



**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](mailto:psp@solihull.gov.uk) or Policy and Engagement, Solihull MBC, Solihull, B91 3QB BY Monday 14<sup>th</sup> 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.

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## Part A

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1. Personal Details*	2. Agent's Details (if applicable)
<i>*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.</i>	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	Arden Wood Shavings Ltd
Address Line 1	Stansgate Planning
Line 2	9 The Courtyard (KW/RJB/2953)
Line 3	Timothys Bridge Road
Line 4	Stratford-upon-Avon
Post Code	CV37 9NP
Telephone Number	
E-mail Address	

(where relevant)

## 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	<input type="text"/>	Policy	HA1 Meriden Road, Hampton in Arden	Policies Map	<input type="text"/>
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4. Do you consider the Local Plan is:

4.(1) Legally compliant	Yes	<input 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 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.

See enclosed statement.

(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.

N/A

(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:

N/A

**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:



**REPRESENTATIONS TO SOLIHULL LOCAL PLAN – DRAFT SUBMISSION  
PLAN OCTOBER 2020**

**ON BEHALF OF ARDEN WOOD SHAVINGS**

**IN RESPECT OF  
POLICY HA1 - MERIDEN ROAD  
HAMPTON IN ARDEN**

**Our Ref: KW/RJB/2953  
December 2020**

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## **APPENDICES**

Appendix 1 2953-A-100 Rev A Location Plan

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## 1. INTRODUCTION

- 1.1 Stansgate Planning act for Arden Wood Shavings (AWS) in respect of representations to the Solihull Local Plan – Draft Submission Local Plan (DSLPL). The DSLP was published October 2020 under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 and is the final stage before submission to the Secretary of State. The plan is available for consultation until 14 December 2020. It covers the plan period to 2036.
- 1.2 This submission sets out representations to **support** Policy HA1 - Meriden Road, Hampton in Arden which is a site allocation for 100 dwellings and which, under the terms of the Regulations is considered **Sound** subject to minor modification/clarification to firstly confirm the site boundary and secondly to recognise that any proposal needs to be viable to allow delivery such that flexibility may be needed in the application of the policy and additional wording is requested to reflect this as set out in the Modifications required section below.
- 1.3 AWS own land known as the former ammunitions depot at Meriden Road, Hampton in Arden (Meriden Road Depot). Their site is shown outlined red on plan in **Appendix 1** 2953-A-100 Rev A Location Plan in the context of the housing Site 24 in the adopted Solihull Local Plan 2013 and the proposed allocation Site HA1 in the SDLP (formerly Site 6).
- 1.4 By way of background, AWS are a local company with their main premises at Kenilworth Road, Hampton in Arden to the north of Balsall Common. They produce bedding primarily for agricultural livestock. The site is used principally for the storage of bales of wood shavings. AWS has invested heavily to maintain its position as a leading bedding supplier and the quality of its products is such that they have increased in popularity and demand for them is increasing. Their land at Meriden Road Depot is currently in active use and is an essential part of their business. In future, as the business expands the use may be relocated and as such the site would be available for development. This is dependent a relocation site becoming available or business operating conditions changing.

## 2. LOCAL PLAN SETTLEMENT CHAPTERS – HAMPTON IN ARDEN

### POLICY HA1 – MERIDEN ROAD

2.1 AWS support the allocation of Meriden Road Depot, Hampton in Arden as part of Policy HA1 (formerly Site 6) for 100 houses. The policy is considered to be sound subject to:

- the site boundary needs clarification or minor amendment to ensure it reflects the boundary of the existing AWS site, currently this is unclear.
- The addition of wording in Policy HA1 3. to read before the list “Likely infrastructure requirements will include, ***subject to viability:***”

#### Site Boundary

2.2 The site owned by AWS amounts to about 3.80ha and is identified outlined red in Appendix 1. It falls within the Green Belt and is mainly brownfield land by virtue of its current storage use. A small part on the south western boundary is not previously developed but is integral to the site as it is fenced off from agricultural land and has no access other than through the site, it is essentially vacant and not in use. It was included as open space for Site 24 in the Solihull Local Plan.

2.3 The site boundary of Site HA1 (formerly Site 6) should be refined to reflect the area of the AWS site. The difference is highlighted by the plan in Appendix 1 where Site HA1 and the AWS boundary are shown overlain. In earlier iterations of the Draft Local Plan allocations were referred to as broad boundaries stated as not fixed and further work to be undertaken, this anomaly was raised at the consultation stages so it could be addressed through preparation of the concept masterplans that unpin the allocations, as the next stage of work. However, it is not clear if such a change has come about and the Concept Masterplans as published to support the SDLP, are unclear. Whilst the site analysis shows the red line amended to include the whole of the AWS site, the landscape assessment plan shows the original red line. The Illustrative Concept Masterplan has no red line and as it is superimposed on the aerial view, it is not possible to understand the boundary it follows. This needs to be clarified.

### **Additional wording needed**

- 2.4 Policy HA1 3. Includes a list of infrastructure requirements. However as the site has an existing use that will need to be relocated and coupled with this the site may have higher than usual build costs to account for removal of contamination, as yet unidentified, there needs to be some flexibility in the policy to allow for a situation where unidentified development and infrastructure costs cause the site to be not viable.
- 2.5 The evidence base of the SDLP includes a Viability Study October 2020 although in respect of Site HA1 (Assessed as Site 6), it is not evident that any abnormal cost of development for the previously used land element has been accounted for.
- 2.6 Flexibility can be achieved through the addition of the words ‘subject to viability’ that would allow an assessment at planning application stage to take account of any abnormal costs and apply infrastructure requirements accordingly.

### **The allocation**

- 2.7 In support of development in Hampton in Arden, the Site Assessment brings together the evidence base on Accessibility Mapping, the Green Belt Assessment, Landscape Character Assessment, the overall topic paper, site selection process and the SHELAA. In respect of Hampton in Arden it concludes the lower performing Green Belt land to the north and east and the medium to high accessibility of the settlement present an opportunity for limited growth. Development to the east would enable the use of a brownfield site in conjunction with an allocated site that has yet to be developed and provide a firm Green Belt boundary, whilst avoiding the higher flood zones. The AWS site is assessed favourably as 117.
- 2.8 The SDLP evidence base generally supports the allocation as Site HA1 although the Sustainability Appraisal highlights lack of access to facilities and the assessment rather underestimates the benefit the site offers in terms of:
- Hampton in Arden is a sustainable settlement with a main line railway station, local bus and useful local services and facilities in easy reach of the site;
  - The site is connected to these by public footpath from the south of the site leading to a crossing over the railway onto Station Road and if this was allowed for in the accessibility study the score may be higher;



- The school is within easy walking or cycling distance using the footpath;
- The gain that neighbours perceive in removing the existing use;
- Potential visual enhancement on the settlement edge;
- Traffic flow from the established use is unrestricted and vehicles are heavy goods vehicles. Traffic flow from residential traffic may would be of a lighter nature than commercial vehicles and flow is likely to be comparable;
- Firm and defensible Green Belt boundary following physical features on the ground.
- 4.6Overall, the site is considered highly suitable. It is brownfield land, in an existing use.

### 3. MODIFICATIONS REQUIRED

3.1 The following modifications are requested:

- The red line of the allocation needs clarification that it accords with the boundary of the existing AWS site.
- Policy HA1 3. should be amended to read “Likely infrastructure requirements will include, ***subject to viability:***”



