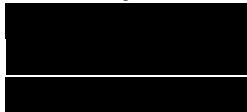


Ms Emma Tinsley-Evans  
Planning Policy  
Solihull Metropolitan Borough Council  
Council House  
Manor Square  
Solihull  
B91 3QB

**Email**

clare.lucey@cushwake.com



**Your Ref**

**Our Ref**

180VAV00

15 March 2019

Dear Ms Tinsley-Evans,

**SOLIHULL METROPOLITAN BOROUGH COUNCIL DRAFT LOCAL PLAN SUPPLEMENTARY REVIEW (2019) - REPRESENTATION IN SUPPORT OF PROPOSED SITE ALLOCATION PO17 MOAT LANE DEPOT & VULCAN HOUSE**

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 this representation in support of the allocation of Site PO17 Moat Lane Depot & Vulcan House for residential development as part of the Draft Local Plan Review Supplementary Consultation (2019).

Allocation of this land will provide a sustainable location for new residential development to help the Borough achieve its housing requirement within the plan period and is therefore supported.

The site is owned by SMBC.

**Site Location**

Site PO17 is located in an existing residential area north of Solihull Town Centre, with existing access on to Moat Lane and strong existing road infrastructure connecting the site along the A41 to M42 junction 5.

The following services and amenities are within a 1 mile radius of the site:

- Solihull Town Centre (including Solihull Hospital, Primary and Secondary Schools, College and University Centre and Tudor Grange Leisure Centre)
- Solihull Train Station (Services to Birmingham and Leamington Spa)
- Bus stops with 19 services to Birmingham, Solihull, Kings Heath and Sheldon
- Solihull Hospital

Within a 3 mile radius:

- Birmingham International Airport and Train Station

Due to the sites close proximity to local facilities and services along with being situated in an established residential area it is deemed that this site is in a sustainable location for development.

### Plannign Policy Background

SMBC have undertaken technical work to support the proposed allocation of the site within the Draft Local Plan Review (2016). The following table explains the relevant background and policy context for site PO17.

The allocation of site PO17 Moat Lane Deopt and Vulcan House is compliant with policy and therefore justifiable to help SMBC meet their housing needs across the Borough.

Documents relevant	Summary
SHELAA 2016	<p>(SHELAA ref: 222) The assessment notes that the site performs significantly poorly on achievability, shows some constraints on suitability but performs well on the availability criteria.</p> <p>The site is flagged as having bad neighbours and potential need for mitigation. Overall, it was determined the site had poor viability and not likely to come forward within the next 10 years.</p>
AECOM Interim SA Report 2017 [table attached]	<p>The assessment highlighted that the site did not perform significantly negatively on any criteria however, it did perform slightly negatively on SA1: Regeneration &amp; Economic Development and SA14P: Amenity.</p> <p>The site performs neutrally or better on the remaining 14 criteria. However, SA10: Landscape Sensitivity was incomplete/undetermined.</p> <p>Appendix 1 of this report shows more detail on the sustainability attributes of the site.</p>

The site is included in the Draft Local Plan Review (2016) as a preferred option outside of the Green Belt.

The DLP scored the site well in terms of accessibility and the use of previously developed land. Infrastructure requirements are noted to ensure deliverability.

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

DLP Policy	Summary
<b>P4(A&amp;C) – Meeting Housing Need (Affordable Housing &amp; Market Housing)</b>	<p><b>A:</b> This policy expects that allocated and unallocated sites over 11 units provide affordable housing of 50% subject to variable factors. Financial contributions will be sought where the affordable housing criteria cannot be achieved.</p> <p><b>C:</b> The policy notes that Market Housing negotiations will be in line with any development briefs provided for the site in question.</p>
<b>P5 – Provision of Housing Land</b>	<p>This policy explains that the Council have allocated 6,522 units within the DLP to help achieve the additional housing requirement of 15,029 homes during the 2014-33 period (averaging 791dpa).</p> <p>The policy also notes that the submission version of the plan will include phasing designations for each allocation.</p>
<b>P7 – Accessibility and</b>	Seeks to ensure all development is in the most accessible locations

<b>Ease of Access</b>	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.
<b>P9 – Mitigating and Adapting to Climate Change</b>	Seeks to include measures that reduce the impact of climate change on a strategic and site specific level.
<b>P11 – Water Management</b>	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.
<b>P14 – Amenity</b>	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.
<b>P15 – Securing Design Quality</b>	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.  Developments should demonstrate a Building for Life 10 or equivalent and comply with urban design guidance (also listed within the policy).
<b>P20 Provision for Open Space, Childrens Play, Sport, Recreation and Leisure</b>	Seeks to secure well-designed new and improved open space and their maintenance as an integral part of new residential (including care homes), commercial (over 1ha or 1,000 sqm) or mixed-use development.  The policy also requires that provision should be made for on-site amenity space that is well designed and in accordance with Policy P15 – Securing Design Quality.
<b>P21 – Developer Contributions and Infrastructure Provision</b>	Expects that development will contribute or provide mitigation measures to make the proposals acceptable in planning terms as well as physical, social, green and digital infrastructure to support any associated needs.

### **Local Plan Review Supplementary Consultation (2019) Masterplan Concepts**

Land at Moat Lane Depot and Vulcan House is included within the DLP Review Supplementary Consultation (2019) Masterplan Concepts supporting document which identifies constraints and opportunities in terms of development potential. This envisages capacity for up to 150 homes.

Potential land contamination and existing onsite lease agreements are identified as constraints to the site. Despite these, the site is considered an urban area within a highly residential setting which supports the concept for redevelopment for residential use.



Evidence set out is presented in support for the allocation of Site PO17 Moat Lane Depot and Vulcan House for residential development. The site is a brownfield site in a sustainable location surrounded by established residential settlement. Allocating this site for residential use would help SMBC in achieving the housing requirement of 15,029 set out within the Draft Local Plan Review.

We support the allocation of this site for residential development and ask SMBC to consider this a **favourable allocation** to help the Borough meet its development needs.

Yours Sincerely,



**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	?	Green	Yellow	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	Green	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	Green	Red	Green	Green	Green	Green	Green
88	PO 13	South of Shirley	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	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	Green	Red	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	Green	?	Yellow	Green	Green	Green	Green	Green	Green
95	PO 19	UK Central Hub/HS2 interchange	Yellow	Yellow	Green	Green	Green	Red	Yellow	Yellow	?	Green	Green	Red	Yellow	Green	Red	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