

Policy and Spatial Planning Team
Solihull Metropolitan Borough Council
The Council House
Manor Square,
Solihull B91 3QB

9th December 2020

Dear Team

Solihull Draft Submission Local Plan
Objection to Site BC3

I wish to formally **OBJECT** to Site BC3 Windmill Lane/Kenilworth Road and ask that it is removed from the Solihull Draft Submission Local Plan and Final Local Plan.

In proposing the allocation of Site BC3 for housing, the Draft Submission Local Plan is not sound, as it fails to comply with 3 of the 4 necessary tests:

1 It should be Positively Prepared:

The plan has not been positively prepared as NPPF para. 11bii has not been given due consideration and it will not be practical to deliver the 2105 units comprising the unmet need of the HMA. To build 1195 units on Green Belt Land in the Meriden Gap is not necessary in order to comply with planning policy. Moreover, it fails to demonstrate specifically that Site BC3 is sustainable using the Council's own criteria.

2 It must be Justified:

The allocation of site BC3 has not been justified. There are omission sites both within Balsall Common and in the wider borough which should have been allocated, based on merit. Also, the findings from the final version of the masterplan for Solihull Town Centre have not been incorporated and cannot be reconciled with the Draft Local Plan.

3 Consistent with National Policy:

There are inconsistencies with the NPPF, particularly paragraphs 11; 94; 108c; 122; 138; 185 and 194b are not adequately complied with. As a result the enabling of sustainable development will not be delivered should Site BC3 remain in the Draft Local Plan.

I wish to protect the rich habitat of Site BC3 and it is difficult to see how under the proposals the required net biodiversity gain of 10% can be achieved without planting large numbers of trees which would adversely affect the setting and operation of the Grade II* Listed Berkswell Windmill, which is a valuable asset of high national importance.

Yours faithfully

