Housing confirms appropriate density will be informed by the need to maximise the efficient use of land,

the appropriate mix of housing, local character and distinctiveness and the scale, type and location of development.

• Draft Policy P4A Meeting Housing Needs – Affordable Housing requires the provision of 40% affordable housing on sites of 10 units or more.

• Draft Policy P4C – Meeting Housing Needs - Market Housing requires a mix of market dwellings having regard to local need, with 30% 1 or 2 bedrooms, 50% 3 bedrooms and 20% 4 or more bedrooms.

 Policy P4D – Meeting Housing Needs - Self and Custom Housebuilding requires a contribution of 5% of open market dwellings on allocated sites of 100 or more as Self and Custom Build Plots.

• Draft Policy P4E Meeting Housing Needs – Housing for Older and Disabled People requires all developments of 300 dwellings or more to provide specialist housing or care bed spaces in accordance with the Council's most up to date statement of need on older person's accommodation.

•Draft Policy P20 Provision for Open Space, Children's Play, Sport, Recreation and Leisure requires new housing developments to provide or contribute towards new open spaces or the improvement of existing provision in the area, in line with the minimum standard of 3.57 ha per 1,000 population.

• Policy SO1 – East of Solihull allocates the site for 700 dwellings.

• The Open Space Assessment (2019, Ethos Environmental Planning) submitted with the Draft Submission Plan requires sites of more than 200 homes to provide the required open space on site.

SMBC Illustrative Concept Masterplan Document (October 2020)

The Illustrative Concept Masterplan for Site S01 submitted with the Draft Submission Plan includes the following Site Analysis of Site SO1 East of Solihull:

The site is located on the edge of the urban area of Solihull, adjacent to Solihull Town Centre. It is bounded by Damson Parkway to the west, Hampton Lane to the south. The 2016 Draft Local Plan anticipated that the 39ha site could accommodate 650 new dwellings. The site area has since been revised. The area allocated for development now extends north to the Grand Union Canal which will form the new Green Belt boundary along with Field Lane to the east. The site area is now 43ha.

The site contains arable fields, semi-improved grassland areas, a sports club, some residential / commercial use (Lugtrout farm and associated land), the former Pinfold nurseries and an abandoned orchard. The site

contains designated heritage assets; Field Farm on Field Lane on the eastern site edge and 239 Lugtrout Lane located opposite the north eastern site corner at the Lugtrout Lane/ Field Lane junction. The setting of the listed buildings must be carefully considered development should be set back from the immediate locality and development within the 'zone of influence' must be of high architectural value. Likewise, the historic landscape must be safeguarded, and the rural character of Field Lane retained. Development must also have regard to potential flood risk areas. The Illustrative Concept Masterplan makes the following reference:

Low to medium density housing is appropriate in this residential, edge of settlement location and 700 homes can be accommodated on the site. The density of the housing ranges from 30–40+ dph. The layout promotes perimeter block development to maximise natural surveillance and encourage safe active streets. The setting of the Grade II Listed Field Farm and 239 Lugtrout Lane must be carefully considered. Likewise, development must respond sensitively to areas of ecological importance and any loss of habitat will require biodiversity off -setting. An integrated drainage, landscape and ecological strategy for the site will be required. Important landscape features must be retained along with the rural character of Lugtrout Lane and Field Lane. Additional tree planting is promoted across the site.

Based on 700 homes the development will need to provide 5.7 ha of Open Space. The development will require a Doorstep and Local Play Space. The closest Play areas is at Damson Park which is 1.3km away. Neighborhood play contributions to the existing facility may be appropriate. Vehicle access into the site are from Damson Parkway and Lugtrout Lane, and footpath links to neighbouring developments and Hampton Lane are promoted. The setting of the built heritage assets and existing sports pitches are safeguarded to the east of the site. The site should utilise opportunities to maximise green/ blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded.

DLP Policy	Summary
P4(A&C) – Meeting	A: This policy expects that allocated and unallocated sites over 11 units
Housing Need (Affordable Housing & Market Housing)	provide affordable housing of 50% subject to variable factors. Financial contributions will be sought where the affordable housig criteria cannot be achieved.
	C: The policy notes that Market Housing negotiations will be in line with any development briefs provided for the site in question.
P5 – Provision of Housing Land	This policy explains that the Council have llocated 6,522 units within the DLP to help achieve the additional housing requirement of 15,029 homes during the 2014-33 period (averaging 791dpa).
	The policy also notes that the submission version of the plan will include phasing designations for each allocation.
P7 – Accessibility and Ease of Access	Seeks to ensure all development is in the most accessible locations and development over 100 units provide bus access for at least 30 minute daytime, evening and weekend frequency. Alongside, provison of or contribution to off-site transport infrastructure schemes.
P9 – Mitigating and Adapting to Climate Change	Seeks to include measures that reduce the impact of climate change on a strategic and site specific level.
P11 – Water Management	This policy requires all major developments must include SUDS and take into account the relevant River Basin Management Plan. It further expects that hrough risk assessments on impacts to surface and groundwater systems appropriate mitigation is included with development proposals.
P14 – Amenity	Seeks to ensure a good standard for all existing and future occupiers of homes and employment units. Criteria is set within this policy for new developments to provide and have access to high quality amenities.
P15 – Securing Design Quality	This policy expects all developments to contribute to or create high quality places inclusive of sustainable design which should follow a set of criteria within policy P15. Developments should demonstrate a Building for Life 10 or equivalent and comply with urban design guidance (also listed within the policy).
P16 – Conservation of Heritage Assets and Local Distinctiveness	This policy lists areas whose characteristics make a significant contribution to local character and distinctiveness. The historical development and architectural styles in mature suburbs is noted.
	The Arden Landscape is also mentioned as important within this policy and development is expected to conserve heritage assets appropriate to their significance.
P17 – Countryside and Green Belt	Seeks to safeguard the best and most versatile land. This policy also explains that development on Green Belt land would be rejected unless very special circumstances are present.
P20 Provision for Open Space, Childrens Play, Sport, Recreation and Leisure	Seeks to secure well-designed new and improved open space and their maintenance as an integral part of new residential (including care homes), commercial (over 1ha or 1,000 sqm) or mixed-use development.
	The policy also requires that provision should be made for on-site amenity space that is well designed and in accordance with Policy P15 – Securing Design Quality.
P21 – Developer Contributions and Infrastructure Provision	Expects that development will contribute or provide mitigation measures to make the proposals acceptable in planning terms as well as physical, social, green and digital infrastructure to support any associated needs.

Extract of Planning Policies from Cushman & Wakefield Housing Market Review

POLICY P15 Securing Design Quality

All development proposals will be expected to achieve good quality, inclusive and sustainable design, which meets the following key principles:

- i. Conserves and enhances local character, distinctiveness and streetscape quality and ensures that the scale, massing, density, layout, materials and landscape of the development respect the surrounding natural, built and historic environment;
- ii. Ensures that new development achieves the highest possible standard of environmental performance through sustainable design and construction and the location and layout of the development in accordance with the guidance provided in Policy P9 - Climate Change;
- iii. Secures the sustainable long-term use of new development through flexible, robust and future-proofed design e.g. high-speed digital connectivity;
- iv. Makes appropriate space for water within the development, using sustainable drainage (SuDS) principles, to minimise and adapt to the risk of flooding. Further guidance is provided in Policy P11 – Water Management;
- v. Conserves and enhances biodiversity, landscape guality and considers the impact on and opportunities for green infrastructure at the earliest opportunity in the design process. Further guidance is provided in Policy P10 – Natural Environment;
- vi. Integrates the natural environment within the development through the provision of gardens, quality open space and/or improved access to, enhancement or extension of the green infrastructure network. Further guidance is provided in Policy P20 – Provision for Open Space, Children's Play, Sport, Recreation and Leisure;
- vii. Creates attractive, safe, active, legible and uncluttered streets and public spaces which are accessible, easily maintained and encourage walking and cycling and reduce crime and the fear of crime.

Development proposals will also be expected to contribute to or create a sense of place. Such measures may include; reflecting heritage assets and their setting in the design process, integrating landscape into the development, promoting diversity through a mix of uses within the site, or the incorporation of public art.

All residential development proposals should be built to the Lifetime Homes standard and demonstrate how they meet Building for Life 12, or its equivalent. However, the Council will take into account the economics of provision, including particular costs that may threaten the viability of the site. All residential development will be expected to adhere to the guidance set out in the New Housing in Context Supplementary Planning Guidance (SPG) until this has been updated and the Council will prepare Supplementary Planning Documents to provide necessary additional guidance.

Applicants should adhere to the urban design principles set out in established current design guidance, including at present; Urban Design Compendium 1 and 2 (2007), By Design (2000 and 2001), Manual for Streets 1 (2007) and 2 (2010), Car Parking: What Works Where (2006), Building for Life and Secured by Design principles, or their equivalents.

Development at key economic assets within the M42 Economic Gateway; the National Exhibition Centre, Birmingham Airport, Birmingham Business Park and Blythe Valley Park, will be expected to be of the highest quality to reflect their strategic importance.

7.0 Illustrative Design Principles

Avenues/ Boulevard Streets 7.1





Streets/ Lanes 8.2







Avenues accommodate the highest flow of vehicles within the site and include footpaths on both sides of the street. Its residential character combined with regular tree planting will help to calm traffic speeds along the route.

The Avenue will contain a road surface sufficient in width to take a bus and a two way traffic direction and pedestrian and cycle access.

Streets will be distinctive secondary routes, with varied front garden sizes. Without significant tree planting like the Avenues, a slightly shorter built form scale will provide appropriate street enclosure.

Streets will mostly accommodate the flow of local resident traffic and include footpaths on both sides of the street. Their residential character will help to calm traffic speeds, with footpaths provided either side of the carriageway.

These streets are predominately in residential areas with on-street parking.

Avenue/ Boulevard Streets

Avenues represent the primary routes within the masterplan and the proposal is that it will have a formal and green character, incorporating tree planting within front gardens on one side of the street. They will be fronted mostly by increased storey heights where appropriate. There will be some variations in character along avenues depending on their location within the development.

Streets

7.3 Mews Streets





6.4 Rear Elevation to Gable Wall





Mews Streets

The territory routes are classed as a Mews typology in character. Mews will comprise shared surfaces. The building line will be continuous but stepped back to create different spaces within the mews.

Parking will comprise a mix of on-street and garages / stable block style car shelters.

Parking

Parking will be provided through a variety of solutions throughout the site, depending on their position within the street hierarchy and character areas.

Houses are to have 2 spaces, some are to be located onstreet, others may have garages or carports dependant on the location of the dwelling and the road hierarchy.

On-street parking will be provided on all street types where it can benefit from passive surveillance but not in so many numbers that it is detrimental to the street scene.

This comprises parking facilities within the building. It may take the form of an integral garage or as a garage beneath a flat.

Use may be made of the undulating topography of the site to create semi-underground parking within dwellings to take advantage of the existing site levels thus reducing the physical impact of parking on the street. Appropriate locations for such parking will be included in the masterplan.

For the purpose of this report 1 Bed flats are to have 1 parking space and 2B are to have 2 spaces.

Site Sections - typical block sections and building typologies 7.5

Building fabric and Corner Treatment



Corner and back garden treatment



Common narrative and linear facade treatment



Emphasis on corners



Private gardens - 19m distance between facing windows maintained





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7.6 Road Junctions



Structural Grid - Residential grid 7.7



7.8 Individual space planning

Bed 1

1 Bed 2

2 Bed 3









Our approach to set up the residential accommodation on this site is to use a grid approach which allows us to review how many units we can get onto this site.

The mix suggested by the client has a combination of 1B and 2B apartments along with at least 193 houses, totalling approximately 255 units.

Using a 7.5m grid allows us to have an interchangeable layout of 1B or 2B apartments with parking below if required.

The national space standards (see table below) have also been reviewed to ensure that the areas of the proposed units comply with the relevant space criteria.

This exercise demonstrates that a 17m deep footprint will allow for apartments to be back to back with a circulation corridor of 1500mm clear. The structure is on grid and will allow for parking to be easily incorporated below.

- Lifetime homes
- . Secure by design
- Wheelchair design guide .
- . input

Houses can be easily adapted in the future to expand.

Number of	Number of	
bedrooms(b)	bed spaces	(
	(persons)	
	1р	
1b	2р	
	3р	
2b	4p	
	4p	
3b	5р	
	6р	
	5р	
	6р	
4b	7р	
	8p	
	6р	
5b	7р	
	8p	
	7р	
6b	8p	

areas and storage (m^2)

The sizes proposed are compliant with the following standards:

Could be adapted to meet passivhaus/ Shap standards with specialist

1 storey Built-in 2 storey 3 storey dwellings dwellings dwellings storage 39 (37) 3 1.0 58 50 1.5 70 61 70 79 2.0 74 84 90 2.5 93 99 86 95 102 108 90 97 103 99 106 112 108 3.0 115 121 117 124 130 103 110 116 112 119 125 3.5 121 128 134 116 123 129 4.0 138 125 132

Nationally Described Space Standard (March 2015) - Minimum gross internal floor

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

8.9 House Types - Internal Layouts



House types compliant with:

- Nationally Described Space Standards
- Part M
- Lifetime Homes





ſ

3 Bedroom House - 89m² 4 person



5,840m²



3 Bedroom House - 105 m² 4 person (possible 5 person)



5,165m²





First Floor

37.3m²

4 Bedroom House - 106m²

6 person



8.0 Precedent Studies

8.1 Streetscapes



Internal/ semi - private gardens



Balconies - outdoor space





On plot parking SO1 Masterplan

Shared surfaces

Green streets



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

8.2 Circulation



Good cycle and pedestrian routes



Shared private drives



Shared spaces



Good public open spaces

Distinct public green corridors



9.0 Preferred Concept Masterplan

9.1 Development Plots

The design has evolved from the SMBC CLAUDE masterplan and shows a more resolved and considered arrangement of blocks and streets which is now fully informed by complete and up to date evidence base, and which can be used to confirm with confidence the site's likely capacity, adopting all relevant standards and having regard to technical and environmental matters.

There are approximately 20.7Ha of residential development achieving a minimum of 700 dwellings at an average net density of 40 dwellings per Ha.

The design shows a mix of low - medium - high density ranging from: 20-30 dwellings per ha (low) 30-40 dwellings per ha (medium) 40+ (high, incudes 3 storey apartments)

Primary vehcial access is from Damson Parkway. Secondary access is considered from Lugtrout Lane. Pedestrian access points are proposed from Pinfold Lane and Hampton Lane.

Existing hedgerows and mature trees are retained as far as practical along with main habitat areas, all of which will be subject to further detailed consultation with the Local Planning Authority.



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Sports Ground





Draft Layout

Key

4 bed two storey house w garage
3 bed two storey house
3 bed three storey house

Π

- 2 bed two storey house
- I bed apartment
- 2 bed apartment

Houses:

2 beds 173 3 beds 34 l 4 beds 100

Flats (all 3 storey):

l bed 93 2 bed | | 7

51% of 3 beds with garage

Total: 824

Total number of people: 1,895 (average 2.3 ppl per unit)

3.57 ha of POS per 1,000 ppl plus 0.2 ha additional POS

6.96 ha POS required

current POS 7.17 ha

9.3 Building Typology Ratios

Total Site Units: 824

Unit Numbers: Private at 60%

Unit Type	No.	%Mix
1B Apartment	46	9
2B Apartment	66	13
Total Apartments	112	

Total Units	497	
Total Houses	385	
4 Bed Houses	75	15
3 Bed Houses	236	47
2 Bed Houses	74	15

Unit Numbers: Social at 40%

Unit Type	No.	%Mix
1B Apartment	47	14
2B Apartment	51	16
Total Apartments	98	

Total Units	327	
Total No. of House	229	
4 Bed Houses	25	8
3 Bed Houses	105	32
2 Bed Houses	99	30

Total Including Accessible Units

Housing Type	TOTAL	Social / Affordable,	No. (total 40%)	Private, No.	(total 60%)
			Accessible units		Accessible units
1bed apartment; 3 storey	93no.	44	3	44	2
2bed apartment; 3 storey	117no.	47	4	63	3
2bed house; 2 storey	173no.	94	5*	71	3*
3bed house; 2 storey	323no	94	5*	212	12*
3bed house; 3 storey	18no	6		12	
4bed house	100no.	24	1*	71	4*
Total	824no.	327		49	7
3bed garages	175	54		121	
4bed garages	100	25		75	

Numbers based on HEDNA Review

Based on C&W Market Study Appraisal DRAFT (Based on HEDNA review)

houses	private	594	648
	affordable	54	040
apartments	private	149	176
	affordable	27	176
Total Units		824	

AFFORDABLE MARKET UNITS (40%)

SOCIAL RENT

	No of
уре	Units
l Bed	1
? Bed	
Fotal Apartments	

	No of	Total ratio	
Туре	Units	in %	HEDNA mix in %
1 Bed	16	30	30
2 Bed	0		50
Total Apartments	16		
2 Bed House	18	35	35
3 Bed House	13	25	25
4 Bed House	5	10	10
Total Houses	36		
Total Units	52		T

SHARED OWNERSHIP

	No of
Туре	Units
1 Bed	5
2 Bed	6
Total Apartments	11

2 Bed House	5
3 Bed House	11
4 Bed House	2
Total Houses	18
Total Units	29
* Combined with 2 Bed	Apartments

OPEN MARKET (60%)

	No of	Total ratio	
Туре	Units	in %	
1 Bed	0	0	0-10
2 Bed	148	20	20-30
Total Apartments	149		
2 Bed House	37	5	*
3 Bed House	371	50	45-55
4 Bed House	186	25	15-25
Total Houses	594		
Total Units	7/13		

	No of	Total ratio	
Туре	Units	in %	
1 Bed	0	0	0-10
2 Bed	148	20	20-30
Total Apartments	149		
2.0.111			
2 Bed House	37	5	*
2 Bed House 3 Bed House	37	5 50	45-55
	-	-	
3 Bed House	371	50	45-55
3 Bed House 4 Bed House	371 186	50	45-55

TOTAL SITE

_	No of		Total ratio	
Туре	Units		in %	
1 Bed	21		3	
2 Bed	154		27	
Total Apartments	175			

2 Bed House	60		*	
3 Bed House	395		47	
4 Bed House	193		23	
Total Houses	648			
Total Units	824			
* Combined with 2 Bed Apartments				

Detailed Affordable/Open Market Breakdown



9.4 Concept Presentation Layout

The presentation layout has been prepared to help illustrate how a more developed plan may appear with the inclusion of a Landscape proposal. Furthermore, it highlights the ratio of built to green space across the site by indicating soft landscaped areas and gardens.



10.0 **Appendices**

Cushman & Wakefiled Housing Market Review for SO1 10.1



Site Review – Site 16 East of Solihull

Prepared for Solihull Metropolitan **Borough Council**

August 2019

Site Review – Site 16 East of Solihull

Executive Summary

Comprehensive masterplan for Site 16 (East of Solihull) to work towards the following market requirements:

- Policy compliant 40% (Local Plan)/50% (Draft Local Plan) affordable housing
- Average 2 parking spaces per unit
- Single garages to 4 bedroom and limited number (c. 25%) of 3 bedroom units -
- Integral garages to townhouses -
- Density at 35 40 dwellings per hectare -
- Higher value 4-5 bedroom homes at 30 dwellings per hectare
- Market units average 900 950 sq ft
- Affordable units average 850 900 sq ft -
- Limited number of apartments only, focussed on 1 bedroom/2 person
- Policy standard green space provision 2.86 ha per 1000 population (to review against site capacity). Concept Masterplan allows 3.9 ha (based on 600 homes) with Doorstep and Local Play area
- Indicative mix: _

Number of Bedrooms	% of Total Units
1 bedrooms (apartments)	10%
2 bedrooms	40%
3 bedrooms	30%
4 bedrooms	20%







Site and Context 1.

- 1.1. Site 16 East of Solihull includes 39 ha of Green Belt land on the edge of the urban area. The site currently comprises arable fields, semi-improved grassland areas, a sports club, some residential/commercial use (Lugtrout farm and associated land), an ecosite (former Pinfold nurseries) and an abandoned orchard. Field Farm at the eastern boundary and 237 Lugtrout Lane are designated heritage assets and the setting of the listed buildings should be considered.
- 1.2. SMBC Draft Local Plan (2016) suggested capacity for 650 new dwellings, which has been maintained in the Supplementary Consultation document (2019).
- 1.3. SMBC Illustrative Emerging Concept Masterplan (2019) suggests low to medium density housing at a density of 30-40 dph:
 - Perimeter block development to maximise natural surveillance and encourage active streets
 - Sensitive to the setting of the Grade II Listed Field Farm and 237 Lugtrout Lane
 - Biodiversity off-setting for loss of habitat
 - 3.9 ha of Open Space, a Doorstep and Local Play Space (based on 600 homes), neighbourhood play contributions to Damson Park may be appropriate
 - Retain important landscape features, the rural character of Lugtrout Lane and Field Lane, the setting of the built heritage assets and existing sports pitches
 - Suds features in the form of swales are encouraged
 - New Green Belt boundary provided by the Grand Union canal and Field Lane
 - Vehicle access from Damson Parkway and Lugtrout Lane

Borough Wide Planning Context

- Early review of the Local Plan (2013) has been necessary in response to the High Court challenge 1.4. of the previous housing land target, the Greater Birmingham Housing Market Area Strategic Growth Study (including Green Belt Study), and growth potential of the proposed HS2 Interchange.
- Supplementary consultation on the draft Local Plan Review, to ensure policies and allocations 1.5. reflect updated local housing need took place in January 2019, following consultation on the draft Local Plan Review in 2016. The new Local Plan will cover the period 2018-2035 and provide a comprehensive framework for development across the Borough.
- 1.6. Adopted policy remains the Solihull Local Plan (2013) which covers the period 2011 to 2028.
- 1.7. The Draft Local Plan proposes change affecting new residential sites set out following:

Policy Reference	Detail			
Policy P4 'Meeting Housing Needs'				
Policy P4a 'Affordable Housing'	All developments of 11 or more residential units, or which have a maximum combined gross floor space of >1,000sqm should provide contribution towards affordable housing.			
Policy P4a - Tenure scenarios	Local Plan (2013):			

Policy Reference	Detail
	40% affordable housing:
	- 65% social rent (2 - 35% shared owne
	Draft Local Plan:
	50% affordable housing:
	 44% social rent (2 16% shared owned 40% Starter homed
Policy P4a - Mix scenarios (for affordable housing)	We understand current RS set out in the current Meet of:
	 a much lowe generally (re with most re redistributed introduction Under the in requirement requirement housing. The remova
	(* informed by C&W review
Policy P4c 'Market	<u>Local Plan (2013):</u>
Housing'	Balsall Common (Sites 1, (Sites 11 and 13), Solihull
	- 1-2 bed: 50%
	Hampton-in-Arden (Site 6
	- 1-2 bed: 40%
	Dickens Heath (Site 4), No 14, 15):
	- 1-2 bed: 30%
	<u>Draft Local Plan:</u>
	Borough-wide:
	- 1-2 bed: 30% - 3-bed: 35% - 4-bed: 35%

Vehicle Parking Standards and Green Travel Plans (2006) - Parking Provision

1.8. An average of 2 spaces per dwelling unit (excluding integral garages), unless at accessible locations where only one space per unit will be permitted. Exceptionally, for sites in an accessible

CUSHMAN & WAKEFIELD

(26% of total) and vnership (14% of total) q: (22% of total), vnership (8% of total) and mes (20% of total) RSL/SLP practice*, and differs from the mix leeting Housing Needs SPD 2014, on the basis ower requirement for 4 bedroom housing (reduced to nil for the intermediate tenure), requirement under the rented tenure being ted to 1-2 bedroom housing, including the on of a requirement for bungalows intermediate tenure, the removal of the ent for 1 bed flats, and 4 bed houses, with the ent being redistributed to three bedroom oval of the requirement for 2 bedroom flats view of draft plan policies) 1, 2 and 3), Cheswick Green (Site 12), Shirley null (Sites 16, 17 and 18): 50% e 6), Knowle (Sites 8 and 9): 40% North Solihull Regeneration Area (Sites 5, 7, 30% 30% (5% bungalows of total, 10% flats of total) 5%

location but with a main road frontage, two spaces per unit may be required on road safety grounds.

Meeting housing needs SPD (2014) - Affordable Housing

1.9. Contributions will be required in the form of 40% affordable dwelling units on each development site. Broken down into Social/Affordable Rent 65% and Intermediate at 35%.

Bed Size	1 Bed/1 Person Or 2 Person Flat	2 Bed/3 Person Flat	2 Bed/4 Person House	3 Bed/5 Person House	4+ Bed/6 Person + House
Rented	28%	0%	26%	19%	27%
Intermediate	43%	0%	4%	36%	17%

Draft Local Plan (2016) - School Places

1.10. (Draft Local Plan 2016) At this stage detailed planning for school places has not been undertaken. At this stage it is not thought that a new secondary school will be required as it is expected that additional capacity can be provided at existing schools, but further detailed analysis is needed when the final sites are confirmed.

Green Spaces Strategy Review (2014) - Open Space Provision

1.11. The standard for green space provision is 2.86ha per 1000 population

CIL Charging Schedule

Rural settlements (including Site 16) - £150 per m2 1.12.

Market Informed Review 2.

Borough Wide Market Commentary

- 2.1. Developers, including specifically within the Solihull borough, are currently showing clear intent to deliver smaller, more dense schemes, driving the total coverage of development sites. There are exceptions, particularly higher end, premium housebuilders who typically offer more luxurious, larger unit sizes and lower density. This higher end approach is viewed in today's market as riskier than in recent years, given its fundamental requirement for home owners to upsize in a market with a level of uncertainty, with the UK's precarious position around Brexit a notable factor.
- 2.2. The most common approach by standard developers in the current market is driving coverage, and a high proportion of 2 and 3 bedroom dwellings, even in locations with high sales values and an existing offer of 4 and 5 bedroom houses.
- 2.3. Developers are predominantly looking to deliver as low a proportion of 2.5 storey dwellings as possible as the added cost is not typically reflected in the value received.
- 2.4. Housebuilders are targeting help to buy schemes and first-time buyers more and more frequently, with this sector far less sensitive to wider factors. Fundamentally, there will always be a market for first time buyers looking to get onto the property ladder and buy, as opposed to rent.
- 2.5. Notwithstanding this, typical semi and detached family housing is still popular, and a balance to schemes coming forward.
- 2.6. In the rural and suburban locations there is little appetite or incentive to deliver open market apartments and developers are looking to limit the apartment contribution in these areas as much as possible. Naturally, there is still appetite amongst developers to deliver affordable apartments and 1 and 2 bed housing, minimising the coverage impact of this form of policy contribution.
- 2.7. Within the affordable housing sector, a number of affordable housing providers are very active, either delivering the affordable allocation of a wider scheme, or the entire development (an emerging trend). The latter is enabled by Homes England grants, available across open market housing for affordable providers.

Site 16 – Site Specific Market Informed View

2.8. Site 16 is located on the edge of the existing residential development surrounding Solihull, considered semi-rural. Proximity to Solihull town centre for pedestrians and cyclists (0.8 miles to the town centre), Jaguar Land Rover at Damson Parkway and the strength of value in the area in general will ensure sales values are towards the top end of the Borough-wide range.

Site 16 – Comment on Concept Masterplan

- 2.9. The majority of development plots delivered at this site are likely to follow a coverage-led mix, (discussed above) of medium to high medium density housing, however there will be a small market at this particular site for a higher end, more exclusive offer.
- Comparable new build schemes are detailed following, and an identified trend towards a relatively 2.10. high proportion of 2 and 3 bedroom units being delivered, even in the case of some of the more exclusive schemes. A standard type of product will likely be delivered across the majority of the site, with a small proportion of a higher end offer (such as Cameron Homes or David Wilson Homes).



- 2.11. The majority of the site should provide 35 40 dwellings per hectare. A higher value, more exclusive part would most likely be closer to 30 dwellings per hectare and naturally more emphasis on larger 4 and 5 bedroom dwellings.
- 2.12. Market units should average 900 950 sq. ft. and affordable units 850 900 sq. ft.
- 2.13. Development mix is likely to be consistent with the 'Middlefield Spring' development by Taylor Wimpey in Knowle (details following).
- 2.14. The development should limit the number of apartments and focus on 2 and 3 bed semi-detached and terraced units, and some 4 bed detached dwellings. Apartments should be 1 bedroom/2 person units, with some 2 bedroom.
- 2.15. A limited number of 2.5 storey units could be provided, with the majority 2 storey.
- 2.16. Assuming a policy compliant affordable housing position, the majority of affordable units should be 1 to 3 bedroom dwellings.
- 2.17. 2 car parking spaces should be provided for all units with 2 bedrooms or more. All 4 bedroom units and c. 25% of 3 bedroom units should provide a single garage and second on-plot parking space. Townhouses could include an integral garage.
- 2.18. Reflecting our market commentary and site specific market view, the Concept Masterplan is relatively consistent in terms of both layout and density, however a significant proportion of plots are identified as low density which may not be supported in the market.
- 2.19. This mix of housing is considered risky in the current market, and some of these plots (potentially those to the northern boundary) should be shown as a more typical product.



Hedgerow Regulations

Hedgerows, like trees, can make an important contribution to the character of an area and may be historically (and occasionally archaeologically) important as indications of land use and previous ownership. They also contribute significantly to biodiversity.

The removal of a hedgerow is unlikely to require **planning permission** (*https://historicengland.org.uk/advice/hpg/hpr-definitions/p/536389/*), but if removal is proposed as part of a planning application then its impact on the heritage **significance** (*https://historicengland.org.uk/advice/hpg/hpr-definitions/s/536524/*) of the area and its impact on the **setting** (*https://historicengland.org.uk/advice/hpg/hpr-definitions/s/536524/*) of any **heritage assets** (*https://historicengland.org.uk/advice/hpg/hpr-definitions/s/536522/*) of any **heritage assets** (*https://historicengland.org.uk/advice/hpg/hpr-definitions/s/536522/*) of any **heritage assets** (*https://historicengland.org.uk/advice/hpg/hpr-definitions/h/536274/*) around may be taken into account in accordance with planning policies in the **National Planning Policy Framework (NPPF)** (*https://historicengland.org.uk/advice/hpg/hpr-definitions/n/1322139/*) **(1)** and the **local development plan** (*https://historicengland.org.uk/advice/hpg/hpr-definitions/l/1323757/*).

Aside from the planning system, hedgerows are offered some protection under The Hedgerow Regulations 1997 (2). This complex mechanism offers some protection for hedgerows of more than 20 metres in length or which join other hedgerows provided they adjoin agricultural land, forestry, paddocks, common land, village greens, a site of special scientific interest or a local nature reserve.

In order to remove such a hedgerow an owner must serve notice on the local planning authority

(https://historicengland.org.uk/advice/hpg/hpr-definitions/l/536333/) who then decides if it is 'important' and if so it is whether it should be retained. If the owner is notified that it is not important or hears nothing within six weeks after the notice is served then they may remove the hedgerow. If no notice is served or if a notice is issued by the local planning authority requiring the hedgerow's retention, then removal of the hedgerow is a criminal offence.

A hedgerow is 'important' if it has existed for 30 years or more and it meets one of the criteria set out in the Regulations, which include:

- It marks a boundary between parishes existing before 1850;
- It marks an archaeological feature of a site that is a scheduled monument (https://historicengland.org.uk/advice/hpg/hpr-definitions/s/536512/) or noted on the Historic Environment Record (https://historicengland.org.uk/advice/hpg/hpr-definitions/h/536292/);
- It marks the boundary of a pre-1600 estate or manor or a field system pre-dating the Enclosure Acts.

COV.UK

- 1. Home (https://www.gov.uk/)
- 2. Environmental management (https://www.gov.uk/topic/environmental-management)
- 3. Land management (https://www.gov.uk/topic/environmental-management/land-management)

Guidance **Countryside hedgerows: protection and** management

Find out if you can remove or work on countryside hedgerows.

Published 11 September 2014

Last updated 17 June 2019 - see all updates

From:

Natural England (https://www.gov.uk/government/organisations/natural-england) and Department for Environment, Food & Rural Affairs (https://www.gov.uk/government/organisations/department-for-environmentfood-rural-affairs)

Applies to:

England

Contents

- · Check if a hedgerow is protected
- Apply to remove a countryside hedgerow
- How your LPA will respond
- Appeal a hedgerow decision
- Check if you can work on a hedgerow
- Report a suspected offence against nesting birds
- Report a suspected hedgerow offence

There are rules you need to follow when removing countryside hedgerows. You could get a fine up to £5,000 if you break these rules. If your case is referred to the Crown Court you could get an unlimited fine.

Check if a hedgerow is protected

A countryside hedgerow is a boundary line of bushes which can include trees. A hedgerow is protected, meaning you cannot remove it, if it meets the following criteria for:

- length
- location
- 'importance'

Length

A hedgerow is protected if it's:

- more than 20m long with gaps of 20m or less in its length
- · less than 20m long, but meets another hedge at each end

Location

A hedgerow is protected if it's on or next to:

- · land used for agriculture or forestry
- · land used for breeding or keeping horses, ponies or donkeys
- common land
- a village green
- · a site of special scientific interest
- a protected European site (http://jncc.defra.gov.uk/page-4) such as a special area of conservation or special protection area
- a local or national nature reserve
- · land belonging to the state

A hedgerow is not protected if it's in, or marks the boundary of, a private garden.

'Importance'

A hedgerow is important, and is protected, if it's at least 30 years old and meets at least one of these criteria:

- marks all or part of a parish boundary that existed before 1850
- · contains an archaeological feature such as a scheduled monument (https://historicengland.org.uk/advice/hpg/has/scheduledmonuments/)
- is completely or partly in or next to an archaeological site listed on a Historic Environment Record (HER) (https://historicengland.org.uk/advice/technical-advice/information-management/hers/), (formerly a Sites and Monuments Record)
- marks the boundary of an estate or manor or looks to be related to any building or other feature that's part of the estate or manor that existed before 1600
- is part of a field system or looks to be related to any building or other feature associated with the field system that existed before 1845 - you can check the County Records Office for this information
- contains protected species (http://www.legislation.gov.uk/ukpga/1981/69/schedule/5) listed in the Wildlife and Countryside Act 1981
- · contains species that are endangered, vulnerable and rare and identified in the British Red Data (http://jncc.defra.gov.uk/page-3352) books
- includes woody species (http://www.legislation.gov.uk/uksi/1997/1160/schedule/3/made) and associated features (http://www.legislation.gov.uk/uksi/1997/1160/schedule/1/made) as specified in Schedule 1, Part II Criteria, paragraph 7(1) (http://www.legislation.gov.uk/uksi/1997/1160/schedules/made) of the Hedgerow Regulations - the number of woody species needed to meet the criteria is one less in northern counties

Apply to remove a countryside hedgerow

You can only remove the hedgerow if:

- · it's less than 30 years old
- you're the owner, tenant or manager of the hedgerow
- · you're a utility company that's eligible to remove it

Buffers – An Overview



It is inevitable that when a development takes place it will cause disturbance to both the natural and the built environment. Some of this disturbance will be temporary, such as construction noise, but some will be permanent, such as destruction of wildlife habitat, changes in visual amenity and ongoing noise.

Developers will propose a range of mitigation measures to reduce the impact of the disturbance both during and after the construction period (See HS2 Factsheet Compensation and Mitigation for Biodiversity Loss for further details).

One such method would be to provide buffer zones that will protect the natural environment from harmful effects arising from the development.

However, buffers do not just protect the natural environment, they can also be used to mitigate impacts of development on the built environment by providing screens to improve views and reduce noise.

This factsheet provides an overview of what buffers are and how they can be used within a landscape affected by development. A buffer design factsheet is available that gives more detailed examples of design for different situations.

What is a buffer?

A buffer is a landscape feature used to protect a sensitive area from the impacts of development (or other harmful neighbouring land use). A buffer may go around the whole area to be protected, or just along one edge.

The buffer could be planted with trees or shrubs or it could be an area of land that the development is not allowed to encroach upon (e.g. a grassy strip). Buffers may also contain man-made structures such as fences, walls and earthworks.

Buffers can range in size from a few metres to protect individual trees to kilometres wide to protect HS2 Factsheet

large nature reserves. There is no 'one size fits all' with buffer design. Each one should be designed to fulfil the specific requirements of its location.

Understanding the landscape

When considering the use of buffers the whole landscape must be considered, not just the area where the buffer will go or where the development is taking place. A landscape can be broadly divided into three elements:

- 1. The matrix this is the background landscape i.e. urban, rural, industrial, farmland.
- 2. Patches small areas of landscape very different in structure to the matrix i.e. natural habitats such as ancient woodland. wetlands, meadows
- 3. Corridors best described as linear patches e.g. rivers, hedgerows. They can function as connections between patches in a landscape, or if they are open corridors such as railways or roads, they can increase fragmentation within a landscape.

Buffers and corridors are intrinsically linked; corridors can be used in conjunction with buffers to create higher connectivity between patches in the landscape.

Like buffers, corridors can be used to mitigate impacts from development but they need to be properly designed to function effectively. For example, a badly designed corridor may increase edge effects, connect areas that are dissimilar, or facilitate the movement of pests and diseases, weeds and/or invasive non-native plant species.

Increasing connectivity across a landscape helps nature thrive. Isolated species cannot adapt to change quickly and local extinctions occur, leading to a decrease in biodiversity.

The Lawton Review (see fact sheet) concluded that we need to reduce isolation and improve the quality of ecological networks. Buffers linked with corridors are just one way this can be achieved.



Buffer functions

Properly designed buffers can perform multiple functions. These can be broken down into seven tupes:

- 1. Enhancing/protecting biodiversity
- 2. Aesthetic functions i.e. noise reduction, improve visual quality
- 3. Improving/protecting water and air quality
- 4. Protection of soils
- 5. Provide recreation opportunities
- 6. Economic opportunities
- 7. Hazard reduction



Not all buffers will perform all seven functions, but most will provide more than one. For HS2, the primary function of a buffer may be to protect biodiversity and provide aesthetic improvements, such as noise reduction and visual screening.

Secondary functions should not be dismissed however.

For example, economic improvements to house prices might be achieved if visual amenity is enhanced. Buffers might provide habitat beneficial to pollinators, which in turn will provide economic benefits to farmers, and a buffer could provide recreational opportunities in the form of footpaths and other greenways.

Buffer design

A good understanding of what needs to be protected and/or mitigated for is essential before any buffer construction takes place.



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Potential impacts of the proposed development might range from complete destruction or isolation of habitats, to increased noise and decreased visual amenity. Once all potential impacts have been determined, all affected parties should be consulted on the design and placement of the buffer. Multiple landowners will be affected by HS2 and it's important to understand that one person's idea of an appropriate buffer might differ significantly from another's. For example, one landowner may not want a buffer on prime agricultural land since it will represent an economic loss, but another may want the buffer there for visual screening. Unless all affected parties are consulted during the design process the resulting buffers will not be effective.

Once a buffer is constructed its effectiveness needs to be monitored and the results made available. This is so that subsequent buffer designs can be amended and improved.

The United States Department of Agriculture National Agroforesty Center has published a Design Guide for Conservation Buffers¹, which is a good resource for anyone considering the design and placement of a buffer. The Trust is extremely grateful to its author Gary Bentrup for permission to reproduce part of this work here.

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Bentrup, G. 208. Conservation buffers: design guidelines for buffers, corridors, and greenways. Gen. Tech. Rep. SRS-109. Asheville, NC: USDA, Forest Service, Southern Research Station. www. bufferguidelines.net



Extract from - Impacts of nearby development on ancient woodland - addendum by Luci Ryan, The Woodland Trust, December 2012, pp 21 on Buffer Zones.

6.1. Buffer zones

In producing this report, a number of papers were reviewed that proposed buffer zones of various sizes to protect woodland from the impacts of different sorts of development. The following table summarises those references which proposed buffer zones as a means of mitigating the effects of development.

Table 3 Buffer Zones

Size of buffer	Reason for buffer	Reference
I 5m (minimum)	To protect woodland from the effects of development such as run-off, noise, damage to tree roots etc. There is no discussion about how the figure of 15m was reached. (UK)	Standing Advice for Ancient Woodland, Natural England, 30 May 2012 (taken from Bolnore Village appeal decision 2007)
50m	To protect woodland from encroachment activities from adjacent housing, such as waste disposal, garden extension. This paper specifies that the buffer should be wooded. (Canada)	McWilliam et al. (2010)
100 – 200m	To protect plant species from the effects of vehicle emissions from roads (UK).	Keely et al. (2008)
300m	To protect woodland bird species from the effects of roads (Spain).	Palomino and Carrascal (2007)
400m	To protect woodland bird species from the effects of urban development (Spain).	Palomino and Carrascal (2007)
?	Lightly wooded buffer around existing woodland to protect the core from impacts of development (UK)	Merkx et al. (2012)

Not all papers which proposed buffer zones as a means of mitigating the effects of development on woodland specified a size for the buffer. For example Merckx *et al.* (2012) recommended that a buffer zone of lightly coppiced woodland be planted around dark cores of existing woodland to protect that habitat from the more open matrix surrounding it. This management technique is proposed to specifically benefit threatened specialist British macro moth species, whilst providing improved habitat for other more generalist species, but the size of buffer required to achieve this is not stated. The lack of quantitative information about size and effectiveness of buffers is a concern, and is an area that requires further research.

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	Land North of Lugtrout Lane, Solihull	14.	UK Land Development (now known as St Phillips)
	Archaeology and Heritage Assessment		Land at Hampton Lane, Solihull
	March 2019		Vision Document
2.	Canal & River Trust		Revision B, 22nd January 2016
	Code of Practice for Works Affecting the Canal & River Trust Part 2 - Detailed Information (pp 36)	15.	Various Surveys supplied by others as listed in the Survey
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3.	Cotswold Wildlife Surveys	11.2	Online References
	2019 Updated Phase 1 Habitat Survey for land off Lugtrout Lane, Solihull, Birmingham		
	3rd March 2019	1.	Environment Agency
4.	Cushman & Wakefield		Flood Map for Planning - SO1 [online]
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5.	Historic England		ing=280621&placeOrPostcode=lugtrout%20lane%2C%20
	The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)	2.	Gov.uk
	March 2017	Ζ.	
6.	Solihull MBC		Long term flood risk information [online]
	Solihull Strategic Accessibility Study (pp 23)		July 2019
	March 2010	2	https://flood-warning-information.service.gov.uk/long-term
7.	Solihull Local Plan	3.	Mapometer
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	December 2013		July 2019
8.	Solihull MBC Planning - Supplementary Consultation	4	https://gb.mapometer.com
0.	Summary of Representations (for SO1, pp 182 - 186)	4.	Natural England
	June 2019		Magic Maps [online]
9.	Solihull Council Conservation of the hostoric Environment, Landscape Architecture, Urban Design and Ecology		August 2019
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	January 2019		Network West Midlands Bus map [online]
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Coventry and Solihull s Ecological Assessment: East of Solihull

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ation?easting=416939&north 20solihull

m-flood-risk/map

_area_map-valid-2-june.pdf

ng_and_Walking_foldout_map.pdf

on=-1.7569&layers=192&b=1

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\bigcirc	RIBA		The RIBA Plan of Work 2013 organises the process of briefing, designing, constructing, maintaining, operating and using building projects into a number of key stages. The content of stages may vary or overlap to suit specific project requirements. The RIBA Plan of Work 2013 should be used solely as guidance for the preparation of detailed professional services contracts and building contracts.					
RIBA Plan of Work 2013 ►	0 Strategic Definition	1 Preparation and Brief	2 Concept Design	3 Developed Design	4 Technical Design	5 Construction	6 Handover and Close Out	7 CO
Core Objectives	Identify client's Business Case and Strategic Brief and other core project requirements.	Develop Project Objectives , including Quality Objectives and Project Outcomes , Sustainability Aspirations , Project Budget , other parameters or constraints and develop Initial Project Brief . Undertake Feasibility Studies and review of Site Information .	Prepare Concept Design , including outline proposals for structural design, building services systems, outline specifications and preliminary Cost Information along with relevant Project Strategies in accordance with Design Programme . Agree alterations to brief and issue Final Project Brief .	Prepare Developed Design , including coordinated and updated proposals for structural design, building services systems, outline specifications, Cost Information and Project Strategies in accordance with Design Programme .	Prepare Technical Design in accordance with Design Responsibility Matrix and Project Strategies to include all architectural, structural and building services information, specialist subcontractor design and specifications, in accordance with Design Programme .	Offsite manufacturing and onsite Construction in accordance with Construction Programme and resolution of Design Queries from site as they arise.	Handover of building and conclusion of Building Contract .	Undertake In Use services in accordance with Schedule of Services .
Procurement *Variable task bar	Initial considerations for assembling the project team.	Prepare Project Roles Table and Contractual Tree and continue assembling the project team.	of the design or the design or the design or the design or the section of the design or the section of the design or the specific tend out the specific te	level of detail prepared at a given stage. However, ges will vary depending on the selected procurement		Administration of Building Contract , including regular site inspections and review of progress.	Conclude administration of Building Contract .	
Programme *Variable task bar	Establish Project Programme .	Review Project Programme.	Review Project Programme.	 The procurement route may dictate the Project Programme and may result in certain stages overlapping or being undertaken concurrently. A bespoke RIBA Plan of Work 2013 will clarify the stage overlaps. The Project Programme will set out the specific stage dates and detailed programme durations. 				
(Town) Planning *Variable task bar	Pre-application discussions.	Pre-application discussions.		ions are typically made using the Plan of Work 2013 will identify w application is to be made.				
Suggested Key Support Tasks	Review Feedback from previous projects.	Prepare Handover Strategy and Risk Assessments. Agree Schedule of Services, Design Responsibility Matrix and Information Exchanges and prepare Project Execution Plan including Technology and Communication Strategies and consideration of Common Standards to be used.	Undertake third party	Review and update Sustainability, Maintenance and Operational and Handover Strategies and Risk Assessments. Undertake third party consultations as required and conclude Research and Development aspects. Review and update Project Execution Plan, including Change Control Procedures. Review and update Construction and Health and Safety Strategies.	Review and update Sustainability, Maintenance and Operational and Handover Strategies and Risk Assessments. Prepare and submit Building Regulations submission and any other third party submissions requiring consent. Review and update Project Execution Plan . Review Construction Strategy , including sequencing, and update Health and Safety Strategy .	Review and update Sustainability Strategy and implement Handover Strategy, including agreement of information required for commissioning, training, handover, asset management, future monitoring and maintenance and ongoing compilation of 'As- constructed' Information. Update Construction and Health and Safety Strategies.	Carry out activities listed in Handover Strategy including Feedback for use during the future life of the building or on future projects. Updating of Project Information as required.	Conclude activities listed in Handover Strategy including Post-occupancy Evaluation, review of Project Performance, Project Outcomes and Research and Development aspects. Updating of Project Information, as required, in response to ongoing client Feedback until the end of the building's life.
Sustainability Checkpoints	Sustainability Checkpoint — 0	Sustainability Checkpoint — 1	Sustainability Checkpoint – 2	Sustainability Checkpoint — 3	Sustainability Checkpoint – 4	Sustainability Checkpoint — 5	Sustainability Checkpoint – 6	Sustainability Checkpoint – 7
Information Exchanges (at stage completion)	Strategic Brief.	Initial Project Brief.	Concept Design including outline structural and building services design, associated Project Strategies, preliminary Cost Information and Final Project Brief.	Developed Design, including the coordinated architectural, structural and building services design and updated Cost Information.	Completed Technical Design of the project.	'As-constructed' Information.	Updated 'As-constructed' Information.	'As-constructed' Information updated in response to ongoing client Feedback and maintenance or operational developments.
UK Government Information Exchanges	Not required.	Required.	Required.	Required.	Not required.	Not required.	Required.	As required.

*Variable task bar – in creating a bespoke project or practice specific RIBA Plan of Work 2013 via www.ribaplanofwork.com a specific bar is selected from a number of options.

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