

Accompanying note from Council regarding the 3 appeal decisions

From: Simpson, David (Places Directorate - Solihull MBC) [mailto:dsimpson@solihull.gov.uk]
Sent: 16 September 2014 15:13
To: 'Melanie Owen-Roberts'
Cc: James, Sarah (Places Directorate - Solihull MBC); Frankel, Liz (Places Directorate - Solihull MBC)
Subject: RE: Request from Inspector

Hi Melanie,

As requested I have attached 3 Appeal decisions which relate to the site "Land off Salter Street Earlswood", to the south of the site "Canal View off Salter Street".

Just to clarify "Land off Salter Street" is site 204 in the Site Assessment document June 2014 update (page 24) and Canal View off Salter street is site 208 (page 28) in the same document.

Also for clarification the Site Assessments highlight the differences between the 2 sites but in brief the site "land off Salter Street was materially different to the Canal View proposal in a number of respects, but principally because it entailed a very significant expansion of the existing site (almost tripling the size of it), into an adjoining field, and including significant associated operational development. The land was very open to views from the east, across the valley, and the development engaged issues of impact on openness of the Green Belt, and encroachment into the countryside, as well as impact on landscape, character and appearance.

The same does not apply to the Canal View proposal, which seeks to make more efficient use of the existing, hard surfaced, approved site by forming 2 additional pitches within the confines of the existing site – no physical extension, and thus no encroachment, and less impact on openness. The site is also in a less prominent location in the landscape, and views of the site are more limited.

I hope this helps.

Any further clarification required please let me know.

Regards

Dave Simpson