

Welcome

Summix is bringing forward plans to deliver up to 850 new homes, including 50% affordable housing, in Tidbury Green. The development will provide a mix of homes for families, first-time buyers and those looking to downsize, along with new community amenities, green spaces and significant investment into local infrastructure.

This event is an opportunity for you to explore the proposals, ask questions and help shape the plans before we submit an outline planning application later this summer.

You'll find members of the project team stationed across different tables, each focusing on a different part of the proposals, including:

- **Housing and amenities**
- **Transport and connectivity**
- **Flood alleviation and drainage**
- **Landscape and ecology**

At each table, you can learn about the plans in more detail while also having the opportunity to share your feedback.

Indicative timeline

- **June-July 2025**
Community engagement and pre-app with Solihull Council
- **August 2025**
Submission of application
- **Autumn 2025**
Consideration of application
- **Late 2025**
Determination of application
- **Late 2025**
Engagement with Solihull Local Plan consultation



Who's here today?

- Summix** – Landowner and promoter
- RPS** – Planning, sustainability and archaeology consultants
- edge Urban Design** – Masterplanners
- Mode** – Transport
- FPCR** – Landscape design
- Stantec** – Civil engineering
- BMD** – Ecology
- HCUK** – Heritage
- Meeting Place** – Community engagement



To learn more about the proposals and provide your feedback, please visit www.landsouthofnortonlane.co.uk or scan the QR code.

Planning context

The emerging plans for this site have evolved through engagement with Solihull Council and local stakeholders since 2021. We will be progressing with an outline planning application to help meet Solihull’s urgent housing needs. In parallel, we remain committed to working with the council on its new Local Plan.

Solihull has a government-set housing target of 1,323 new homes each year, yet on average, only 590 have been delivered annually since 2021. Our proposals will help address this shortfall with a well-considered, sustainable development.

The outline planning application, to be submitted later this summer, will seek to confirm the principle of development. Should permission be granted, further detailed planning stages will follow, each accompanied by additional community engagement.

Alongside new homes, the application will include improvements to local infrastructure, including traffic calming, flood alleviation and social infrastructure such as education, healthcare and transport. Financial contributions through a s.106 agreement and Community Infrastructure Levy are expected to exceed £7 million, helping to fund essential services and community facilities.

We are committed to working closely with Solihull Council and local residents to ensure these proposals bring long-term benefits to Tidbury Green and the wider area.



Our proposals will help to address the shortfall of new houses with a well-considered, sustainable development.



To learn more about the proposals and provide your feedback, please visit www.landsouthofnortonlane.co.uk or scan the QR code.

Summary of the proposals

SUMMIX

- **Up to 850 new homes** – including a mix of house types and tenures to meet local need.
- **50% affordable housing** – supporting first-time buyers, families and those looking to downsize.
- **Potential for care housing and self-build plots** – offering greater housing choice and flexibility.
- **Over 25ha of publicly accessible green space** – equivalent to around 35 football pitches, including parks and play areas.
- **New community amenities** – we are exploring ideas such as a café, shop or community hall, shaped by local feedback.
- **Flood alleviation scheme** – tackling existing issues on Norton Lane to benefit approximately 60 nearby homes alongside new properties.
- **Sustainable drainage systems (SuDS)** – including wetlands and retention ponds to manage water naturally.
- **Traffic calming measures** – including speed reduction, road improvements and additional signage to help improve local safety.
- **Landscape-led design** – including landscape corridors and buffers to soften views from surrounding properties.
- **Ecological enhancements** – targeting a minimum 10% biodiversity net gain, creating habitats and wildlife corridors.



Key

- Site boundary
- Public Rights of Way
- Existing vegetation
- Proposed landscape planting
- Proposed sustainable drainage features
- Proposed vehicular access
- Proposed pedestrian/ cycle access
- Proposed Location of Pedestrian Crossing (across Norton Lane)
- Proposed active travel route
- Proposed recreational route
- Indicative residential development area
- Proposed location of Mixed Use Area
- Proposed open space
- 1 Proposed parkland
- 2 Proposed tree-lined primary street
- 3 Proposed area for allotment/ orchard
- 4 Proposed attenuation basins and flood alleviation
- 5 Proposed area of play



To learn more about the proposals and provide your feedback, please visit www.landsouthofnortonlane.co.uk or scan the QR code.

Social infrastructure

For Land South of Norton Lane, we are committed to engaging with the relevant stakeholders to understand the key social infrastructure requirements for new and existing residents.

Key measures may include:

 **Significant financial contributions** – to fund projects through a Section 106 agreement and the Community Infrastructure Levy (CIL), with the latter alone expected to exceed £7 million.

 **Education provision** – we are engaging with Solihull Council education officers to understand provision in the local area and potential improvements, including:

- The possible expansion of Tidbury Green Primary School to accommodate additional pupils (to be funded by Summix).
- Further support for secondary school capacity in the local area.

 **Healthcare and community services** – our contributions will help fund improvements to local health and wellbeing services. We are engaging with the local NHS Integrated Care Board (ICB) to understand how our contributions can fund improvements to services to accommodate new residents.

 **New local amenities** – we are exploring options for a new community facility which could be a café, shop or community hall to complement the existing facilities in Tidbury Green.

 **Green and active spaces** – over 25 hectares of public open space, play areas and walking/cycling routes to support healthier lifestyle choices.

We are exploring options for a new community facility which could be a café, shop or community hall. Let us know what new facilities you would like to see.



Feedback and next steps

We are keen to understand your needs, priorities and aspirations for the local area.

All the feedback we receive during this engagement exercise will be thoroughly reviewed by the project team and where possible, be used to help shape the plans for Land South of Norton Lane. **We would be grateful if all feedback could be provided by Friday 11 July 2025.**

Get in touch

For more information, please feel free to contact us by:

-  info@landsouthofnortonlane.co.uk
-  **0808 143 4780** (freephone)
-  **Freepost MEETING PLACE CONSULTATION**
(no stamp required)
-  www.landsouthofnortonlane.co.uk

Give feedback



You can leave your feedback by:

- Speaking to a member of the project team
- Completing one of our feedback forms
- Completing the survey on our project website:
www.landsouthofnortonlane.co.uk



We would be grateful if all feedback could be provided by Friday 11 July 2025.



To learn more about the proposals and provide your feedback, please visit **www.landsouthofnortonlane.co.uk** or scan the QR code.



Site location



Key

— Site boundary
(58.08ha)



To learn more about the proposals and
provide your feedback, please visit
www.landsouthofnortonlane.co.uk
or scan the QR code.

Emerging masterplan



- Key**
- Site boundary
 - Public Rights of Way
 - Existing vegetation
 - Proposed landscape planting
 - Proposed sustainable drainage features
 - Proposed vehicular access
 - Proposed pedestrian/ cycle access
 - Proposed Location of Pedestrian Crossing (across Norton Lane)
 - Proposed active travel route
 - Proposed recreational route
 - Indicative residential development area
 - Proposed location of Mixed Use Area
 - Proposed open space
 - 1 Proposed parkland
 - 2 Proposed tree-lined primary street
 - 3 Proposed area for allotment/ orchard
 - 4 Proposed attenuation basins and flood alleviation
 - 5 Proposed area of play



To learn more about the proposals and provide your feedback, please visit www.landsouthofnortonlane.co.uk or scan the QR code.

Movement strategy



- Key**
- Proposed traffic calming area
 - Proposed enhanced traffic calming
 - Proposed crossing location
 - Proposed enhanced traffic calming and crossing location
 - Proposed improved access to local amenities
 - Proposed pedestrianised section of Fulford Hall Road for active travel
 - Proposed vehicular site access
 - Mobility hub proposed within the mixed use area
 - Proposed active travel route