

Land At 722 Kenilworth Road and Land Adjacent to Harper Fields Care Home Balsall Common, Solihull

**LPA Ref. PL/2021/01360/MAJFOT
PINS Ref. APP/Q4625/W/24/3351230**

List of Core Docs

1.0 Appeal documentation

- 1.1 LPA Statement of Case
- 1.2 Atkins Realis Issues with the LPA Statement of Case

2.0 Local policy and guidance

- 2.1 Solihull Local Plan Solihull Local Plan Review tracked changes version of the
- 2.2 SLP P15
- 2.3 SLP P17
- 2.4 BNP BE2
- 2.5 BNP BE5
- 2.6 Solihull Local Plan Review 2021 Para 8.4.1
- 2.7 Solihull Local Plan Review examining Inspectors letter of 11th February 2022
- 2.8 Solihull Local Plan Review examining Inspectors letter of 5th September 2022
- 2.9 Solihull Local Plan Review examining Inspectors letter of 13th December 2022
- 2.10 Solihull Local Plan Review examining Inspectors letter of 6th March 2023
- 2.11 Solihull Local Plan Review examining Inspectors letter of 4th September 2024
- 2.12 Solihull Local Plan Review LPA's letter of 7th October 2022
- 2.13 Solihull Local Plan Review LPA's letter of 13th December 2022
- 2.14 Solihull Local Plan Review LPA's letter of 8th February 2023
- 2.15 Balsall Common Parish Neighbourhood Plan (2018-2023)
- 2.16 Para 1.3 Solihull Local Plan 2013
- 2.17 Para 4 Solihull Local Plan Review 2021
- 2.18 Solihull Strategic Green Belt Assessment (Atkins) 2016

3.0 National policy and guidance

- 3.1 The NPPF Dec 2024
- 3.2 Proposed Reforms to the National Planning Policy Framework and Other Changes to the Planning System

4.0 Housing documents

- 4.1 Authority Monitoring Report 2024
- 4.2 LPA's Matter 12 Statement to the examination of the Solihull Local Plan Review
- 4.3 Start to Finish report
- 4.4 Committee report for Oak Farm, Catherine De Barnes (PL/2024/00976/PPOL)
- 4.5 Committee report for Land off Maxstoke Lane, Meriden (PL/2022/02282/PPFL)
- 4.6 SMBC Topic Paper – Meeting Housing Needs 2020

5.0 Appeal decisions

- 5.1 Land to the east of Newport Road and to the east and west of Cranfield Road, Woburn Sands, Buckinghamshire
- 5.2 Land off Audlem Road, Stapeley, Nantwich and land off Peter de Stapeleigh Way, Nantwich
- 5.3 Land at Windacres Farm, Rudgwick, Waverley
- 5.4 Farleigh Fields, Backwell, North Somerset
- 5.5 Land off Darnhall School Lane, Winsford
- 5.6 Land adjacent to Bonhams and Flints, Flansham
- 5.7 Entech House, Woolmer Green, Welwyn Hatfield
- 5.8 Land on East Side of Green Road, Woolpit, Mid Suffolk
- 5.9 Land off Colchester Road, Bures Hamlet, Braintree
- 5.10 Land South of Westleaze, Charminster
- 5.11 700 St Johns Road and St Johns Nursery site, Clacton on Sea
- 5.12 Land off Bakers Lane, Colchester
- 5.13 Land to the north of Moreton Road, Moreton
- 5.14 Land north east of Becket's Grove, Wymondham
- 5.15 Land off Popes Lane, Sturry
- 5.16 Land at Caddywell Lane/Burwood Lane, Great Torrington

6.0 Legal Judgments

- 6.1 High Court Judgment of Gallagher Estates Limited & Anor vs Solihull Metropolitan Borough Council [2014] EWHC 1283 (Admin)
- 6.2 Court of Appeal Judgment of Solihull Metropolitan Borough Council vs Gallagher Estates & Anor [2014] EWCA Civ 1610
- 6.3 Order of the High Court on the Solihull Local Plan
- 6.4 High Court Judgment of Wainhomes (South West) Holdings Limited vs the Secretary of State for Communities and Local Government & Anor [2013] EWHC 597 (Admin)

7.0 Statements of Common Ground

- 7.1 SoCG Planning
- 7.2 SoCG 5YHLS
- 7.3 SoCG Landscape
- 7.4 SoCG Highways

8.0 Highways

- 8.1 Cole Easdon Transport Assessment Issue 6
- 8.2 Cole Easdon Residential Travel Plan Issue 5
- 8.3 SMBC Pre-Application Advice Letter dated 27th May 2020
- 8.4 SMBC Highways consultation response dated 2nd August 2021
- 8.5 SMBC Highways consultation response dated 27th October 2021
- 8.6 SMBC Highways consultation response dated 19th July 2023
- 8.7 SMBC Highways consultation response dated 5th April 2024
- 8.8 Mott Macdonald Vissim Modelling Technical Note dated 22nd April 2024

9.0 Landscaping

Application Documents

- 9.1 LVIA (the revised version)
- 9.2 Landscape Masterplan (revised version)
- 9.3 Landscape Technical Note (and Photomontage appended)
- 9.4 Arb Survey
- 9.5 Landscape Planting Plans (6 Sheets)

SMBC Officers Info

- 9.6 SMBC Officers report
- 9.7 SMBC Landscape consultation response 28.06.21
- 9.8 SMBC Landscape consultation response 21.10.21
- 9.9 SMBC Landscape consultation response 17.11 23
- 9.10 SMBC Landscape consultation response 08 .07 24
- 9.10i TPO Confirmation 01279
- 9.10ii TPO 01279
- 9.10iii Balsall Common Heritage Trial Map
- 9.10iv Plan showing public right of way M162

Landscape Documents

- 9.11 National Landscape Character Area: NCA97: Arden
- 9.12 Warwickshire Landscape Guidelines 1993
- 9.13 Solihull Borough Landscape Character Assessment, 2016
- 9.14 Solihull Countryside Strategy (First Review 2010 – 2020)
- 9.15 Guidelines for Landscape Visual impact Assessment (GLVIA3, 2013)
- 9.16 Assessing value outside national designations (Landscape Institute TGN02/21)

Other: Local Plan Promotion

9.17 Green Belt Technical Report March 2019

APPLICATION DOCUMENTS

100. Final Assessment Documents

- 100.1 CIL Form June 24
- 101.1 Planning Statement & SCI – DSP – April 21
- 101.2 Planning Statement & SCI – DSP - Appendix A – DSP – April 21
- 101.3 Planning Statement & SCI – DSP - Appendix B – DSP – April 21
- 101.4 Planning Statement & SCI – DSP - Appendix c – DSP – April 21
- 101.5 Planning Statement & SCI – DSP - Appendix D – DSP – April 21
- 102.1 30993 Design and Access Statement – NBA – June 23
- 103.1 Affordable Housing Delivery Statement – Bridgehouse Consulting – Mar 21
- 104.1 Arboricultural Impact Assessment and Tree Condition Survey – Ruskins Tree Consultancy – June 24
- 105.1 Ecological Assessment- GS Ecology – Apr 21
- 106.1 Ecology Assessment Survey Addendum– GS Ecology – August 23
- 107.1 BIA - GS Ecology - Oct 23
- 108.1 Biodiversity Impact Calculator – GS Ecology - Oct 23
- 109.1 Lighting Strategy - GS Ecology - Oct 23
- 110.1 Geo-Environmental Report – Applied Geology – Apr 21
- 111.1 Ground Investigation Report – Applied Geology – Apr 21
- 112.1 Geophysical Report – Sumo – Aug 21
- 113.1 Noise Assessment – Hawkins Environmental – Mar 21
- 114.1 Air Quality Assessment - Hawkins Environmental Mar 21
- 115.1 Archaeological Heritage Desk Based Assessment – RPS – Apr 21
- 116.1 Landscape Technical Note - Liz Lakes Associates - Sept 21
- 117.1 Landscape Visual Impact Assessment Rev A – Liz Lakes Associates – Oct 21
- 117.2 Landscape Visual Impact Assessment – Appendix B – Mar 21
- 117.3 Landscape Visual Impact Assessment – Fig 1-8 – Oct 21
- 117.4 Landscape Visual Impact Assessment – Fig 9-11 – Oct 21
- 118.1 Transport Assessment with Appendices 1-4 – Cole Easdon Consultants Ltd – July 23
- 118.2 Transport Assessment with Appendices 4-7 – Cole Easdon Consultants Ltd – July 23
- 119.1 Travel Plan with Appendices - Cole Easdon Consultants Ltd - Apr 21
- 120.1 Technical Note - FRA and Drainage Strategy– Cole Easdon Consultants Ltd July 23
- 121.1 FRA and Drainage Strategy with Appendices 1-4 – Cole Easdon Consultants Ltd July 23
- 122.1 FRA and Drainage Strategy with Appendices 5-6 – Cole Easdon Consultants Ltd July 23
- 123.1 Energy Strategy Report – Harniss – Mar 21

Plans

- 124.1 Drawing Issue Sheet
- 125.1 Accommodation Schedule
- 126.1 30993 00 Site Location Plan
- 127.1 30993 01 Rev E Proposed Site Plan
- 127.2 30993 01 Rev E Proposed Site Plan Colour Copy
- 128.1 30993 02 Rev D Proposed Materials Plan
- 129.1 30993 03 Rev E -Proposed Boundary Treatments
- 130.1 30993 04 Rev B - Storey Heights Plan
- 131.1 30993 05 Rev C - Proposed Tenure Plan
- 132.1 30993 06 Rev B - Car Parking Plan
- 133.1 30993 07 Rev B - Refuse & Cycle Storage Plan
- 134.1 30993 10 Proposed Street Scene 1
- 135.1 30993 11 Proposed Street Scene 2
- 136.1 30993 12 Proposed Street Scene 3
- 137.1 30993 50 Artistic Impression View 1
- 138.1 30993 51 Artistic Impression View 2
- 139.1 30993 52 Artistic Impression View 3
- 140.1 30993 ALD 01 Alder House Type A
- 141.1 30993 ALD 02 Alder House Type B
- 142.1 30993 ASH 01 Ash House Type
- 143.1 30993 ASP 01 Aspen House Type
- 144.1 30993 BLA 01 Blackthorn House Type
- 145.1 30993 ELD 01 Elder House Type
- 146.1 30993 FIR 01 Fir House Type
- 147.1 30993 GAR 01 Garages
- 148.1 30993 HAW 01 Hawthorn House Type
- 149.1 30993 IVY 01 Ivy House Type
- 150.1 30993 JUN 01 Juniper House Type
- 151.1 30993 LAR 01 Larch House Type
- 152.1 30993 MAI 01 Maisonette House Type
- 153.1 30993 PIN 01 Pine House Type
- 154.1 30993 PLU 01 Plum Maple House Type
- 155.1 Indicative Sub Station Plans and Elevations
- 156.1 6386 203 Rev A Pedestrian Crossing Arrangements
- 157.1 6386 204 01 – Refuse SPA Sheet 1 of 3
- 157.2 6386 204 02 – Refuse SPA Sheet 2 of 3
- 157.3 6386 204 03 – Refuse SPA Sheet 3 of 3
- 158.1 6386/SK07 – Updated Drainage Route
- 159.1 2245 A3 l - Landscape Master Plan- Liz Lake Associates
- 159.2 0201-PO3D Sheet 1 of 6 Detailed Landscape Plan - Liz Lake Associates
- 159.3 0202-PO4D Sheet 2 of 6 Detailed Landscape Plan - Liz Lake Associates
- 159.4 0203-PO3D Sheet 3 of 6 Detailed Landscape Plan - Liz Lake Associates
- 159.5 0204-PO4D Sheet 4 of 6 Detailed Landscape Plan - Liz Lake Associates

- 159.6 0205-PO3D Sheet 5 of 6 Detailed Landscape Plan - Liz Lake Associates
- 159.7 0206-PO4D Sheet 6 of 6 Detailed Landscape Plan - Liz Lake Associates
- 160.1 1465-EXT-100 Rev P4- EX-100 -External Lighting Plan – Harniss
- 161.1 1465-EXT-101 Rev P5- EX-100 - External Lighting Plan – Harniss
- 162.1 Topo Survey – Geoff Perry Associates

200.0 Documents Submitted as part of application

- 200.1 CIL Form
- 201.1 Planning Statement & SCI – DSP
- 202.1 Design and Access Statement – NBA
- 203.1 Affordable Housing Delivery Statement – Bridgehouse Consulting
- 204.1 Arboricultural Impact Assessment and Tree Condition Survey – Ruskins Tree Consultancy
- 205.1 Ecological Assessment- GS Ecology
- 206.1 Biodiversity Impact Calculator – GS Ecology
- 207.1 Five Year Housing Land Supply - Lichfields
- 208.1 Geo-Environmental Report – Applied Geology
- 209.1 Ground Investigation Report – Applied Geology
- 210.1 Noise Assessment – Hawkins Environmental
- 211.1 Air Quality Assessment - Hawkins Environmental
- 212.1 Archaeological Heritage Desk Based Assessment – RPS
- 213.1-213.4 Landscape Visual Impact Assessment – Liz Lakes Associates

- 214.1-214.3 Transport Assessment– Cole Easdon Consultants Ltd
- 215.1 Travel Plan. - Cole Easdon Consultants Ltd
- 216.1 FRA and Drainage Strategy– Cole Easdon Consultants Ltd
- 217.1 Energy Strategy Report – Harniss

Plans

- 218.1 Drawing Issue Sheet
- 219.1 Accommodation Schedule
- 220.1 001 - Site Location Plan
- 221.1 002 - Site Plan
- 222.1 003 - Massing Plan
- 223.1 004 - Refuse Plan
- 224.1 005 - Boundary Plan
- 225.1 006 - Materials Plan
- 226.1 007 - Tenure Plan
- 227.1 - 008 – Car Parking Plan
- 228.1 - 009 - Character Areas Plan
- 229.1 - 011 - Part M4C2 and Self Build Plot Location Plan
- 230.1 - 015 - Street Scenes
- 231.1 - 020 – ASH - Plots 81 & 88 AS Floor Plans and Elevations
- 232.1 - 021 – ASH – Plot 3 AS Floor Plans and Elevations
- 233.1 - 022 – ASH - Plots 21 AS Floor Plans and Elevations

- 234.1 - 023 – ASH – Plot 2 Handed Floor Plans and Elevations
- 235.1 - 024 – ASH - Plots 32 & 80 Handed Floor Plans and Elevations
- 236.1 - 025 – ASPEN - Plots 1, 67 & 82 AS Floor Plans and Elevations
- 237.1 - 026 - ASPEN- Plots 20 & 22 AS Floor Plans and Elevations
- 238.1 - 027 – ASPEN - Plot 87 Handed Floor Plans and Elevations
- 239.1 - 028 – ASPEN - Plots 19 & 23 Handed Floor Plans and Elevations
- 240.1 - 029 – ALDER wide – Plot 39 AS Floor Plans and Elevations
- 241.1 - 030 – ALDER wide – Plot 25 AS Floor Plans and Elevations
- 242.1 - 031 – ALDER wide – Plot 17 Handed Floor Plans and Elevations
- 243.1 - 032 – ALDER corner - Plots 10, 12 & 16 AS Floor Plans and Elevations
- 244.1 - 033 – ALDER corner – Plot 40 Handed Floor Plans and Elevations
- 245.1 - 034 – JUNIPER - Plots 83 & 84 AS Floor Plans and Elevations
- 246.1 - 035 – JUNIPER - Plots 28-31, 41 & 42, 76 & 77, 90 & 91 AS Floor Plans and Elevations
- 247.1 - 036 – IVY - Plots 4, 6, 7 & 13 AS Floor Plans and Elevations
- 248.1 - 037 – IVY – Plot 5 Handed Floor Plans and Elevations
- 249.1 - 038 – ELDER - Plots 11, 15, 18, 24 & 89 AS Floor Plans and Elevations
- 250.1 - 039 – ELDER- Plot 14 Handed Floor Plans and Elevations
- 251.1 - 040 – SPRUCE - Plots 65 & 66 AS Floor Plans and Elevations
- 252.1 - 041 – LARCH - Plots 8-9, 45-46 & 78-79 AS Floor Plans and Elevations
- 253.1 - 042 – HAWTHORNE - Plots 35-36, 57-60 & 94-95 AS Floor Plans and Elevations
- 254.1 - 043 – HAWTHORNE - Plots 70-71 AS Floor Plans and Elevations
- 255.1 - 044 – BLACKTHORNE - Plots 68-69 AS Floor Plans and Elevations
- 256.1 - 045 – BLACKTHORNE – Plots 43-44, & 74-75 AS Floor Plans and Elevations
- 257.1 - 046 – PINE - Plots 85-86 AS Floor Plans and Elevations
- 258.1 - 047 – PINE - Plots 47-48 & 51-52 AS Floor Plans and Elevations
- 259.1 - 048 – MAISONNETTES - Plots 61-62 AS Floor Plans and Elevations
- 260.1 - 049 – MAISONNETTES - Plots 49-50 Handed Floor Plans and Elevations
- 261.1 - 050 – MAISONNETTES - Plots 55-56 Handed Floor Plans and Elevations
- 262.1 - 051 – FIR - Plots 26-27 & 72-73 AS Floor Plans and Elevations
- 263.1 - 052 – FIR - Plots 53-54 Handed Floor Plans and Elevations
- 264.1 - 053 – PLUM MAPLE – Plots 33-34 & 63-64 AS Floor Plans and Elevations
- 265.1 - 054 – Single and Double Garages – Floor Plans and Elevations
- 266.1 - Landscape Master Plan- Liz Lake Associates
- 267.1 - 1465-EXT-100 Rev P3- External Lighting Plan – Harniss
- 268.1 - 1465-EXT-101 Rev P3- External Lighting Plan - Harniss
- 269.1 - Topo Survey – Geoff Perry Associates