

TOUCHWOOD

Touchwood Extension

Planning Application

1. PLANNING STATEMENT

Prepared for the Lend Lease Retail Partnership by DP9 Ltd

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1. INTRODUCTION

This Planning Statement has been prepared by DP9 Ltd (hereafter referred to as 'DP9') on behalf of the Lend Lease Retail Partnership ('the Applicant') in support of applications for planning permission, demolition of unlisted buildings in a conservation area and listed building consent to facilitate an extension to Touchwood on land to the east of the existing centre ('the Site').

The 'Proposed Development' for the purposes of this overview Planning Statement comprises:

- Full Planning Application – The Proposed Development comprises the demolition of unlisted buildings and construction of an extension to Touchwood, remodelling of retained listed buildings, creation of a pedestrian route from High Street and associated development on land bounded by Touchwood, High Street, Church Hill Road/The Square and Church Hill House.
- Listed Building Consent Application(s) – For internal and external works to Grade II listed buildings to facilitate the above works.

This Planning Statement provides a general description and an evaluation of the Proposed Development (all applications) against relevant national, strategic and local planning policy guidance. It should be read in conjunction with the planning application drawings (prepared by 3D Reid) and the following documents submitted as supporting material to the application:

Document Title	Prepared By
2. Design & Access Statement	3D Reid
3. Heritage Impact Assessment	Lathams
4. Transport Assessment	WSP Parsons Brinckerhoff
5. Statement of Community Involvement	Aver
6. Sustainability Statement	WSP Parsons Brinckerhoff
7. Extended Phase 1 Habitat Survey	WSP Parsons Brinckerhoff
8. Arboricultural Report	WSP Parsons Brinckerhoff
9. Flood Risk Assessment & Surface Water Drainage Strategy	Waterman Civils
10. Foul Sewerage Assessment	Waterman Civils
11. Air Quality Assessment	WSP Parsons Brinckerhoff
12. Noise Assessment	WSP Parsons Brinckerhoff

13. Lighting Assessment	WSP Parsons Brinckerhoff
14. Archaeological Desk-Based Assessment	WSP Parsons Brinckerhoff
15. Geo-Environmental Desk Study	WSP Parsons Brinckerhoff
16. Contamination Screening and Ground Gas Risk Assessment	WSP Parsons Brinckerhoff
17. Utilities Assessment	WSP Parsons Brinckerhoff
18. Overshadowing Assessment	Delva Patman Redler

The remainder of this Planning Statement comprises the following sections:

- Section 2 – Site Description & Context;
- Section 3 – The Proposed Development;
- Section 4 – Planning Policy Framework & Assessment;
- Section 5 – Scheme Benefits & Conclusions.

Extensive positive pre-application discussions have been undertaken with Solihull Metropolitan Borough Council (SMBC) where the principles of the Proposed Development and the acceptability of the scheme have been discussed. This is discussed in further detail in later sections of this Statement.

2. SITE DESCRIPTION & CONTEXT

2.1 The Site

The red line boundary of the Site encompasses circa 1.13ha, with a development area of 0.94ha and is bounded by the existing Touchwood development to the west, High Street to the north, Church Hill Road/The Square to the east and Church Hill House to the south.

The Site is previously developed and includes the following areas:

- The Priory and Orchard House (SMBC office buildings) with associated surface car parking;
- Retail unit SU38 and part of SU43/44 and servicing areas of Touchwood;
- Retail units fronting High Street (numbers 140-156) and Manor Walk (numbers 5-6) and associated surface car parking;
- Offices fronting Manor Square/Church Hill Road (numbers 2-6) and associated surface car parking; and
- Manor Square Access Road (and associated pick-up/drop-off areas).

A Site Location Plan with the application boundary marked in red accompanies the planning application submission.

2.2 Surrounding Area

The Site is located within Solihull Town Centre, and as such is surrounded by a mix of predominantly commercial uses. It is immediately adjacent to Touchwood, a large mixed use retail led shopping centre which opened in 2001. To the north lies High Street, part of Solihull Town Centre's Primary Shopping Area, the western end of which has a particular concentration of heritage buildings. To the south sits Orchard House, offices of SMBC, as well as a number of other civic facilities. The Grade I listed St Alphege Church sits to the west of the Site across Church Hill Road.

The buildings surrounding the Site vary in scale and height. The buildings along the High Street and The Square, part of the town's historic urban fabric, are small and of a domestic scale, ranging from 2-3 storey in height. St Alphege Church and spire is approximately 54 metres tall and acts as an important local landmark for the town. Church Hill House located along the southern edge of the Site has seven floors and is approximately 26 metres in height. A detailed assessment of the Site's surrounding context is provided in Section 2 of the Design and Access Statement.

2.3 Accessibility

The Site is in a highly accessible location in Solihull Town Centre and benefits from good access to public transport.

There are 18 bus services providing 34 services per hour (Mon-Sat) to a range of locations including: Birmingham, Heartlands Hospital, Yardley, Sheldon, Chelmsley Wood, Sutton Coldfield, Solihull Station, Birmingham International Station, Birmingham Airport and Coventry. Solihull Rail Station is circa 800m walking distance from the Site and offers approximately 28 services per hour (Mon-Sat) to nearby regional centres and national destinations.

In addition to good public transport, cycle and pedestrian accessibility, private car accessibility to the centre is good. The six main car parks in the Town Centre collectively provide in excess of 4,800 spaces.

Full details regarding accessibility are provided in the accompanying Transport Assessment.

2.4 Heritage Designations

The Solihull Conservation Area boundary bisects the Site, with the land north of Manor Square located within the Conservation Area, whilst land south of Manor Square lies outside.

The Site includes the following Grade II listed buildings:

- 136-144 High Street – Grade II
- 6 The Square – Grade II
- 158 High Street – Grade II

In addition to the above, there are a number of important heritage assets near to the Site, including the Grade I listed St Alphege Church, the Grade II* listed Manor House at 126 High Street and a number of other Grade II properties/monuments on High Street/The Square.

Further detail on the existing built heritage and archaeological resource are included in the accompanying Heritage Impact Assessment.

2.5 Planning History

The table below summarises the key planning permissions relevant to the proposed development since 1983. A full summary of the planning history across the Site is provided at Appendix 1.

Address	Proposal	Status	Application Number
Solihull (Touchwood Court) Land At High Street	Comprehensive redevelopment for shopping, retail, commercial leisure development (including multi-screen cinema), multi-storey car parking and restaurant use including associated servicing arrangements, highway works, landscaping and amenity works	Approved 21/12/1998	PL/1998/020 94/FULL
Manor Square			
2 Manor Square	Non-Material amendment for new proposed personnel entrance to front elevation, change car parking spaces available 1-4 on planning application 2013/354.	Approved 16/08/2013	PL/2013/011 21/NONMC
2 Manor Square	Change of use from office use (B1) to a dental practice (D1).	Approved 13/05/2013	PL/2013/007 32/CU
2-4 Manor Square	Change of use from offices to restaurant and takeaway service (resubmission of 2012/1725)	Refused 24/05/2013	PL/2013/010 18/CU

2-4 Manor Square	Change of use of existing ground floor redundant and vacant office space into three units (1 x A1 retail, 1 x A3 café and 1 x A2 estate agent) including alterations to create new doorways	Approved 09/05/2011	PL/2011/020 99/CU
High Street			
Loaf & Reflex 140 High Street	Listed building consent for external decorations to front elevation, like for like repairs, redecoration to any previously painted surfaces to front elevation. Forming 3 no new structural openings with glazed french doors to side elevation, external drinking to side yard area, allow for new decking, 1 no. New set of gate to inner yard and 5NO sail canopies. Internal works complete alterations and refurbishment (resubmission of 2011/1898)	L/B Extension Approval 16/082012	PL/2012/002 60/LBW
Loaf & Reflex 140 High Street	Listed building. Alterations to external main entrance doors; internal refurbishments and two internal structural openings to form new internal accommodation and stair configuration.	L/B Extension Approval 10/03/2009	PL/2009/012 48/LBW
158 & 158A High Street	Change of use from A1 to A2.	Full Plans Approval 22/06/2014	PL/2014/018 75/CU
Shipways 158 High Street	Listed building application for separating one unit into two by internal alterations and alteration to rear external door, also repairs to interior and exterior of building	L/B Extension Approval 23/12/2008	PL/2008/019 52/LBW
158 & 158A High Street	Change of use from A1 to A2.	Full Plans Approval 22/08/2014	PL/2014/018 75/CU
Solihull News 150 High Street	Change of use from office (B1) to retail (A1) use.	Full Plans Approval 21/02/2013	PL/2013/023 36/CU
The Square			
Part Of First Floor 4/6 The Square	Change of use from office to sui generis for tattoo and body piercing studio (possibly laser treatment).	Full Plans Approval 25/01/2013	PL/2012/023 09/CU

3. THE PROPOSED DEVELOPMENT

The Proposed Development comprises an application for full planning permission for the redevelopment of the Site, alongside associated listed building consent applications.

The description of development for the full planning application is as follows:

“Demolition of unlisted buildings and construction of extension to Touchwood, remodelling of retained listed buildings, creation of pedestrian route from High Street and associated development on land bounded by Touchwood, High Street, Church Hill Road/The Square and Church Hill House”.

Full descriptions of development for each of the listed building consent applications can be found in their respective listed building consent submissions.

3.1 Background

The vision for the Site is to expand upon and reinforce Touchwood’s reputation and performance as a leading shopping, eating and entertainment destination in one of the UK’s strongest town centres.’

Lendlease has had an involvement in the success of Solihull Town Centre for almost twenty years. Since Touchwood opened in September 2001 it has had a transformational effect on the retail and leisure environment in Solihull, greatly enhancing the Town Centre’s status within the regional shopping hierarchy. It comprises of a number of themed shopping arcades each delivering a distinct architecture and ambience. Each arcade is distinguished by the selection of ceiling, architectural lighting, brickwork patterning, timber, internal planting and floor design.

The Lend Lease Retail Partnership is a property fund, also managed by Lendlease. Lendlease has managed Touchwood on behalf of the Lend Lease Retail Partnership since its opening. Whilst Touchwood remains to this day a strong success story, there is more competition than ever before; both from online retailers and other developments across the region, which could undermine Solihull’s position and performance.

As well as existing tenants seeking larger stores, there is also a recognized demand for, and from, retailers and restaurants not currently represented in the town. It is therefore vital that Touchwood, and Solihull, maintains its distinct and important regional role by attracting new retailers and restaurants.

Reflecting the planning policy ambition (see Section 4) for the redevelopment of the Touchwood Opportunity Site, a Development Agreement between SMBC and Lend Lease Retail Partnership was signed on 20 October 2014 to help facilitate the extension of Touchwood as the next significant phase in the redevelopment and enhancement of Solihull Town Centre.

Key to assembling the land necessary to accommodate the extension is the demolition of The Priory and Orchard House, as part of the rationalisation of SMBC’s wider property portfolio. This programme will see the significant refurbishment of the retained Church Hill House which sits immediately south of the Site. It should be noted that these works fall outside the scope of the Proposed Development and are subject to a separate full planning application to be submitted concurrently by SMBC.

3.2 Quantum of Development

The table below sets out the proposed overall quantum of development for the Extension. In order to allow for appropriate flexibility to accommodate a range of occupiers and respond to market interest, a flexible planning permission is sought to allow for units to be occupied by either A1 or A3 operators. The split in floorspace shown below is based on an indicative mix as set out in the Design and Access Statement.

	Existing Touchwood Floorspace within Red Line to be Retained & Reconfigured (GIA sq.m.)	Floorspace (GIA sq.m.)	Uplift
A1 Floorspace	608	7,944	+ 7,336
A3 Floorspace	0	2,932	+ 2,932
Total	608	10,876	+ 10,268

3.3 Design

Full details regarding the design of the Proposed Development can be found in the accompanying Design and Access Statement. However a summary of the design features can be found below:

3.3.1 Mall Extension & Alignment with St Alphege Church

A two storey arcade space is proposed which will link the existing centre to the New Court and St Alphege beyond. It is enclosed by a straight but articulated run of retail bays to the north, an elegant, curved facade to the south and an asymmetrical pitched roof. The retail units have mezzanines set back from the shop front with access to a mezzanine level internally within each unit. The flooring of the proposed arcade will be of a high quality natural material. Dark grey banding will occur along the length of either side of the arcade helping to blur the inside and outside of each retail unit. The arcade roof is designed with a glazed section to one side allowing in a degree of natural daylight from the north.

The view and setting of St. Alphege Church has been a key element in the design and orientation of the extension. The 54 metre spire towers over the surrounding buildings and acts as an important local landmark and focal point for the town. The alignment of the new Internal Arcade has been developed to ensure a connection is maintained from The Atrium and is unveiled as the visitor progresses eastwards. The straight northern facade of the arcade holds the focus of the visitors' eye with the gentle curved form of the south facade leading the eye outside and terminating at St Alphege Church's grand West window.

3.3.2 New Court

An intimate but well-proportioned new public space is proposed to be located between the Internal Arcade and St Alphege Church. More similar in size to a courtyard than a public square, the New Court is one of three new key spaces that help complete the circuit around the town of Solihull including the new Arcade and Drury Lane connection.

The new space will act as a crossroads to the entrance of the internal arcade, the Drury Lane Connection and the pedestrian link with St Alphege Church and Church Hill House providing a destination where visitors can meet with family and friends within a calm and relaxing environment.

Individual building blocks define the square. These include the Major Shop Unit (MSU), the Island Block, the single-storey glazed pavilion building and the restaurant units. Although the blocks vary in height and roof form, the buildings read as one family with the use of brick as the primary facade material. The high quality material palette of natural materials is complemented by sensitively designed landscaping through the use of narrow planters and living green walls, elements which soften the feeling of the space. A number of restaurants are located around the space which invites outdoor dining throughout the day and into the evening under the protection of canopies.

A small pavilion to the north west of the space provides a sense of enclosure to screen diners from wind and vehicular traffic on Church Hill Road. The lightweight transparent nature of the pavilion maintains a visual connection with St Alphege Church.

3.3.3 New Drury Lane Connection & Island Block

This aspiration of a pedestrian circuit at the eastern end of High Street was originally referred to during the design of Touchwood in 2001 and has since been carefully adopted. The new circuit is designed to drive footfall to this underutilised area of the Town Centre and alleviate the often congested connection between Mell Square and Touchwood at Mill Lane. The additional activity at the lower end of the High Street will enable visitors to Solihull to have the opportunity to meander towards The Square capturing the inspiring aspect of St Alphege Church.

In addition to sensitively creating a new pedestrian route within the town's urban grain, the Island Block is responsive to the scale, mass, form and materials of the surrounding listed buildings. Its modern form is inspired and influenced by the historic vernacular of Solihull's townscape through its rhythm and facade projection. This new connection opposite Drury Lane from the High Street has allowed for the listed buildings fronting the Square to form the basis of this new Island Block. The new retail and catering units that are proposed to connect with these existing buildings, although contemporary in their style, respect their massing, roof-scape and materiality.

3.3.4 Belvedere Unit

The Belvedere unit is a two storey unit fronting Church Hill Road and immediately opposite St Alphege Church. The initial concepts and subsequent design development for this building focused around celebrating and enhancing the setting of the listed St Alphege church. The key elevations are designed to have differential contrast against the heritage asset using a fully glazed elevation to reflect the architectural quality and setting of the church. This principle decision enables the Belvedere to become subservient and act as a modest backdrop against St Alphege Church. Whilst the glass facade provides reflections of the church it also enables diners the opportunity to enjoy panoramic views over St Alphege and its picturesque setting. The transparency of the facade blurs the external and internal environments thereby strengthening the connection with the diner and their environment presenting "the best view in town".

3.3.5 Relationship with Church Hill House

The extension of Touchwood provides a unique opportunity to collaborate and create a new civic space in front of the re-modelled Church Hill House office. The new space will reflect the civic function and use of this important building within the town. The elevation of the extension provides a canvas for a new piece of civic art to be incorporated, addressing the new relationship between Touchwood and Church Hill House. The desire is to engage with the local community and professionals to create a written narrative for Solihull that will be engraved or cut within the proposed bronze coloured metal elevation, and back lit at night.

The massing of these elevations ensures a strong sight-line towards St Alphege Church from Church Hill House which leads the visitors back to the Town Centre. The service corridor running along the

perimeter of the extension is screened though dense, soft vegetation providing a layering and human scale to the elevation thereby breaking down its overall mass.

3.3.6 Relationship with Manor Gardens

The Proposed Development has been designed to give due regard to protecting the unique qualities of Manor Garden as a respite from the hustle and bustle of the town. To ensure the qualities of this key local space are preserved, the design has been considered with a sensitive approach. The elevations have been stepped back at high level to maximise the amount of natural light in the garden. The historic urban grain of Manor Walk which connects the High Street with the new Internal Arcade has been preserved and enhanced through carefully angled and located projecting windows that reference the bay windows found within the Town Centre. The massing and form has also been iteratively remodelled to increase the space between the extension and the garden to ensure a clear and legible route is offered to all visitors.

3.3.7 Landscaping

The integration of the Proposed Development within the exiting townscape, and adjacent to historic buildings is of crucial importance. St Alphege Church provides a strong anchor point for the surrounding historic buildings. The materials and texture of these buildings has informed the choice of the new materials used for the extended Touchwood.

A Landscape Masterplan accompanies the application, within the Design & Access Statement, providing a detailed breakdown of the proposed landscaping across the Site and the potential materials and concepts that can be used to successfully integrate the development into the Town Centre.

3.4 Access & Servicing

Reflecting the accessibility of the Site by public transport and the existing car parking capacity within the wider Town Centre, no additional car parking is proposed. Detailed consultation has been held with SMBC Highways and full details and rational for the proposed parking strategy can be found within the Transport Assessment.

Despite being surrounded on three sides by vehicular carriageways, there is no existing formal drop off facility around the periphery of Touchwood. The current access road off Church Hill Road provides an informal facility but this will be removed as part of the scheme. It is proposed therefore that the existing private hire taxi bay on Homer Road be extended to include pick up and drop off. The precise design of this facility will be agreed at the detailed design stage. This location benefits from the provision of both steps and DDA compliant ramps leading to Touchwood and the Solihull Arts Complex. Drop off facilities for ambulant disabled blue badge holders will also be made available within the existing Touchwood car park.

Full details of the proposed servicing and refuse collection strategies are included within the Transport Assessment accompanying the planning application. By way of summary, the majority of the servicing and waste collection will be undertaken from the existing service area on the roof of Touchwood. : Additional service corridors will be provided linking the rear of the new units to the existing lift cores and roof. Detailed surveys of the service area have been undertaken to ensure that sufficient capacity exists to accommodate the additional service vehicles without impinging on the local highway network.

The only exception to the above relates to the units in the Island Block at the eastern end of the proposals, which are segregated from the remainder of Touchwood by the open pedestrian routes. They are relatively small in scale and hence predicted servicing requirements are reasonably modest. It is therefore proposed to service these units 'out of hours' from the High Street with waste being transported out of hours to the Touchwood service area for collection. This is discussed in more detail within the Transport Assessment.

3.5 Pre-Application Consultation

The Proposed Development has evolved through extensive pre-application consultation and engagement with SMBC Officers, key stakeholders and the general public. The evolution of the design reflecting the comments received during the process is covered in detail in the accompanying Design and Access Statement.

3.5.1 SMBC Officers

The Design Team met with SMBC's Development Control team through five formal pre-application meetings since 2014:

- 3 March 2014
- 11 December 2014
- 3 February 2015
- 12 February 2015
- 22 April 2015

Positive feedback was received during this pre-application process, and Officer's confirmed that the principle of the scheme was acceptable in planning policy terms. Regular additional meetings have also been held with other technical officers at SMBC, including Highways, Conservation and Sustainability Officers.

The outcome of these meetings and how the feedback has been incorporated through the detailed design of the Proposed Development is described as appropriate in the accompanying technical reports.

3.5.2 Local Engagement

The Proposed Development has been subject to an extensive programme of consultation with key stakeholders including the Town Centre Advisory Group (TCAG) and Historic England, as well as a comprehensive public consultation programme. The scale of engagement reflects the importance of Touchwood as an anchor to the Town Centre.

A public exhibition was held at Solihull Arts Complex, on March 6, 7, 13 and 14. The exhibition was open from 10am each day, closing at 7pm on March 6 and 13, and 5pm on March 7 and 14. In addition to the public sessions, key local stakeholders were invited to a preview of the exhibition from 4.00pm to 7.30pm on March 5. More than 800 people attended the public consultation events, with 270 questionnaires completed either at the event or online.

The questionnaire responses identified a strong level of support for the proposals, with 237 people (81%) stating they were in favour of the extension. This support was also reflected in the responses to the statement-led questions. For example:

- 70% of respondents strongly agreed or agreed the proposals would improve Touchwood's retail offer.
- 65% strongly agreed or agreed the proposals would improve Touchwood's dining offer and enhance the evening economy.
- Over 50% of respondents also stated the extension would encourage them to shop or dine in Touchwood more regularly over other locations.

It is clear from the engagement with the local community that there is broad support for the Proposed Development. A full summary of the public engagement programme and its results can be found in the accompanying Statement of Community Involvement.

4. PLANNING POLICY

This section provides an overview of planning policy relevant to the Site at national, regional and local level and a review of the Proposed Development against these policies.

4.1 Planning Policy Framework

4.1.1 National Policy

National planning policy is set out in the National Planning Policy Framework (NPPF) which was adopted on 27 March 2012.

The NPPF establishes overarching principles of the planning system, including the requirement of the system to “*drive and support development*” and supports “*approving development proposals that accord with the development plan without delay*”. There is also a “*presumption in favour of sustainable development...[which] should be seen as a golden thread running through both plan-making and decision-taking*”.

The NPPF focuses on the delivery of sustainable development. In particular, the core planning principles include, amongst others, to “*drive and support development*”. In determining planning applications, the NPPF acknowledges that the planning system is plan-led, and that Local Plans should be the starting point for the determination of any planning applications.

4.1.2 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), states that the determination of planning applications should be in accordance with the Development Plan unless material considerations indicate otherwise.

The statutory Development Plan for the Site comprises the Solihull Local Plan, which was adopted on 3 December 2013 and replaced the saved policies of the UDP. The Local Plan outlines challenges facing Solihull and how they will be addressed, the vision for the future of Solihull, the strategy for achieving the vision, and policies and proposals to enable the Borough to grow and develop over the plan period. This includes the identification of sites for development.

4.2 Assessment of Conformity with Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires proposals to be determined in accordance the Development Plan unless material considerations indicate otherwise. Therefore, we provide below an assessment of the Proposed Development against the Development Plan and other relevant planning policy at national and local level with particular regard to the following:

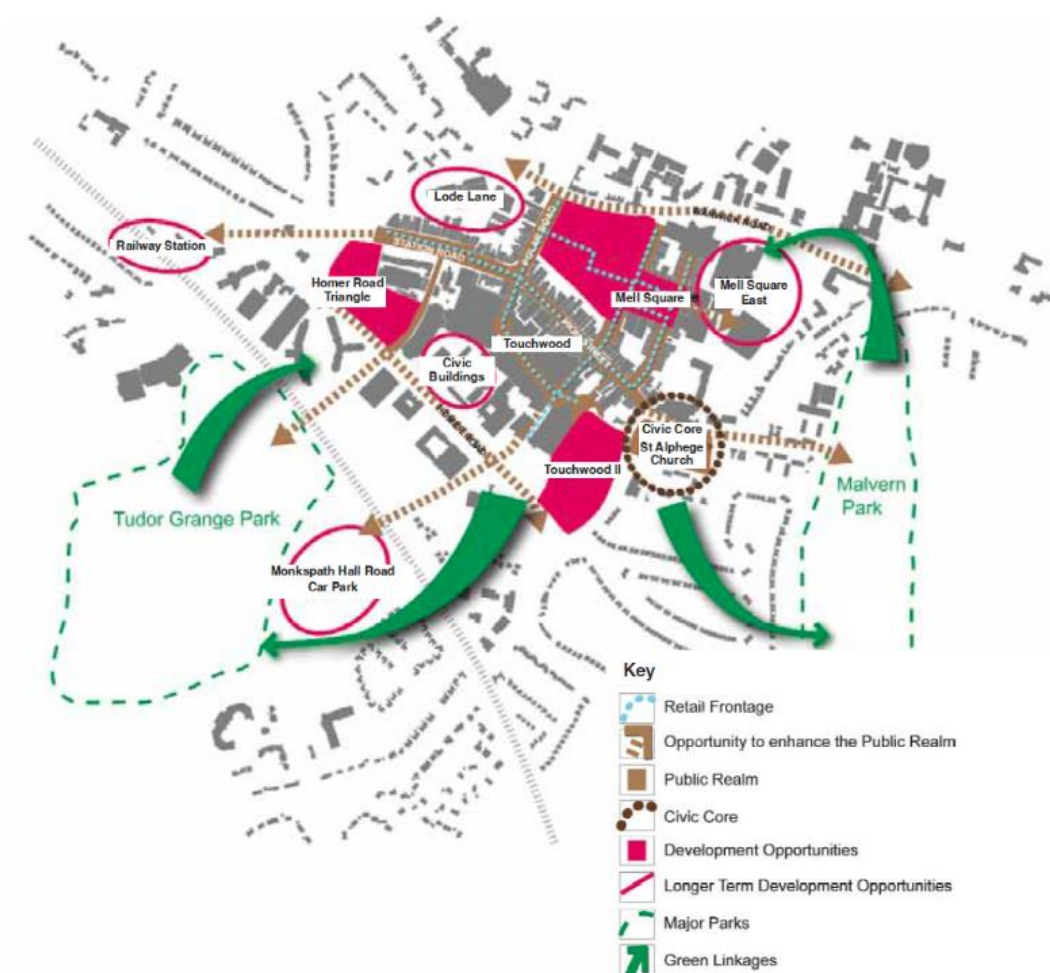
- Principle of Development;
- Townscape, Design & Conservation;
- Transport & Servicing;
- Retail & Town Centres;
- Sustainability; and

- Amenity.

4.2.1 Principle of Development

The NPPF commits to “securing economic growth in order to create jobs and prosperity” (Para 18) and to “ensuring that the planning system does everything it can to support sustainable economic growth” (Para 19). It states that “to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century” (Para 20).

An overarching aim of the Solihull Local Plan (2013) is to achieve sustainable development. Solihull Town Centre is identified as being of crucial importance to community, civic and business activity in the Borough and the economic and social well-being of Solihull. Local Plan Policy P2 indicates that Solihull Town Centre will be developed as a place of quality and distinction with a focus including retail, commercial uses in order to provide the 34,000 sq.m. of additional comparison goods retail floorspace required by 2021 to maintain a strong and competitive Town Centre. In delivering this the Local Plan contains a Town Centre Spatial Strategy identifying how development can be brought forward across key Development Opportunities to maintain a balance of activity throughout the centre: Policy P2.



As shown above, Figure 12: The Solihull Town Centre Spatial Strategy Diagram identifies the Site as one of the key Development Opportunities. It should be noted that the site identified as Touchwood II on the plan varies from the application Site and does not include the land immediately south of High Street on the plan, albeit the supporting policy/text clearly refers to this area. The southern portion of the Opportunity site forms part of the SMBC office development which forms a separate planning application (see Section 3).

The Town Centre Strategy outlines appropriate land uses for the Site, stating that retail and leisure (including food and beverages) are appropriate land uses. The Strategy also includes seven design principles for Site.

We provide a brief review of conformity to these principles below:

- i. Development should comprise a seamless extension to the existing Touchwood shopping centre, and should link into the structure of the existing urban form through a network of new streets and spaces linked to the High Street with active ground floor uses;*

The proposals provide a seamless link from The Atrium of Touchwood, eastwards toward St Alphege Church via a new covered arcade. This covered arcade then emerges into a new court from which outdoor connections link to High Street to the north or Church Hill Road to the east. As a whole, the proposals form a strong new retail circuit, reflecting and complementing the existing built form and encouraging pedestrian movements through this currently underutilised area of the Town Centre.

- ii. The positioning of new pedestrian linkages to the High Street should be carefully selected to avoid the loss or adverse impact on listed buildings or adverse impacts on the character of the Conservation Area. Any demolitions to the High Street frontages should maximise the visual link across High Street to Drury Lane from the site in order to stimulate activity at the eastern end of High Street and Drury Lane;*

It is proposed that Nos 146-156 High Street will be demolished in order to create the new connection onto High Street. These properties are unlisted buildings and their removal will maximize the visual link to Drury Lane whilst minimising the impact on built heritage. The heritage significance of the properties to be demolished, and the associated impact of their demolition on the adjacent listed buildings is discussed in detail in the accompanying Heritage Impact Assessment and listed building consent applications submitted concurrently with this application. This is discussed further in Section 4.2.2 below.

- iii. Development will be required to preserve and enhance the special historic and architectural character of the Solihull Conservation Area and complement the existing Town Centre environment via appropriate scale, height, massing, roofscapes, layout, landscaping, public realm treatments, and choice of building materials;*

Conformity with relevant design and heritage policies are discussed in Section 4.2.2 below.

- iv. Development should reinforce the identity of this part of the Town Centre, have a strong visual and spatial relationship with St. Alphege Church and respect its setting;*

The most fundamental design principle since the start of the design process has always been to reveal glimpses of St Alphege Church when walking from the existing Touchwood Atrium to the New Court. The arcade roof form has evolved since the first concept but the St Alphege Church spire and west gable have always remained as key drivers defining the extent of roof glazing and the axis of the new arcade. Reflecting the importance of this relationship, the Belvedere unit facing the church has been designed to celebrate and enhancing the setting of the church. The key elevations are designed to have differential contrast against the heritage asset using a fully glazed elevation to reflect the architectural quality and setting of St Alphege Church.

This principle decision enables the Belvedere to become subservient and act as a modest backdrop against the church. Architectural materials and details have been referenced from the church to provide an acknowledgment of key assets without competing against its overall

composition. Careful and thoughtful consideration to the location, orientation and mass of this key gateway building has been developed iteratively through close liaison working with the Planning Officers and key stakeholders to ensure it sits comfortably within the setting of the Church and the listed buildings of The Square.

This is discussed further below and in the accompanying Design and Access Statement and Heritage Impact Assessment.

- v. *Development should take advantage of the sloping nature of the site to provide an interesting, attractive and exciting architectural form sensitive to its context;*

Details of how the design has responded to the topography of the Site and its context is demonstrated in detail in the accompanying Design and Access Statement and Heritage Impact Assessment.

- vi. *Development should improve connectivity between the Town Centre and residential areas to the south and east, and respect the residential amenity of properties fronting Church Hill Road;*

Currently the Site is underutilised despite its central location. Residential areas to the south east in particular will benefit from the improved access into Touchwood and north/south to High Street through the creation of the new parallel pedestrian route.

Furthermore the residential amenity of residential properties along Church Hill Road will be protected and enhanced through the development. The removal of the Manor Square access road will reduce the number of private vehicles using Church Hill Road to access the site, with visitors directed to alternative drop off areas in the town.

- vii. *Development should be capable of being implemented in phases.*

The Touchwood Opportunity Site defined in the Local Plan comprises the Touchwood Extension at the north, and the SMBC office redevelopment to the south. These two schemes comprise separate planning applications and will be capable of implementation in phases as appropriate. At this stage it is not envisaged that the Touchwood Extension proposals themselves will be phased, and the extension will be delivered in one phase.

4.2.2 Townscape, Design & Conservation

The NPPF and the Development Plan place significant weight on the importance of design and conservation in the decision taking process.

Design

Paragraphs 56-68 of the NPPF concern design, with Paragraph 63 in particular stating that “*in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area*”. It also notes that design policies should guide the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to the local context and should not impose particular architectural styles or tastes, for fear of limiting innovation and originality, although paragraph 60 also promotes the retention of local distinctiveness.

At the local level, Policy P15 seeks to ensure that new developments achieve a high standard of design that is inclusive and sustainable and takes account of the following principles:

- Conserve and enhance local character, distinctiveness and streetscape;
- Secure long-term sustainable use of the development; and
- Creation of attractive, safe, legible streets and public spaces which are accessible, easily maintained and encourage walking and cycling.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory duty for decision-makers to give “*considerable importance and weight*” to the desirability of preserving or enhancing, the special qualities of listed buildings, their settings and conservation areas.

Paragraphs 126-141 of the NPPF provide national level guidance in relation to heritage and conservation matters. Paragraph 128 advises that great weight should be given to the conservation of heritage assets when considering the potential impact of a proposal on their significance, with the weight to be ‘proportionate to the importance of the asset’. The NPPF notes that a heritage asset’s significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss of heritage assets therefore requires clear and convincing justification.

Where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm is to be weighed against the public benefits of the proposal. It also notes that the decision maker should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance and states that “*proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the heritage asset should be treated favourably*”.

At a local level, Policy P16 of the Local Plan states that developments will be expected to preserve or enhance heritage assets in a manner appropriate to their significance and identifies the historic core of Solihull Town Centre as a significant characteristic of local distinctiveness in the Borough.

Conformity to Policy

The Proposed Development incorporates a high quality of design, one which has due regard and respect to the local character, but creates a strong identity for the extension as a new phase of Touchwood.

The proposals have been developed with a holistic approach to sustainable design and formulated through consultation with the Town Centre Advisory Group, Solihull’s planning officers, the public and other key stakeholders. Through a rigorous and iterative process, the design responds to the historic surroundings within the conservation area by respecting the scale, mass and materiality of St. Alphege Church and the listed buildings.

The proposals have carefully considered scale and mass within the Town Centre and used this to inform the form of the development. All existing listed buildings are incorporated into the scheme and enhanced with later additions being removed. The removal of later extensions to heritage assets will reinstate original building proportions, which will better reveal significance.

The accompanying Heritage Impact Assessment concludes that taking all the heritage impacts resulting from the scheme into consideration - on balance the Proposed Development will be beneficial and will result in an enhancement to the character of Solihull Town Centre.

Non-designated assets which contribute to the character of the Conservation Area have where possible been retained and will be refurbished. The loss of non-designated heritage assets has only been proposed in limited areas where this is essential to ensure that movement, access and visibility essential to the functioning of the scheme can be introduced. Where this limited change impacts upon the setting of heritage assets, care has been taken to ensure that new interventions are informed by context and are sensitive to setting.

The Proposed Development will improve accessibility and repair morphology/townscape; as well as protecting / enhancing of views and providing new views to better reveal existing heritage assets. The aesthetic of the Proposed Development represents contemporary, but respectful interpretation of existing character. The operation of the proposal will contribute to the economic revitalisation of Solihull Town Centre and will therefore help to secure the long term future (through occupancy) of many heritage assets.

With regard to the impact of the scheme on below ground heritage, the application is also supported by an Archaeological Desk Based Assessment. Based on available evidence, the Assessment concludes that there is very low potential for the presence of presently unknown heritage assets dating to the Prehistoric, Roman and Early Medieval periods and a low to medium potential for the survival of presently unrecorded remains dating to the Medieval and medium potential for remains from the Post-medieval and Modern periods.

It is expected that an archaeological watching brief could be secured through an appropriately worded planning condition with a Written Scheme of Investigation produced detailing this work. Any archaeological fieldwork would then be undertaken to determine the presence/absence of buried archaeological remains and, if present, their character, extent, quality and preservation, in order to enable an assessment of their worth in a local, regional, national or international context as appropriate.

It is considered therefore that the Proposed Development conforms to national and local level policies regarding design and conservation.

4.2.3 Transport & Servicing

Paragraph 32 of the NPPF requires developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment and that development should “*only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*”. At the local level, Policy P7 of the Local Plan specifies that new development should be located in readily accessible area and directs new retail and leisure development to town centres.

It is clear that the Site benefits from excellent accessibility and is located in an appropriate area for the nature of the development. Policy P2 of the Local Plan states that within Solihull Town Centre, the provision of additional public parking will only be accepted where it can be shown that there is insufficient public parking already available to serve the development proposed. As set out in the accompanying Transport Assessment, there is sufficient car parking within the Town Centre to support the Proposed Development, without the need for additional car parking on Site.

Car park occupancy data provided by SMBC shows that whilst some popular car parks do get full, particularly at weekends and seasonal peaks, there is always adequate spare capacity within the Town Centre’s car parking stock to meet demand. Analysis submitted to SMBC indicates that this will continue to be the case with the projected additional demand generated by the proposed extension totalling 114 parking spaces at the busiest time at a weekend. The Applicant is committed to working with SMBC to encourage visitors and commuters to the Town Centre to use the most appropriate parking facility via a combination of revised charging regimes / methods, directional signage and enhancement of pedestrian linkage between car parks and Touchwood.

A Touchwood Centre Employer Travel Plan was prepared in 2013. This was completed in conjunction with Centro and SMBC as part of the Smart Network, Smarter Choices programme. Given that this Travel Plan exists and is proving to be successful in its aims, it is suggested that, rather than provide a new plan to cover the proposed additional units, the plan be extended to cover the whole of the enlarged scheme.

Given that no severe residual cumulative highways impacts will result from the development and the Site's highly accessible Town Centre Location, it is clear that the Proposed Development conforms to relevant national and local highways policy.

4.2.4 Energy & Sustainability

The NPPF includes a number of sustainability related objectives, notably the presumption in favour of sustainable development and encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value. The redevelopment of a well located site is considered to accord with the presumption of sustainable development contained in the NPPF.

The NPPF expects local planning authorities when setting any local requirement for a building's sustainability to do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.

The relevant Development Plan policies relating to energy and sustainability are detailed within the accompanying Sustainability Statement, prepared by WSP, which should be referred to for further information and read in conjunction with the following evaluation. It is clear that the Proposed Development presents a significant opportunity to make a positive contribution to the sustainability aspirations for SMBC. As set out in the accompanying documentation, the key credentials in relation to sustainability and energy, include but are not limited to the following:

- Minimising Energy Requirements and Reducing CO₂. It is anticipated that the Proposed Development will achieve compliance with the Building Regulations Part L 2013, minimising energy requirements and CO₂ emissions through passive design and energy efficiency measures in the first instance. Passive design measures are the most robust and effective measures for reducing CO₂ emissions as the performance of the solution. This includes a building fabric which can reduce the need for air conditioning or heating, glazing which will provide natural light and reduce the dependence on artificial lighting and openable windows to reduce the need for cooling and ventilation systems to operate;
- Offsetting of further emissions through the use of on-site Low and Zero Carbon Technologies (LZC) including the use of photovoltaics at rooftop level and rainwater recovery;
- Implementation of a careful construction waste management planning to reduce the amount of waste sent to landfill;
- The materials used would be specified to minimise the impact on the environment. Local sourcing of materials will also be encouraged, alongside the use of recycled aggregates in construction. Materials selected will have good environmental credentials or meet current environmental production standards, such as; paints and materials with low levels of Volatile Organic Compounds (VOC) and insulation materials which are manufactured to have a zero 'Ozone Depletion Potential (ODP)', and low 'Global Warming Potential' (GWP);

- Making best use of available roof space for both extensive green roofs and biodiverse brown roofs, through sedum planting and drought tolerant wildflower, hardy shrubs and perennials. These roofs make significant contribution to enhanced site ecology by reduction of on-site surface water run-off, improvement of air quality, encouragement of on-site biodiversity and ameliorating local microclimate improvements in efficiency of summer cooling systems.

In light of the measures outlined above, the Proposed Development is considered to address the sustainability requirements set out in the national and local policies.

4.2.5 Retail & Town Centres

Paragraphs 23-27 of the NPPF concern ensuring the vitality of town centres and promote competitive town centre environments. In order to achieve this the NPPF states that Local Authorities should promote competitive town centres that provide customer choice and allocate a range of sites to meet the development needs, particularly those of primary Town Centre uses such as leisure and retail.

Local Plan Policy P2 states that in total, new development in the Town Centre will provide:

“...about 34,000 sq.m. of additional comparison retail floorspace by 2021; a further 23,000 sq.m. 2021 to 2026; and an additional 2,800 sq.m of convenience retail floorspace to 2026”.

Based on the indicative mix outlined in the Design & Access Statement, the Proposed Development comprises circa 7,340 sq.m. of new A1 retail floorspace at Touchwood, which is expected to be occupied by comparison goods retailers. The proposals therefore represent a significant contribution to meeting the retail needs of Solihull Town Centre, and will not preclude the provision of further retail floorspace in other appropriate location in the Town Centre (as set out in the Town Centre Spatial Strategy) during the plan period.

The NPPF also states that local planning authorities should maintain a ‘town centre first’ approach when assessing planning applications for retail, leisure and office developments. Paragraphs 24 - 27 set out the supporting evidence required to accompany planning applications for town centre uses, including sequential and retail impact assessments for locations outside primary shopping areas and not in accordance with an up-to-date development plan.

Paragraph 7.4.11 of the Local Plan specifically references the Site and states that:

“In accordance with the design principles in the policy, it is anticipated that the Touchwood opportunity site will seamlessly extend the Touchwood shopping centre that is an established part of the primary shopping area and is a primary retail frontage”.

In light of the identification of the Site as forming part of a seamless extension to the primary retail frontage, it is not considered that a sequential or retail impact assessment is required. This position has been confirmed through pre-application discussions with SMBC.

The provision of 10,300 sq.m. of additional retail floorspace on the Site conforms to national and local planning policy. The additional A1 floorspace will enhance the offer of the Town Centre, whilst the proposed A3 floorspace will result in a qualitative enhancement of the Town Centre’s vitality and viability by increasing the dwell time of visitors, encouraging linked trips beyond the Site and existing Touchwood. The Proposed Development will result in significant quantitative and qualitative improvements to the Town Centre’s offer, greatly enhancing the diversity, range and quality of retail units, attracting new retailers and ensuring the Town Centre remains competitive against the ongoing competing investments in nearby centres such as Birmingham, and other out of town facilities. It is in conformity with relevant national and local town centre policy.

4.2.6 Amenity

Policy P14 of the Local Plan states that development shall only be permitted if it is respectful toward the amenity of existing and proposed occupiers.

Air Quality

The air quality impacts associated with the construction and operation of the Proposed Development are assessed in the accompanying Air Quality Assessment. This assessment identifies that the Proposed Development is considered to be a Low to Medium Risk Site for dust soiling effects and Medium to High Risk Site for particulate matter effects. However, through good Site practice and the implementation of suitable mitigation measures, these effects would be significantly reduced; the residual effects are therefore considered to be negligible.

Predicted changes in traffic flows brought about on the local road network as a result of the Proposed Development are below the threshold set out in guidance and therefore, the impact of the Proposed Development on local air quality is judged to be negligible. It is concluded that there are no air quality constraints associated with the Proposed Development.

Noise

Planning Practice Guidance (PPG) under the NPPF includes specific guidance on noise although, like the NPPF it does not provide any quantitative advice. The relevant Development Plan policies relating to noise are detailed within the accompanying Acoustic Report, which should be referred to for further information. The report presents details of an environmental noise survey, project design parameters and associated noise limits for new mechanical building services plant and considers noise impact on nearby sensitive receptors. Given the Site's location and commercial context, the nearest residential receptors are to the south east on Church Hill Road and St Alphege Close, approximately 75-80m from the closest point of the Site boundary. St Alphege Church lies approximately 30m to the east of the Site boundary and as a heritage asset is also considered as a noise sensitive receptor.

The Acoustic Report presents the procedures taken to ascertain limits for noise generating mechanical services plant in accordance with the requirements of SMBC. Subject to appropriate noise mitigation measures, the Report demonstrates that there are no acoustic constraints associated with the Proposed Development.

4.2.7 Other

Bio-Diversity & Trees

An Extended Phase 1 Habitat Survey of the Site is submitted in support of the planning application. A desk study was undertaken, supported by a survey. There is no apparent hydrological connectivity between the Site and the River Blythe Site of Special Scientific Interest (SSSI) located 1.1km to the east of the Site. There are a number of Local Nature Reserves (LNRs) and Local Wildlife Sites (LWSs) in the surrounding area but the urban expanse of Solihull act as a buffer between the Site and the designations. Potential impacts on statutory and non-statutory designated sites are therefore unlikely.

Habitats identified on the Site were limited to those associated with bats and birds. Invasive species were also noted. Additional bat surveys were undertaken and concluded that the Site offers very limited potential for bats. The surveys do not identify the potential for any other protected species.

With regard to trees, a tree survey identified 36 individual trees and a single group of trees on Site. Of these, approximately 50% were found to be category B (moderate quality and value), whilst the remaining were found to be of category C (low quality and value). The Proposed Development will result in the removal and loss of 16 individual trees and approximately eight within the tree group. The Assessment concludes that in terms of public amenity value, the collective loss of trees will have a low impact on the immediate street scene, and future tree and shrub planting can provide an appropriate level of mitigation.

It is concluded therefore that the existing Site has limited ecological value at present. The Proposed Development will result in a biodiversity enhancement of the Site through key mitigation measures incorporated into the design to achieve new habitats of value to wildlife, including the brown roof, replacement tree and shrub planting, green infrastructure (e.g. green wall and planting within public realm areas) and bird and bat boxes.

Contamination

A Geo-Environmental Desk Study is submitted in support of the planning application. This study does not identify any contamination that could represent a risk to the receptors identified. It is anticipated that supplementary ground investigation will be undertaken post demolition to assess potential risks from contamination, and that this will be secured by an appropriately worded planning condition.

4.3 Summary

As clearly illustrated in this Section, the Proposed Development complies with the relevant national and local planning policies. The planning application is supported by a robust suite of supporting documents which have considered all the elements of the Proposed Development.

It is therefore concluded that there are no technical reasons why planning permission should not be granted.

5. CONCLUSIONS AND SCHEME BENEFITS

This Statement has outlined the Proposed Development and assessed the scheme against the relevant national and local planning policy framework. It is clear from this assessment that the Proposed Development accords with these policies and therefore represents an appropriate development for the Site.

Moreover the Proposed Development will result in significant economic, social and environmental benefits for Solihull Town Centre which should form material considerations in the assessment of this planning application. These include:

- **Increasing the Vitality & Viability of Solihull Town Centre** – The Proposed Development will result in significant quantitative and qualitative improvements to the Town Centre offer of Solihull. It will greatly enhance the diversity, range and quality of retail units available in the Town Centre, attracting new retailers and ensuring the Town Centre remains competitive against the ongoing competing investments in nearby centres such as Birmingham, and out of town facilities;
- **Creating New Pedestrian Links** – The creation of a new open pedestrian route between Drury Lane and Touchwood will create a new retail circuit within the Town Centre, boosting footfall to a currently underutilised area and meeting the aim of the Town Centre Strategy to balance development across the Town Centre. This will also encourage linked trips throughout the Town Centre, ensuring the economic benefits of the extension spread beyond the Site;
- **Conserving and Enhancing Heritage Assets** – The proposals seek to sensitively conserve and enhance the heritage assets on the Site and improve the setting and accessibility of heritage assets in the surrounding area. In particular the New Court space will create a new setting for St Alphege Church, creating a strong visual link through the development. The operation of the Proposed Development will contribute to the economic revitalisation of Solihull Town Centre and will therefore help to secure the long term future (through occupancy) of many heritage assets;
- **Activating Spaces** – The provision of A3 units in particular will activate the public realm and encourage north/south pedestrian movements between Touchwood and Mell Square. Moreover the provision addresses a qualitative deficiency, particularly in the evening economy, which will encourage longer visits and further animate the Town Centre; and
- **Significant Socio-Economic Benefits** – The Proposed Development will result in the creation of circa 500 jobs during the construction phase of the development and circa 400 permanent jobs once trading. Additionally, the quantitative and qualitative improvement to the town's retail offer will result in significant spin off benefits to the wider Town Centre as visitors will dwell longer and utilize the improved connectivity to visit areas beyond the Site.

In conclusion, the Proposed Development will offer significant benefits to Solihull Town Centre, building on the proven track record of Touchwood. It is in accordance with planning policy and represents a significant opportunity to ensure the long term vitality and viability of Solihull Town Centre. In line with the NPPF, the application should therefore be approved without delay.

Appendix 1: Planning History

Excludes advertisement/signage applications, and minor works

Address	Proposal	Status	Application Number
Solihull (Touchwood Court) Land At High Street	Comprehensive redevelopment for shopping, retail, commercial leisure development (including multi-screen cinema), multi-storey car parking and restaurant use including associated servicing arrangements, highway works, landscaping and amenity works	Approved 21/12/1998	PL/1998/02094/FULL
Manor Square			
2 Manor Square	Non-Material amendment for new proposed personnel entrance to front elevation, change car parking spaces available 1-4 on planning application 2013/354.	Approved 16/08/2013	PL/2013/01121/NONMC
2 Manor Square	Change of use from office use (B1) to a dental practice (D1).	Approved 13/05/2013	PL/2013/00732/CU
2-4 Manor Square	Change of use from offices to restaurant and takeaway service (resubmission of 2012/1725)	Refused 24/05/2013	PL/2013/01018/CU
2-4 Manor Square	Change of use of existing ground floor redundant and vacant office space into three units (1 x A1 retail, 1 x A3 café and 1 x A2 estate agent) including alterations to create new doorways	Approved 09/05/2011	PL/2011/02099/CU
2-4 Manor Square	Change of use from office to restaurant and take away service	Withdrawn 19/12/2012	PL/2012/01505/CU
2-6 Manor Square	Change of use of the ground floor offices (B1) to three no. Retail units and associated external alterations.	Approved 19/09/2013	PL/2012/00178/CU
2-6 Manor Square	Change of use of the ground floor offices (B1) to three no. Retail units and associated external alterations.	Approved 19/09/2013	PL/2012/00178/CU
2,4,6 Manor Square	Fell 3 cherry trees and a fir tree in a conservation area	Tree Not Made TPO 24/08/2012	PL/2012/00223/TCA
High Street			
Loaf & Reflex 140 High Street	Discharge condition no. 12 on planning application 2012/1179 (further information on application unavailable)	Approved 01/11/2012	PL/2012/00933/DCON
Loaf & Reflex 140 High Street	Listed building consent for external decorations to front elevation, like for like repairs, redecoration to any previously painted surfaces to front elevation. Forming 3 no new structural openings with glazed french doors to side elevation, external drinking to side yard area, allow for new decking, 1 no. New set of gate to inner yard and 5NO sail canopies. Internal works complete alterations and refurbishment (resubmission of 2011/1898)	L/B Extension Approval 16/08/2012	PL/2012/00260/LBW
Loaf & Reflex 140 High Street	Form 3 no. New structural openings with glazed french doors to side elevation adjacent to existing covered drinking area, allow for new decking and extended covered canopy over, allow for 2 no. New sets of gates to rear yard	Full Plans Approval 19/01/2012	PL/2011/02040/FULL
Loaf & Reflex 140 High Street	Listed building. Alterations to external main entrance doors; internal refurbishments and two internal structural openings to form new internal accommodation and stair configuration.	L/B Extension Approval 10/03/2009	PL/2009/01248/LBW
Loaf & Reflex 140 High Street	Forming 3 no new structural openings with glazed french doors to side elevation, external drinking to side yard area, allow for new decking, 1 no new set of gates to inner yard and 5 no sail canopies (resubmission of 2011/1897)	Full Plans Approval 16/08/2012	PL/2012/00261/FULL
Loaf & Reflex 140 High Street	Listed building consent for external decorations to front elevation, like for like repairs, redecoration to any previously painted surfaces on front elevation. Forming 3 no. New structural openings with glazed	L/B Extension Approval	PL/2011/02041/LBW

	french doors to side elevation, external drinking to side yard area, allow for new decking and extended covered canopy over, allow for 2 no. New sets of gates to yard. Internal alterations add kitchen entrance/exit doors and form new wash-up. Add new decorative timber screens and fixed seating. Allow for decoration/refurbishment.	19/01/2012	
3 Manor Walk (Unit 4) High Street	Listed building application to replace rear double door with roller shutter	Not Available 27/04/1999	PL/1999/01465/LBW
The Manor House 126 High Street	Erection of rear extension to create enlarged tea room facilities	L/B Extension Approval 29/08/2000	PL/2000/01632/LBW
124 High Street	Listed building application for removal of outbuilding and boundary walls, infill ground floor windows openings and replace existing rear doors. Roof plant and screening	Approved 24/02/2000	PL/1999/01463/LBW
158 High Street	Listed building application for minor internal alterations and insertion of conservation roof light into rear internal slope.	L/B Extension Approval 30/11/2009	PL/2009/01825/LBW
158 & 158A High Street	Change of use from A1 to A2.	Full Plans Approval 22/06/2014	PL/2014/01875/CU
Shipways 158 High Street	Listed building application for separating one unit into two by internal alterations and alteration to rear external door, also repairs to interior and exterior of building	L/B Extension Approval 23/12/2008	PL/2008/01952/LBW
Shipways 158 High Street	Listed building application for separating one unit into two by internal alterations and alteration to rear external door , also repairs to interior and exterior of building	L/B Extension Approval 23/12/2008	PL/2008/01952/LBW
158 & 158A High Street	Change of use from A1 to A2.	Full Plans Approval 22/08/2014	PL/2014/01875/CU
158 High Street	Listed building application for minor internal alterations and insertion of conservation roof light into rear internal slope.	L/B Extension Approval 30/11/2009	PL/2009/01825/LBW
Solihull News 150 High Street	Change of use from office (B1) to retail (A1) use.	Full Plans Approval 21/02/2013	PL/2013/02336/CU
146 High Street Solihull B91 3SX	Change of use for one front room at first floor level to use for an alternative therapy treatment room.	Full Plans Approval 21/09/2005	PL/2005/01559/CU
Garden To Rear Of The Manor House 126 High Street	Remove 2 dying branches and reduce horsechestnut tree in garden to rear of 126 high street, by 20% reduction to reshape and balance. Tree is both a TPO and in a conservation area.	TPO Approval 06/03/2012	PL/2012/00773/TPO
The Manor House 126 High Street	Fell 1 horse chestnut tree in rear garden.	TPO Approval 25/09/2008	PL/2008/01420/TPO
The Square			
Part Of First Floor 4-6 The Square	Discharge condition no. 4 & 6 of planning approval 2012/1951	Condition Discharged 25/04/2013	PL/2013/00461/DCON
Part Of First Floor	Change of use from office to sui generis for tattoo and body piercing studio (possibly laser treatment).	Full Plans Approval	PL/2012/02309/CU

4/6 The Square		25/01/2013	
Part Of First Floor 4-6 The Square	Discharge condition no. 4 & 6 of planning approval 2012/1951	Advert Approval 25/03/2013	PL/2013/00461/DCON