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26th April 2019

Ref: 32267-P2

Attn: Maurice Barlow

Dear Maurice

Additional information to support representation to the Solihull Local Plan Review – Regulation 18 Consultation in relation to Site Ref. 341 Land between 70 & 84 Chelmsley Road.

On behalf of our clients, Kier Living Ltd, we write to submit updated information to support representations to the Solihull Local Plan Review Regulation 18 consultation which ran from the end of January 2019 – 15th March 2019. The representations relate to the site known as Land between 70 & 84 Chelmsley Road, site reference 341 within the Draft Local Plan Supplementary Consultation: Site Assessments (“the Site”).

Following the end of the consultation period in March 2019 several elements of the Site have changed which impact upon the representations made and the subsequent assessment of the Site. This letter formally sets out the changes which should be taken into consideration when the representations to the Solihull Local Plan Review Regulation 18 Consultation are considered.

As referenced within our representations submitted during the consultation period, the southern portion of the Site was subject to a planning application (reference: PL/2018/02763/PPFL) for a medical centre. This has subsequently been approved and will result in a two and three storey building fronting Coleshill Road. This planning permission, when implemented, will significantly alter the visual impact of the Site from Coleshill Road; in effect urbanising current glimpsed views of open space.

The granting of permission PL/2018/02763/PPFL sets a precedent of built development up to the eastern boundary of the Site. The Site Assessment (January 2019) identified that the Site was not taken forward for development as the Council considered that the development would narrow the gap between Marston Green and Chelmsley Wood. The granting of permission for the medical centre establishes that development up to the eastern boundary of the Site is acceptable and consequently the dismissal of the Site due to this factor

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should be disregarded. Furthermore, the development of the medical centre in addition to the Site would establish a clearly defined development boundary that extends to the residential area to the north.

The Site has capacity to accommodate up to 30 dwellings with adequate areas of open space. As previously set out, access to the Site can be obtained through the almost complete Kier Living residential development to the west.

Overall the granting of planning permission PL/2018/02763/PPFL changes the impact of development of the Site and consequently any further assessment of the Site should have regard to this permission.

I trust that this updated information in relation to Site reference 341 Land between Chelmsley Lane and Coleshill Road Marston Green is acceptable. If you require any further information or wish to undertake a site visit please do let me know.

Yours sincerely



Natasha Bullen
Planner