



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 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	<input type="text" value="Miss"/>	<input type="text" value="Miss"/>
First Name	<input type="text" value="Zoe"/>	<input type="text" value="Zoe"/>
Last Name	<input type="text" value="Curnow"/>	<input type="text" value="Simmonds"/>
Job Title (where relevant)	<input type="text" value="Strategic Land & Planning Manager"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="Taylor Wimpey"/>	<input type="text" value="Lichfields"/>
Address Line 1	<input type="text" value="c/o agent"/>	<input type="text" value="3<sup>rd</sup> Floor"/>
Line 2	<input type="text"/>	<input type="text" value="15 St Paul's Street"/>
Line 3	<input type="text"/>	<input type="text" value="Leeds"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text" value="LS1 2JG"/>
Telephone Number	<input type="text" value="c/o agent"/>	<input style="background-color: black;" type="text"/>
E-mail Address	<input type="text" value="c/o agent"/>	<input style="background-color: black;" type="text"/>

(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 Policy Policies Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input type="text"/>	No	<input type="text"/>
4.(2) Sound	Yes	<input type="text"/>	No	<input type="text" value="x"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text"/>

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.

Taylor Wimpey support the overall thrust of Policy 4C which recognises that the Council will negotiate the housing mix on allocated sites. This is a proactive approach that enables the plan to be flexible and adapt to rapid change, as required by paragraph 11 (a), and ultimately effective in meeting the Borough's housing needs.

However, Part 2 of the policy appears to conflict with this positive approach in that it states that "*concept masterplans will include details of the likely profile of housing types requiring market housing*". This approach is considered unnecessary and would be too prescriptive for large, complex sites that will be built over a long period of time. It would also be inconsistent with paragraph 11 (a) as noted above in that it would not allow for sufficient flexibility to adapt and continue to meet the needs of the Borough over the time period the scheme is delivered.

It is not appropriate to apply a borough wide mix to each and every site. Development sites will have different locational and site characteristics which will influence the appropriate mix.

The comments above, similarly, apply to Part 3 of the policy.

In order to be sound, this policy must be amended as set out below.

(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.

The following amendments are required to this policy:
Part 2 – delete. This is superfluous to Part 1 and overly prescriptive. It is also not consistent with the published concept masterplans.
Part 3 – amend to instead link the suggested housing mix to the latest HEDNA (or another relevant document).
Market dwellings *should be provided having regarded to the most recent HEDNA (or another relevant document) as well as site location and characteristics.*
~~shall be provided in accordance with the following mix: i. 1 or 2 bedrooms 30%
ii. 3 bedrooms 50% iii. 4 or more bedrooms 20%~~

(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:

Taylor Wimpey is a key landowner for one of the proposed key strategic residential allocations. This draft policy makes specific reference to concept masterplans which is relevant to site BL2 and this matter will material effect the emerging development proposals.

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:

14/12/2020