



Solihull MBC Local Plan Publication Stage Representation Form

Ref:

(For
official
use only)

Name of the Local Plan to which this representation relates:

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*

**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.*

2. Agent's Details (if applicable)

| | | |
|------------------------------------|--|---|
| Title | <input type="text" value="Mr"/> | <input type="text" value="Miss"/> |
| First Name | <input type="text" value="Mark"/> | <input type="text" value="Jessica"/> |
| Last Name | <input type="text" value="Horgan"/> | <input type="text" value="Graham"/> |
| Job Title (where relevant) | <input type="text"/> | <input type="text" value="Associate"/> |
| Organisation (where relevant) | <input type="text"/> | <input type="text" value="Savills (UK) Limited"/> |
| Address Line 1 | <input type="text" value="C/O Agent"/> | <input type="text" value="55 Colmore Row"/> |
| Line 2 | <input type="text"/> | <input type="text" value="Birmingham"/> |
| Line 3 | <input type="text"/> | <input type="text"/> |
| Line 4 | <input type="text"/> | <input type="text"/> |
| Post Code | <input type="text" value="C/O Agent"/> | <input type="text" value="B3 2AA"/> |
| Telephone Number | <input type="text" value="C/O Agent"/> | <input type="text" value=""/> |
| E-mail Address (where relevant) | <input type="text" value="C/O Agent"/> | <input type="text" value=""/> |

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 type="text" value="X"/> | No | <input type="text"/> |
| 4.(2) Sound | Yes | <input type="text"/> | No | <input type="text"/> |
| 4 (3) Complies with the Duty to co-operate | Yes | <input type="text" value="X"/> | No | <input type="text" value="X"/> |

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.

The Council's evidence base acknowledges that there are limited brownfield opportunities left in Solihull so to meet their housing needs Green Belt release was needed for this Local Plan Review and may therefore potentially be needed again in future reviews.

When defining Green Belt boundaries, the National Planning Policy Framework (NPPF) states that Local Plans should *"be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period"* (Paragraph 139e). The NPPF encourages Councils to identify areas of safeguarded land in order to meet longer-term development needs beyond the plan period (paragraph 139c). The Council has not sought to safeguard any land for development as part of the Local Plan Review. As stated in our separate response to Policy P5, a significant HMA housing shortfall is expected from 2031 so it is likely that Solihull will need to contribute additional dwellings to assist in addressing this shortfall. Therefore, safeguarding land for the future is needed in order to meet the longer term development needs of the HMA.

In order to be consistent with national policy, we consider that the Council should identify areas of land that could be released from the Green Belt in this Local Plan Review and safeguarded for future development should the Council not be able to meet their housing needs or the housing needs of the HMA during the next plan period.

The NPPF states that *"where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport"* (paragraph 138). As we have stated above, there are limited brownfield opportunities available in the Borough therefore the Council should be seeking to release Green Belt land that is well served by public transport. Our client's land is located between Cheswick Green and Blythe Valley Park (SHELAA

reference 173) and is being promoted for circa 600 homes (market and affordable dwellings), a community facility and public open. 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.

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.

To provide a plan which is more effective which enables the Council to demonstrate that the Green Belt boundaries will not need to be altered at the end of the plan period, we consider that the Council should identify areas of land that could be released from the Green Belt in this Local Plan Review and safeguarded for future development should the Council not be able to meet their housing needs or the housing needs of the HMA during the next plan period. Our client's site (Site Reference 173) should be considered for a residential and community facility allocation or be safeguarded for future development.

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:

To provide oral evidence and engage in the Examination discussions on this matter.

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:

Savills on behalf of landowner

Date:

14/12/20