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Our Ref 200M3700

14 December 2020

Dear Mr Palmer,

### **SOLIHULL LOCAL PLAN DRAFT SUBMISSION PLAN OCTOBER 2020 REGULATION 19 CONSULTATION - REPRESENTATION IN SUPPORT OF SITE UK2 DAMSON PARKWAY**

Cushman and Wakefield (C&W) is appointed by Solihull Metropolitan Borough Council (SMBC) Strategic Land and Property (acting in the Council's capacity as landowner and working in collaboration with the joint landowners Prologis UK Ltd and Stoford Developments Ltd) to submit representations in support of the allocation of Site UK2 as part of the Solihull Local Plan Draft Submission Plan (October 2020).

A separate supporting submission has been made by the joint landowners.

#### The Vision for Site UK2 Damson Parkway

The shared vision for Site UK2 Damson Parkway is that it will be a place that will bring opportunity, jobs and prosperity for the local and wider communities; a place which looks good and is built sustainably in every sense; a place where occupiers will want to invest and remain for decades to come.

#### Objectives of SMBC at Site UK2 Damson Parkway

SMBC operates the borough's existing Household Waste Recycling Centre (HWRC) at Coventry Road, Bickenhill through a third-party strategic environmental contractor. A separate Council Depot site at Moat Lane, Solihull is owned and operated by SMBC. The two sites are operationally related and situated approximately 3.5 miles apart. Both are subject to constraints that limit operational efficiencies now and in the future.

The HWRC is at capacity and in its current format is not suitable for enhancing the recycling of materials. The Waste Needs Assessment carried out by SMBC highlights the fact that additional household waste recycling capacity will be required to meet the needs of the increased population and number of households in the borough during the Plan period. This could be provided by an expansion of the existing centre, or by relocation to a larger site elsewhere in the borough.

The site of the existing Council Depot at Moat Lane is located close to the town centre and is allocated within the Draft Submission Plan as Site SO2 Moat Lane for residential development of at least 90 new homes to contribute towards the objectively assessed housing need and the requirement for 15,017 additional homes across the Plan period to ensure a sufficient housing land supply.

In meeting its obligations to provide waste management operations for the borough, SMBC has sought to identify suitable sites for waste management operations, including the potential for consolidating or

expanding the existing waste management facilities at the Coventry Road site, or relocating waste management facilities to another appropriate industrial site or employment area within the borough.

The expansion or relocation of a new combined facility has been informed by operational and space requirements, as well as locational requirements; the facility needs to be proximate and accessible to the Borough's population. Furthermore, consideration of wider planning and spatial objectives as outlined in the Plan have informed the process of identifying a preferred option.

An assessment of land for potential relocation of the HWRC and Council Depot was prepared in June 2019, which highlights the potential to relocate the HWRC and Council Depot to Site UK2 Damson Parkway as one of the most suitable options. Site UK2 can accommodate a single, consolidated and efficient facility that will meet the needs of the borough for the Plan period. The new HWRC and Council Depot will require approximately 6 ha which could be accommodated within several of the development parcels shown on the indicative Site UK2 masterplan presented by the joint landowners and thereby ensure flexibility. The proposed HWRC and Council Depot are compatible with uses envisaged for Site UK2 Damson Parkway, and the proposed site infrastructure is capable of adequately accommodating the facilities.

The option of relocating the HWRC and Council Depot to Site UK2 Damson Parkway is consistent with the objectives of the Draft Submission plan, including the following:

- Objective A (Mitigating and adapting to Climate Change) by enabling waste recycling objectives to be achieved through removing existing constraints and ensuring operational efficiencies.
- Objective B (Meeting housing needs across the Borough) by releasing the Moat Lane Depot site (ref: SO2) for much needed residential development.
- Objective D (Securing sustainable economic growth) by aligning with the vision for UK2.
- Objective E (Protecting key gaps between settlements) by its inclusion within a strategic employment site with a comprehensive masterplan to ensure key gaps are protected.
- Objective H (Increasing accessibility and encouraging sustainable transport) by locating the facility proximate to the majority of residents in the Borough.
- Objective I (Providing sufficient waste management facilities) by providing a HWRC and Council Depot that is fit for purpose and capable of meeting the needs of the Borough throughout the plan period.

#### Delivery and Phasing

The Draft Submission Plan states: "*The Council has not made a decision on whether the existing facility ought to be expanded, or whether an alternative location ought to be pursued. At this stage the plan is seeking to give a policy context for the principle of the use should it be decided that the HWRC should be relocated to a site within the UK2 allocation*".

SMBC confirm the expansion and potential relocation will be delivered early within the plan period. As highlighted on the indicative masterplan for Site UK2, it is envisaged the facility would be deliverable within phase 2 of the Plan, e.g. 2022-2026. The delivery of Site SO2 Moat Lane for residential development will take place once the Moat Lane Depot is relocated.

#### Mitigation

SMBC Strategic Land and Property endorse the masterplan for Site UK2 Damson Parkway presented by the joint landowners, and is supportive of the principles for site mitigation. Specifically:

- Transportation – a sustainable transport strategy for the site with sufficient capacity designed in to accommodate the needs of the HWRC. It is envisaged that minimal off-site highway work is likely, and a transport assessment will factor in the operation of the HWRC and Council Depot.
- Provision of pedestrian and cycle network within the site.
- Provision of Blue and Green infrastructure and biodiversity net gain

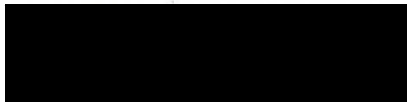
## **Conclusion**

SMBC supports the policies and associated supporting text contained within the Draft Submission Plan, which set a positive, justified and effective context in which to determine the expansion and potential relocation of the HWRC. Specifically, Policies P1 (UK Central Solihull Hub Area), P3 (Provision of Land for General Business and Premises), Policy P12 (Resource Management) and Policy UK2 (Damson Parkway).

Site UK2 will provide land for employment uses and is capable of including land for the relocated HWRC and Council Depot. The allocation is consistent with achieving sustainable development.

The site is demonstrated as an effective allocation that is deliverable over the Plan period for the reasons set out in this representation. It is financially viable and will be delivered in accordance with a high quality masterplan-led vision. The proposed development is consistent with national and emerging local planning policy.

Yours sincerely



**Mark Jackson MRTPI**

Partner, Development & Planning  
Cushman & Wakefield