

**Land at Blue Lake
Road, Dorridge**

**Public Webinar
and
Q&A Session**

Thursday 12th June 2025

6.00pm to 7.00pm



Welcome



Presentation followed by Q&A.



Please let us know your questions.

(Bottom of screen for computer, top of screen for mobile/tablet).



We will not be using the chat function.



Webinar is being recorded and will be added to the consultation website.

Meet the Team

Sarah Milward – Programme Lead

David Winter – Masterplanning/Urban Design

Matt Filer – Landscape Planning

Jessica Cole – Ecology

Beth Street & Emma Beynon – Highways & Transport

Mark Sitch & Lanica Agnew – Town Planning

Samantha Furey – Drainage & Flooding

Kate Greatrix – Community Engagement



landatbluelakeroad@KGcommunications.co.uk



07909 735417

(from 9.30am to 5.00pm, Monday to Friday)



Scan the QR code with your smartphone or visit our website:

landatbluelakeroad.co.uk

A little bit about Bloor Homes

- Bloor Homes was founded in 1969 by John Bloor and remains privately owned by the Bloor family.
- Over 50 years' experience building high-quality new homes across the country.
- Member of the voluntary Homes for Nature scheme.
- Proven track record of delivering high-quality new homes in the West Midlands.



94%

of our homeowners
would recommend us

92%

of our homeowners are
happy with the build
quality of their new
homes

90%

of our homeowners
enjoyed our home
buying process and
experience



**5-star Home Builders
Federation rating for six
years**



**Homes
for Nature**

A member of the Homes
for Nature scheme



**Rated Excellent on
Trustpilot with over
3,500+ five-star reviews**

Site Location

The Site is located on the south-eastern edge of Dorridge, approximately 1km from the village centre.

- **Northern Boundary:** Bounded by existing dwellings off Grove Road, with agricultural fields beyond.
- **Eastern Boundary:** Bounded by agricultural fields with hedgerows along site boundary.
- **Southern Boundary:** Bounded by existing dwellings on Blue Lake Road with agricultural fields beyond.
- **Western Boundary:** Bounded by existing dwellings along Knowle Wood Road with Dorridge village centre beyond.
- In total, the Site is circa **22.97ha (56.75acres)** currently in agricultural use.
 - Approx. **18.68ha (46.15 acres)** main development parcel.
 - Approx. **4.29ha (10.6 acres)** designated for Biodiversity Net Gain (BNG) in conjunction with the development of the proposals for the Site.



Planning Policy Context

Grey belt explained

- Grey belt is a new term within the NPPF (Dec'24) as land in the Green Belt comprising of land that does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143.
- The Council's own assessment concludes the site does not strongly contribute to any of the relevant Green Belt purposes (a), (b) or (d).
- Proposed development is considered to utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.
- There is a demonstrable unmet housing need for the type of development proposed.
- The development would be in a sustainable location.

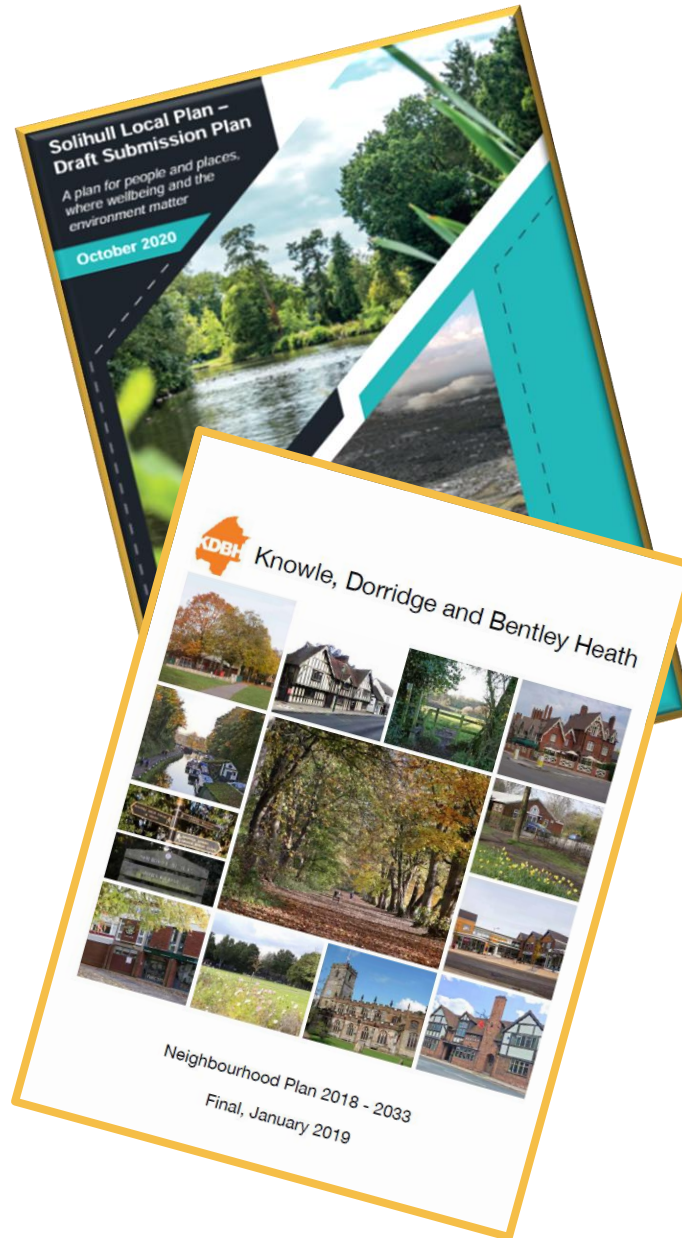


Achieving Housing Need Targets

- The NPPF sets out the Government's new housing targets under the new Standard Method.
- Solihull Borough' Local Housing Need figure has risen **from 866 to 1,323** dwellings per annum.
- Increased figure is to ensure the delivery of the Borough's much-needed housing needs are not delayed.
- Increased housing target and Council's previous evidence base, likely to require the identification of additional Green Belt land.

Solihull Local Plan

- Adopted 2013, covers plan period 2011-2028.
- A Local Plan was submitted for examination in October 2020. Withdrawn in October 2024.
- Council now preparing a new Local Plan in response to the pressing housing need in the Borough.
- Call for Sites exercise undertaken Nov'24 to Jan'25 – some **300 housing and employment sites** put forward for potential development.
- Council have not yet published a draft Local Plan.



Knowle, Dorridge and Bentley Heath Neighbourhood Plan (2018 – 2033)

- Sets out a Vision for the future of the Knowle, Dorridge and Bentley Heath Neighbourhood Area to 2033.
- With objectives and policies that will guide new development to help achieve the Vision.
- **Policy H1** relates to Housing on allocated and larger sites. Acknowledges that additional housing will be built in the Area.
- **Policy H2** relates to affordable housing. **25%** of all new affordable housing occupied by households with a strong local connection to the Area, both when first built and at the point of any subsequent re occupation.

The Planning Process

Outline Planning Permission

- Establishes the principle of development subject to it meeting certain parameters.
- Our outline planning application will seek to agree the following parameters:
 - Maximum extent of developable footprint/no build zones.
 - Maximum heights of buildings.
 - Landscape and open space strategy and buffer zone.
 - Density.

Reserved Matters Approval

- Following approval of an Outline Planning Permission, detailed design proposals (in compliance with the parameters) will be prepared and submitted.

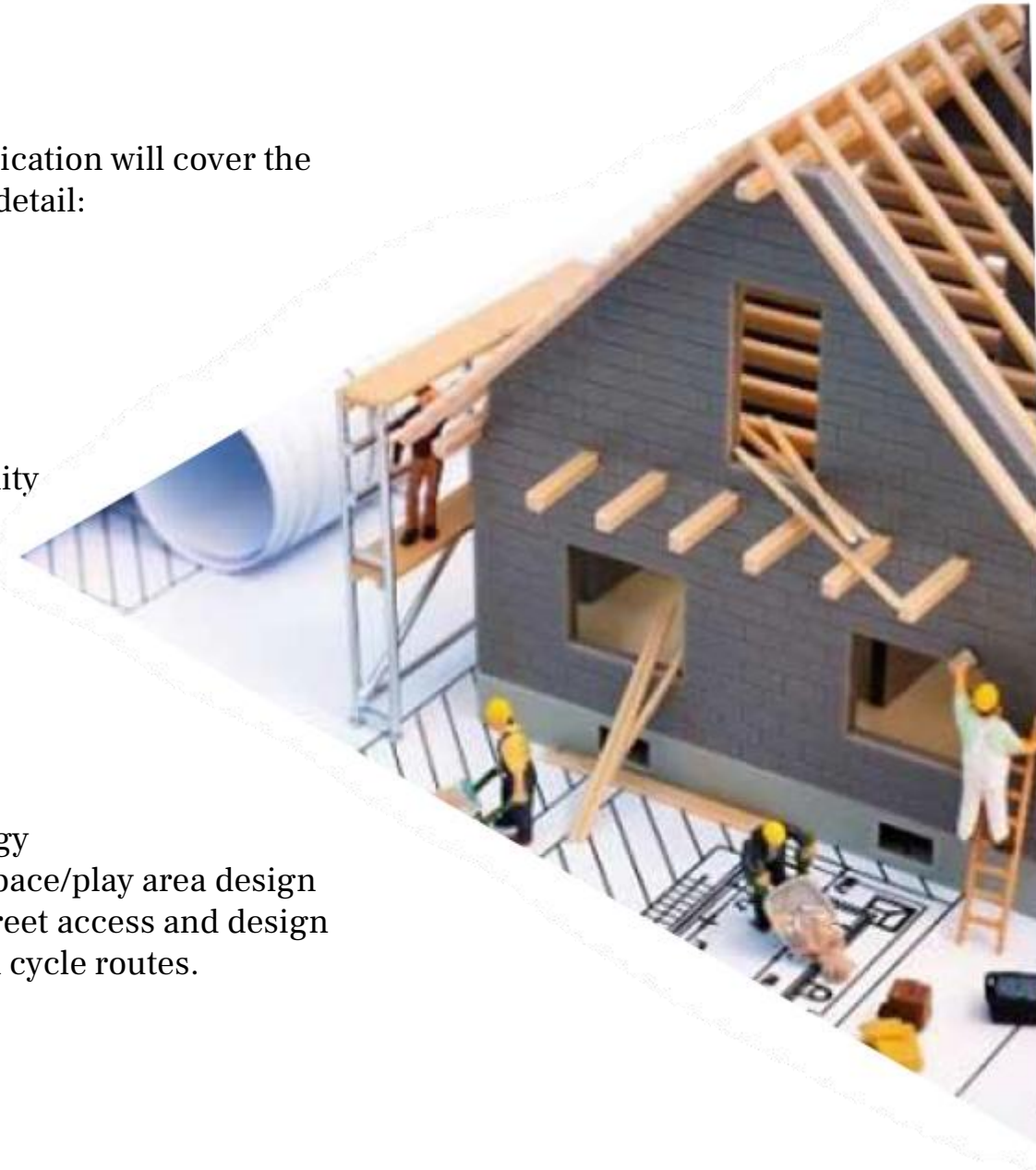
The Reserved Matters application will cover the following elements in full detail:

Final design

- Site Layout
- Massing
- Scale
- Appearance and materiality
- Height
- Boundary treatment e.g. fencing and lighting.

Amenity

- Car parking
- Cycle parking/storage
- Bin storage/refuse strategy
- Landscaping and open space/play area design
- Detailed internal road/street access and design
- Design of pedestrian and cycle routes.



Key Development Priorities

Supports Solihull 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.

Modern and Energy Efficient Homes



- Reduce carbon emissions.
- Improve energy efficiency.
- Prioritise low-carbon heating and on-site energy production.
- Homes built to Future Homes Standards.

Landscape and Ecology Enhancements



- Enhance and create planted areas.
- Committed to Homes for Nature scheme.
- Achieve 10% Biodiversity Net Gain (BNG).
- Retain trees and hedgerows along site boundaries.

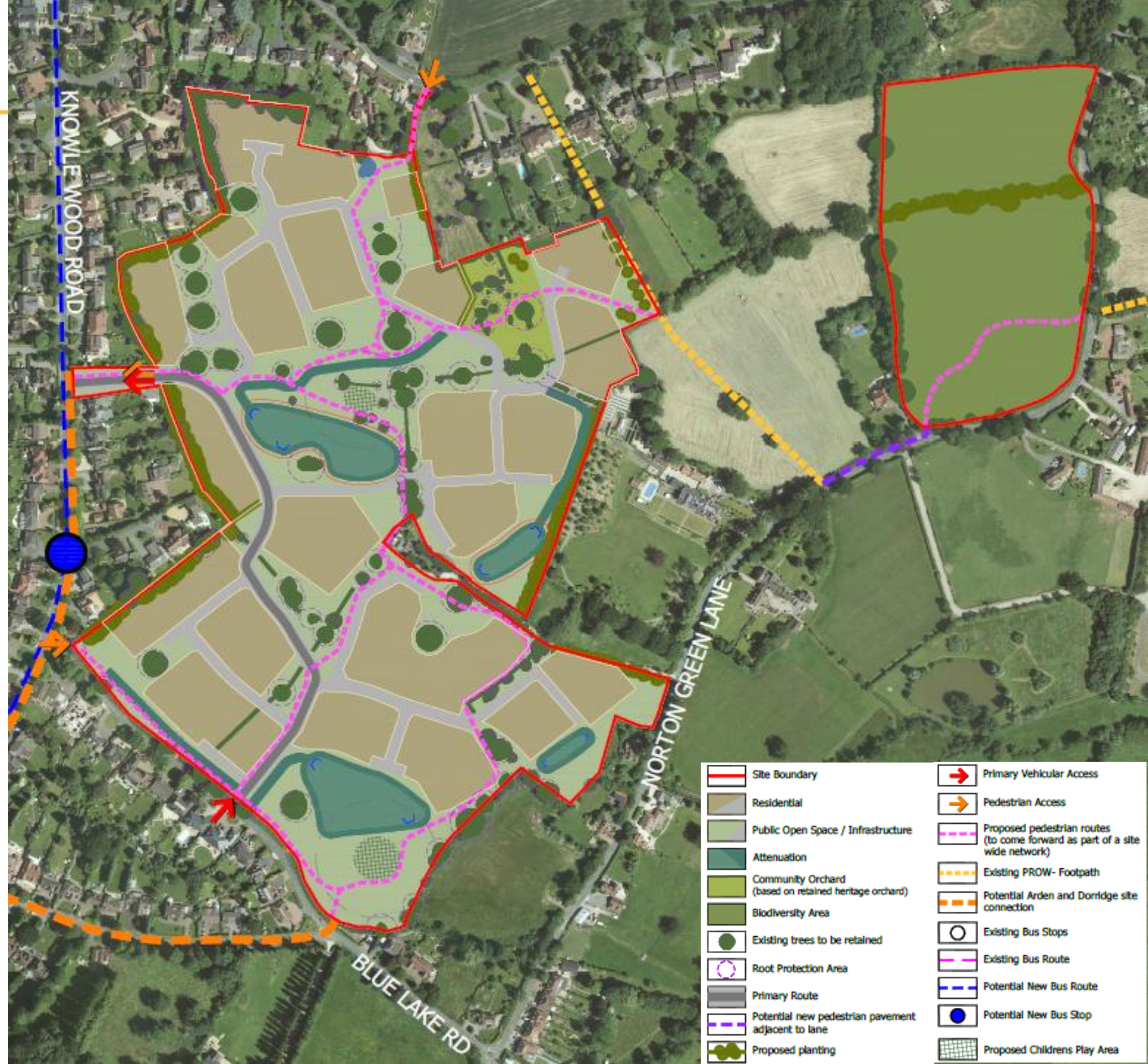
Active Travel and Sustainable Transport



- Access to various public transport services.
- Electric car charging points.
- Encourage the use of cycling and walking, like shared routes within the site and connections into the immediate surrounding area.

Emerging Proposals

- Up to 350 new energy-efficient homes with low-carbon heating, including affordable homes – fully compliant with SMBC policy.
- Two main vehicle access points via Knowle Wood Road and Blue Lake Road.
- Access to the PRow network.
- Predominantly 2 and 2 ½ storey - with 3 storeys focused away from existing dwellings.
- Private gardens and/or amenity space for every home.
- Provision of multi-functional public open space - accessible by existing and new residents.
- Pedestrian and cycle links throughout the Site and connections into the immediate surrounding area.
- Retention of all significant existing trees and retention of hedgerows, where possible.
- Safe and easy access to children's play spaces – designed for both young and older children including teenagers.
- Improved community orchard.



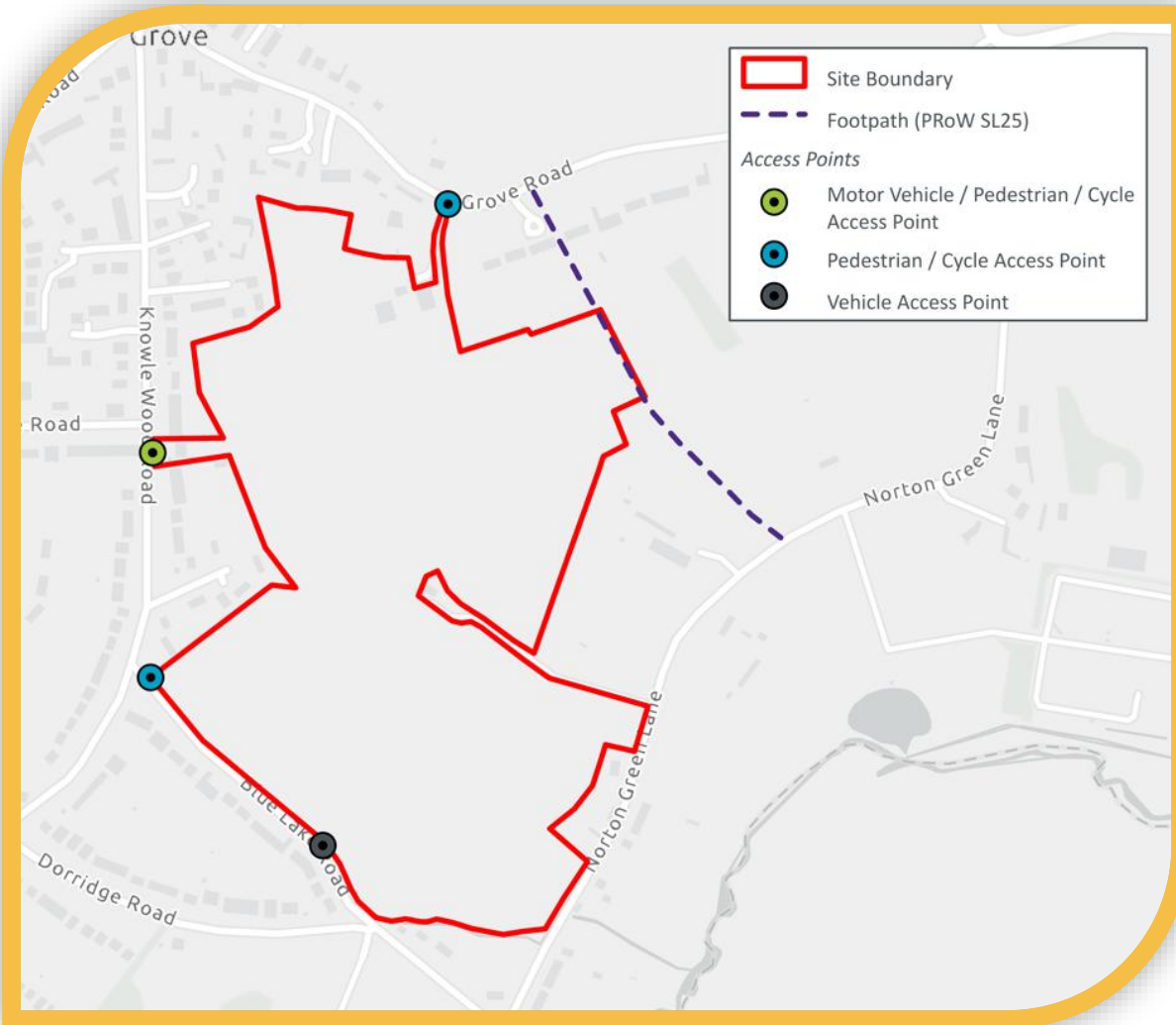
Landscape and Ecology

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

- Thoughtfully designed green infrastructure network across the site focused around the existing mature vegetation.
- Approximately 8.5 ha/22 acres of public open space:
 - Children's play spaces.
 - Enhanced planting.
 - Designated wildlife meadow.
 - Orchard.
 - Naturalised drainage ponds.
- Committed to providing as large a percentage of BNG as possible with a minimum of 10%.
- Additional parcel of land within Bloor Homes' control, to the east of the Site, measuring approx. 4.29ha/10.6 acres utilised for BNG.



Access



Vehicle

Two main vehicle access points proposed via Knowle Wood Road and Blue Lake Road.




- Vehicle access on Knowle Wood Road via a new priority junction located at no. 51 Knowle Wood Road - existing dwelling to be demolished.
- Vehicle access on Blue Lake Road will be to the west of Dorridge Road - exact location to be determined.

Pedestrian/Cycle

Pedestrian and cycle access proposed on:

- 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 bordering the Site, including Grove Road, Norton Green Lane and Blue Lake Road, recognised as 'advisory cycle routes', which form part of a local network of advisory cycle routes that will encourage cycling over shorter car trips.

-  Site Boundary
-  Existing PROW- Footpath
-  Existing PROW- Bridleway
-  Existing PROW - Grand Union Canal (Long distance route)
-  Existing Local Cycle Route
-  Existing Bus Stops
-  Existing Bus Route
-  Potential New Bus Route
-  Potential New Bus Stop
-  Village Centre
-  Green Space
-  Key Links to Dorridge Village Centre & Train Station
-  Train Station
-  Primary School
-  Secondary School
-  Doctors
-  Allotments
-  800m and 1600m Catchment Areas from Dorridge Village Centre



Drainage and Flooding

Surface Water Drainage

- Surface water runoff disposal will be managed through Sustainable Drainage Systems (SuDS).
- SuDS include a system of ponds and basins that retain rainwater on the site to minimize flood risk.
- SuDS features will be designed to accommodate the design rainfall event to ensure flood risk will not increase either on-site or elsewhere because of the development.
- Control measures to prevent pollution of these ponds and basins will be provided as part of our SuDS strategy.



Illustrative examples of SuDS features

Foul Water Drainage

- Foul sewerage will be delivered through a gravity-based solution, which will then outfall to the Severn Trent Sewers within the site.

Flooding

- The site is located entirely within **Flood Zone 1**, which is the most suitable zone for all development types in terms of fluvial flood risk.
- Few areas of medium to high surface water risk across the site which will be managed within the development.
- Very low risk from all other potential sources of flooding – tidal, reservoir, groundwater and sewer.

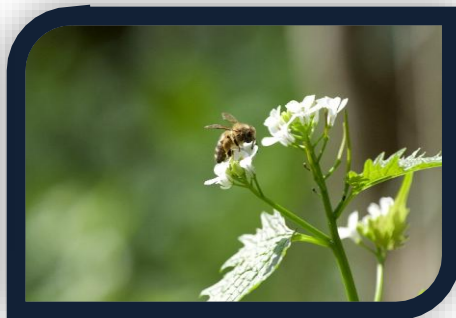
Sustainability

Our high sustainability standards ensure that the new homes and spaces we build today are fit for the future. We will aim to achieve this through:

- A **fabric first approach** for new homes that uses high-performance and efficient building materials to reduce energy consumption for new residents.
- Building **water and energy-efficient** homes.
- Provision of waste and recycling storage.
- Inclusion of **secure cycle storage** and cycle routes, to encourage alternative modes of travel.
- Multi-functional **public open space**, accessible by existing and new residents.



- Prioritising an **all-electric development**, with energy supplied through zero carbon technologies.
- Responsible sourcing of materials.
- Minimising surface water runoff and provision of **Sustainable Drainage Systems** (SuDS).
- Management of waste sustainably and efficiently during construction.
- **Biodiversity enhancements** to achieve a minimum 10% BNG through new planting and habitat enhancement.



Q&A

Have Your Say



Scan the QR code with your
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Complete our feedback form.



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Timeline

Thursday 12th June 2025

Live Public Webinar with Q&A session.
Consultation period opened 9th June 2025.

Friday 20th June 2025

Public Exhibition at Dorridge Village Hall – 2.30 to 7.30pm.

Friday 27th June 2025

Deadline for comments. Consultation period closes at midnight.

Mid/Late Summer 2025

Submission of Outline Planning application to Solihull Council.

Winter 2025/2026

Expected determination of planning application by Solihull Council.

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

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Road, Dorridge

Thank you.

BLOOR HOMES[®]