

Planning Context

The Solihull Local Plan was submitted by the Council for Examination in May 2021 and included the proposed allocation of land to the West of Dickens Heath for some 350 dwellings (Policy BL1). The Examination was predominantly held in late 2021/early 2022 and the independent Inspectors published their initial findings letter in September 2022. Although the Inspectors are recommending that more residential land should be allocated to meet the housing needs of Solihull Borough, the principle of the allocation at Dickens Heath is not the subject of a finding by the Inspectors that it is unsound.

The site to the west of Dickens Heath would make a positive contribution towards delivering much needed new homes in Solihull Borough to meet its housing needs. This need for more homes is highlighted by there only being a circa 3-year supply of deliverable housing land in Solihull Borough rather than the 5-year supply required by the Government.



The Site

The site is located on the west of Dickens Heath and is bounded by Tythe Barn Lane, Tilehouse Lane and Birchy Leasowes Lane.

The site currently consists of agricultural grazing land and the playing pitches of Highgate United and Wychall Wanderers Football Clubs and Old Yardleians Rugby Club. These clubs will require to be relocated for the housing development to go ahead, subject to separate planning applications. These will be in line with Sport England requirements and will provide betterment over and above what is currently provided. Within the site there are established hedgerow, trees and a local wildlife site which are proposed to be accommodated within the proposed scheme.

Richborough

Richborough is a land promotion business who work in partnership with landowners, Councils, local stakeholders, and the community to bring forward development schemes that deliver new homes and facilities which meet the needs of the local area.

At the forefront of their ethos, the Richborough team strive to create sustainable developments that are of a high quality and integrate sympathetically with their surroundings.



Time Frame

Richborough aim to submit an outline planning application to Solihull MBC for development of the site in October 2023. The Council will notify local people and businesses when the application has been registered and will request formal views on the submitted proposals.

Your Views

This leaflet has been delivered to properties and businesses near the site so that we can hear your views about the emerging proposals. We have also set up a website that sets out further information on the scheme which will go live on 15th September 2023:

www.west-dickensheath.co.uk

There is a feedback form available on the website which can be returned by e-mail to:

dickensheath@starplanning.co.uk

or by post to:

FREEPOST Star Planning

The deadline for returning comments is **26th October 2023**.

For clarity, the purpose of the engagement currently being undertaken by Richborough is to enable the community and other stakeholders to provide comments and feedback on the housing proposals for the land to the west of Dickens Heath. Richborough is in discussions with the existing football and rugby clubs, the Council and Sport England about the options for the relocation of these clubs and the chosen location (or locations) will be the subject of their own appropriate engagement exercises.



PUBLIC CONSULTATION Land West of Dickens Heath



Richborough is preparing an outline planning application for a vibrant and sustainable residential development on land to the West of Dickens Heath. The site is being proposed by Solihull Metropolitan Borough Council to be removed from the Green Belt and allocated for housing in the Solihull Local Plan Review.

This leaflet sets out our emerging vision for development of the site and encourages you, as a local resident or business to provide feedback. A Feedback Form is enclosed which you are welcome to complete and submit. We will also be holding an in-person consultation event at **Highgate United, Tythe Barn Lane** on **12th October 2023**, which will set out a little more detail and allow you to pose questions to our Team. You would be very welcome to come at any time **between 3.00pm to 8.00pm**.

Our Emerging Proposals

How the site might come forward for housing development has been informed by a significant amount of technical research and environmental assessment. As part of the Local Plan, in October 2020 the Council produced its own Concept Masterplan for the site which was substantially based upon what was shared with the Council.

The proposed development would entail approximately 400 - 450 new homes (subject to ongoing technical work), providing a range of housing types, designs and sizes, including policy compliant (40%) affordable housing, self-build/custom homes plots and speciality homes for the elderly.

New vehicular and pedestrian accesses are proposed to be provided from Tilehouse Lane and The Barn Lane with a further access form Birchy Leasowes Lane.

Following further technical and environmental assessments, the Concept Plan now being presented for comment includes the following key elements:

- New vehicular and pedestrian accesses from Tilehouse Lane and The Barn Lane with a further access form Birchy Leasowes Lane;
- Retention of rural character along the roads bounding the site;
- Retention of the local wildlife site with appropriate buffers;
- Respecting and retaining the area susceptible to flooding;
- Overlooked, well-designed streets which feature new trees and sustainable drainage features such as rain gardens and swales;
- A package of measures to show how new development will be resilient to the impacts of climate change and deliver modern energy efficient homes
- New areas of publicly accessible open space and retention of the majority of existing trees and hedgerows within the site;
- Potential for children's play within the new areas of open space across the site;
- Ecological and biodiversity enhancements such as swales and an attenuation pond with marginal planting and features suitable for wildlife; and
- The creation of a pedestrian/cycle route from Dickens Heath to Whitlocks End railway station.

Richborough recognise that appropriate financial contributions will be sought to improve local infrastructure and facilities.



Concept Masterplan