

EXAMINER'S REPORT

KNOLWE, DORRIDGE AND BENTLEY HEATH

NEIGHBOURHOOD DEVELOPMENT PLAN

I have had a preliminary look at the Plan documentation including the representations.

I have an initial basic question of SMBC.

I note that Solihull MBC has expressed concerns that the Plan Policy H1 "Scale of New Housing" is not in general conformity with local strategic policies on the basis it does not allow for sufficient housing growth as required of the emerging Local Plan.

I require clarification as to how planning applications for housing in the Neighbourhood Plan area are currently dealt with, bearing in mind the emerging Local Plan and that there appears to be less than a 3 year supply of housing land (required in accordance with the government advice in the Written Ministerial Statement of 12/12/16 regarding Neighbourhood Plans and housing supply). I note the allocated sites in the adopted Local Plan have been developed but that policy P 5 in the Plan allows sustainable infill development outside of the green belt.

Details of any planning decisions including appeals in the last two years relating to major housing development affecting the Plan area, that the Council consider relevant would be appreciated.

Finally, without prejudice to my ultimate conclusions, I seek confirmation that the SMBC would have no objection to the Plan if it was modified by the deletion of policy H1 and the appropriate modifications to the other policies as suggested in its regulation 16 response.

R J Bryan, BA Hons. MRTPI

Examiner 10/7/18