



## Solihull MBC Local Plan Publication Stage Representation Form

Ref:

(For  
official  
use  
only)

Name of the Local Plan to which this  
representation relates:

Solihull Local Plan

Please return to [psp@solihull.gov.uk](mailto:psp@solihull.gov.uk) or Policy and Engagement, Solihull  
MBC, Solihull, B91 3QB BY Monday 14<sup>th</sup> 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\*

*\*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.*

#### 2. Agent's Details (if applicable)

Title

Mr

First Name

Michael

Last Name

Doble

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone Number

E-mail Address

(where relevant)

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## Part B – Please use a separate sheet for each representation

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Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph

Policy

Policies  
Map

Concept  
Masterplan

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

No

4.(2) Sound

Yes

No

4 (3) Complies with the  
Duty to co-operate

Yes

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.

I wish to question the viability of including this greenbelt site in the Solihull Local Plan. It is not possible to establish the true ownership of the various parts of the site KN1, but it is likely that it is in at least 4 different ownerships:

1. Knowle Football Club, I believe this is owned by Knowle Cricket Club and subject to restrictive covenants restricting its use and sale.
2. The former Thacker's Nursery I believe is owned by Umberslade Investments.
3. The fields in front of Thacker's Nursery fronting onto Hampton Road used to be owned by the Southall family formerly of Grimshaw Hall, current ownership unknown.
4. The fields North of the former Thacker's Nursery running up to the canal and also fronting onto Hampton Road, current ownership unknown.

In your proposals you have treated them as a single entity, we believe that the site cannot be delivered in this way for the following reasons:

1. The Football Club is unlikely to have the funds to purchase and satisfactorily develop the steeply sloping site by the canal into workable level playing pitches ahead of the sale of their existing pitch. This is assuming that Knowle Cricket Club will part with the proceeds of sale and also pay the Community Infrastructure Levy. In the past we believe Knowle Football Club have struggled to maintain their present clubhouse. It is unlikely that they will have the necessary funds to build and maintain a larger complex with the necessary parking etc. It is also unlikely that they will have the funds to pay for any legal action in the removal of any restrictive covenants, if in fact they can be removed.
2. The agricultural fields in front of Grimshaw hall fronting Hampton Road, currently being Greenbelt have only agricultural value. It is unlikely that the owner of these fields will be prepared for this land to become Public Open Space thus not benefitting from the enhanced value enjoyed by the owner's of the former Thacker's Nursery, even though the residential development is supposedly dependent on this open space.
3. The owners of the fields that are proposed to form the new sports complex again will not have the advantage of the hugely inflated land values enjoyed by the former Thacker's Nursery. Again it is unlikely that this land will be available for sports pitches at an affordable price even though the residential development of the former Thacker's Nursery is dependent on these sports pitches being provided.

The whole of KN1 has been submitted as a possible site on a number of assumptions that in all probability will not be deliverable.

If the site is taken out of the Greenbelt it is likely that the developers will seek permission to develop the former Thacker's Nursery on its own, which should be resisted as it forms part of "The Meriden Gap", and in the most part forms an extension of the urbanisation, rather than a "Rounding Off". In addition the original rationale provided by the Council for selecting two large development sites in Knowle was the ability to deliver significant community benefit in the form of new educational and sports facilities. The delivery of such benefits, to offset the loss of large areas of Green Belt, is therefore of critical importance to the local community.

(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.

Without evidence to demonstrate that this housing allocation and associated sports benefits is deliverable, the effectiveness of the Council's Local Plan is in doubt and the requirements of the test of soundness have not been met. **In the absence of such evidence, Policy KN1-Hampton Road, Knowle and related text should be deleted from the plan,**

(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)

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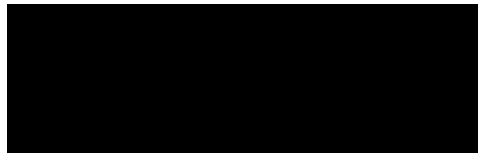
**Yes**, I wish to participate in hearing session(s)

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:

**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:

11/12/20