

Ms Clare O'Connor  
Planning Policy  
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**Your Ref**  
**Our Ref** 180VAV00

15 March 2019

Dear Ms O'Connor,

**SOLIHULL METROPOLITAN BOROUGH COUNCIL DRAFT LOCAL PLAN REVIEW  
SUPPLEMENTARY CONSULTATION (2019) - REPRESENTATION IN SUPPORT OF PROPOSED SITE  
ALLOCATION PO5 CHESTER ROAD / MOOREND AVENUE, FORDBRIDGE**

Cushman and Wakefield (C&W) have been appointed by the Strategic Land and Property Team of Solihull Metropolitan Borough Council (SMBC) (acting in the Council's capacity as land owner) to submit representation in support of the release of Site PO5, land at Chester Road/Moorend Avenue, Fordbridge for release from the Green Belt as part of the Draft Local Plan Review Supplementary Consultation (2019).

The land does not fulfil the five purposes of the Green Belt as set out in the National Planning Policy Framework (NPPF, 2018).

Release of this land provides opportunity for development, alternative to residential use, to help meet development needs of the Borough. The justification for the release of this proposed allocation is detailed below.

**Site Location**

Site PO5 is based in a central location of Chelmsley Wood with existing road infrastructure connecting the site along the A452 to M6 junction 4 and M42 junction 7A.

This site is within walking distance of the following services and amenities:

- Chelmsley Wood Town Centre (550m approx.)
- Bus Stop for 4 services to Birmingham, Kingstanding and Solihull (160m approx.)

The following are within a 3 mile radius of the site:

- Marston Green Train Station
- Birmingham International Airport and Train Station

Due to the sites close proximity to an established road network, local facilities and services, along with the low grade Green Belt land surveyed as part of the supporting evidence to the Draft Local Plan Review (DLP, 2016), it is considered to be a sustainable location for development.

### Green Belt Assessment

The site in question does not fulfill the five purposes of the Green Belt set out in NPPF paragraph 134. The table below demonstrates the sites failure to enrich and contribute to the purposes of the Green Belt:

NPPF purposes of the Green Belt	Site PO5 contribution to the Green Belt
a) to check the unrestricted sprawl of large built-up areas	<p>The site contains well established major road infrastructure and is in close proximity to the River Cole to the south of the site.</p> <p>The River acts as a natural permeant barrier restricting the sprawl of built up adjacent areas.</p>
b) to prevent neighbouring towns merging into one another	The River Cole is a natural, permanent barrier preventing the merging of Fordbridge and Chelmsley Wood.
c) to assist in safeguarding the countryside from encroachment	The site is located between urban areas and currently contains major road infrastructure. Development has already been established within this location.
d) to preserve the setting and special character of historic towns	<p>The site is not within close proximity to any historic towns / features.</p> <p>Given the established infrastructure already present there is limited setting and special character to consider.</p>
e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The development of this site will help bring a functional use to what is currently transport infrastructure in the Green Belt and support the regeneration of Fordbridge and Chelmsley Wood.

### Planning Policy Background

SMBC have undertaken technical work to support the proposed site allocation and inform the Draft Local Plan Review (2016). The following table explains the relevant background and policy context for site PO5.

The release of site PO5 Chester Road/Moorend Avenue, Fordbridge is policy compliant and therefore justifiable to help SMBC meet their development needs across the Borough.

Documents relevant	Summary
SHELAA 2016	<p>(SHELAA ref:52) The assessment notes that the site faces significant constraints against suitability and achievability criteria however, the site performs well against availability criteria.</p> <p>It is noted that whilst the site is in the Green Belt and 10%-50% of the site is in flood zone 2 it is noted the location of the site is within a major urban area. It was concluded that the site has poor marketability and/or viability and therefore is unlikely to come forward within the first 10 years.</p>

<p>AECOM Interim SA Report 2017 [table attached]</p>	<p>The assessment highlighted that the site does not perform significantly negatively or negatively on any criteria and scored neutrally or above on all 17 sustainability assessment criteria. The site scored significantly positively on 3 criteria (SA1: Regeneration and Economic Development, SA3a: Proximity to bus and Train Services &amp; SA17b Access to Leisure Facilities).</p> <p>Appendix 1 of this representation shows more detail on the sustainability attributes of the site.</p>
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The site is included in the Draft Local Plan Review (2016) as a preferred option. The site has a Green Belt score of 5 (worst performing) in terms of GB accessibility noted in the supporting Green Belt Assessment (2017).

The DLP notes the site is accessible to the surrounding local amenities and settlements, however contains or overlaps a wildlife site and that sources of noise adjacent could affect amenity. The DLP recognises the site has constraints and that infrastructure requirements are necessary to ensure deliverability.

Development of the site would positively meet the objectives of the Draft Local Plan Review (2016):

DLP Policy	Summary
<p><b>P3 – Provision of Land for General Business Uses</b></p>	<p>Seeks to ensure that an adequate supply of land remains available for employment purposes protect allocated and unallocated sites for B1, B2 &amp; B8 uses. This policy encourages the retention of employment land.</p>
<p><b>P7 – Accessibility and Ease of Access</b></p>	<p>Seeks to ensure all development is in the most accessible locations and development over 100 units provide bus access for at least 30 minute daytime, evening and weekend frequency. Alongside provision of or contribution to off-site transport infrastructure schemes.</p>
<p><b>P9 – Mitigating and Adapting to Climate Change</b></p>	<p>Seeks to include measures that reduce the impact of climate change on a strategic and site specific level.</p>
<p><b>P11 – Water Management</b></p>	<p>This policy requires all major developments to include SUDS and take into account the relevant River Basin Management Plan. It further expects that through risk assessments on impacts to surface and groundwater systems appropriate mitigation is included with development proposals.</p>
<p><b>P14 – Amenity</b></p>	<p>Seeks to ensure a good standard for all existing and future occupiers of homes and employment units. Criteria is set within this policy for new developments to provide and have access to high quality amenities.</p>
<p><b>P15 – Securing Design Quality</b></p>	<p>This policy expects all developments to contribute to or create high quality places inclusive of sustainable design which should follow a set of criteria within policy P15.</p>
<p><b>P21 – Developer Contributions and Infrastructure Provision</b></p>	<p>Expects that development will contribute or provide mitigation measures its impacts to make the proposals acceptable in planning terms as well as physical, social, green and digital infrastructure to support any associated needs.</p>



Evidence set out is presented in support of the allocation of site PO5 Chester Road/Moorend Avenue Fordbridge and release from the Green Belt. The site does not fulfill any of the five purposes of the Green Belt set out in the NPPF, and existing development surrounding establishes a precedent for future development.

We support the release of this site from the Green Belt and ask SMBC to consider this a **favourable site for release** to help the Borough meet its development needs.



**Clare Lucey MRTPI**  
Associate, Development & Planning

**Appendix 1: AECOM Interim Sustainability Appraisal 2017 Table**

	Site ID	Site Name	SA1. Regeneration and economic development	SA2a. Distance to Primary School	SA2b. Distance to Secondary School	SA3a. Proximity to bus and train services	SA3b. Proximity to principal road network	SA4a. Soil	SA4b. Minerals	SA7. Flooding	SA9. Enhance ecological sites	SA10. Landscape sensitivity	SA11. Enhance green infrastructure	SA12. Enhance and protect historic assets	SA14. Amenity	SA17a. Distance to healthcare	SA17b. Access to leisure facilities	SA19a. Distance to Key Economic Assets	SA19b. Distance to convenience stores or supermarket
101	PO 5	Chester Road/ Moorend Avenue	Green	Green	Green	Green	Green	Green	Green	Yellow	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green	Green
96	PO 6	Meriden Road	Yellow	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Red
102	PO 7	Kingshurst Village Centre	Green	Green	Green	Green	Green	Green	Green	Green	Green	?	Yellow	Green	Green	Green	Green	Green	Green
91	PO 8	Hampton Road	Yellow	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Yellow	Green	Green
92	PO 8	Hampton Road	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green
90	PO 9	South of Knowle	Yellow	Green	Green	Green	Green	Red	Green	Green	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Green
100	PO 10	West of Meriden	Yellow	Green	Yellow	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green
103	PO 11	Former TRW site	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	?	Green	Green	Green	Green	Green	Green	Green
89	PO 12	South of Dog Kennel Lane	Yellow	Green	Green	Green	Green	Red	Green	Yellow	Green	Green	Red	Yellow	Green	Green	Green	Green	Green
88	PO 13	South of Shirley	Yellow	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Yellow	Yellow	Green	Green	Green	Green	Green
106	PO 14	Arran Way	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	?	Green	Green	Yellow	Green	Green	Green	Green
107	PO 15	Jensen House, Auckland Drive	Green	Green	Green	Green	Green	Green	Green	Green	Green	?	Green	Green	Yellow	Green	Green	Green	Green
93	PO 16	East of Solihull	Yellow	Green	Green	Green	Green	Red	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green
105	PO 17	Moat Lane, Vulcan Road	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	?	Green	Green	Yellow	Green	Green	Green	Green
104	PO 18	Sharmans Cross Road	Yellow	Green	Green	Green	Green	Green	Green	Green	Yellow	?	Yellow	Green	Green	Green	Green	Green	Green
95	PO 19	UK Central Hub/HS2 interchange	Yellow	Yellow	Green	Green	Green	Red	Yellow	Yellow	?	Green	Red	Yellow	Green	Red	Green	Green	Red
94	PO 20	Land Damson Parkwa	Yellow	Green	Green	Green	Green	Red	Green	Yellow	Green	Green	Green	Green	Yellow	Green	Green	Green	Green