

# KDBH FORUM MEETING

28 January 2019



WORKING TOGETHER FOR THE FUTURE OF OUR VILLAGES

# Presentation on Solihull Local Plan Supplementary Consultation (SLP)



WORKING TOGETHER FOR THE FUTURE OF OUR VILLAGES

- What is the SLP?
- How does it relate to the KDBH NP?
- SLP consultation 25<sup>th</sup> Jan to 11<sup>th</sup> March
- Non statutory consultation, will be other opportunities
- Updates the 2016 Draft Local Plan Review
- Only housing issues - how much and where by settlement
- Council asks a series of questions

# Housing need for Solihull and wider HMA need

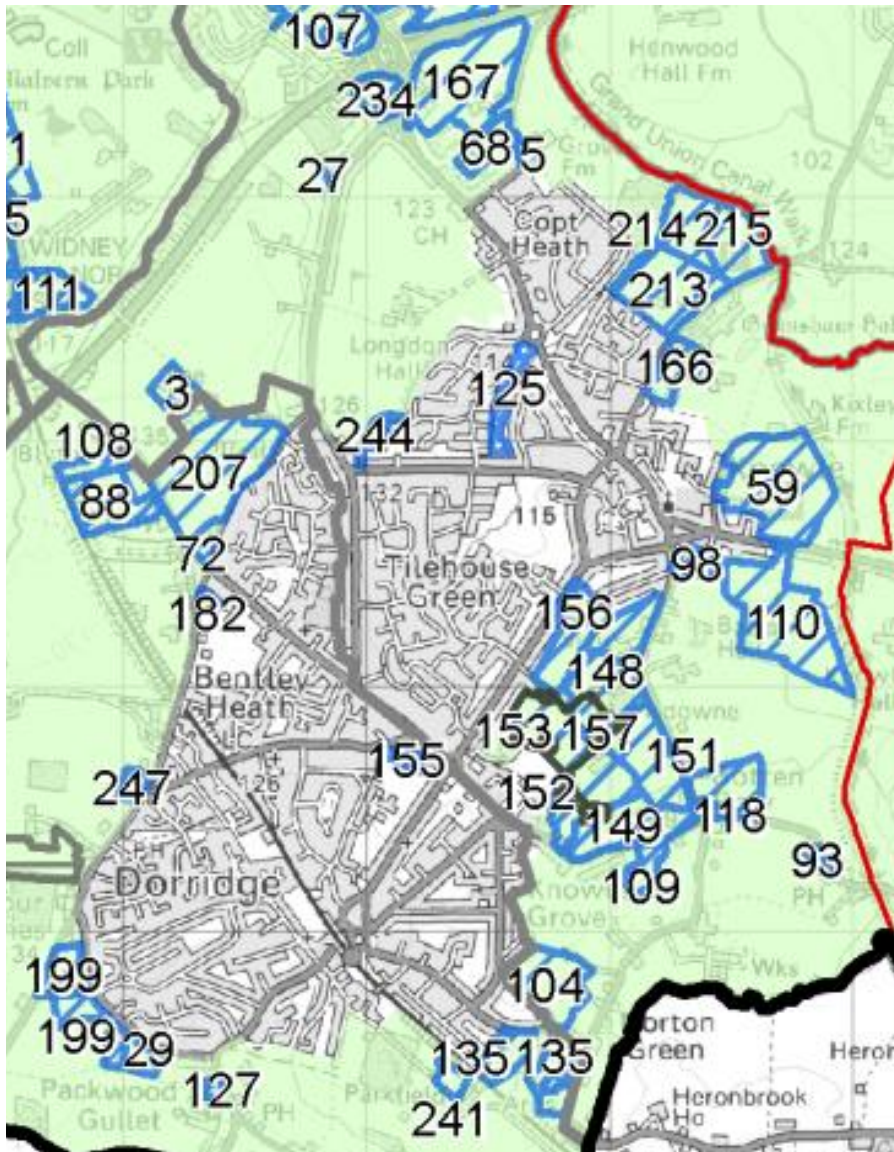
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- Updated projections based on new standardised methodology
- Increased Solihull need to 13, 039/767 pa to 2035
- Still assumes 2000 contribution to HMA
- Requires 881pa completion (previously 791)
- Double the rate of the last 10 years

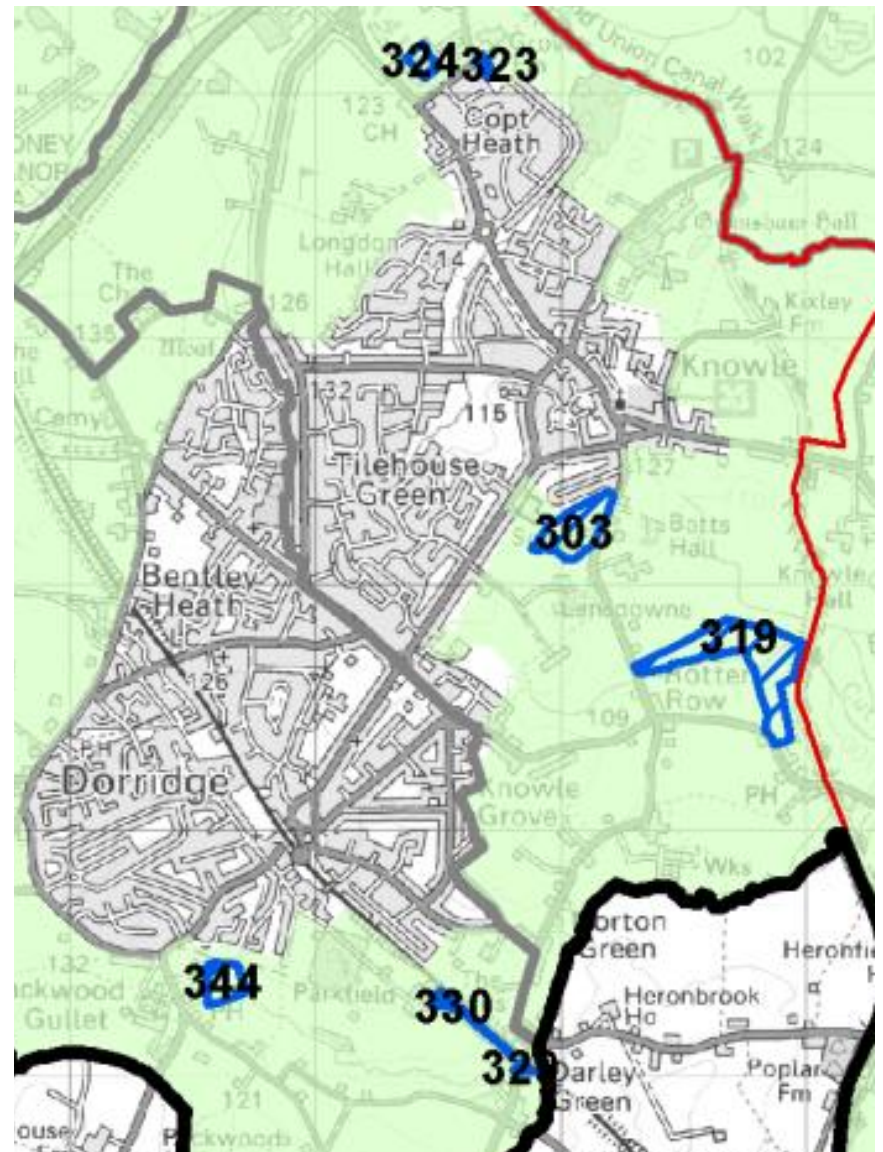


# SMBC Local Plan Review Call for Sites

Sites submitted to May 2016



Sites submitted since May 2016



# Sites on Brownfield Land Register

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The following are registered as suitable for development

- 1806 Warwick Rd (Lansdowne House 3.01ha)
- 1817 Warwick Rd (top of Stripes Hill, eastern side 1.46ha)
- St George and Teresa Primary School
- Blythe House, Widney Manor Rd.

# Site assessment methodology

A two step process is outlined:

**Step 1:** favours brownfield sites, accessible sites and sites which only impact on lower performing Green Belt

**Step 2:** takes account of other considerations eg site constraints and the spatial strategy

Sites assessed as **Green** (allocate)

**Amber** (for comment -potential allocate?) or

**Red** (severe or widespread impacts).

Note: ‘**Green**’ means “development of the site has either no or only a relatively low impact on relevant considerations”.

A footnote adds “or it has more severe impacts that can be mitigated against”.

## Overall pattern of development

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- Balsall Common and KDBH 'well placed to accommodate growth in excess of just its own needs'
- Balsall Common - 1690 on 6 sites
- KDBH - 950 on 2 sites
- Shirley - 1940 on 3 sites
- Arden Cross - 1500 in Plan period
- Solihull - 900 on 3 sites

- Acknowledges centre of Knowle and Station Rd are congested at peak times
- Likely to ease if Arden Academy relocates
- Two allocations retained but amended to 900 - 950 houses (from 1050)
- 300-350 on Hampton Rd, including cricket ground
- 600 on Arden Triangle, a reduction of 150
- Two 'amber' sites - Golden End Drive (250 houses) and Land off Blue Lake Road (340 dwellings) - views invited



## Council assessment of infrastructure needs 1/2

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- Improved public transport (higher frequency bus services)
- Parking improvements (possible decked parking at the station and more parking for centres)
- Highway improvements - speed reduction measures, access around development sites, capacity improvements, adjustments to traffic priority arrangements
- Pedestrian and cycling measures
- New primary school on Arden Triangle
- Play and open space

## Council assessment of infrastructure needs 2/2

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- Sport and recreation - replacement of lost provision - a community sports hub is proposed on land off Hampton Rd
- Concept masterplans - to provide certainty about key elements of development
- Green Belt (GB) enhancements - an opportunity for residents to say how retained GB can be enhanced to compensate for that lost
- CIL - once the NP is 'made', funding for local projects will increase from 15 to 25%
- Affordable housing and smaller market homes

The Council asks if these are the right infrastructure priorities?

# Hampton Rd allocation - Council's assessment

- Now 300- 350 capacity due to possible inclusion of cricket ground
- Southern part (the FC) is highly performing GB but well contained, performs well in accessibility terms but low access to public transport
- Larger area is moderately performing GB, a 'logical rounding off' of settlement also performs well re accessibility but low public transport access
- Medium landscape sensitivity, low visual sensitivity, medium landscape value and low capacity to accommodate new development
- A new community sports hub is proposed

## Council question 21

Do you believe that Site 8 Hampton Road should be an allocated site, if not why not? Do you have any comments on draft masterplan for the Site ?



# Hampton Road Concept Masterplan



# Arden Triangle allocation - Council's assessment 1/2

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- Capacity reduced from 750 to 600 recognising land take for other uses (schools, LWS, POS etc)
- Moderately performing parcel of GB, well contained by roads
- Areas closest to settlement have good accessibility to key services and facilities
- Scale of proposed development could see public transport improvements and new primary school

*Continued*

# Arden Triangle allocation - Council's assessment 2/2

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- Medium landscape character, low visual sensitivity and low landscape capacity
- No decision on future of Arden Academy - with and without masterplan options
- Multiple and complex ownership issues-owners must demonstrate a comprehensive approach before allocation will be confirmed

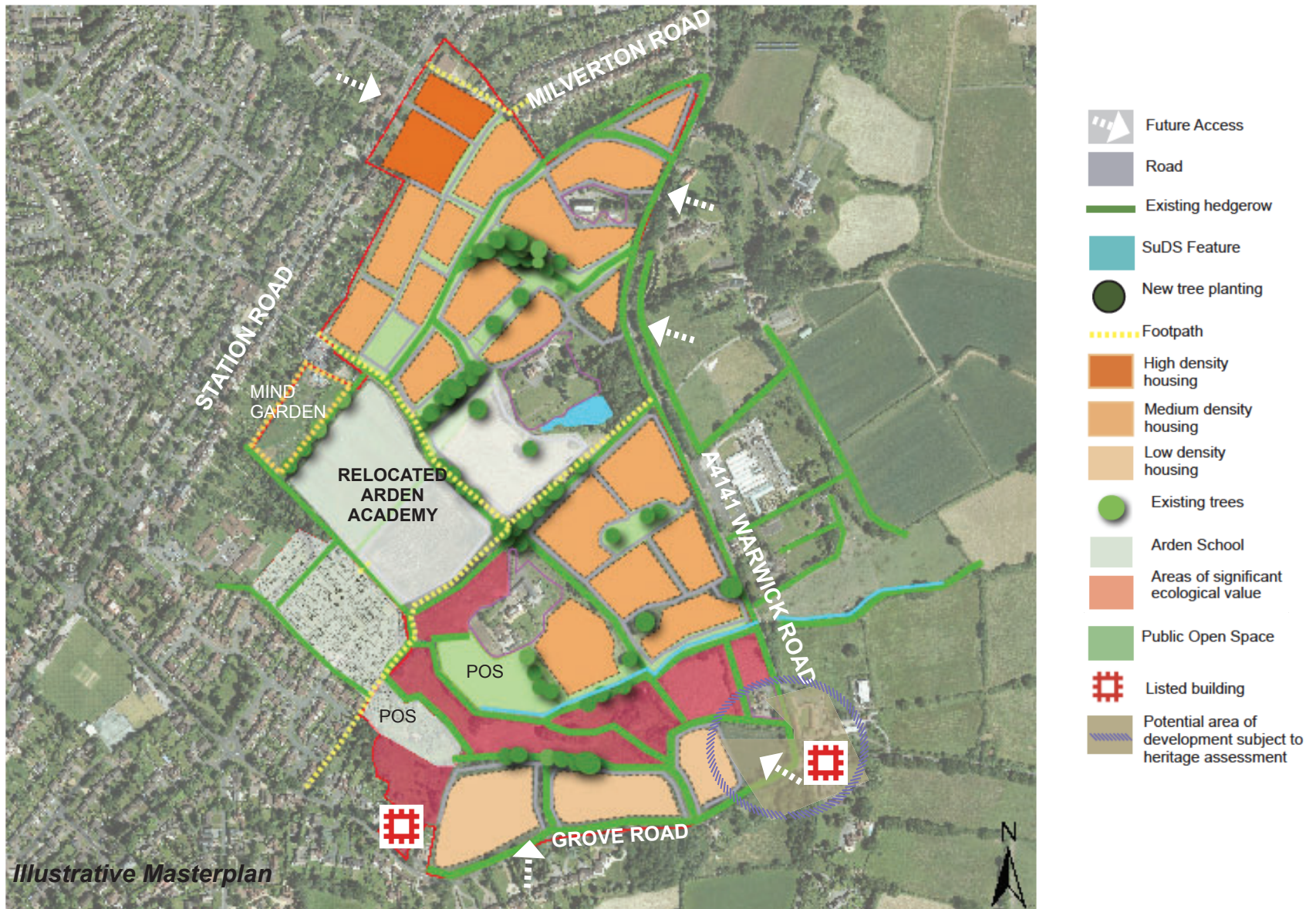


# Arden Triangle Draft Concept Masterplan - Option 1





# Arden Triangle Draft Concept Masterplan - Option 2

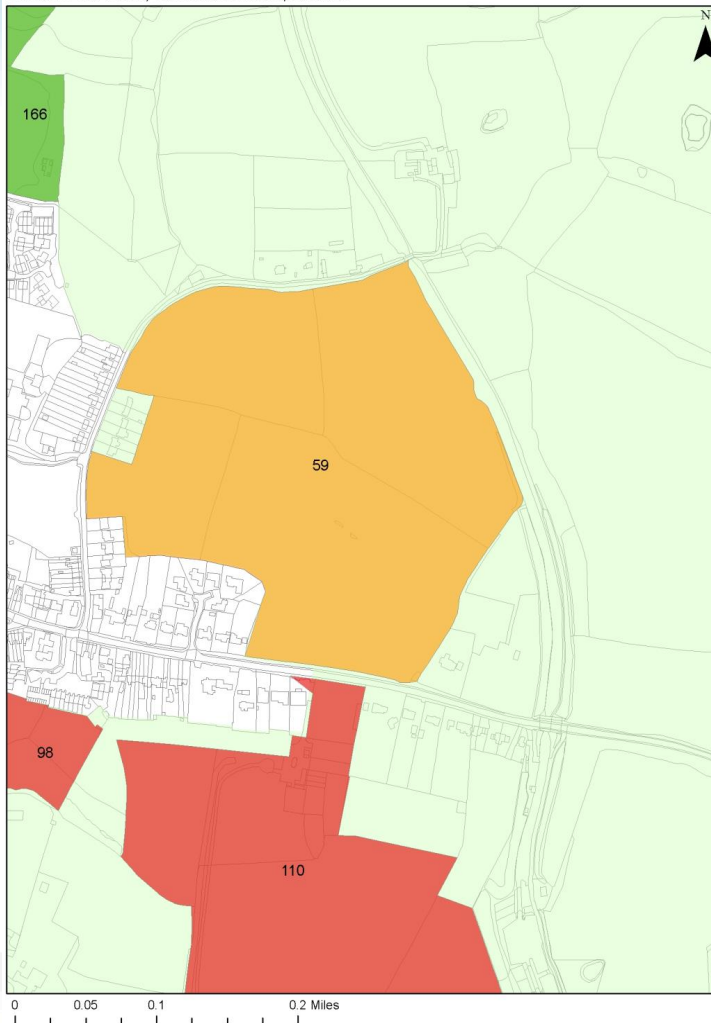


- Some rejected sites perform better than others.
- The Council is asking for views on these ‘less harmful’ sites and whether their omission is justified.

# Golden End Farm, Kenilworth Road

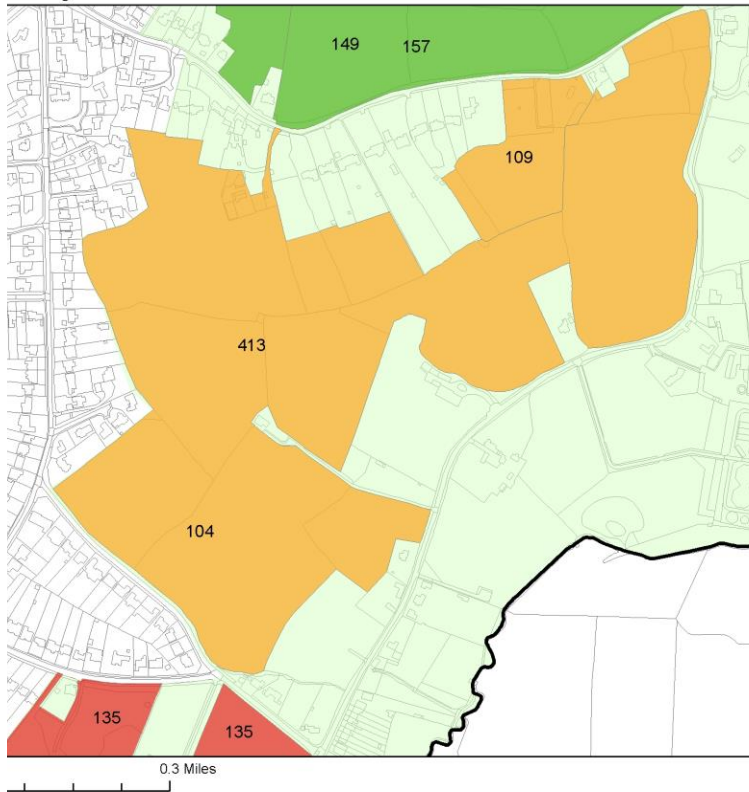
## Solihull Council's comments:

- Capacity 250 dwellings
- Very accessible location
- Highly performing Green Belt (GB) parcel
- Does not provide 'rounding off' settlement as Football Club (in same GB parcel)





# Blue Lake Road - Council's comments



- Capacity 340 (9.4ha)
- Site increased from original submission - now irregular shape extending to rear of Grove Rd properties and to Norton Green Lane
- Short distance to centre of Dorridge
- Lower performing parcel of Green Belt



- Revised from 50% (including starter homes) to 40%
- Council inviting comments on how it should be applied (ie by number of units (current), floorspace, bedrooms or habitable rooms)
- Aim - to increase the number of smaller market homes

## Some initial comments for discussion 1

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- Overall - disappointing lack of progress on key issues after 2+ years
- No change to overall spatial strategy so previous comments about need for joined up thinking and inconsistencies with other strategies still stand
- Note that contribution to HMA shortfall remains at 2000 but may well increase - need for more allocations?
- ? role of amber sites in above scenario. What do we think of them?
- Are there any smaller sites that would be preferable?

## Some initial comments for discussion 2

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- Impacts on infrastructure still not adequately addressed. Problems noted but no solutions offered yet
- No reference to Transport Study findings and implications for KDBH
- Infrastructure needs / benefits to community limited, especially if no new / improved Arden Academy

# Some initial comments on masterplans

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- Modest reduction in overall numbers on Arden site welcomed, also need for a comprehensive masterplan but no clarity on Academy future or single masterplan
- Do not show impacts of levels changes, particular issue for Hampton Rd/approach to and setting of Knowle
- Masterplans need to address other findings of Neighbourhood Forum (NF) Landscape and Masterplanning Studies- density, rural transition, strategic open space etc

- Council invited to present to Neighbourhood Forum (NF)
- Do you want the NF to respond?  
Note, still early days and need to see all papers
- Possible option - continue to object to scale and sites until more information is available to inform responses?
- Comment on masterplans using NF policies and NF Studies?
- 'Submission' version of Plan summer 2019 - formal consultation pre Examination.