



Solihull MBC Local Plan
Publication Stage Representation
Form

Ref:
(For official use only)

Name of the Local Plan to which this representation relates:

Draft Submission Version

Please return to psp@solihull.gov.uk or Policy and Engagement, Solihull MBC, Solihull, B91 3QB BY Monday 14th December 23:59

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This form has two parts -
Part A - Personal Details: need only be completed once.
Part B - Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*
2. Agent's Details (if applicable)
*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.
Title: Mr, Ms
First Name: Rupert, Caroline
Last Name: Young, Chave
Job Title: Development Director, Director
Organisation: Nurton Developments (Hockley Heath) Ltd, Chave Planning Ltd
Address Line 1: Enterprise Centre
Line 2: Bridge Street
Line 3: Derby
Line 4:
Post Code: DE1 3LD
Telephone Number:
E-mail Address:

Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph Policy Policies Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4 (3) Complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Nurton Developments (Hockley Heath) Ltd (hereinafter referred to as Nurton Developments) are promoters of the land proposed for allocation under Policy HH1 and have engaged with the preparation of the Local Plan on behalf of the landowners since January 2016, responding to each stage of formal consultation.

Furthermore, in order to support the Council's assessment of the site and demonstrate its deliverability, Nurton Developments prepared a Vision Document for the site, submitted at Draft Local Plan stage (February 2017). The Vision Document was informed by input from highways, ecology, drainage and landscape consultants and this input was evaluated to arrive at a masterplan for the site. The masterplan is referred to in the Concept Masterplans (October 2020) document forming part of the Council's evidence base.

The Vision Document masterplan has also been subject to community consultation carried out by Nurton Developments during 2017, when residents of the whole of Hockley Heath parish were invited to attend a consultation event either in person or online. Feedback received in this site-specific consultation was reported to the local planning authority and the criteria set out in Policy HH1 reflect feedback received, for example requiring that speed reduction measures and pedestrian safety improvements are implemented along School Road, trees and hedgerows are retained and flood risk management measures are employed.

Nurton Developments have engaged with the Council in their assessment of the site and are satisfied that the Local Plan evidence base and Concept Masterplan form a sound basis for the site's allocation. The evidence base, in particular Site Assessments (October 2020) site ref 139, highlights that the site is well contained by physical and permanent features that would provide strong and defensible Green Belt boundaries. This is the site's major strength. It is totally contained by roads that are integrated with existing development and by the Stratford upon Avon Canal, which is lined by a substantial buffer of trees. This offers complete visual containment from the wider rural landscape of the Green Belt and robust and enduring physical boundaries. These are strong defensible boundaries that do not exist for any of the other sites that have been promoted around Hockley Heath. Therefore the release of the site from the Green Belt involves defining new boundaries clearly, using physical features that are readily recognisable and likely to be permanent, in accordance with paragraph 139 of the National Planning Policy Framework.

The site would deliver c90 dwellings in a location adjacent to and well related to the built up area of Hockley Heath, within convenient walking distance of a range of village facilities. In particular, being located opposite the village primary school and within 300 metres of the heart of the village where bus stops and local services are located, the site would offer opportunities for walking and use of public transport and thus would minimise car travel. Footway provision would be improved and pedestrian safety features installed to establish safe and convenient pedestrian connection to the school and village centre.

Hockley Heath is a sustainable location for growth and this development would support the existing range of village facilities (e.g. pub/restaurants, take-away establishments, convenience shops, butchers, bakers, dentist, a physiotherapy clinic, hairdressers, various other retail and businesses, churches and a community hall with sports and play facilities). In particular the Co-operative Foodstore and independent artisan bakery shop have opened at Hockley Heath in the last couple of years, indicating that this is a vibrant community with a hub of local shops and services.

Due to the scale of the site it would play an important contribution in meeting housing needs in the short to medium term. A development of c90 dwellings is likely to deliver 40-50 dwellings per annum with development being commenced within 2 years of the adoption of the Local Plan. As such it can make a more immediate contribution to meeting housing needs than some of the much larger allocations, which take longer to come forward and require substantial infrastructure improvements up-front.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

No modifications are required.

(Continue on a separate sheet /expand box if necessary)

Please note In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

In order to answer any questions from the Inspector about the site's deliverability.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

9. Signature:



Date:

