

For the attention of: Andrew Burrow
Chairman NDP Steering Committee (Berkswell Parish)

Sent via email to: andrewsburrow@gmail.com

Date: 26th April 2018

GLD Ref: GLD16-02

Dear Mr Burrow,

Re: Berkswell Parish NDP 2018 – 2033 - First Draft Consultation – Spring 2018

Thank you for your email of 27th March 2018 regarding the above consultation process. We note that the consultation period has been extended on the Berkswell NDP website to 26th April 2018.

As the Berkswell NDP Steering Committee may be aware, Greenlight Developments (Greenlight) has an interest in the land located adjoining Barretts Lane and properties along Meeting House Lane – the site comprises four agricultural paddocks (see the below aerial photograph). The site forms part of the wider 'Barrett's Farm' housing allocation (Site 1) in Balsall Common (with an indicative capacity of 800 dwellings) in the Draft Solihull Local Plan, as published in December 2016, with our site having the ability to be accessed independently off Meeting House Lane.

Please find included with this letter Greenlight's Vision Document for our site – we trust you find this of interest and use.



As the Berkswell NDP Steering Group will know, in terms of the Solihull Local Plan (SLP), following legal challenge, the High Court found that the Plan had not properly assessed the Borough's objectively assessed housing needs in line with the requirements of the NPPF. The High Court also found that the Plan had wrongly re-designated two (previously de-designated) sites at Tidbury Green as Green Belt. The judge ordered that the parts of the Plan relating to



housing need (namely Policy P5 and supporting text) and the Green Belt designation of the two sites at Tidbury Green be non-adopted. The rest of the SLP remains adopted and continues to serve as the Borough's primary Development Plan Document.

Consequently, the Borough is left without an adopted housing requirement and the significant scale of unmet housing need in the area remains undelivered, being compounded each year. It is therefore the role of the Solihull Local Plan Review to address these two key issues.

The Berkswell NDP at paragraph 5.5 states that the NDP has to be prepared to be in general conformity with the existing adopted SLP 2013 – however, this cannot be done in terms of the delivery of future housing in the Borough up to 2033 because the Borough is left without an adopted housing requirement at this time.

Given where the Berkswell NDP is in its preparation process it would seem logical for the NDP to follow the approach being taken in the Solihull Local Plan Review, in terms of the Borough's housing requirement and in turn the sites identified to deliver this requirement to 2033 - the same end date for both the Solihull Local Plan Review and the Berkswell NDP.

In terms of timescales for the Solihull Local Plan Review, the Council is currently sticking to the timetable of December 2017, which reads as follows:

- Publication of Submission Draft of the Local Plan (for consultation) – Summer/Autumn 2018
- Submission of Local Plan to Secretary of State – Winter 2018/2019
- Examination of the Local Plan – Spring 2019
- Adoption of the Local Plan Review – Summer 2019

In terms of Neighbourhood Plan making, the process that is required to be followed is a rigorous one that typically takes around 2-3 years, with much of this time taken-up in community engagement and consultation.

Based on these timescales, it seems reasonable to assume that the Solihull Local Plan Review will be adopted prior to the Berkswell NDP - a further reason why the NDP should follow the approach taken in the emerging Local Plan Review to the Borough's housing requirement and in turn the identified sites for delivering this requirement.

It would therefore seem wholly appropriate and logical to include the relevant housing allocations in the Solihull Local Plan Review (which includes the 'Barrett's Farm' housing allocation (Site 1) in Balsall Common) in the Berkswell NDP.

To this end, in-conjunction with promoting our land interest (as part of 'Barrett's Farm' housing allocation (Site 1) in Balsall Common) in the Solihull Local Plan Review, Greenlight is also willing to engage with the Berkswell NDP Steering Committee and the Neighbourhood Plan process to secure an allocation for housing on the site in the Berkswell NDP also.

As a side point, Greenlight would like to support the Berkswell NDP in its proposed designation of the recreation ground adjacent to the Catholic Church, Meeting House Lane, Balsall Common as a Local Green Space - the NDP Steering Committee will note that Greenlight's Vision Document identifies this land as a recreation ground in any event.



Yours sincerely

Philip Rawle BSc(Hons) MA DipTP MRTPI
Director

Enc Greenlight's Vision Document – Land off Meeting House Lane, Balsall Common