

**Dr Ved Goswami**  
Director, Lansdowne Property Developers limited

Date 14 Dec 2020

Policy and Engagement  
Solihull Metropolitan Borough Council  
Solihull  
B91 3QB

Dear Sir / Madam,

**Re : Site KN2- Land West of Warwick Road, Knowle** ((PARAGRAPH: 720-729))  
**( Lansdowne, 1806 Warwick road, Knowle Solihull B93 0DT)**

My name is Dr. Ved Goswami and I am the sole director & shareholder of the company, Lansdowne property developers limited, which wholly owns the part of the above proposed draft allocation known as KN2 site in Knowle, Solihull.

I have lived in Knowle for over 14 years and have worked within the borough of Solihull as a surgeon for over 25 years.

Please find enclosed my representations with attachments, concerning site KN2 ( Knowle), previously known as Site 9, for your consideration.

***Please be advised that I am in advanced negotiations with my chosen developments partner, Taylor Wimpey UK Limited, and I fully support the representations they have submitted on my behalf.***

Please confirm safe receipt.

Kind regards

**Dr Ved Goswami**  
Director, Lansdowne property Developers limited

Encl:

1. Cover letter with Representation form
2. Representation
3. Title deed
4. New proposed concept masterplan



	<b>Solihull MBC Local Plan</b> Publication Stage Representation Form	Ref:  (For official use only)
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<b>Name of the Local Plan to which this representation relates:</b>	Solihull MBC Draft Submission Plan
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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  
 Our Privacy Notice can be found at <https://www.solihull.gov.uk/About-the-Council/Data-protection-FOI/Solihull-Council-Statement/Economy-and-Infrastructure/Policy-Engagement>


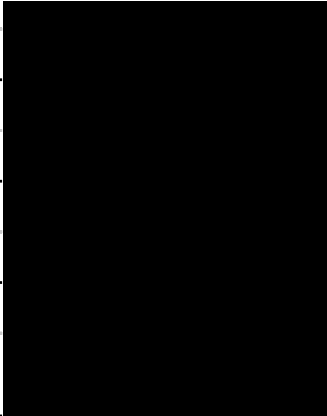
This form has two parts –  
 Part A – Personal Details: need only be completed once.  
 Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

## Part A

1. Personal Details*					2. Agent's Details (if applicable)
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*\*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.*

Title	Mr		Mr
First Name	Ved		Matthew
Last Name	Goswami		Gallagher
Job Title			Director
(where relevant)			
Organisation			
(where relevant)			
Address Line 1			
Line 2			
Line 3			

Line 4		
Post Code		
Telephone Number		
E-mail Address		
(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	720-729	Policy	KN2	Policies Map	
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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"/>

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

Yes

No

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.

Please see accompanying written representations.

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.

Please see accompanying written representations.

**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)?

<input checked="checked" type="checkbox"/>	<b>No</b> , I do not wish to participate in hearing session(s)	<input type="checkbox"/>	<b>Yes</b> , I wish to participate in hearing session(s)
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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:

N/a

**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:

Mr Ved Goswami

Date:

14/12  
/2020



**Dr. Ved Goswami**  
**Director, Lansdowne property Developers limited**

Policy and Engagement  
Solihull Metropolitan Borough Council  
Solihull  
B91 3QB

14<sup>th</sup> December 2020

Dear Sir / Madam,

**Re Land West of Warwick Road, Knowle.**

My name is Dr. Ved Goswami and I am the sole director & shareholder of the company, which wholly owns the part of the above proposed draft allocation known as KN2 site in Knowle, Solihull.

I have lived in Knowle for over 14 years and have worked within the borough of Solihull as a surgeon for over 25 years.

***I am in advanced negotiations with my chosen developments partner, Taylor Wimpey UK Limited, and I fully support the representations they have submitted on my behalf.***

I would like to submit as follows:

1). I support in principle the following elements of Policy KN2:

- Retention of important landscape features and the setting of heritage assets;
- A site layout designed to give priority to pedestrians and cyclists, providing safe and direct routes throughout the development linking to existing and proposed footway/footpath/cycleway networks;
- Provision of suitable SuDS and flood risk management. Careful design consideration should be given to the opportunities to reduce flood risk within the site boundary. Deculverting the watercourse passing through the site will be required to provide flood alleviation and environmental benefits;
- Provision of 4.9ha of open space. Doorstep, Local and Neighbourhood Play areas will be required. Public open space should provide a green link to the neighbouring Middlefield Development;
- Retention of the Local Wildlife Site. No development will be permitted on the Local Wildlife Site;
- Biodiversity off -setting for the loss of semi-improved grassland;
- Retention of the MIND Garden;
- Enhancements to the Green Belt through additional planting; onsite green and blue

- infrastructure; public open space; improved landscaping; and, access improvements to the wider Green Belt; and
- Inclusion of infrastructure requirements to deliver the required highways improvements; contribution to an all through school; and, appropriate measure to promote and enhance sustainable modes of transport.

2). **Concept Masterplan:** I have reviewed the concept Masterplan (contained in the Solihull Local Plan Concept Masterplan document dated 2020) and this represents a significant change from the two options in the previous version of the document published in January 2016 as part of the draft Local Plan supplementary consultation. This is a plan created by the Strategic Land and Property department of Solihull MBC with no engagement or more importantly support of the wider landowner group who represent the majority of the owners of KN2.

3). I am aware of a **briefing note** prepared by the Head of Strategic land and Property and a supporting Savills appraisal (both dated September 2020), which have been prepared **to justify the current proposed concept masterplan**.

3.1: The note sets out **seven broad reasons** for re-providing the school elsewhere on the site:

- Provision of a new primary school as part of a combined campus academy
- A 'once-in-a-lifetime opportunity to enhance the provision of secondary school places in Knowle and 'solve' infrastructure deficiencies within the existing academy, in particular assembly and kitchen / dining space.
- Density and maximising the proposed allocation, in particular releasing land on the Station Road frontage for higher density development and greater permeability
- Alleviating traffic congestion and safety concerns along Station Road
- The ability to open up new facilities at the Academy for community use
- Sustainability and the Council's carbon neutral commitment
- Funding and viability

3.2: This note **does not appear to be supported by any robust or detailed evidence** to support these broad reasons, as **set out below**:

- It is possible to deliver a single campus without the need to entirely relocate the school.
- The only deficiencies with the current academy are assembly and kitchen / dining space.
- There is no evidence as to why higher density development is necessary in order to deliver the quantum of development identified for the proposed allocation.
- Some information is provided as to the number of students attending the school and how they access the site, however there is no evidence from a highways consultant as to whether this represents an unacceptable impact on highways safety. There is no



evidence either exploring whether there are any measures that could be implemented at the existing site to resolve any perceived issues.

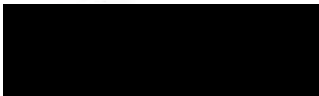
- The note identifies that there is no gym or swimming pool at the school. There is a hall available for community use, but this is 'too cold'. A new school building would provide the opportunity to deliver a swimming pool and gym and a new community hall. No evidence has been provided to demonstrate there is a need for this infrastructure.
- The note refers to re-providing the school contributing to the Council's carbon neutral commitment, but there is no evidence as to whether the existing premises could achieve this through adaption, nor the carbon impact of demolishing the existing school and rebuilding it elsewhere.
- It is not a viable proposition to relocate the school.

4). **Surveys & assessments:** As landowner, I am aware of the surveys and assessments undertaken by the Council for the wider proposed allocation. The findings of these surveys and assessments, including the identified constraints, do not appear to have been reflected in the currently proposed SMBC concept masterplan.

5). **Proposal for a revised draft Masterplan:** I attach to this letter a proposed revised draft concept masterplan that has been prepared to respond to the constraints identified in the Council's surveys and assessments. Myself and my chosen Development Partner, Taylor Wimpey, feel this plan is deliverable and financially viable and wish to engage with SMBC (as landowner and planning authority) and the other landowners in a collaborative manner to evolve it further and ensure that what is presented to the Local Plan examination is evidenced, justified and robust.

To enable this site to come forward, all landowners and their development partners must work collaboratively, using appropriate evidence, if this site is to be delivered.

Yours sincerely



(Ved Goswami)

- Encl:**
1. Title deed
  2. New proposed concept masterplan
  3. Representation form



Land South of Knowle  
Emerging Landscape Masterplan



Land Budget

Total Site Area	33.59Ha
Net Residential Development Area	18.18Ha
2FE Primary School	1.6Ha

Legend

- Site Boundary
- Landsdown Farm Meadows Local Wildlife Site
- Proposed Residential Development Area
- Proposed Two Form Entry Primary School Site

- Primary Vehicle route
- Secondary Vehicle route
- Public Right of Way
- Pedestrian Linkages

- Heritage Asset
- LEAP (Local Equipped Area for Play)
- NEAP (Neighbourhood Equipped Area for Play)
- MUGA (Multi Use Games Area)





Title Number : MM44659

This title is dealt with by HM Land Registry, Coventry Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 12 JUN 2019 at 23:33:35 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number : MM44659

Address of Property : Lansdowne, Stripes Hill, Knowle, Solihull (B93 0DT)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## Title number MM44659

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 12 JUN 2019 at 23:33:35. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

## A: Property Register

This register describes the land and estate comprised in the title.

WEST MIDLANDS : SOLIHULL

- 1 (26.11.2014) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Lansdowne, Stripes Hill, Knowle, Solihull (B93 ODT).
- 2 (26.11.2014) The land tinted pink on the title plan has the benefit of the rights granted by a Conveyance thereof and other land dated 15 November 1946 made between (1) [REDACTED].  
-NOTE: Copy filed.
- 3 (26.11.2014) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title and other land dated 7 November 2014 made between [REDACTED] and (2) Ved Parkash Goswami and Kavita Goswami.  
-NOTE: Copy filed.
- 4 (26.11.2014) The Transfer dated 7 November 2014 referred to above contains as to boundary structures and a provision relating to the creation of easements as therein mentioned.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (23.05.2018) PROPRIETOR: LANSDOWNE PROPERTY DEVELOPERS LIMITED (Co. Regn. No. 10683413) of 1817 Warwick Road, Knowle, Solihull B93 ODS.
- 2 ([REDACTED])

End of register