

Solihull Council
Planning Policy
Council House
Solihull

15th March 2019

Dear Sirs



**Re: Solihull Local Plan Review Supplementary Consultation 2019
Site 338 Land off Kenilworth Road (adj to Harper Fields Nursing
Home), Balsall Common**

Please find attached a consultation response to the Supplementary Consultation 2019. Our response answers each question in turn and goes into greater detail in relation to our specific site within our response to question 39.

I do not wish to repeat what is said in the consultation response but wish to summarise the main conclusions below.

- The site is developer owned which will ensure early delivery;
- The site is available, achievable and deliverable;
- Is under a single ownership and does not have the complex land assembly or land use issues as identified on some of the allocated sites, especially within Balsall Common;
- Is medium sized and does not rely upon major infrastructure being delivered ahead of the site being developed;
- The site is accessible and lies opposite the two allocations from the last local plan site 22 and 23 and closer to the centre of Balsall Common than draft allocation 3;
- No ecological issues with the site;
- No issues relating to trees;
- No issues with access;
- No geo technical issues;
- Has an existing single defensible Green Belt Boundary;
- The 3 other sides of the site are surrounded by built form and allocation of the site would represent a rounding off of this end of the village, see Local Plan Context Plan attached;

Having carried out our own Green Belt Assessment (see report enclosed) it is concluded both through an analysis of the methodology used, and due to material changes in the developed form surrounding the site since the last assessment was undertaken (comprising an adjacent retirement village and extra care scheme), that this specific site is isolated from the wider parcel, is not highly performing in Green Belt terms and that if the site were to be allocated for housing the contribution of the overall parcel to the Green Belt would be preserved.

The sustainability credentials of the site in terms of accessibility and distance to existing amenities and services in central Balsall Common are greater than other Green Belt sites that have been proposed as draft allocations.

We respectfully ask that full consideration be given to the many positive points of the site and that the site be allocated for housing in the plan.

Yours Faithfully

Donna Savage

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