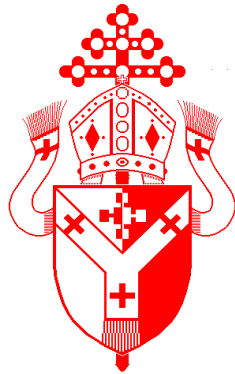


ARCHDIOCESE OF BIRMINGHAM



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DATE: 12 March 2019

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Solihull Metropolitan Borough Council
Policy & Strategic Planning
Place Directorate

By email to psp@solihull.gov.uk

Dear Sir / Madam

SOLIHULL LOCAL PLAN REVIEW DRAFT LOCAL PLAN SUPPLEMENTARY CONSULTATION / DRAFT CONCEPT MASTERPLANS

Thank you for the opportunity to make representations on the latest stage of the Local Plan Review.

Introduction

The following comments are made by those that have an interest in the development of the land at Meeting Housing Lane adjacent to Blessed Robert Grissold Catholic Church. This comprises the Catholic parish of Blessed Robert Grissold, the Catholic Archdiocese of Birmingham and Restful Homes, a provider of a range of retirement living that enables effective down-sizing for the over 55's and provide the level of support and care necessary to provide for their personal care, thereby adding a social dimension to our proposed development.

SUPPORT FOR BARRATT'S FARM STRATEGIC ALLOCATION

The comments made are in respect of the allocation of Barratt's Farm for 900 dwellings and the accompanying draft masterplan in QUESTION 4.

1... / Continued

Housing

We **SUPPORT** the allocation for housing at Barratt's Farm as it is the most appropriate site for strategic growth in the area.

We fully support the specific allocation for housing on our site. It is greatly appreciated that the Local Planning Authority share our view that the most effective use of the site is for housing and not identified for other purposes.

The retirement accommodation to be provided will serve the needs of existing residents of the borough and this part of it specifically and we will work with SMBC to have effective local marketing as a first priority.

Master Plan

We welcome progress to date on the masterplan but also recognise the need for this to progress to completion with some degree of urgency to ensure that the local authority can ensure that the most appropriate site for strategic development comes forward in a timely manner.

Cooperation

This will need cooperation by all parties involved and we are committed to working collaboratively to deliver the masterplan and recognise that we have a role to play in ensuring that the site comes forward with the necessary infrastructure and social benefits.

Contributions

However, it is important to note that our site is a small part of the strategic site and the intended use is for the delivery of retirement accommodation. Consequently, contributions will need to be proportionate to the extent of development and reasonably apply to the demand made on infrastructure by the proposed development. For example, it is not the norm for retirement accommodation to provide contributions towards school provision as this does not reasonably and directly relate to the development in question.

Density and Design

The site is identified for low density. Whilst we recognise this as a guiding principle, nevertheless we consider it important to view the overall density in the context of its design, setting to recognised local interests (such as housing and the church) and the provision of needed retirement accommodation in Balsall Common / Berkswell.

The site, with its identified access and the strong boundary treatment, lends itself to a self-contained development. This is reinforced by the nature of the housing proposed. Further, given the enclosed nature of the site to the rear of existing properties, the extent to which the development of this site will be viewed in the context of the existing properties on Meeting House Lane and Oxhays Close is limited. The character of the surrounding built form should not therefore be a strong influence on the character of development on the site.

Further Work

We understand that further work needs to be undertaken on understanding the impact on recognised heritage assets and ensuring a robust transportation strategy for the strategic site. We are confident that our site and its development would cause no harmful impact on any heritage assets and find it difficult to foresee a scenario whereby an estate road would be required through our site.

We will support work to bring these matters to conclusion.

Delivery

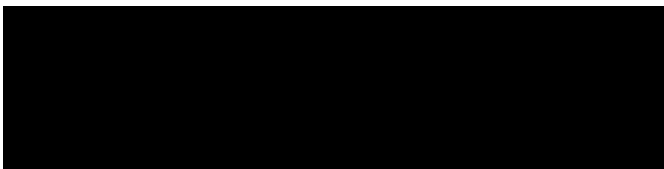
We would draw your attention to Paragraph 68.d) of the Framework, and the need for Councils to work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes. We are keen to bring this site forward quickly for development, and therefore ask the Council to give consideration to how the Submission Version of the Local Plan might enable this to be achieved.

Type of Housing

Restful Homes are committed to working in partnership with SMBC and its partner agencies to ensure a high quality development that enhances the local environment, but also provides the type of retirement accommodation that will provide for the recognised needs of the borough and this part thereof, with inherent community benefits.

Conclusion

We are confident of our ability to deliver the objectives of the local planning authority and are in a position to be able to demonstrate the sound and sustainable principles of this site's allocation by progressing towards a planning application once the details of the master plan are in place.



Reverend Paul O'Connor BA (Hons) BPL MRTPI
Head of Planning