



Solihull MBC Local Plan Publication Stage Representation Form

Ref:

(For
official use
only)

Name of the Local Plan to which this representation relates:

Solihull Draft Submission Plan

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)
<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	Mr
First Name	Joseph
Last Name	Cramphorn
Job Title (where relevant)	Senior Planner
Organisation (where relevant)	Savills UK
Address Line 1	55 Colmore Row
Line 2	
Line 3	
Line 4	Birmingham
Post Code	B3 2AA
Telephone Number	
E-mail Address	

(where relevant)

Part B – Please use a separate sheet for each representation

Name or Organisation: Hampton Road Developments

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

At 3 i, there is requirement that is explicitly stated as being over and above the requirements of the Building Regulations. It is not for the planning system to place requirements in this regard over and above building regulations. Considerations related to technical appropriateness and application of energy standards should be considered by building inspectors, rather than planning officers.

These requirements are considered to be over and above the requirements of the PPG which states that Local Plans “*can set energy performance standards for new housing or the adaptation of buildings to provide dwellings, that are higher than the building regulations, but only up to the equivalent of Level 4 of the Code for Sustainable Homes*” (Reference ID: 6-012-20190315).

If this is required, changes to Building Regulations should be brought forward. Similarly, in relation to 3ii, the government does not require net zero carbon dwellings now or from April 2025. It is unclear what the rationale of this requirement is.

In relation to 3 iv, we ask the Council to consider the practicality of requiring at least 15% of energy to be provided from renewable sources. There should be a consideration of the capital cost and land take involved to fulfill such a requirement. Furthermore, it should be noted that it is now the case that sourcing energy from the National Grid can actually, in some cases be more sustainable than small scale renewable energy production

In relation to 4 ii, it should be noted that it is not always possible (for example due to site constraints) to orientate every home to enhance natural ventilation and lighting. A range of other considerations also requires attention when the layout of the site is prepared, which may

mean that the orientation cannot be maximised for every dwelling. We therefore consider this requirement to be unjustified.

In relation to policy P9, the Council's Viability Report states that they have allowed for:

- Future Homes Standard: £4,850 per dwelling (assuming 35 – 50 dph)
- Electric Charging Vehicles: £1,000 per dwelling

The Council's viability appraisal sets out that circa £6,000 per dwelling has been allowed for in order to meet the future homes standard and provide electric vehicle charging required by Policy P9. We consider that this is a significant amount of money per dwelling just to meet energy requirements without any of the other requirements being sought in the plan to be taken into account e.g. affordable housing, specialist housing, accessible dwellings, Green – Belt compensation and other S106 contributions and CIL monies that will be sought by the Council and statutory consultees.

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.

Amend Policy P9 to 'encourage' development to apply the energy hierarchy to reduce energy demand and minimise carbon dioxide emissions. The policy should state that this will be subject to viability and suitability considerations at the application stage. The requirement to reduce energy demand to over and above Building Regulations Part L should be removed as this does not comply with the PPG.

We are unclear whether the Future Homes Standard referenced in the viability report is the same as the net zero carbon dwellings that are required in 3 ii. Furthermore, other requirements such as the need to provide 15% of energy from renewable sources has not been considered within the viability report. We request clarification of whether full costings have been undertaken in relation to the delivery of such policy requirements. If this cannot be demonstrated we do not consider that this policy can be justified and effective.

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:

[REDACTED]

Date:

14/12/20