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| | Solihull MBC Local Plan Publication Stage Representa- tion Form | Ref: (For offi- cial use only) |
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| Name of the Local Plan to which this representa- tion 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 representa-
tion you wish to make.

Part A

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

**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 | Ms | Mr |
| First Name | Christina | Matthew |
| Last Name | Beggan | Williams |
| Job Title (where relevant) | Asset Manager | Company Director |
| Organisation (where relevant) | Ellandi LLP | Williams Gallagher |
| Address Line 1 | | Portman House |
| Line 2 | | 5-7 Temple Row West |
| Line 3 | | Birmingham |

| | | | |
|------------------|--|--|----------------------|
| Line 4 | | | |
| Post Code | | | B2 5NY |
| Telephone Number | | | ██████████ |
| E-mail Address | | | ████████████████████ |
| (where relevant) | | | |

Part B – Please use a separate sheet for each representation

Name or Organisation: Ellandi LLP

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

| | | | | | |
|-----------|----|--------|--|--------------|--|
| Paragraph | 38 | 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 type="checkbox"/> | No | <input checked="" type="checkbox"/> |

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

The key deficiencies can be summarised as follows:

1. The Solihull Retail, Leisure and Office Study 2009 (refreshed 2011) is out of date. This was recognised by the Council at page 115 of the November 2015 consultation but no work has been undertaken to bring the Study up to date, which is necessary owing to the significant structural changes planned within the Borough. This includes accommodating a proportion of the Birmingham overspill housing numbers and the inclusion of Arden Cross. Expenditure data and retail need will now be fundamentally different to that previously identified.
2. Without an up to date retail and leisure evidence base, the full quantitative and qualitative needs for the Borough are unknown. It is therefore not possible for the Plan to identify how and when these needs will be met in full and whether these will be delivered sustainably. This is a clear requirement of the NPPF.
3. The emerging Plan does not deal with the requirements of the NPPF to clearly define on a plan(s) the primary shopping areas for defined centres. This is required to inform the application of the sequential and impact tests.
4. The Council has not assessed whether a locally set threshold for impact assessment is required. At present the Local Plan defers to the National Planning Policy Framework (NPPF) which sets a substantial threshold of 2,500 sqm over which an impact assessment should be undertaken. This is sufficient floorspace to accommodate a full range foodstore or an entire neighbourhood centre. Such a quantum of floorspace is of concern as retail schemes of this size would impact significantly on more vulnerable centres such as Chelmsley Wood. A lower threshold should be explored and incorporated into the Local Plan – this threshold should have regard to the economic disparities in the Borough and as such could be set at different levels to reflect local markets.
5. The emerging policies covering Blythe Valley Business Park and HS2 Interchange require far more clarity on the scale and type of retail that will be permissible. Uncertainty as to the scale of retail floorspace to be delivered in these locations will put investment in established town centres and regeneration areas at risk. Any allocations for retail in these locations should be guided by updated retail evidence that also factors in timescales for delivery of anticipated growth.
6. The term 'commercial development' and 'employment uses' is used throughout the emerging Local Plan and seems to be used interchangeably to describe a number of different uses. The Local Plan should be clear what is meant by commercial development in the context of the Local Plan to avoid confusion and potential unintended consequences.

In summary, the focus of the spatial strategy is very much on the objectively assessed need for housing and major economic (Use Classes E(B)/(G), B2 and B8) development schemes with less regard for the integral spatial planning requirements for retail and leisure uses. The evidence underpinning the retail and leisure requirements of the Plan are out of date and need to be updated and incorporated within the body of the Plan to inform site allocations.

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.

(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)?

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

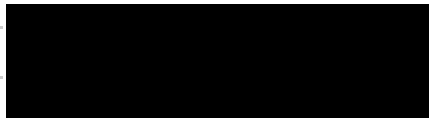
Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Our representations throughout the preparation of the Local have raised the above points at every stage of the process. To date, no work has been prepared to address this deficit in the evidence base.

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:

08/12/2020