



# WELCOME TO THE PUBLIC EXHIBITION FOR THE LAND AT BLUE LAKE ROAD, DORRIDGE

Thank you for taking the time to join us today.

This exhibition gives you the opportunity to view and comment on our emerging proposals to develop approximately 18.68ha/46.95 acres on the main development site on the Land at Blue Lake Road in Dorridge.

The aim of this development is to provide up to 350 new homes, including affordable homes - fully compliant with SMBC policy - public open space, children's play spaces and new cycle and walking routes linking the site to Dorridge village and beyond.

Your comments and suggestions will help us to further shape the emerging proposal to ensure the very best scheme is brought forward. All your feedback will be taken into consideration as we progress towards submitting our Outline Planning application in due course.



Scan with your smartphone camera or visit our website on





Please take your time to consider the information presented here today. We encourage you to complete a feedback form, where you can also signup to receive updates during the planning process.

If you do not have time today, you can also complete the form on our website or return the form via post - please ask a member of the project team for a stamped addressed envelope.

We would appreciate it, if you could please return your form to us by **Friday 27th June 2025** to allow us time to collate and consider all feedback we receive.



We have members of the project team here today, so please do ask them any questions and of course chat about any of the information we are sharing with you today.

### the link below.

We will be keeping the project website updated with the latest information about our proposals and you will also be able to find a digital copy of the information on show here today.



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## SITE LOCATION AND BACKGROUND

## SITE LOCATION

The site is located on the south-eastern edge of Dorridge, approximately 1km from the village centre. It has a strong relationship with the village, by being surrounded by existing dwellings to its northern, western, and southern boundaries.



It is well located with excellent pedestrian, cycle and public transport links, including Dorridge village centre and Train Station, as well as being in close proximity to Birmingham Airport.

The total site is approx. 22.97ha/56.75 acres. This includes the main development land parcel which is approx. 18.68ha/46.15 acres and the eastern land parcel which is approx. 4.29 ha/10.6 acres being designated for Biodiversity Net Gain (BNG) improvements and foraging bird mitigation measures.

### 94% of our homeowners would recommend us



# A LITTLE INFORMATION ABOUT BLOOR HOMES

Bloor Homes was founded in 1969 by John Bloor and remains privately owned by the Bloor family. We have more than 50 years' experience building high-quality new homes across the country. We give thorough consideration to the communities in which we build to create beautiful places that provide a variety of new homes, while respecting local character, preserving natural amenities and protecting existing wildlife habitats wherever possible.

STAR HOME BUILDER USTOMER SATISFACTION

5-star Home Builders Federation rating for six years

Homes for Nature

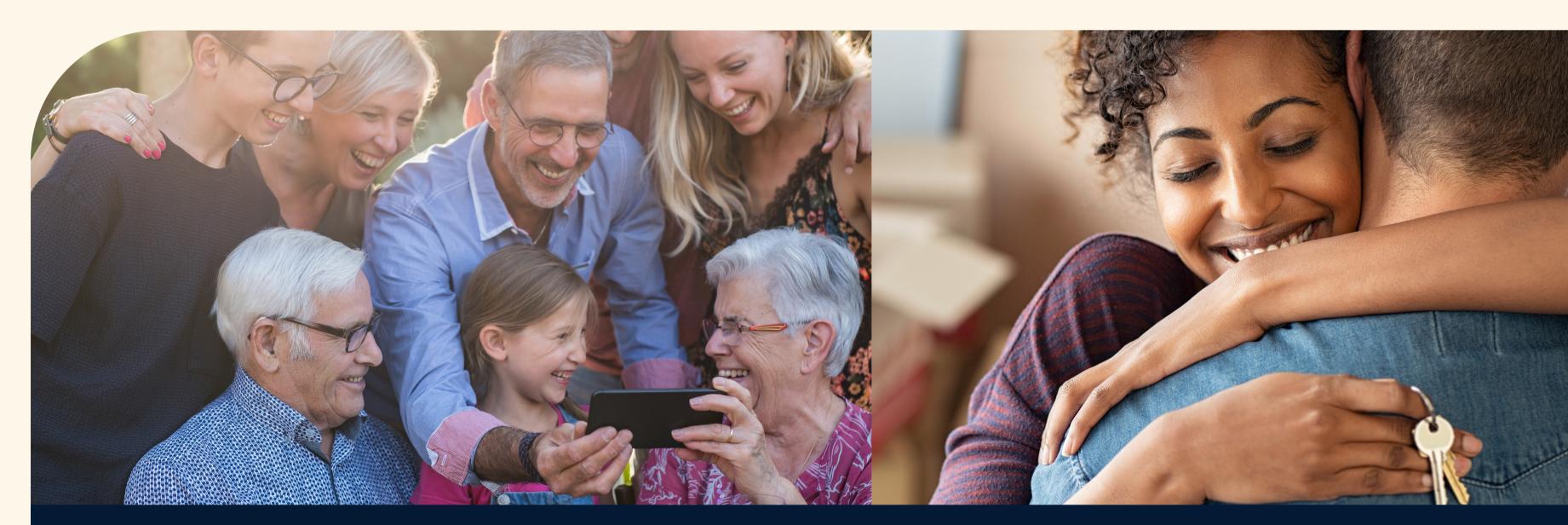
A member of the Homes for Nature scheme of our homeowners are happy with the build quality of their new homes

# 90%

of our homeowners enjoyed our home buying process and experience

Trustpilot

Rated Excellent on Trustpilot with over 3,500+ fivestar reviews Bloor Homes has a proven track record of delivering high-quality new homes in the Midlands. We have taken the time to understand the unique characteristics of the site and are committed to creating a thriving community that we would love for ourselves, or our family and friends to live in.





Scan the QR code to find out more about Bloor Homes

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## PLANNING POLICY CONTEXT

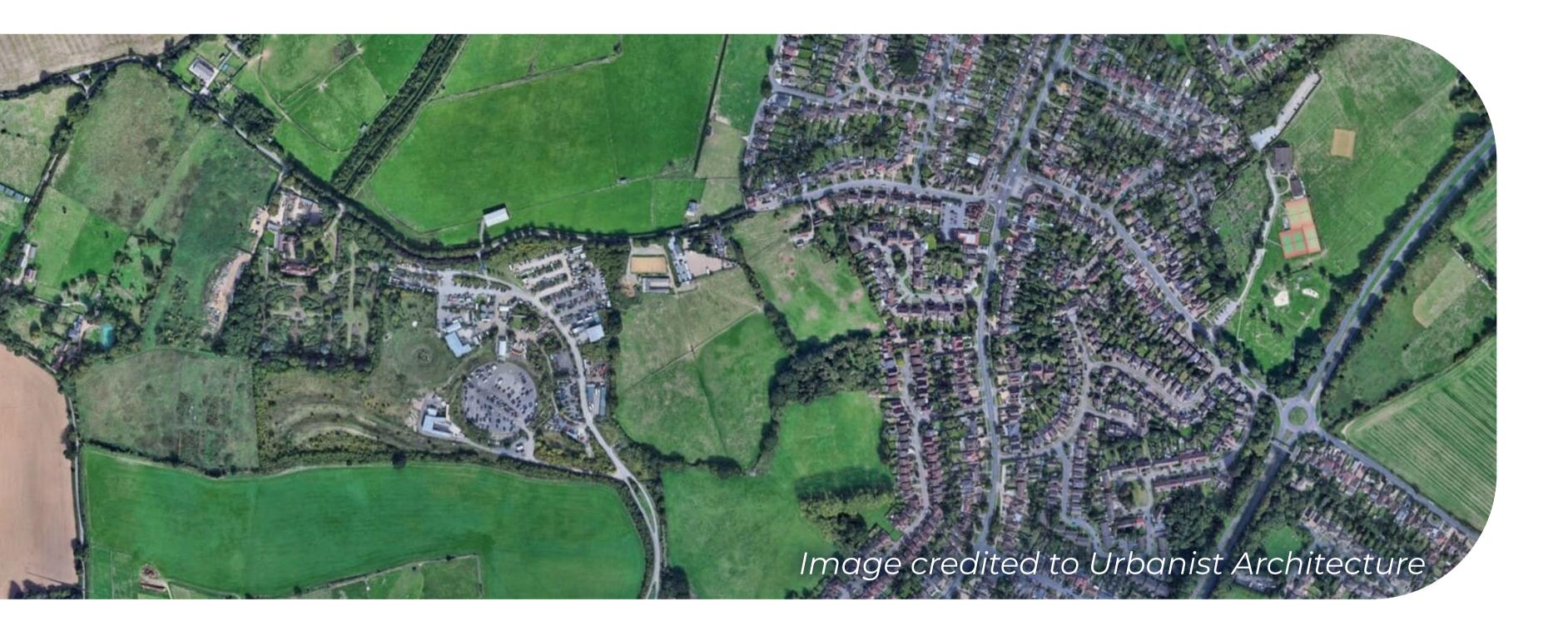
### GREY BELT EXPLAINED

Grey belt is a new term within the NPPF (December 2024). The site is considered to utilise grey belt land under the Government's definition of grey belt as the land comprises of "previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (of the NPPF) would provide a strong reason for refusing or restricting development."



The Council's own assessment concludes the site does not strongly contribute to any of the relevant Green Belt purposes (a), (b) or (d) in NPPF paragraph 143.

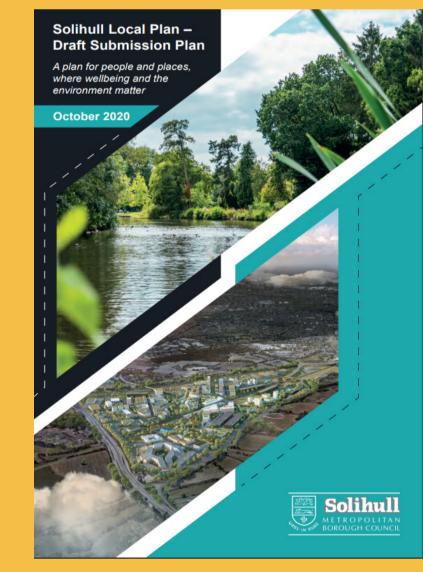
The proposed development is considered to utilise grey belt land that would not fundamentally undermine to the purposes (taken together) of the remaining Green Belt across the area of the plan. There is an identified demonstrable unmet housing need for the type of development proposed in the Solihull Borough. The development would be in a sustainable location and would meet the Golden Rules.



# ACHIEVING HOUSING NEED TARGETS

The NPPF (December 2024) sets out the Government's new housing targets under the new Standard Method, and Solihull Boroughs' Local Housing Need figure has risen **from 866 to 1,323 dwellings per annum.** This increased figure is to ensure the delivery of the Borough's muchneeded housing needs are not delayed.

Given the increased housing target and Council's previous evidence base, it is likely to require the identification of additional Green Belt land.



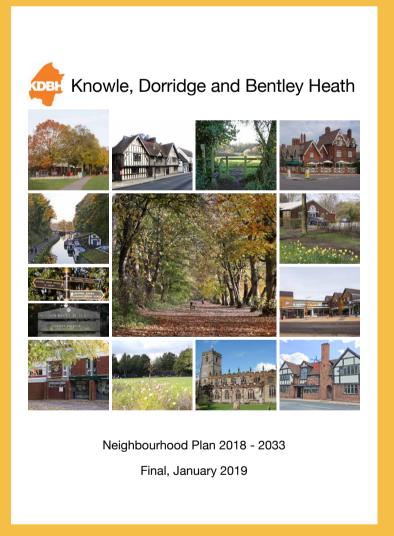
#### SOLIHULL LOCAL PLAN

The Solihull Local Plan was adopted in December 2013 and covers the plan period of 2011 – 2028. In accordance with the NPPF, Solihull Council prepared and submitted a Local Plan for examination in

October 2020. Following recommendations by the Inspector and consideration by Full Council, Solihull's Local Plan Review was formally withdrawn in **October 2024.** The Council have now started the process of preparing a new Local Plan with a 'Call for Sites' exercise being carried out from Friday 29th November 2024 to Friday 31st January 2025. This resulted in over 300 housing and employment sites being suggested for potential development.

The Council have not yet published a draft Local Plan.

### KNOWLE, DORRIDGE AND BENTLEY HEATH NEIGHBOURHOOD PLAN (2018 – 2033)



The made Neighbourhood Plan sets out a Vision for the future of the Knowle, Dorridge and Benley Heath Neighbourhood Area to 2033, together with the objectives and policies that will guide new development to help achieve that Vision.

**Policy H1** of the Neighbourhood plan relates to Housing on allocated and larger sites and acknowledges that additional housing will be built in the Area and that this will most likely come forward through strategic housing allocations in the Solihull Local Plan Review.

**Policy H2** relates to affordable housing, with the intention that 25% of all new affordable housing shall be occupied by households with a strong local connection to the Area, both when first built and at the point of any subsequent re occupation.

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## CLIMATE RESILIENCE

The site will support the Council's green growth aspirations and low carbon vision, which includes tackling climate change, adapting to, and mitigating its effects, encouraging residents to live and work locally, encouraging more sustainable travel choices, and securing a net gain in both biodiversity and environmental quality.

Meeting the challenges of Solihull's Climate Change Prospectus will be at the heart of this new development, with a focus on maximising sustainability opportunities, responding to the climate emergency, and incorporating social and economic benefits.

The new development will support the Council's journey towards a low carbon future through an enabling framework that responds positively to the distinctive challenges.

## SOLIHULL'S CLIMATE CHANGE AND THE LOW CARBON VISION

#### VISION

#### OBJECTIVE

#### A PROSPEROUS BOROUGH



Create an economic environment that supports progressive, innovative businesses to make the transition to a low carbon economy and deliver Solihull's green growth aspirations.

#### **OUR COMMITMENT**

The site is located in a logical and sustainable location for sustainable green growth. Residents will be able to easily and sustainably access everything they need, such as food shops, leisure activities, workplaces, and education. This will help to support the vitality of Dorridge and the wider region economy.

#### A SMART LOW CARBON BOROUGH



Develop an efficient and low carbon infrastructure that enables and maximises the opportunity for low carbon growth.

Our proposals on the site will support the Council's journey towards low carbon growth by prioritising a fossil fuel free development. This will help to achieve zero-carbon aspirations and allow for further reductions of operational emissions as the national grid continues to decarbonise.

ARESOURCE

#### EFFICIENT BOROUGH



Improve the energy efficiency of domestic, commercial, and industrial buildings in Solihull to reduce the energy demand required. New homes will be designed to meet high performance standards for energy efficiency, with features including smart energy monitoring and electric vehicle charging points. The design process will also consider building orientation to make the most of passive design techniques that minimise overheating and achieve internal comfort.

#### AN ACCESSIBLE BOROUGH



Efficiently accommodate the future demand for movement. Enhancing Solihull as a sustainable, healthy place to live and work. The site is advantageously located within a well-connected area that has excellent pedestrian, cycle, and public transport links to significant local and regional destinations. New streets and spaces will be carefully designed to promote active and sustainable travel choices.

#### A NATURALLY HEALTHY BOROUGH



Invest in the Borough's natural environment to maximise its benefit to people and wildlife. Understand the risks from climate change and adapt accordingly. The site will capitalise on the qualities of the existing natural environment to help establish an immediate sense of place and protect and enhance the value of ecological and landscape features to deliver a net gain in biodiversity (BNG).

#### AN ENGAGED BOROUGH



Encourage and enable active participation in sustainability

The development offers a wide range of sustainability opportunities to meet the needs of existing and future



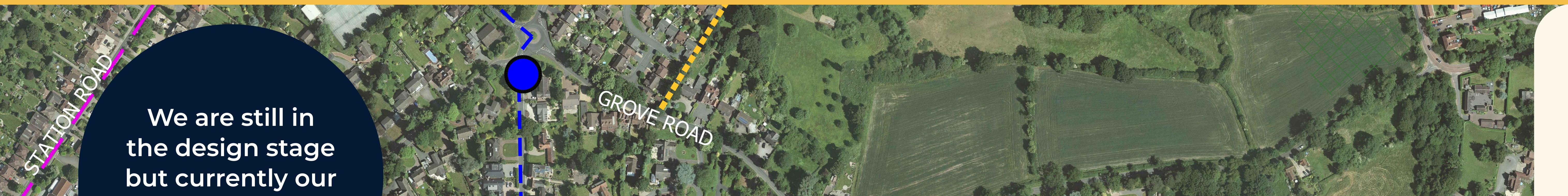
issues – supported by effective communication.

residents. We are committed to engaging proactively and positively with Solihull Metropolitan Borough Council, key stakeholders, and the local community to bring about a shared vision for the site.

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### **EMERGING PROPOSALS**



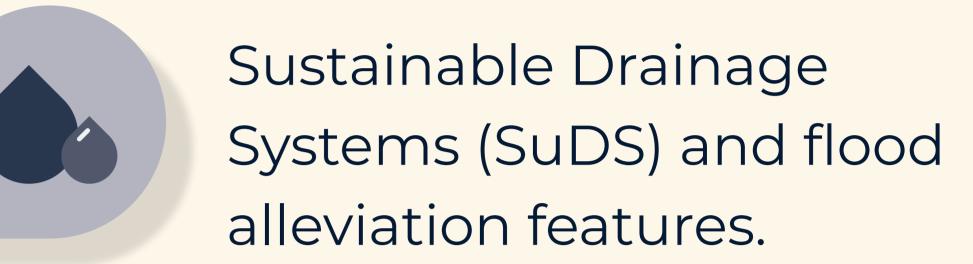
Provision of multi-functional public open space, natural play and recreational routes accessible by existing and new residents.

### emerging plans could provide:



Up to 350 new energyefficient homes with lowcarbon heating, offering a range of house types, tenures and sizes to suit local housing need, including affordable homes– fully compliant with SMBC policy.







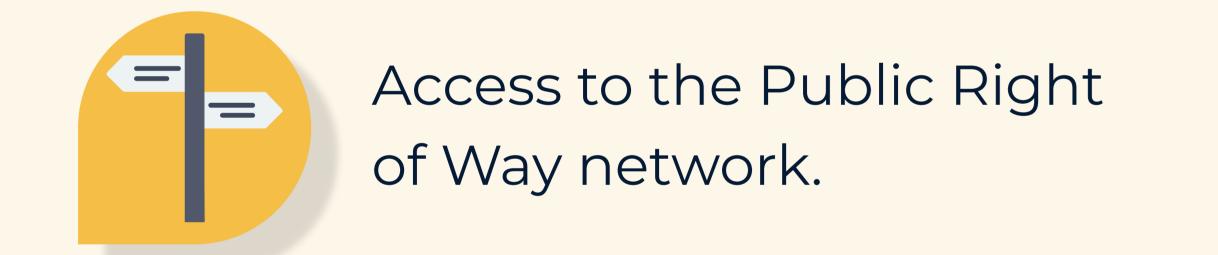
A minimum of 10% Biodiversity Net Gain (BNG).



Pedestrian and cycle links throughout the site and connections into the immediate surrounding area.

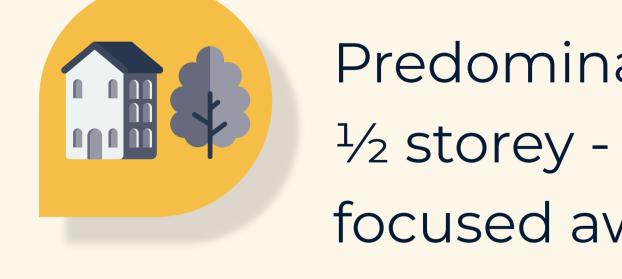


points via Knowle Wood Road and Blue Lake Road.



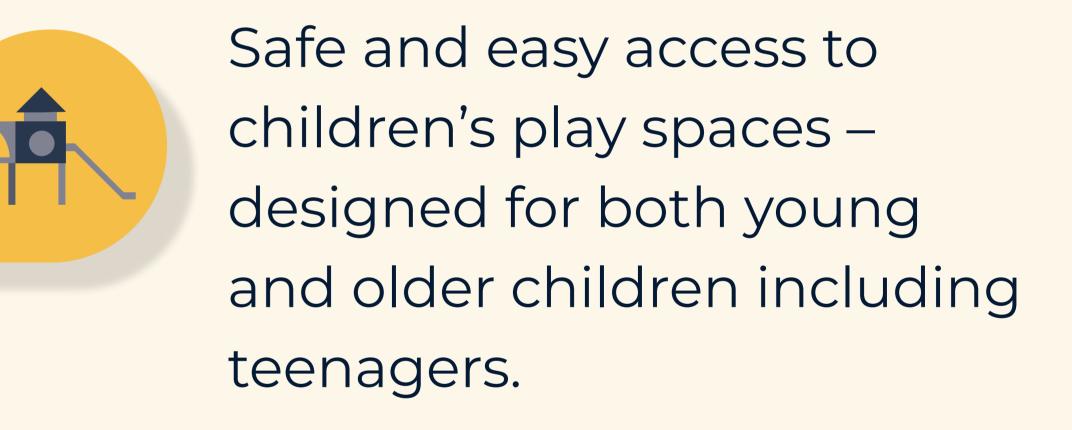


Car parking spaces, including reduced mobility and visitor parking spaces - compliant with Solihull Supplementary Planning Document Vehicle Parking Standards and Green Travel Plans (2006).

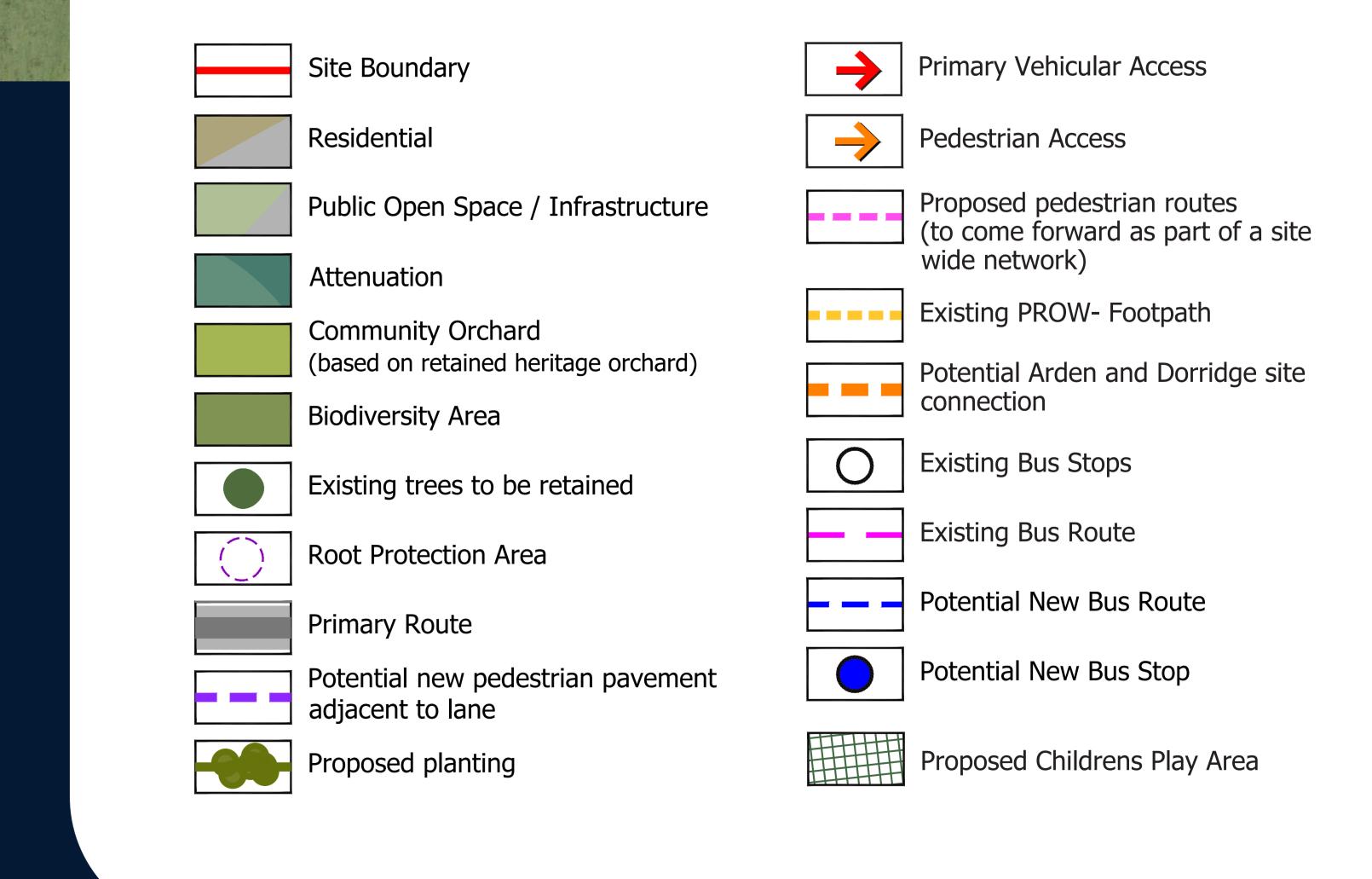


Predominantly 2 and 2  $\frac{1}{2}$  storey - with 3 storeys focused away from existing

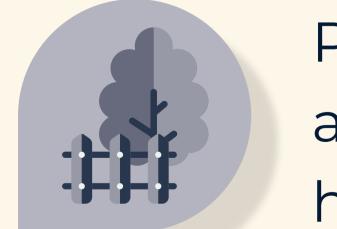
Retention of all significant existing trees and retention of hedgerows, where possible.











Private gardens and/or amenity space for every home.

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## LANDSCAPE - GREEN SPACES, RECREATION AND ECOLOGY

Promoting healthy lifestyles and wellbeing through connection with nature are key drivers behind the landscape design.

A thoughtfully designed green infrastructure network across the site is focused around the existing mature vegetation. We are committed to providing as large a percentage of Biodiversity Net Gain (BNG) as possible with a minimum of 10%. BNG means that the site's natural environment would be in a better state than before by safeguarding and improving ecosystems.



An additional parcel of land within Bloor Homes' control, located to the east of the site and measuring approx.4.29ha/10.6 acres will be utilised for BNG in conjunction with the development of the proposals for the site. This parcel of land will include wildflower meadows to promote biodiversity with part of the southern area being accessible to residents and the local community.

We are proposing approximately 8.5 ha/22 acres of public open space on the proposed development site with the following features:

### **ENHANCED PLANTING**

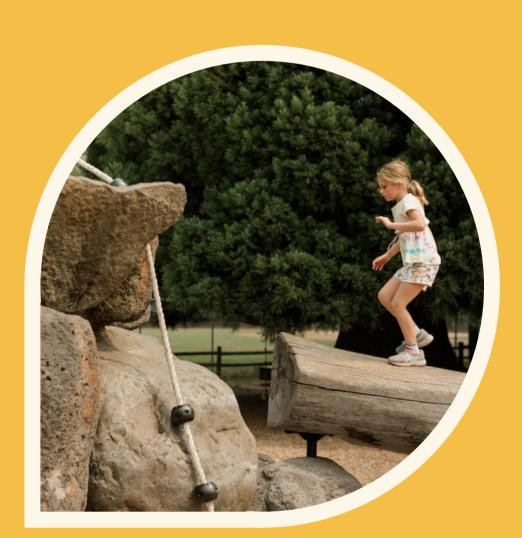
Enhanced planting is proposed throughout the site. Our landscape enhancements throughout the site would create new species-rich meadows with native hedgerows and wildflowers.



### **A NEW ORCHARD**

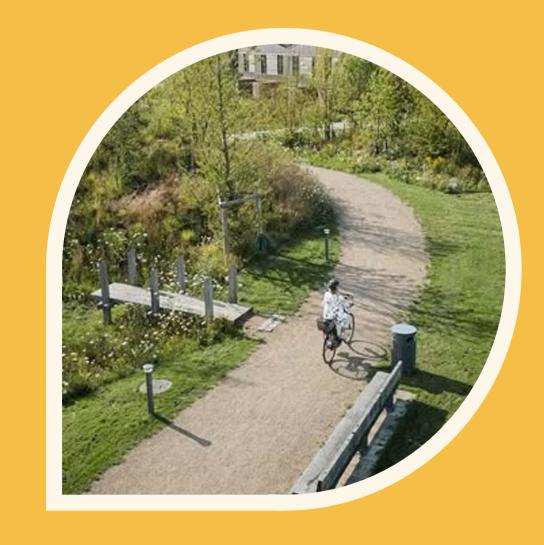
The community orchard will contain retained mature trees along with new tree planting. This will give opportunities for residents and the local community to interact with nature and be source of fruits, vegetable and herbs.





#### **CHILDREN'S PLAY SPACES**

Play areas will include a range of materials such as boulders and tree stumps to encourage innovative and challenging play for children of all ages.



### **PUBLIC OPEN SPACE**

Will include a range of planting including hedgerows, trees, shrubs and ornamental planting to provide a range of experiences and promote biodiversity.

### **DESIGNATED WILDLIFE MEADOW**

Wildflower meadows will provide a scenic setting for residents and the local community to enjoy their local landscapes. This will promote biodiversity by providing habits for pollinators such as bees and butterflies.



### NATURALISED **DRAINAGE PONDS**

A series of sustainable drainage features such as ponds and lakes will be integrated with green infrastructure such as wetland trees and shrubs to provide greater biodiversity enhancement as part of delivering biodiversity net gain. Some drainage ponds will be publicly accessible for pedestrians to enjoy while others will promote A Print Property of the second biodiversity.





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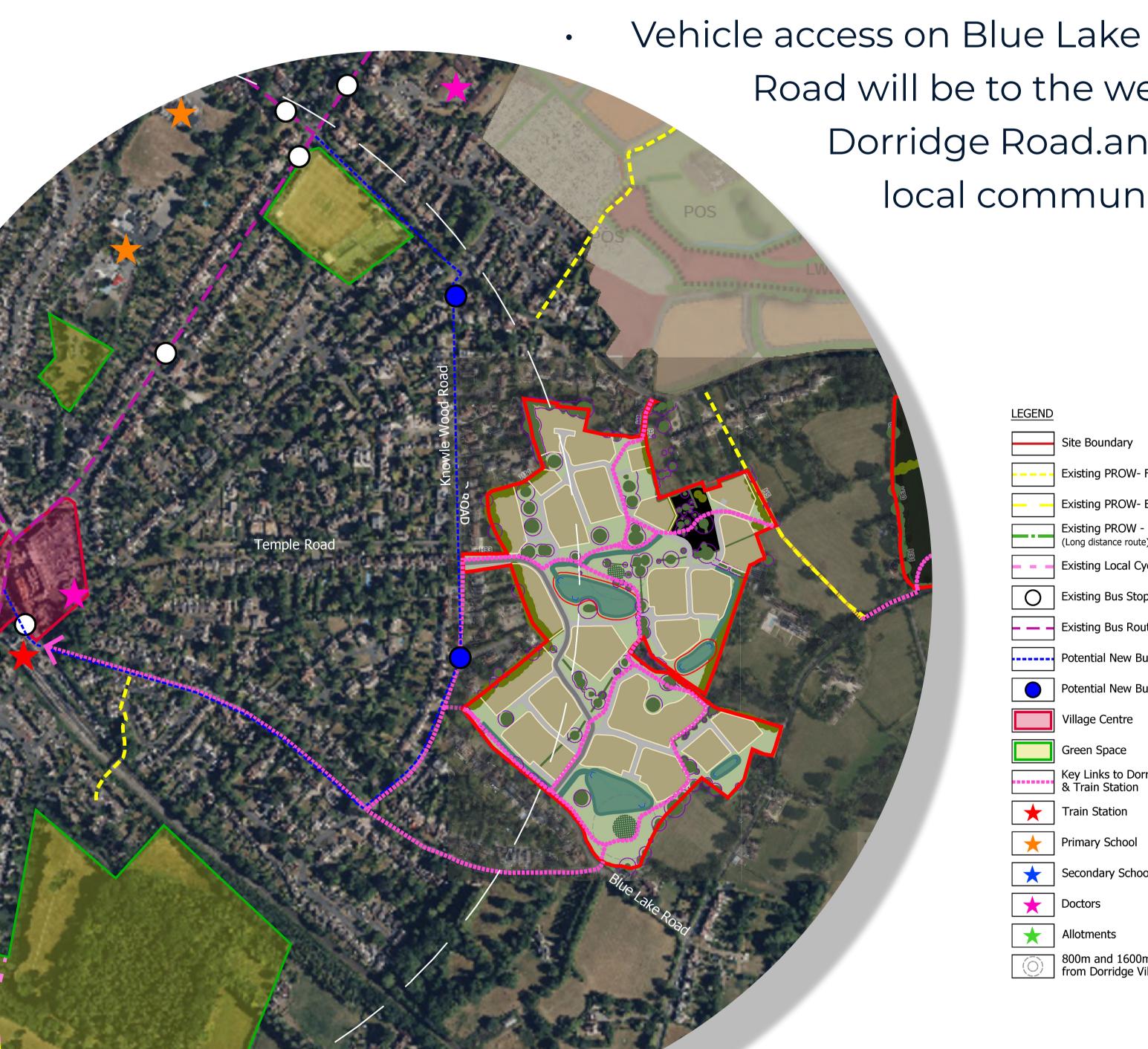
## **ACCESS, SUSTAINABLE TRANSPORT & CONNECTIVITY**

The site is located within an accessible and well-connected area with excellent pedestrian, cycle, and public transport links to the local and regional destinations, including Dorridge Village Centre and Train Station. It also benefits from immediate access to the Public Rights of Way network, which provides recreational opportunities and direct links to existing amenities and the countryside.





- Two main vehicle access points via Knowle Wood Road and Blue Lake Road.
- Vehicle access on Knowle Wood Road will be via a new priority junction located at no. 51 Knowle Wood Road with the existing dwelling to be demolished.



Road will be to the west of Dorridge Road.and the local community.



### SUSTAINABLE TRANSPORT AND CONNECTIVITY

#### Bus

Dorridge is served by a number of existing bus routes, which provide



### **CYCLE AND PEDESTRIAN ACCESS**



Pedestrian and cycle access is proposed at the following locations:

- Knowle Wood Road alongside the vehicle access junction.
- Blue Lake Road via a pedestrian/cycle only access point at the westernmost corner of the site.
- Grove Road via a pedestrian/cycle only access point in place of the existing farm access.

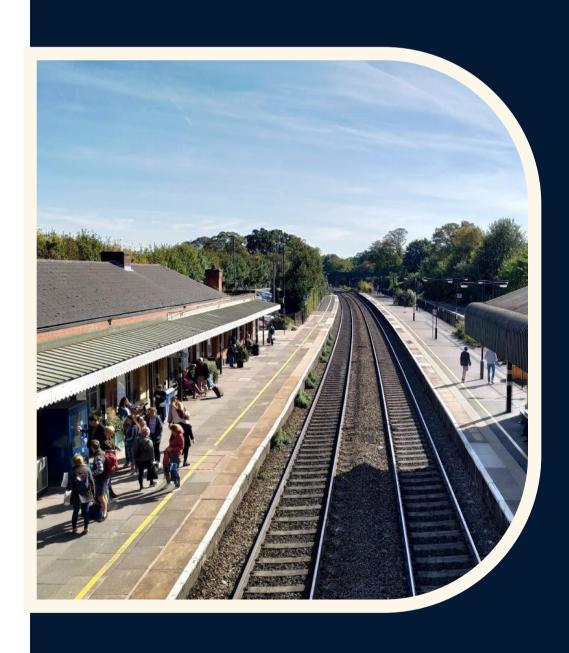
Roads that border the site, including Grove Road, Norton Green Lane and Blue Lake Road, are recognised as 'advisory cycle routes', which form part of a local network of advisory cycle routes



that will encourage cycling over shorter car trips.

connections to destinations including Solihull, Cheswick Green, and Wythall. The closest bus stop to the site is

located to the south-west on Dorridge Road next to the Rail Station, approximately a 12-minute walk from the site frontage, serving the A6 bus route. The A6 bus route runs between Solihull and Dorridge via Knowle with a daytime frequency of approximately one bus per hour.



#### Train

Dorridge Train Station is located approximately 1km from the site and provides frequent services to destinations including Birmingham New Street, Solihull, Kidderminster, Worcester and London Marylebone. It can be reached in approximately 12 minutes by foot or 2 minutes by bike.

The frequency and range of destinations available, and its close proximity, means that travel by rail from the site is highly attractive.

#### Walking/Cycling

The site is located within close proximity to



The Footpath SL25 Public Right of Way (PRoW) runs along the eastern boundary of the site between Grove Road and Norton Green Lane, which the scheme ties into.

a number of Public Rights of Way (PRoW), with the opportunity to create new cycle and pedestrian routes within the site linking into the surrounding countryside and the local centres of Dorridge and Knowle. There are two existing PRoWs crossing the site.

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## DRAINAGE AND FLOODING

### SURFACE WATER DRAINAGE

Surface water runoff disposal will be managed through Sustainable Drainage Systems (SuDS) that will mimic the site's existing, pre-development response to rainfall. The system aims to collect, slow down flows, and convey surface water across the site using vegetated conveyance swales allowing for water quality improvement before flowing to the proposed attenuation basins, which will be integrated within the green infrastructure strategy, making attractive features within the open spaces.



SuDS features will be designed to accommodate the design rainfall event (i.e. the 1 in 100-year event with an additional 40% allowance for climate change) to ensure that flood risk will not increase either on-site or off-site due to the development.

Sufficient space for SuDS has been provided within the proposed masterplan which includes several attenuation basins as part of a nature-based SuDS solution which will also deliver biodiversity enhancements through the creation of new habitat features. Control measures to prevent pollution of these ponds and basins will be provided as part of the SuDS strategy.

There will be a new open space in the southern area of the site, to help alleviate existing local surface water flooding issues, as requested in consultation with the Lead Local Flood Authority (LLFA).

### FOUL WATER DRAINAGE

It is proposed that the foul sewerage will be delivered through a gravity-based solution - gravity drainage systems operate based on gravitational forces, allowing water to flow from high to lower areas - which will then outfall to the Severn Trent Sewers within the site.

### FLOODING



The Environment Agency (EA) Flood Map for Planning demonstrates that the site is located entirely within Flood Zone I, which is the most suitable zone for all development types in terms of fluvial flooding. However, there are areas of medium to high surface water risk across the site which will be managed within the development. There is a very low risk from all other potential sources of flooding – reservoir, groundwater and sewer.





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## **DEVELOPMENT BENEFITS**



Provision of up to 350 new energy efficient homes – Including a mix of house types and tenures to meet the needs of households looking to enter the housing market, buy a family home, or right size.



#### A natural development of the village

avoiding sprawl, remaining close
to the village centre and the existing
settlement of Dorridge.



### **Delivering new affordable homes –** SMBC policy compliant.



# Sustainable and energy efficient new homes.



New publicly accessible and biodiverse green spaces – Creating thoughtfully designed, green open and recreational spaces including children's play areas.



# **Supporting local businesses** in Dorridge and the surrounding area.



Retention and protection of existing good quality trees and boundary planting.



Use of Sustainable urban Drainage Systems (SuDS).



Policy compliant car parking provision – Including visitor and



Achieving a minimum of 10% Biodiversity Net Gain (BNG).

#### reduced mobility spaces.



### **Creation of a well-connected green network** – Promoting alternative modes of transport.



#### Generating £0.9m in Council Tax payments

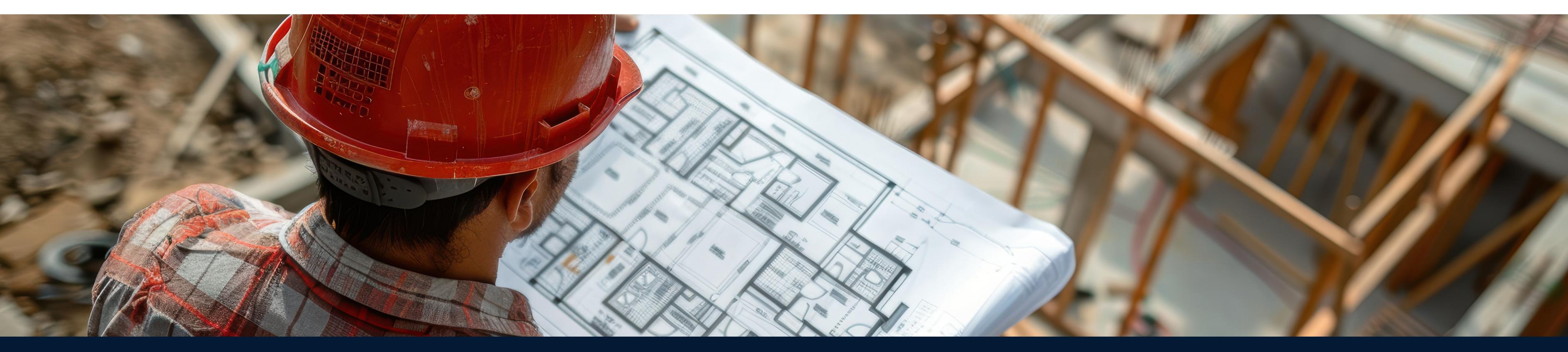


- **Creating jobs** during construction period:
  - 111 direct FTE (Full-Time Employment)
- 44 indirect FTE (Full-Time Employment)



#### Gross Value Added (GVA) generation of:

- £24.7m from the direct construction jobs
- £12.1m from the indirect construction jobs



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## FEEDBACK AND NEXT STEPS

Thank you for joining us today and we hope you have found this Public Exhibition informative.

Do come and talk to us, we are here to answer any questions you have and would like to hear your views on our proposals.

Please let us have your comments on our proposals

#### MONDAY 9TH JUNE 2025

Start of consultation period.

### **THURSDAY 12TH JUNE 2025**

by completing the feedback form and posting it in the boxes provided. If you do not have time today, you can also complete the feedback form on our website or return the form via post. Please ask a member of the project team for a stamped addressed envelope.

In order for us to be able to consider all the feedback received, we kindly ask that your comments are with us by **Friday 27th June 2025.** 

After the consultation period closes, we will analyse and discuss all your comments and suggestions with the wider project team. These will be considered as we finalise the scheme and progress to the submission of our Outline Planning application.



Public Webinar and Q&A session.

### We are here.

Public Exhibition at Dorridge Village Hall.

FRIDAY 20TH JUNE 2025

#### FRIDAY 27TH JUNE 2025

Deadline for comments. Consultation period closes at midnight.

#### MID/LATE SUMMER 2025

Submission of planning application to SMBC.

### WINTER 2025/2026

Expected determination of planning application by SMBC.

Dates of submission and determination are indicative only and will be subject to change.

CONTACT US

You can contact the engagement team using the details below:



**By Email** Landatbluelakeroad@ KGCommunictions.co.uk



By Phone

Scan with your smartphone camera or visit our website on the link below.



www.landatbluelakeroad.co.uk

07909 735417 (from 9.30am to 5pm, Mon-Fri)

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