

Part B – Please use a separate sheet for each representation

Name or Organisation:	Catesby Estates plc
-----------------------	---------------------

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

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.

The allocation within the Draft Submission Version of the Local Plan (Local Plan) for land to the East of Solihull (Site Ref: SO1) is, in principle, supported. As with the land to the south of Hampton Lane, it performs poorly in relation to its contribution to the Green Belt, has defensible boundaries, and is attached to the existing settlement edge. The site forms an urban extension close to Solihull Town Centre and would be located to the rear of ribbon development that fronts the northern side of Hampton Lane.

However, as with a several sites allocated for residential development within the Local Plan it is understood that the site has a number of different owners and therefore potentially complex land assembly issues.

Given the overreliance on large allocations and the number of dwellings to be accommodated within the Borough, as noted in other representations, there is a need to ensure housing supply can respond to changing circumstances, by for instance, selecting reserve sites, which could be identified should allocations not deliver sufficient numbers or sufficient properties when anticipated.

Notwithstanding the proposed allocation [Ref: SO1], this area of the Borough has the ability to provide additional dwellings thus ensuring the Council have sufficient land for a least 5,270 net additional homes thus ensuring sufficient housing supply.

The land to the south of Hampton Lane scored similarly to the proposed allocation within the Council's Green Belt Assessment, being noted as only 'moderately performing', scoring better than the allocated regarding the prevention of neighbouring towns merging into one another.

As with the proposed allocation to the north, the land is bounded by ribbon development along Hampton Lane and would form a logical defensible extension to the urban area close to Solihull Town Centre. The land to the south of Hampton Lane, like the proposed allocation, performs well in terms of accessibility to all key services and facilities as well as public transport. A road connecting Hampton Lane and the Solihull Bypass (A41) could be provided through the site. This could provide an opportunity for traffic to bypass the existing junction between the roads providing a material local benefit as the junction has been identified now as reaching capacity during peak hours.

Continued...

The site is already closely related to the existing settlement edge, with the site being strongly characterised by the urbanising features of the A41 Solihull Bypass and the ribbon development along Hampton Lane.

Following an analysis of environmental and technical features in relation to the site, it is confirmed that there are no significant physical, environmental or technical constraints to developing the site for residential use.

A Vision Framework document (December 2020) for the site has been prepared, and is attached to this representation.

The site, to the south of Hampton Lane, is restricted to a contained area immediately adjoining the existing urban area / A41 and ribbon development along Hampton Lane. To the south and east are defensible boundaries. This site is in accordance with the general spatial strategy for settlement growth for Solihull and is closely related to the urbanising features and the settlement edge.

The land to the south of Hampton Lane is therefore appropriate for additional residential development as an allocated site or as a reserve site.

Attached: Meriden Vision Framework

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.

N/A

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)

Y 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:

Local Plan Examination hearings are a crucial part of the process. Given the nature of the representations made and the implications in relation to both the form and contents of the Local Plan and site allocations the hearing sessions offer an important opportunity for the Inspector to thoroughly explore any issues which arise from the written representations made.

9. Signature:

A handwritten signature in black ink, appearing to be 'N. J. ...'.

Date: 14/12/2020