



LAND SOUTH OF

BROAD LANE

APRIL

2020

VISION STATEMENT

THE VISION

THE SITE PRESENTS AN EXCELLENT OPPORTUNITY TO RELEASE APPROXIMATELY 67 HECTARES OF LAND TO DELIVER A HIGH QUALITY, SUSTAINABLE HOUSING SITE ALONGSIDE A NEW BURIAL GROUND THAT WILL SENSITIVELY MEET THE IDENTIFIED NEEDS OF THE BOROUGH. THE VISION FOR THE SITE IS TO DEVELOP A LANDSCAPE-LED DEVELOPMENT OF UP TO APPROXIMATELY 655 HIGH QUALITY NEW HOMES THAT COMPLEMENT THE SURROUNDING SITE CONTEXT TO CREATE A HIGH QUALITY, SUSTAINABLE, AFFORDABLE AND VIBRANT COMMUNITY.





LAND SOUTH OF
BROAD LANE



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1 INTRODUCTION

The land south of Broad Lane provides a unique opportunity to release a sustainable and appropriate site that can deliver a high-quality development which will make an important contribution to addressing current and future housing requirements in Solihull Borough.

The Site comprises approximately 67 hectares of land, located on the eastern edge of Solihull Borough adjacent to the Tile Hill area of Coventry. The Site is currently within the Green Belt, but its release would represent a logical extension to Tile Hill that would assist in Solihull in meeting their objectively assessed housing need for the coming Plan period.

This Vision Statement has been prepared by Barton Willmore LLP on behalf of David Wilson Homes (Mercia) to promote the Site for release from the Green Belt through the Local Plan. The document seeks to clearly articulate the opportunity that exists from the release of the Site by providing:

» An analysis of the Site and its surrounding context;

- » An assessment of the policy context and justification for the release of the Site from the Green Belt;
- » A Concept Masterplan and Vision for the Site that illustrates the opportunities available and demonstrates how the Site can respond to its surroundings;
- » An analysis of the sustainability of the Site, including a review of technical considerations; and
- » A demonstration that the Site is deliverable, available and achievable in accordance with the provision of the National Planning Policy Framework (NPPF).

As will be set out throughout this document, the proposals will provide for much needed market and affordable housing to meet the need of the local community now and in the future.



Neighbouring Development at Bannerbrook Park



The Site from eastern site boundary looking north

2 POLICY CONTEXT



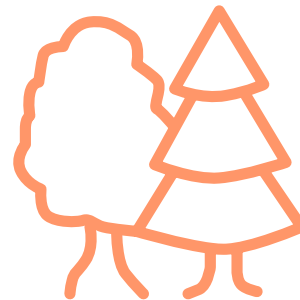
UP TO APPROXIMATELY
655 HOMES TO MEET
LOCAL NEEDS



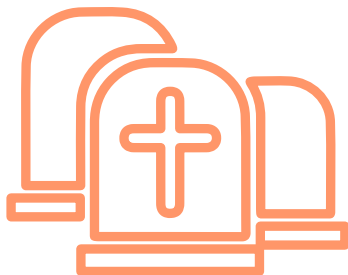
EXTENSIVE PUBLIC
OPEN SPACE INCLUDING
GREEN LINEAR PARK AND
RECREATIONAL ROUTES



EASILY ACCESSIBLE LOCAL CENTRE
INCLUDING CONVENIENCE STORE,
PHARMACY, RESTAURANT, TAKE-
AWAY AND PET STORE



RETAINED AND ENHANCED
LANDSCAPE AND GREEN
INFRASTRUCTURE



NEW BURIAL GROUND WITH
PARKING AND MEMORIAL GARDEN
PROVIDED TO MEET LOCAL NEED



LOCAL COMMUNITY SERVED BY
EASILY ACCESSIBLE BUS ROUTE
RUNNING THROUGH THE SITE

3 SITE LOCATION & CONTEXT

3.1 LOCATION

The site is located on the western fringe of the city of Coventry within a rural environment of farmland and near to a number of outdoor leisure facilities, including the Rough Close Scout Campsite and Activity Centre, Floyds Field Sports Ground and Woodlands Sports Complex.

Nearby is Tile Hill rail station, which provides connections to Birmingham New Street, and the 6a bus route on Banner Lane, which currently runs every 20 minutes into Coventry city centre.



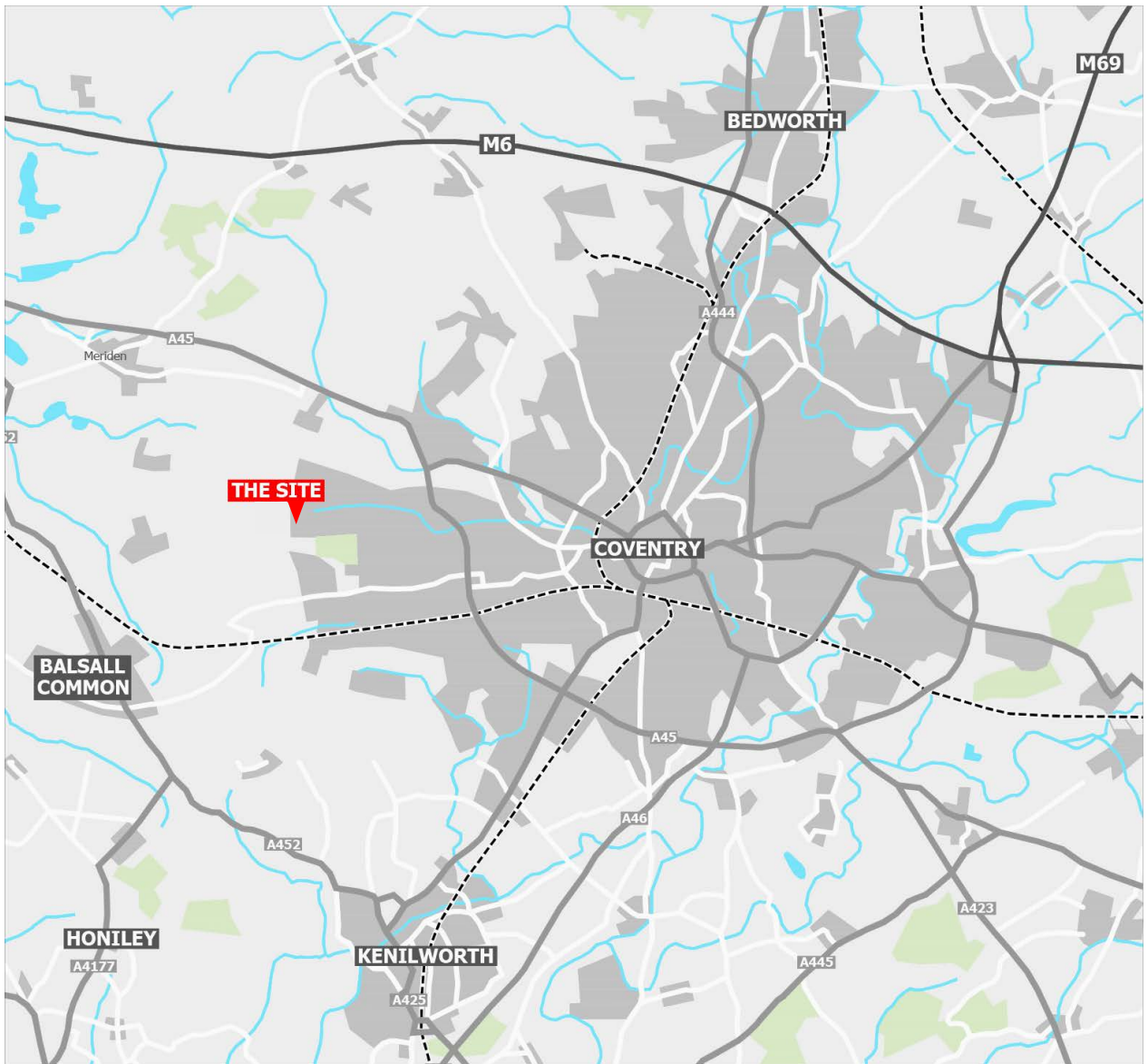
Local Children's Play Area within Bannerbrook Park



Tile Hill Railway Station



Nearby Local Centre at Bannerbrook



Wider Site Location Plan

3.2 THE SITE

The 67 ha site sits within an agricultural setting located on the eastern boundary of Solihull Borough. The site comprises two large agricultural fields with a leased recycling facility and its access separating the two. Within walking distance (approximately 10 minutes) is the local centre at Bannerbrook Park. Tile Hill rail station is located further to the south of the site and provides services to Birmingham New Street. Banner Lane accommodates a bus route into Coventry.

To the north of the site is Broad Lane, beyond which is farmland and open countryside. To the east is the residential district of Hockley, sited on Coventry's western boundary, and comprising modestly sized dwellings within compact curtilages.

To the south are playing fields, the Rough Close Scout Campsite, and open countryside and farmland. To the west is further open countryside and farmland.

To the site's western boundary are further agricultural fields and open countryside.



View along Broad Lane



View along Broad Lane



Pedestrian access into the site from the north-east



Footpath to the north-east of the site



The Site

 Site Boundary

4 OPPORTUNITIES & CONSTRAINTS

4.1 OPPORTUNITIES

- » The site is located within walking distance of the local centre at Bannersbrook Park;
- » Connections to the rail station at Tile Hill and bus route on Banner Lane will encourage the use of sustainable transport, the former providing direct services to Birmingham New Street and its proximity to future HS2 rail interchange;
- » The site is entirely within Flood Zone 1, and therefore is not liable to flooding and suitable for residential development;
- » The site accommodates an established network of soft landscape, hedgerows, trees, and green spaces that the development proposal will be able to utilise and respond to;
- » There are no heritage assets within, or within the setting of, the site;
- » The northern, eastern and southern boundaries have existing planting which filters views of the site;
- » Relatively flat site, with a gentle fall towards the north. Potential to utilise this topography for SUDs;
- » There is an opportunity to repurpose the recycling facility land to create a new recreational use area for the existing and proposed communities.



Existing stream and footbridge on the north of the site

4.2 CONSTRAINTS

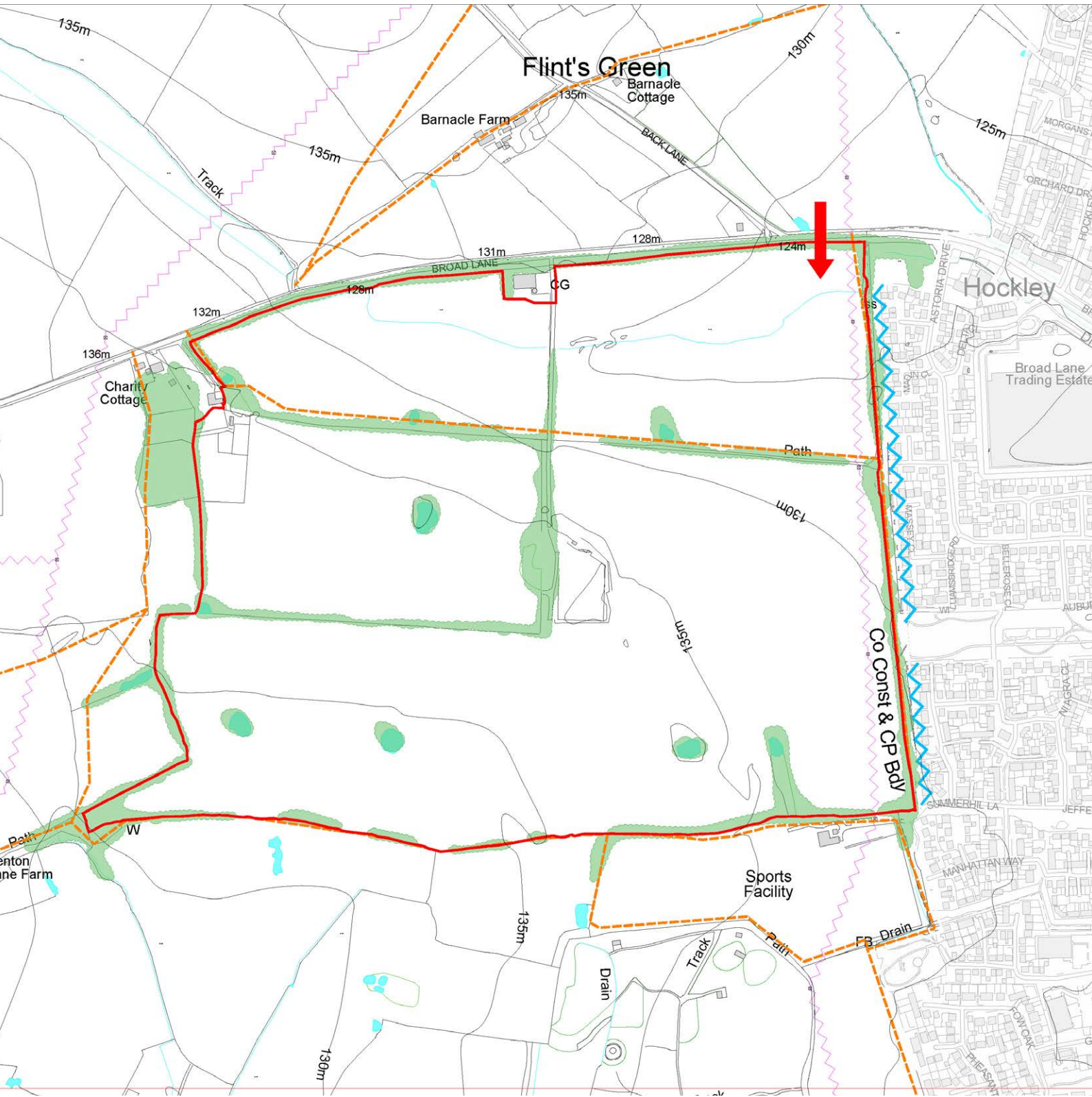
- » Respect Green Belt along the western boundary;
- » A stream running through the northern part of the site;
- » Overhead power lines running through the site along the eastern boundary.



Existing overhead lines on the east of the site



Pedestrian link from Bannersbrook east of the site



Opportunities & Constraints Plan

- | | |
|--|---|
|  Site Boundary |  Existing Water |
|  Primary Site Access |  Existing Trees & Hedgerows |
|  Overhead Lines |  Urban Extents |
|  Rears of Adjacent Properties |  Public Rights of Way & Bridleways |

5 GUIDING DEVELOPMENT PRINCIPLES

5.1 GUIDING PRINCIPLES

The Concept Masterplan illustrates the key guiding design principles for the site:

- » Development parcels nestled within high quality landscape and public open space;
- » Primary and secondary movement routes ensure connectivity throughout the development and access to adjacent development and facilities;
- » Retention and enhancement of existing soft landscape features where possible to enhance biodiversity and maintain green infrastructure within the site;
- » The nearby local centre is within walking distance via a highly attractive, landscaped walking route;
- » Public open space to the southern and western boundaries creates a soft buffer to farmland beyond and an appropriate soft edge to the development;
- » Routing a bus into the site will improve the sustainable transport options for the development;
- » The Burial ground on the west portion of the site will address local need;
- » The leased recycling centre in the middle of the site provides the opportunity to develop a new longer term community use as part of the development.

5.2 LAND USE BUDGET

Gross Site Area	66.8ha
Residential Net Developable Area	17.3ha
Public Open Space and Attenuation Areas	13.5ha
Potential Future Community Use	2.2ha
Formal Green Space	0.9ha
17.3ha at 32-38 dwellings per hectare = 550 - 655 dwellings (approx)	
Burial Ground and Associate Facilities	19.2ha
Burial Ground Green Space	13.7ha














Land Use Budget Plan

	Site Boundary
	Development Area
	Burial Ground & Associated Facilities
	Attenuation Areas
	Formal Green Space
	Public Open Space
	Potential Future Community Use
	Incidental Burial Ground Open Space



Concept Masterplan

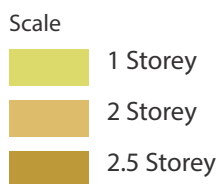
- | | | | | | |
|---|------------------------------------|---|--|---|--|
|  | Site Boundary |  | Proposed Burial Ground
Incidental Parking | ① | Burial Ground Facility & Car
Park |
|  | Residential Development Area |  | Proposed Burial Ground Facility | ② | Memorial Garden |
|  | Attenuation Areas & Drainage |  | Formal Open Space | ③ | Burial Plot Areas and/or Ash
Scattering |
|  | Retained and Enhanced
Landscape |  | Pedestrian & Cycle Routes | ④ | Residential Use |
|  | Public Open Space |  | Potential Future Community
Use | ⑤ | Play Area |
|  | Proposed Burial Areas | | | ⑥ | Public Right of Way and Wider
Connections |
| | | | | ⑦ | Potential Future Community
Use |

5.3 SCALE

The scale of development will reflect existing and proposed housing that surrounds the site. This is predominantly two-storey development with opportunities for living accommodation within the roof (2.5 storeys). Any associated building on the burial ground will be single-storey.

These 2.5 storey dwellings will be used towards the east of the site, adjacent to the existing settlement and on key corners.

Towards the western and eastern edges of the site, two storey dwellings will help create a transition between the scheme and neighbouring countryside and development.



5.4 DENSITY

Higher density development will be focussed towards the eastern part of the site, adjacent to the existing Bannersgate development.

Lower densities on the site's western edge will create an appropriate transition to the adjacent burial ground and the countryside beyond.



- Density
- Higher Density
 - Medium Density
 - Lower Density

5.5 GREEN & BLUE INFRASTRUCTURE

The site benefits from a well established green infrastructure resulting from its use as farmland, with hedgerows and trees permeating the site, as well as creating mature boundaries to the north, east and south.

To the west of the site, the established tree belt and field boundary form an important defensible boundary.

A comprehensive drainage strategy including the use of sustainable urban drainage (SUDs) will be developed at the next design stage.



Green & Blue Infrastructure

5.6 ACCESS AND MOVEMENT NETWORK

The Site has potential to link well into the wider movement network, and the primary and secondary streets within the site create an informal grid that aids permeability.

Walk and cycle links to Bannerbrook Park local centre and Tile Hill rail station encourage active travel.

Access into the site will be via a new vehicular entrance from Broad Lane. This will form the primary access and route serving the development. The existing route to the recycling centre will be retained whilst the facility continues to operate.

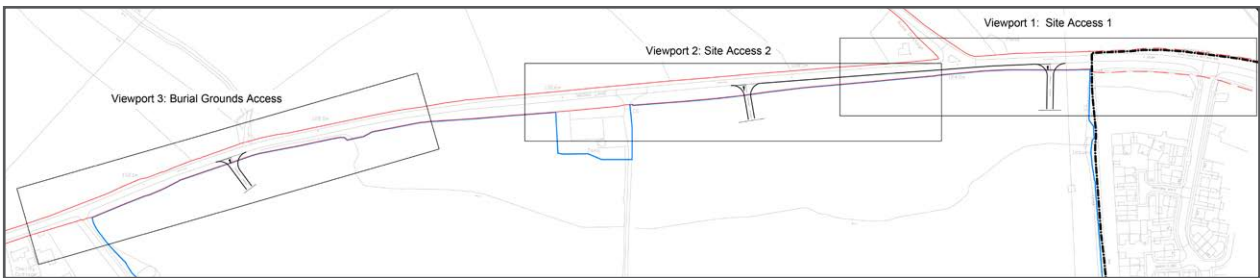
Access to the burial ground will be from a new access onto Broad Lane.



Access and Movement Network

- — — Primary Route
- — — Secondary Route
- Key Pedestrian Route (link to local centre)
- ➔ Site Access points from Broad Lane

ACCESS AND MOVEMENT NETWORK CONTINUED

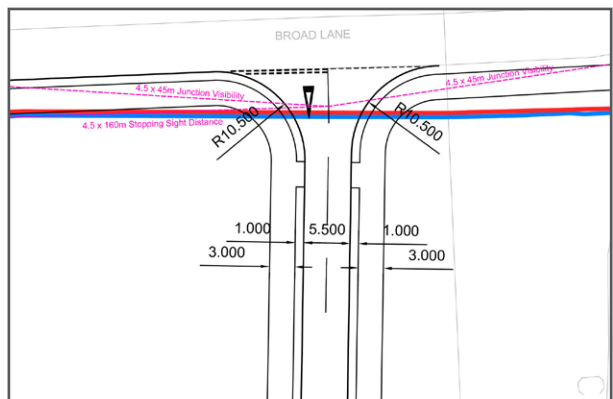


Inset Locations (Source: PJA)

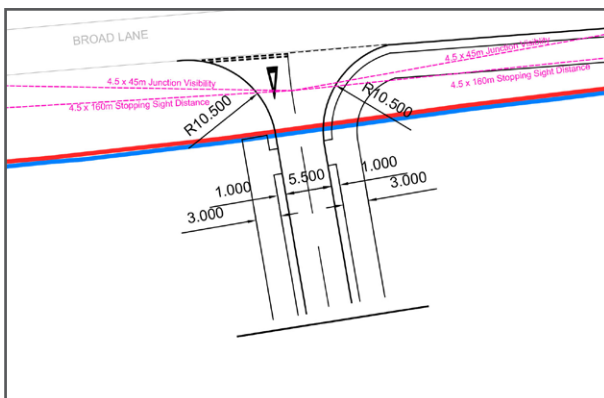
There will be three new accesses onto Broad Lane, two of these will serve the eastern residential element and one will serve the burial ground on the western part of the site.

Safe accesses into the site are achievable and have been demonstrated here.

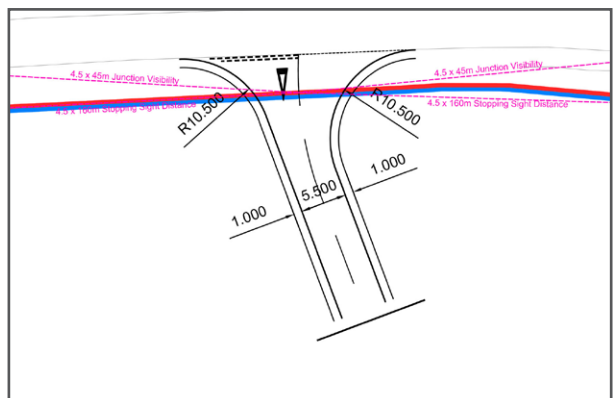
A primary residential access onto Broad Lane will be supplemented by a secondary/emergency access further to the west. A dedicated burial ground access also onto Broad Lane will serve this facility.



1: Primary Residential Access



2: Secondary / Emergency Residential Access



3: Burial Ground Access

6 DEVELOPMENT BENEFITS



» Up to approximately 655 new homes, designed to meet localised need for market and affordable dwellings;



» Where possible, existing trees will be retained within public open space to soften the visual appearance of the scheme and enable the development to blend positively into its countryside setting;



» Responsive design that reflects local distinctiveness and sits comfortably within the current vernacular context of the site;



» A permeable site that is designed to encourage active travel, supporting and utilising existing walk and cycle links to key destinations;



» New public open space providing amenity to the new residents and existing neighbouring community with potential for a new recreational community use;



» New Burial Ground facility to meet identified local need including memorial garden and associated car parking.



Existing Trees and Hedgerows on site to be retained within the public realm



A site that encourages active travel, utilising existing walk and cycle links to key destinations

7 DELIVERABILITY

AVAILABLE

David Wilson Homes (Mercia) have secured legal agreements with the landowner(s) of the Site and as such the Site is within the control of a major housebuilder and can be developed to deliver up to approximately 655 new homes that will be critical to meeting the housing need during the Plan period to 2033. If the Site were to be released from the Green Belt and allocated for housing, David Wilson Homes would seek to develop the Site immediately. This commitment to delivery is demonstrated by David Wilson Homes recent track record of the efficient delivery of high-quality greenfield and brownfield housing schemes across the West Midlands.

SUITABLE

The Site is suitable for housing development because it:

- » Offers a suitable location for development and can be developed immediately following allocation
- » Is enclosed by defensible boundaries ensuring development of the Site does not encroach into the surrounding countryside and the Green Belt can endure beyond
- » Can utilise existing infrastructure surrounding the Site; with no utilities, drainage or infrastructure constraints preventing the Site from coming forward for development
- » Has no identified environmental constraints that would prevent the Site from coming forward for residential development
- » Can deliver satisfactory vehicular access into the Site
- » Will deliver new areas of public open space for use by existing and new residents of the community
- » Is highly sustainable with a number of local shops and services located within easy walking distance of the Site
- » Is within close proximity of bus and rail services

ACHIEVABLE

The delivery of up to approximately 655 new dwellings would make a positive contribution towards meeting the housing needs of Solihull Borough for the Plan period to 2033. An assessment of the Site constraints have been undertaken which illustrates that the delivery of the Site is achievable and deliverable, and a professional team of technical experts has been appointed to underpin this assessment and support the delivery of the Site moving forward. Where any potential constraints are identified, David Wilson has considered the necessary mitigation measures and required investment in order to overcome any barriers.

David Wilson Homes has reviewed the economic viability of the proposals in terms of land value, attractiveness of the locality, level of potential market demand and projected rate of sales in the local area. These considerations have been analysed against cost factors associated with the Site, including site preparation costs and site constraints. David Wilson Homes can therefore confirm that the Site is economically viable and therefore achievable in accordance with the NPPF.



David Wilson Homes - High Quality Homes

