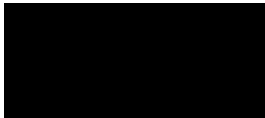


14 December 2020

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Dear Sir / Madam,

**Response to the Solihull Draft Submission Local Plan Review Consultation
Winterton Farm, Cheswick Green**

On behalf of the landowner, we have prepared the following submission in response to the Solihull Local Plan Review – Draft Submission consultation document (DSLP).

Our client has previously submitted representations to the Scope, Issues and Options consultation (January 2016), Draft consultation (February 2017) and Draft Supplementary consultation (March 2019) in order to promote their land interests at Winterton Farm, Cheswick Green (SHELAA Reference 173).

We have submitted 5 consultation forms with this Covering Letter responding to the following Policies in the DSLP:

- Policy P4C
- Policy P4D
- Policy P4E
- Policy P5
- Policy P17

Site Context

Our client's site at Winterton Farm, Cheswick Green (Site reference 173) is being promoted for up to 600 homes (market and affordable dwellings), a community facility and public open space. The landowner is willing to consider a smaller allocation if this is considered appropriate by the Council. Our client's land offers an opportunity for the future expansion of Blythe Valley Park. There is also the potential to create a footpath link through our client's land between Blythe Valley Park development and Cheswick Green to link both the settlements and improve their footpath / cyclepath accessibility to the employment provision, shops and services that each settlement provides.

As part of this submission we have resubmitted a Promotion Document (January 2016) for the site which includes a site context, development framework and an Illustrative Masterplan which demonstrates how the site could be delivered and how it could create a connection between Cheswick Green and Blythe Valley Park without coalescence as a large green buffer is proposed between the site and Cheswick Green.

The Council's previous Site Assessment (January 2019) document that supported the Supplementary Draft consultation document identified that there are three 'hard' constraints (River Blythe SSSI, adjacent Listed Buildings and RIGS) on site and various 'soft' constraints (access, adjacent to wildlife sites, Flood Zones 2 and 3 and a high pressure gas pipeline). However, it is considered that these constraints can be overcome and

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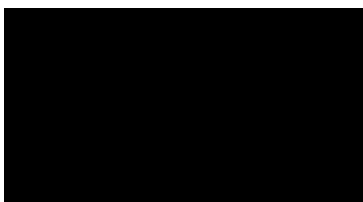
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future development of the site can be designed to reduce its impact on the River Blythe SSSI and listed buildings. Although there are identified constraints, the site is located within a moderately performing Green Belt ('GB') parcel, is highly accessibility to schools, services and facilities and in the Sustainability Appraisal the site was assessed as having 9 positive (5 significant), 3 neutral and 5 negative effects (1 significant). We therefore consider that the Council should consider Site reference 173 for an allocation or safeguarded site to assist the Council in meeting their housing needs.

In summary, the allocation of our client's site could provide additional market and affordable housing to meet Solihull and the Greater Birmingham Housing Market Area's housing needs (this is discussed further in our response to Policy P5) as well as providing land for a community facility and public open space. We therefore consider that this land should be released from the Green Belt and allocated within the Local Plan Review.

We trust you find the above and enclosed helpful, please contact me in the first instance should you have any queries.



Jessica Graham
Associate

Inc. Promotion Document and 5no. Consultation Forms