

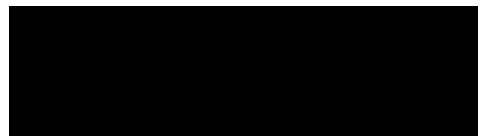


**Representation on behalf of Rosconn Strategic
Land, John Parker and John and Mary Maguire to
the Solihull Local Plan Review Draft Submission
Plan 2020 (Regulation 19 Consultation) in relation
to**

Site SO1, Land East of Solihull

DEC 2020

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Appendix 1 – Master Plan Land North of Lugtrout Lane

1. INTRODUCTION

- 1.1 I am instructed by Rosconn Strategic Land, Mr John Parker and Mr & Mrs J Maguire (“the client”) to make representations to the Solihull Local Plan Review Draft Submission Plan 2020 (“DSP”). The client accounts for three of the five landowners who form part of allocation SO1 in relation to the land north of Lugtrout Lane.
- 1.2 This representation is provided specifically in support of Site SO1 and should be read in conjunction with the response from Cushman and Wakefield (“C&W”), acting on behalf of Solihull MBC Strategic Land and Property (“SSLP”) and all landowners.
- 1.3 Land east of Solihull was allocated in the Solihull Local Plan Review (“SLPR”) 2016 and was expanded through the SLPR Supplementary Consultation 2019, to include land north of Lugtrout Lane up to the Grand Union Canal to the north and Damson Parkway to the west.
- 1.4 This representation, whilst supporting Site SO1, focuses specifically on the northern part of the allocation i.e. land north of Lugtrout Lane.

Site SO1

- 1.5 We consider the allocation of SO1 to be sound. All landowners and their representatives have worked closely together to agree a master plan for the allocation, responding to technical issues and site constraints as the scheme has evolved. There is agreement in principle to have a memorandum of understanding (“MOU”) between the parties and detailed discussions are ongoing regarding an equalization agreement.
- 1.6 We consider Site SO1 - East of Solihull to be sound – positively prepared, justified, effective and consistent with national policy. The site is available, achievable and deliverable.
- 1.7 We agree that the allocation can bring forward at least 700 units. Following further technical work carried out we believe the site could potentially bring forward a higher number.
- 1.8 As set out in the DSP the allocation will bring forward circa 700 new homes, with between 80-100 being provided on land north of Lugtrout Lane. This reflects a density of between 30-40 dwellings per hectare in line with Government Policy. The site is capable of being delivered in phases and will be delivered within Phases I and II of the Plan period.
- 1.9 One particular advantage of the land north of Lugtrout is that it will to be brought forward at an early stage, as no major infrastructure is required. This will help SMBC maintain a five year housing land supply.
- 1.10 The site is in a sustainable location, within a short walk (400m/500m) of the bus routes on Damson Parkway and within easy access of the Town Centre which is only 1.5km away. Other facilities including Doctors, shops and schools are located close by.

1.11 The site will provide a wide range of house types to meet the diverse need in the Borough, in line with Policy H4 of the DSP.

1.12 A master plan has been prepared for the entire allocation as set out in detail within the CW representations. All landowners to the north of Lugtrout have agreed a masterplan for their part of the allocation and have fed into the master plan for the larger allocation site.

1.13 The Master plan has sought to;

- Preserve the setting of the Grade II Listed Building at 239 Lugtrout Lane
- Preserve existing woodland areas and hedgerows
- Preserve the existing ecology and biodiversity of the site
- Provide sufficient Public Open Space
- Respect the existing character of properties to the north of Lugtrout Lane
- Provide good pedestrian links to the site
- Secure good access to the site with good visibility splays
- Provide for Green Belt compensation in line with para 138 of the NPPF.

1.14 Detailed survey work has been carried out to inform the master plan, both by landowners representatives, as well as those appointed by CW on behalf of SSLP and all landowners. We are therefore confident that all technical issues and constraints have been identified and addressed.

1.15 The reports undertaken are;

- Access Appraisal
- Arboricultural Survey and Tree Constraints Plan
- Air Quality Technical Note

- Preliminary Archaeological Constraints Report and Heritage Statement
- Ecological Surveys and Hedgerow Assessment
- Flood Risk and Drainage Strategy
- Geo-environmental Desk Study
- Heritage Statement
- Landscape and Visual Impact Assessment
- Noise Technical Note
- Topographical Survey
- Utilities Survey

1.16 Site SO1 and the resultant master plan has evolved based on detailed technical evidence and assessment and with the collaborative working of all landowners and their representatives. Early engagement of the group has resolved any potential issues and allowed for a design led scheme which meets the objectives of the DSP and national policy.

1.17 A copy of the agreed master plan for land north of Lugtrout Lane is attached as **Appendix 1**.



Modifications required

- 1.18 It is noted that the red line boundary for SO1 contained within the DSP, Master Plans Document and the Policies Plan are not consistent. We request the Red Line provided within the DSP and Concept Masterplan document includes the extent of the proposed allocation, including land north of Lugtrout Lane up to the Grand Union Canal, Damson Parkway, land to the rear of 237 Lugtrout Lane and the existing residential properties on Lugtrout Lane and Hampton Lane.