

**From:** Palmer, Gary (Places Directorate - Solihull MBC) [mailto:gpalmer@solihull.gov.uk]

**Sent:** 26 May 2015 10:05

**To:** 'info@owen-roberts.co.uk'

**Subject:** Solihull CIL - Examination Hearings 2nd & 3rd June 2015

Melanie

Further to our telephone conversation I am writing to advise that the Council wishes to request that the Inspector postpones the hearings scheduled for the 2<sup>nd</sup> & 3<sup>rd</sup> June 2015.

This is to allow the Council an opportunity to thoroughly consider the issues raised by Turley's in their representations made on behalf of IM Properties. A significant part of the representations relate to site specific issues regarding the development of their site at Blythe Valley Park (BVP).

As you maybe aware, IM Properties purchased BVP following the Council's consultation upon the preliminary draft and draft charging schedules. Although previous owners and/or administrators of BVP were aware of the Council's intentions to introduce the levy, IM Properties have not previously commented on the emerging charging schedule. Their representations that were made on the 19<sup>th</sup> May 2015 were therefore the first the Council has received in relation to the development of this site.

The Council's adopted local plan contains an allocation for residential development at BVP of some 600 dwellings (within the area of the existing park/policy designation – ie no Green Belt release will be required). As such the development at BVP to provide 600 dwellings is a major and key component of the Council's housing and development strategy in the local plan. The Council is keen to ensure that the development envisaged is deliverable.

Given that the representations made on behalf of IM Properties raise issues that ultimately impact on the deliverability of the development at BVP, the Council wishes to thoroughly consider the points made and the justification/evidence for them to ensure that it can be satisfied that an appropriate CIL charging schedule is being pursued that does not threaten the viability of a key component of the development strategy for the Borough.

Although helpful discussions have been undertaken with IM Properties (both in relation to an emerging masterplan/planning application and CIL) prior to the representations being made on 19<sup>th</sup> May, it has not been possible for the Council to arrive at a conclusion on the issues set out in their representations in the 7 days since receiving them. As the site is an important part of the development strategy the Council believes it would be prudent for the hearings to be postponed so that further consideration can be given to the issues raised and for the Council to respond appropriately.

I would be grateful if you would bring this to the attention of the Inspector and let me know his response.

Regards

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**From:** Melanie Owen-Roberts [mailto:info@owen-roberts.co.uk]  
**Sent:** 27 May 2015 10:38  
**To:** 'Jones, Charlene (Places Directorate - Solihull MBC)'  
**Subject:** Response from Examiner

Morning Charlene

As discussed on the phone I can confirm that the Examiner will not agree to postpone the hearings at this late stage.

They will go ahead next week as planned and the Council will have to respond as best they can to the submissions made by IM Props, bearing in mind that a CIL examination is not meant to be about site specific matters anyway.

He has said that the Council can have until close of play on Friday (29 May) to submit any further specific responses on the IM evidence only, given that any other responses, if any, should have already been submitted to me by the end of yesterday. The Council does not have to submit a response to IM Properties but the Examiner is giving you the chance to do so if you wish.

This should not include any new evidence or references to documents that are not already part of the evidence base as a) it would be unfair on other participants and b) on the Examiner as he would have to try and read them over the weekend. Also, if there is anything by way of long and complex documents attached he cannot print them off easily at home.

There will not be time to post hard copies so please can you make sure that there are hard copies of any statement and any appendices available for all who may want one, including the Examiner and me(for the library), on Tues morning.

He has also added in the light of the above, that he will have an accompanied site visit to BVP on Weds morn (3 June) with a representative from the Council and IM Props. (The Examiner has requested that I attend also). Please note that there will be no discussion of issues at the site visit.

He is suggesting a 0930 start and a finish of no later than noon. You can discuss the details on Tues but has asked if you can give some thought to a first meeting point, a route and what to see, in the meantime. Obviously, IM Props **will be able to make suggestions about the SV, on Tues, as well. I won't however** contact IM Properties about the site visit until I have had confirmation from you first.

Turley has asked me already about your statement so I will make them aware that you have until Fri close of play to respond. I will also confirm to Pegasus that you have not submitted a statement for Bloor Homes. **I'll copy you in on** the emails.

I am working today til about 4pm and also Thursday and Friday if you need me.

Kind Regards, Melanie