



Solihull MBC Local Plan

Publication Stage Representation Form

Ref:

(For official use only)

Name of the Local Plan to which this representation relates:

Solihull

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*

2. Agent's Details (if applicable)

**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

Mr

First Name

Andrew

Last Name

Burrow

Job Title

Resident

(where relevant)

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:		Andrew Burrow			
1. To which part of the Local Plan does this representation relate?					
Paragraph		Policy	Policy BC5 and Concept Masterplans page 37 BC5 Trevallion Stud	Policies map	

Do you consider the Local Plan is:

4.1 Legally compliant Yes ☐ No ☐

4.2 Sound Yes ☐ No ☒

4.3 Complies with the duty to cooperate Yes ☐ No ☐

Please tick appropriate box

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.

I object to Wooton Green Lane being used as the access road for site BC5 as shown on the Concept masterplan.

October 2020

SMBC Illustrative Concept Masterplan

This site will provide a new 'gateway' into Balsall Common. The Kenilworth Road is a busy, wide road which benefits from a regular bus service. There are opportunities to increase the density of the development here and reduce the density of the development along Wooton Green Lane. This approach maximises the efficient use of the land. Development must pay regard to the settings of listed buildings and demonstrate high quality and full regard for their context.

It is anticipated that the site can accommodate 230 homes. The density across the site ranges from 30 – 40 dph. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets.

Based on 230 homes 1.8 ha of public open space will need to be provided. The POS provides a buffer to the south of the development between the new and existing development providing opportunity for place-making and for the integration of the future and existing residents. A doorstep space will need to be provided on site. A local play space and neighbourhood play area will need to be provided in the locality the mechanism for its delivery can be considered at the application stage alongside other development brought forward in Balsall Common in the adopted Local Plan. Additional tree planting is promoted across the site.

The footpath which runs along side the eastern boundary requires maintenance and provides the opportunities to link the development with neighbouring pavement networks. Access points into the site are kept to the north of the site to minimise effect on the rural edge of the site and Wooton Green Lane. Streets within the development must promote safe active travel.

The site should utilise opportunities to maximise green/blue infrastructure and include linear conveyance SuDS in green routes and optimise layouts to ensure extreme flood flow paths are not impeded.

Solihull Council Conservation of the Historic Environment, Landscape Architecture, Urban Design and Ecology

Solihull Local Plan Site Allocations – Masterplans

Principles: BC5 Trevallion Stud

Proposed access points on narrow rural lane

Legend:

- Public Open Space
- Listed building
- Opportunity for commercial or mixed use development
- Footpath
- Future Access
- Road
- High density housing
- Medium density housing
- Low density housing

A significant case has been made by Balsall PC and I will not repeat it but I have one important fact to add and an alternative solution for the examiner to consider.

The PC case states that Wooton Green Lane is narrow. That is true but what is not stated is that the lane is 3 metres wide. As such is a single-track road with two cars unable to pass each other when going in opposite directions. Whilst walking the Lane on Sunday 13th December (it is part of the Heart of England Way), I was forced onto the grass verge to allow a car to use the road. As such it is unsuitable as an access road to a housing estate. Wooton Green Lane is also a beautiful tree lined lane which would be destroyed by widening contrary to Policy P10 in the plan which seeks to “*conserve, enhance and restore biodiversity*”.¹ and protect hedgerows and standard trees²

In addition, if the lane was widened on the stretch where it is proposed to have 2 access points to the new housing development, then the same 3-metre wide road would exist for the remainder of the road providing a totally unsuitable “short cut” into Balsall Common.

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.

Balsall PC proposes that both entrances to this housing allocation are from the A452/Kenilworth Road. If that is not acceptable, I propose the following alternative

1. The site entrances proposed in the concept plan circled in blue on the map below are used
2. The entrance proposed with the red cross through it on the map is not used
3. The lane is made one way at the point marked with a red arrow on the map for a short stretch with traffic allowed only to proceed north towards the A452. In that way preventing traffic from the site allocation attempting to take a short cut down the 3-metre-wide Wooton Green Lane. Such a restriction would have little impact on existing residents of the Lane.
4. In this way residents of the new housing would enter and leave by car from the A452, either directly or using a very short stretch of Wooton Green Lane. To access Balsall Common they would drive north for a few hundred yards to the new roundabout at the Park Lane junction with the A452 and then turn south. Foot or cycle access to Balsall Common centre could be achieved via Wooton Green Lane.
5. Existing residents of Wooton Green Lane, generally access their homes by taking the lane from Balsall; Common and that can continue as before. Those that want to leave northwards up the A452 would continue to be able to do so through the proposed one way section.

¹ Paragraph 2 of Policy P10

² Paragraph 14 of Policy P10

SMBC Illustrative Concept Masterplan Development Principles: BC5 Trevallion Stud

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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:

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:

14th
December
2020