

	<b>Solihull MBC Local Plan</b> Publication Stage Representation Form	<b>Ref:</b>  <b>(For official use only)</b>
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<b>Name of the Local Plan to which this representation relates:</b>	Solihull
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**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.

## Part A

1. Personal Details*						2. Agent's Details (if applicable)
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*\*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	Cllr		
First Name	Diane		
Last Name	Howell		
Job Title (where relevant)	Meriden Ward Councillor		
Organisation (where relevant)			
Address Line 1	██████████		
Line 2	██████████		
Line 3			
Line 4			
Post Code	██████		
Telephone Number	██████████		
E-mail Address	██		

(where relevant)			

## Part B – Please use a separate sheet for each representation

Name or Organisation: Diane Howell

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

Paragraph		Policy	BC1 2 vii	Policies Map	
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4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	X		No	
4.(2) Sound	Yes			No	
					X

4 (3) Complies with the  
Duty to co-operate  
No

Yes 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.

Policy paragraph currently states 'access from a limited number of access points from the Relief Road'. However this does not preclude some temporary access from Meeting House Lane (MHL). MHL is a narrow residential road, much of it with no pavement. It would not be appropriate for this to be used as a temporary access point in order to commence building some units on this site prior to the relief road being constructed. This would cause loss of amenity to the local residents and road safety issues due to construction vehicles and increased residential traffic using MHL.

(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.

This policy paragraph should be strengthen to read: 'temporary and permanent access from a limited number of access points from the Relief Road'. This will make it clear beyond doubt that there should be no vehicular access to BC1 from MHL at any stage in the construction.

(Continue on a separate sheet /expand box if necessary)
<p><b>Please note</b> 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.</p> <p><b>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.</b></p>
<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="border: 1px solid black; width: 15%; height: 15px;"></div> <div style="border: 1px solid black; width: 15%; height: 15px;"></div> </div>

## Part B – Please use a separate sheet for each representation

Name or Organisation: Diane Howell

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

Paragraph		Policy	BC1 infrastructure vi	Policies Map	

4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	X		No	
4.(2) Sound	Yes			No	
					X

4 (3) Complies with the  
Duty to co-operate  
No

Yes

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.

This policy paragraph currently states 'provision of a section of the Balsall Common Relief Road between Station Road and Waste Lane as the first phase of the development'. Although the plan acknowledges the need for a relief road (text paragraph 527) the policy only provides provision for half of the road to be built. This could lead to an increase in traffic down Windmill Lane, a rural residential road with no pavement, disturbing the historic setting of the Berkswell Windmill. An incomplete Bypass will discourage usage as it will not link in with the major road network. Hence traffic will be less likely to use it and it will not perform its purpose.

(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.

Strengthen this policy paragraph in order to deliver a fully functional and complete relief road:  
'Provision of the whole length of the Balsall Common Relief Road between Station Road and the A452'.

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

## Part B – Please use a separate sheet for each representation

Name or Organisation: Diane Howell

3. To which part of the Local Plan does this representation relate?					
Paragraph		Policy	BC2 2 i	Policies Map	
4. Do you consider the Local Plan is :					
4.(1) Legally compliant	Yes	X		No	
4.(2) Sound	Yes			No	X
4 (3) Complies with the Duty to co-operate					
No		Yes	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.

Policy paragraph currently states 'retention of the rural character of Frog Lane' but it does not say how this will be retained. Frog Lane is an ancient thoroughfare which will form the defensible boundary of this development. The current wording would allow for a variety of interpretations as to how this character could be 'maintained' and it does not provide explicit protection.

(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.

Be more explicit in how this rural lane will be retained:

'retention of the rural character of Frog Lane by preserving the hedgerow boundaries and key ecological features; No vehicular access to the site from Frog Lane'.

## Part B – Please use a separate sheet for each representation

Name or Organisation: Diane Howell

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

Paragraph		Policy	BC5 and concept masterplan page 37	Policies Map	
4. Do you consider the Local Plan is :					
4.(1) Legally compliant	Yes	X		No	
4.(2) Sound	Yes			No	X
4 (3) Complies with the Duty to co-operate					
		Yes	X		
No					
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 SMBC illustrative Concept Masterplan (page 37) notes 4 future access points, one from Kenilworth Road and 3 from Wootton Green Lane. Wootton Green Lane is narrow and very rural with a large number of mature trees and hedgerows. Most of the lane would not allow 2 cars to pass. Having 3 access points would likely lead to overuse of this lane, particularly by traffic avoiding the busier Kenilworth Road. The concept masterplan also does not take into account the new roundabout by Park Lane currently being built by HS2.

(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.

Amendment to the concept masterplan to accurately reflect the future road layout including the new Park Lane roundabout. Provision of all access points from the Kenilworth Road to protect the rural character of Wootton Green Lane and to protect the lane from being overwhelmed by traffic.

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

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

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:

I am a Meriden Ward Councillor and have lived in Balsall Common for nearly 20 years. I accept that in order to fulfil our legal duty to co-operate we must release land from the greenbelt. Although there is much concern locally about the scale of the development, the Plan does provide some important policies that will enhance our village infrastructure; the amendments I have proposed will help to retain the character of our area in the face of these new developments. I would like the opportunity to present in public what this Plan means for my village and how we must ensure that our local character is retained and new development sensitively incorporated.

**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:	14/1 2/20
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