

# 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 – overarching Planning
- 1.2 Atkins Realis Issues with the LPA Statement of Case - Highways
- ~~1.3 Not allocated~~
- 1.4 Appellants Statement of Case

### 2.0 Local policy and guidance

- 2.1a Solihull Local Plan 2013
- 2.1b Solihull Local Plan Review tracked changes version
  
- 2.2 SLP P15
- 2.3 SLP P17
- 2.4 BNP BE2
- 2.5 BNP BE5
- 2.6 Solihull Local Plan Para 8.4.1
- 2.7 Solihull Local Plan Review examining Inspectors letter of 11<sup>th</sup> February 2022
- 2.8 Solihull Local Plan Review examining Inspectors letter of 5<sup>th</sup> September 2022
- 2.9 Solihull Local Plan Review examining Inspectors letter of 13<sup>th</sup> December 2022
- 2.10 Solihull Local Plan Review examining Inspectors letter of 6<sup>th</sup> March 2023
- 2.11 Solihull Local Plan Review examining Inspectors letter of 4<sup>th</sup> September 2024
- 2.12 Solihull Local Plan Review LPA's letter of 7<sup>th</sup> October 2022
- ~~2.13 Solihull Local Plan Review LPA's letter of 13<sup>th</sup> December 2022 (no such letter sent by the LPA)~~
- 2.14 Solihull Local Plan Review LPA's letter of 8<sup>th</sup> 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
- 2.19 SLP P7 & P8 (2 documents)
- 2.20 Full Council Report (October 2024) withdrawing the Local Plan Review
- 2.21 SMBC Local Development Scheme December 2024
- 2.22 SMBC Cabinet Member report regarding the Local Plan Review update July 2023

- 2.23 Solihull Strategic Green Belt Assessment (Atkins) 2016 Appendix A Parcels Plan
- 2.24 Appendix B Purpose 1 Plan
- 2.25 Appendix C Purpose 2 Plan
- 2.26 Appendix D Purpose 3 Plan
- 2.27 Appendix E Purpose 4 Plan
- 2.28 Appendix I Refined Parcel Database
- 2.29 Appendix F Overall Score Plan
- 2.30 Appendix G Highest Score Plan
  
- 2.31 Full Council, 8<sup>th</sup> October 2024 Report from the Leader of the Council – Examination of the Solihull Local Plan and Next Steps for Plan Making in Solihull
- 2.32 Full Council, 8<sup>th</sup> October 2024 Report from the Leader of the Council – Examination of the Solihull Local Plan and Next Steps for Plan Making in Solihull - Appendix A – Inspectors letter – 4<sup>th</sup> September 2024
- 2.33 Full Council, 8<sup>th</sup> October 2024 Report from the Leader of the Council – Examination of the Solihull Local Plan and Next Steps for Plan Making in Solihull - Appendix B – SMBC Local Plan Review – draft position statement October 24
- 2.34 Reviewing the Plan for Solihull’s Future, Solihull Local Plan Review, Site Assessment Re-Issue document March 2021 (extracts)
- 2.35 SMBC Local Plan 2013 Court Order schedule
  
- 3.0 National policy and guidance
- 3.1 The Dec 2024
- 3.2 Proposed Reforms to the National Planning Policy Framework and Other Changes to the Planning System
- 3.3 Chapter 9 of the NPPF Dec 2023
- 3.4 Government response to Question 69 of the proposed reforms to the National Planning Policy Framework
- 3.5 Guidance on Transport Assessments by the Ministry of Housing, Communities and Local Government
- 3.5A Travel Plans, Transport Assessments & Statements
- 3.6 TRICs Decide and Provide Guidance Summary November 2022
- 3.7 The NPPF 2023
  
- 4.0 Housing documents
- 4.1 Authority Monitoring Report 2024 (Draft) (2 documents)
- 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
- 4.7 SMBC Brownfield Land Register (2023)
- 4.8 KN2 Cabinet Report – endorsement of masterplan
- 4.9 BL2 Cabinet Member Report – endorsement of masterplan
- 4.10 WMCA Statement on Simon Digby Site

#### 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
- 5.17 Hertfordshire Appeal – Urban Sprawl

#### 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 27<sup>th</sup> May 2020
- 8.4 SMBC Highways consultation response dated 2<sup>nd</sup> August 2021
- 8.5 SMBC Highways consultation response dated 27<sup>th</sup> October 2021
- 8.6 SMBC Highways consultation response dated 19<sup>th</sup> July 2023
- 8.7 SMBC Highways consultation response dated 5<sup>th</sup> April 2024
- 8.8 Mott Macdonald Vissim Modelling Technical Note dated 22<sup>nd</sup> April 2024

## 9.0 Landscaping

### Application Documents

- 9.1 LVIA (the revised version) (4 documents)
- 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

### 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 (Reference Removed)~~

### TPO/PROW Information

- 9.18 TPO Confirmation 01279
- 9.19 TPO 01279
- 9.20 Balsall Common Heritage Trial Map
- 9.21 Plan showing public right of way M162

## 10.0 SMBC Highways

- 10.1 SMBC Highways consultation response dated June 2023
- 10.2 SMBC Highways consultation response dated September 2023
- 10.3 Oct 2023 Covering Letter
- 10.4 SMBC Highways consultation response dated November 2023
- 10.5 Balsall Common Baseline & Constraints Report
- 10.6 Balsall Common Future Growth and Impact Report
- 10.7 Balsall Common Transport Study Report
- 10.8 BC2 Frog Lane TA
- 10.9 BC4 Pheasant Oak Farm TA
- 10.10 Objection by Ward Councillor Andrew Burrow
- 10.11 Balsall Common VISSIM Model LMVR
- 10.12 SMBC Highways Comments from Delegated Report
- 10.13 Extracted Pages from VISSIM User Guide
- 10.14 Extracted Pages from Junctions 10 User Guide
- 10.15 Balsall Common VISSIM Forecasting Report
- 10.16 Mr Hickman LinSig Full Input Data and Results
- 10.17 Mr Cartwright LinSig Full Input Data and Results
- 10.18 Extracted pages from Guidance on Transport Assessment DfT 2007

## **11.0 Proof of Evidence**

- 11.1 SMBC Planning
- 11.2 SMBC Highways
- 11.3 SMBC Five Year Housing Supply
- 11.4 Appellants Planning Proof
- 11.5 Appellants Highways Proof
- 11.6 / 11.6a Appellants Five Year Proof
- 11.7 Appellants Landscape Proof

## **12.0 Rebuttals**

- 12.1 LPA Planning Rebuttal
- 12.2 LPA Highway Rebuttal
- 12.3 Appellant Planning Rebuttal
- 12.4 Appellant Highway Rebuttal

## **13.0 Updated Plans throughout appeal process in relation S106**

- 13.1 Accommodation Schedule Rev F
- 13.2 30993 01 Rev F - Proposed Site Plan
- 13.3 30993 05 Rev D - Proposed Tenure Plan

## **14.0 Documents submitted or requested during Inquiry**

- 14.1 Cllr Andrew Burrow Statement of Fact (PDF)

- 14.2 Cllr Andrew Burrow PowerPoint (Converted to PDF)
- 14.3 Green Belt Boundary
- 14.4 Agreed Description of development
- 14.5 Highways Note on The Package

#### **15.0 Opening/Closing Submissions**

- 15.1 Appellant Opening Statement
- 15.2 LPA Opening Statement

## **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 21 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