

**Submission on behalf of Prologis and Stoford Developments
Solihull LPR Draft Submission Plan
December 2020**

Policy UK2 – Land at Damson Parkway (and paragraph 859)

Q5. General comment and summary of minor modifications requested

1. As landowners and developers of land within Site UK2 we generally support this policy and the accompanying text at Paragraph 857-861. The Concept Masterplan referenced in the Policy is not included in the Draft Submission Plan. As site promoters we have included with these representations a Site Supporting Statement which sets out our vision for the site and contained within this is our Concept Masterplan which we put forward for consideration with the aim of having this agreed with Solihull MBC and included within the final plan. This Plan fully aligns with the development principles listed in the policy and the infrastructure requirements listed, and also includes a phasing strategy.
2. There are some aspects of the detailed text we consider should be amended in order to make the policy clearer and which would further support the soundness of this aspect of the Local Plan. These are as follows:
 - The text within the Policy and at paragraph 859 should remove references to 'local' employment needs. As stated elsewhere in our submissions to the Plan, there is no definition of what 'local' means within the plan with reference to economic development and the term has no meaning, purpose or enforceability in employment land delivery terms, especially in a location like this which will clearly be a highly attractive location for business relocating from within the District but also from new inward investment and businesses relocating from within the wider region.
 - The list of acceptable development in the allocation area should generally be set out more clearly.
 - References in the Policy and paragraph 859 to the inclusion of a Household Waste and Recycling Centre and Council Depot should be amended to make clear that the Council has not yet made a decision on this issue and other sites are still in consideration as set out in Paragraph 353 of the Submission Draft Plan.
 - The opportunity should be taken in the supporting text to clarify the scale of the available allocated land.
 - The special circumstances case for Green Belt release are contained in the explanatory text to Policy P1 and cross referenced at Paragraph 863. There is no need for Paragraph 859 to try and summarise this again.

Q6. Specific Modifications Requested

The following specific changes to the Draft Submission Plan are requested in response to the issues above. Local Plan text is all shown in italics. Requested additions are shown in bold, and requested deletions in strike through:

1. The opening sentence of the Policy UK2 should be amended to read:

*“This site is allocated for employment development. **It provides for** ~~to meet~~ **general** ~~local~~ employment needs **together with the** needs associated with the key economic assets in the UK Central Solihull Hub Area, and for a **potential** relocated Household Waste and Recycling Centre and Depot **as set in Policy P12”***

2. Paragraph 859 should be amended to read as follows:

*“This is an employment ~~land~~ release of c94 ha (**gross**). **Allowing for development already committed/built and green/blue infrastructure requirements the allocated area amounts to c39 ha. net.** ~~which~~ It will provide additional employment land to meet ~~local~~ **wider identified** needs, **together with providing for** ~~including~~ future expansion for JLR and JLR related activities and ancillary development to Birmingham Airport. **Part of the site** ~~it will also provides a potential an~~ option for a relocated Household Waste and Recycling Centre and Depot ~~which will as~~ address needs set out in Policy P12 ~~and enable delivery of site 17 housing allocation. The release of the site from the Green Belt will meet local employment and waste management needs, and needs associated with the key economic assets within the UK Central Solihull Hub Area.~~*