



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"/>	<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 type="text" value="REDACTED"/>
E-mail Address (where relevant)	<input type="text" value="c/o agent"/>	<input type="text" value="REDACTED"/>

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

Taylor Wimpey is supportive of Policy P4D in principle and the broad approach to encourage self & custom build plots.

However, Taylor Wimpey is not supportive of the specific policy requirement for the inclusion of 5% self & custom build housing on all site allocations and residential developments of 100 or more dwellings. The Council should not seek to burden developers with responsibility for delivery of self & custom build plots contrary to national guidance, which outlines that the Council should engage with landowners and encourage them to consider self & custom build.

It is also noted that, as set out in the National Planning Policy Framework (NPPF), all policies should be underpinned by relevant and up to date evidence which should be adequate, proportionate and focussed tightly on supporting and justifying the policies concerned (para 31). Therefore, the provision of self and custom build serviced plots must be justified by credible and robust evidence. As set out in the NPPG, the Council should provide an assessment of demand including a review of data held on the Council's Register (ID 2a-017-20192020), which should be supported by additional data from secondary sources to understand and consider future need for this type of housing (ID 57-0011-20160401).

The Council's policy approach should, therefore, be realistic and flexible to ensure that where self and custom build plots are proposed and provided, they are delivered and do not remain unsold.

There is also no rationale for the selection of allocated sites or the threshold of 100 dwellings for qualifying developments nor the percentage provision of 5% sought. There is a risk that if SMBC mismatches an over-supply of clusters of plots on larger housing sites in urban locations against demand for single plots in rural locations, plots will remain permanently vacant and will effectively remove these undeveloped plots from the Council's housing land supply.

In relation to larger sites which are typically more complex and built out over a long period of time, there is an inherent complexity in terms of logistics for these plots being delivered and their coordination with the development of wider site. self-build plots are also difficult to manage from a urban design/masterplanning perspective and achieving design consistency.

Lastly, should the evidence be provided to justify the inclusion of the policy in the Local Plan, it should be amended to make it clear that where plots of land are not sold over the 12 month period, that these are then built out as market housing. A suggested amendment to the policy wording has been included below.

As such, in order for this policy to be justified and consistent with national policy, further work should be undertaken to determine where households would like to have the opportunity to undertake a self-build. This will then allow planning policies to better provide for the need rather than applying blanket approach across all large sites.

(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.

Suggested amendments to the policy are outlined below:

Part 1

The Council will require developers of allocated sites to **consider contributing** ~~make a contribution~~ to Self and Custom Build Housing ~~on residential sites of 100 units or more~~. Contributions **should take the** ~~will be expected to be made in the~~ form of 5% of open market dwellings ~~in the form of Self and Custom Build Plots on each development site~~, but will take into account...

Part 2

The Council expects these plots to be offered for sale with outline planning permission, fully serviced to the boundary and unconstrained access to the highway for a period of 12 months to those Registered on Solihull's Self and Custom Build Housing Register. **If after 12 months, the self/custom build option(s) are not taken up, the land will revert to being built out for market housing.** The value of the plots will be subject to an independent valuation by a Registered Surveyor.

(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:

This policy could have design and viability implications for Taylor Wimpey and it is important that their position is appropriately represented.

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:

14/12/2020