

Department for Transport
National Transport Casework Unit

By email only to: nationalcasework@dft.gsi.gov.uk

FAO Linda Grimwood
National Transport Casework Team

Our ref: AAM/ 11999.0012

Your ref:

12 February 2016

Dear Ms Grimwood

Town and Country Planning Act 1990 - section 247
Proposed stopping up of highway at Manor Square, Manor Walk and un-named carriageway, Solihull B90 13QB
Objection by The Solihull Manor House Charity

We act for the Trustees of The Solihull Manor House Charity, a registered charity, charity number 523006, of 126 High Street, Solihull who are the owners of the property, adjacent to and accessed by Manor Walk.

Please take this letter as a formal objection to the proposed stopping up order on behalf of our above clients.

The grounds for the objection are set out below:

1. Prematurity

A compulsory purchase order The Metropolitan Borough of Solihull (Touchwood Extension, Solihull) Compulsory Purchase Order 2015 ("the CPO") has been made in relation to the proposed development of the Touchwood shopping centre, and the proposed stopping up order is clearly part of the development proposals.

At the moment the car park forming part of the curtilage of the Solihull Manor House forms part of the Order property in relation to which the CPO has been made.

Our clients have objected to the compulsory purchase of their property. This property is accessed by vehicles from the road which it is currently being proposed should be stopped up. Access from the High Street is not possible due to the High Street being pedestrianised and the presence of a lighting column across the walkway.

Given that the no public inquiry has yet been held in relation to our client's objection to the compulsory purchase order, it is premature to be stopping up the highway and denying our clients vehicular access to their land. If the objection to the compulsory purchase order is upheld, then the stopping up of this road would mean that our clients would be unable to access their land by vehicles from the public highway.



If the compulsory purchase order is made and our clients land is vested in the Council as a result of it, they will be entitled to compensation for the loss of the parking spaces. If those parking spaces have been made inaccessible through the stopping up of the highway, this could significantly reduce the compensation which our clients would otherwise have received.

We would therefore suggest the application to stop up the access to the rear of The Solihull Manor House should either be rejected for the present (with the ability for a further application to be made once the compulsory purchase position has been resolved) or a decision on it being deferred until after then.

We would also request that any decision to stop-up this access to be deferred until after any vesting of our clients land in the Council, since this will enable the charity's right to compensation for the loss of the parking spaces to crystallised before the access is taken away.

2. Heritage and viability issues in relation to Solihull Manor House

Solihull Manor House is unique in Solihull as the only community space in the centre of Solihull. It is a Grade II* listed building. The Manor House site is used on a daily basis and is the only quiet community space in the centre of Solihull. A copy of our client's objection to the compulsory purchase order is attached.

As a Grade II* listed building, the maintenance and upkeep costs of the Manor House are significant. These costs can only be met by using part of the site for commercial activities.

Within the Manor house is a teashop. If the Manor House were to lose the tea shop as a tenant, then its viability as a charity would be jeopardised. The teashop currently plays a significant "anchor tenant" role and its presence makes it easier to attract other tenants to the Manor House. This teashop is accessed by pedestrians from both the High Street and from the rear along the area of roads that it is proposed to stop-up.

If the limiting of access to the teashop means that the teashop ceases to be viable, or is unable to pay the market rent that charity law requires the Manor House charity to charge, then this will make it much harder to attract other tenants to the Manor House. As well as the loss of income from the teashop, this is likely to lead to a much higher turnover of tenants and therefore longer void periods, further diminishing the income of the Manor House charity.

3. Loss of access to car park without compensation

The ability to park on site is also a factor currently increasing the attractiveness of the Manor House to potential tenants. The charity derives an income from these parking charges, and it also increases the rent that the charity can command from commercial users of the rooms within the Manor House.

Since the stopping up will be under section 247 of the Town and Country Planning Act 1990, no compensation will be payable to either The Solihull Manor House or the tea rooms for the loss of access to their facilities. In the case of the Solihull Manor House, the charity derives an income from the parking spaces which will be completely lost to the charity and which the charity can ill afford to lose, if access to those spaces is stopped-up.



We would refer you specifically to the case of *Vasiliou v Secretary of State for Transport*, referred to at paragraph 32 of Planning Inspectorate Advice Note No 19 (copy attached). In *Vasiliou*, the Court of Appeal said that, when exercising the discretion whether or not to make a stopping up order under s247 TCPA 1990, the Secretary of State is required to take into account any directly adverse effect the order would have on all those entitled to the rights which would be extinguished by it.

4. Loss of ability to pursue alternative development opportunities

The loss of vehicular access to the area currently used for car parking would also remove the ability of the Manor House to consider other development proposals which might become necessary in the future if the viability of the charity diminishes for the reasons set out above. Retaining this access would help preserve the future development potential of the site and help protect the future viability of the Manor House.

At the moment the Trustees of the charity have no need to consider this, as the charity currently manages to meet its running costs. Ideally the Trustees would wish to preserve the character of the setting of the Manor House, and therefore would prefer not to have to contemplate any developments which might have even a minimally detrimental effect on this. However, if the viability of the Manor House becomes threatened in future, then the Trustees would need to consider alternative proposals for the use of this space, in the interests of the Manor House as a whole.

5. Summary

Given these factors, our clients would suggest that no decision should be taken in relation to the stopping up until after the compulsory purchase order inquiry has identified whether our client's land that is currently used for car parking should be excluded from the CPO.

If that land is excluded from the CPO and there is a need to preserve vehicular access to our clients land, we would be arguing that the stopping up should not take place.

If that land is taken under the CPO then we would request the Secretary of State to exercise the discretion not to make the stopping up order until our clients land has been vested in the Council under the compulsory purchase order, and their right to compensation for the loss of the parking spaces crystallised.

If you have any questions about this letter or the grounds of our client's objection, please contact the writer, Andrew Millross, Partner, Anthony Collins Solicitors LLP, Ref 11999.0012 on the number and email below.

Yours faithfully



Anthony Collins Solicitors LLP

Direct Line: 0121 212 7473
Departmental Fax: 0121 212 7434
Email Address: andrew.millross@anthonicollins.com



Ref. NATTTRAN/WM/S247/2207

16 Chipstone Close
Solihull
West Midlands
B91 3YS
14 February 2016

National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle upon Tyne
NE4 7AR

**Ref. NATTTRAN/WM/S247/2207 Street Closure Notice
– Town & Country Planning Act 1990 - .**

Further to the above application I wish to make an objection/representation concerning the proposals made in respect of the proposed closure of the access road to and Manor Square in Solihull – pursuant of the further extension of Touchwood Shopping Centre. This stopping up is intimated in the Solihull MBC planning application PL/2015/51464/MAJFOT.

I am a member of the general public, living locally and using Solihull town centre up to 2-3 times a week, for shopping and leisure activities.

This access road and turning area provides a 'safe haven' for a drop off and pick up area, off the main through road of Church Hill Road & New Road, also a calling in area for smaller delivery & services vehicles, delivering to the present Touchwood Development. This is also the only 'public road access' to get to Touchwood for the police and emergency services at its eastern end. The other two accesses to Touchwood are either through locked gates at both ends of the pedestrianised High Street, or further disrupting the recently redeveloped Station Road Bus Interchange, nearly 200-metres away.

With the current facility in operation, there is still more than enough abuse of The Square by people using this as a 'drop off and pick up area', with unauthorised usage of the bus lay-bys, parking on the crossing chevron approach markings, and endangering those using the pedestrian crossing. Some even abuse the area by doing 'U-turns' out of the bus lay-bys instead of going 'round the block' or using the mini roundabout at the entrance to Manor Square – all shown on 140129 –A- P -00-D013 B .

It is obvious from the response of Lend Lease; in passing the problem back to Solihull MBC that they have no intention of reducing their development to accommodate potential customers', delivery vehicles or public services. Also Lend Lease haven't observed how busy this area and the associated roads can get as it as much a 'through route' as the parallel B4102, with 3 bus routes, providing 20-minute and 30-minute timed interval services each way. Also in their suggestion they haven't taken any account of the relatively frequent funeral services held at the town's church, necessitating parking of hearses and accompanying cars between the War Memorial and the church wall, for the duration of services.

Yours faithfully



A. C. Shapcott



Lauren Davies

From: David Ramsay [ramsaydavidj@icloud.com]
Sent: 15 February 2016 09:31
To: NATIONALCASEWORK
Subject: Fwd: Touchwood Development - Solihull Manor House- Objections.

To: The Secretary of State

Reference. : PI/2015/51464/MAJFOT

Subject: Touchwood Development - Solihull Manor House- Objections.

Dear Sir.

To protect the future wellbeing of the Solihull Manor House . The above mentioned Touchwood Development scheme requires amendment. To approve the scheme without amendment involves the compulsory purchase of Manor House land. If a compulsory purchase order is approved by the Solihull Council the position of the Manor House as a self supporting charity is in question. Objections are based on the following facts :-

A. The loss of the clients (business tenants) car parking facilities would deprive the Manor House of a source of income. The Manor House is a a grade II listed building and has charity status and ,as such , needs a regular income . Without a regular income the future of the Manor House in the centre of Solihull is questionable.

B. The garden is an area of tranquility in the centre of Solihull. If the scheme goes ahead without amendment it will be a garden bounded by an 45/48ft.brick wall. A garden in almost complete shadow. A garden in a box canyon !

C. NO REAR entrance to the Manor House. NO ACCESS for Emergence Services for rubbish collection. NO FACILITY for the Manor House caterer to receive bulk supplies. NO FACILITY for the day-to-day items for the Manor House and business tenants .

David Ramsay

Note: personal information as required.

David Ramsay. 6 Grove Road. Solihull, B91 2AJ freeholder , resident In Solihull and on the electoral role register for 65 years.

Sent from my iPad.

:

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Lauren Davies

From: garmanb [garmanb@uwclub.net]
Sent: 15 February 2016 11:57
To: NATIONALCASEWORK
Subject: Objection to planning; Solihull Touchwood scheme

Case reference; PL/2015/51464/MAJFOT.

Please register this objection to the proposals for compulsory purchases of properties and road closure. We wish the access road from Church Hill Road to the side access to Touchwood to remain open as it is much used and there is no convenient alternative proposed. We also object to the planned closure of independent shops which would be greatly missed in a town of mainly chain stores. We believe that the entire plans will be detrimental to the town centre which has many empty shops at present.

We are local home owners at the address below.

Brian and Maureen Garman
106 Widney Manor Road Solihull B91 3JJ
Tel; 01217041145

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Lauren Davies

From: colandpam@ic24.net
Sent: 15 February 2016 12:25
To: NATIONALCASEWORK
Subject: PL/2015/51464/MAJFOT

Dear Sirs

I understand that under the above planning application there is a proposal to create a new vehicle dropping off area in The Square outside St Alphege Church, to replace the one currently at the mini roundabout at Manor Walk.

Whilst I have had no previous objections to the proposed extension of Touchwood Shopping Centre, I feel that I must object most strongly to this one section for the following reasons:

- It is a conservation area outside a Grade 1 listed building.
- There are two bus stops in this area - when 2 buses are parked, cars have to overtake them and I have nearly been knocked down on the zebra crossing because of this.
- Taxis frequently occupy the lay-bys and bus stops waiting to pick up fares, even though there are double yellow lines. Extra cars dropping off in addition to these will cause chaos.
- The town's War Memorial is located in the middle of The Square, and it would be most inappropriate and dis-respectful to create a traffic island around it.
- There is a much more suitable area of land outside the registry Office at the bottom of Church Hill Road.

I have no personal interest in this development as a freeholder, leaseholder, tenant or occupant; I am a resident of Solihull Borough and a member of the congregation of St. Alphege Church.

Yours faithfully
Pamela Price (Mrs)

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Lauren Davies

From: PA [pa@pearwood.org.uk]
Sent: 15 February 2016 17:25
To: NATIONALCASEWORK
Subject: Solihull proposed Touchwood 2 development.
Attachments: Touchwood 2 map.pdf

Dear Sirs,

There are many rational cases to made on why this project is inappropriate and there are concerns for, no doubt unintended, consequences which do no favours for the the town.

I attach a not very attractive sketch map of the area in the town where, (easily dismissable, by unthinking promotors), troubles will clearly result.

There is very little attractive to townspeople and shoppers who are very pleased with how the Council has managed town centre developepments over the past 40 years.

I and many others trust that the town centre will not be damaged by this proposed project.

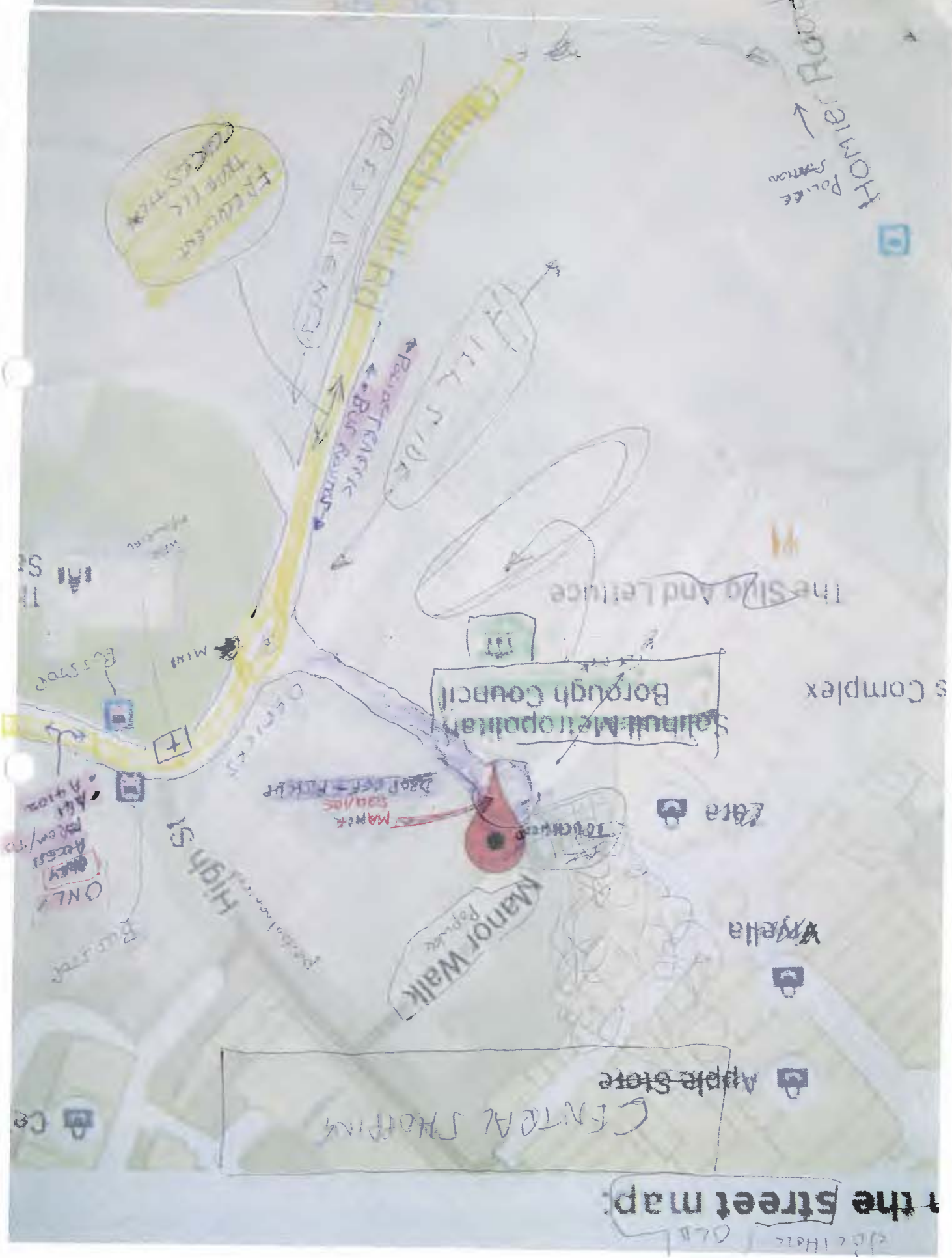
Yours faithfully,

G Pearson

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© 2016 Google Earth. All rights reserved. 2016 03 03 10:00:00



THE LARGEST
THREE
COURTS

Police Station
↑
HOTEL

Salford Metropolitan Borough Council

Manor Walk

The Siga And Lettuce

CENTRAL SHOPPING

the street map:

ONLY
ACCESS
ONLY
Access
Apt 10/10

MANOR
STAIRS
DEPT 10/10

Warella

Apple Store

Lauren Davies

From: Ken Walker [kenandmary34@hotmail.com]
Sent: 15 February 2016 20:05
To: NATIONALCASEWORK
Subject: Solihull: Touchwood 2 Plans.

Secretary of State, planning ref.PL/2015/51464/MAJFOT.

I wish to place on record my objections currently being proposed by Lend Lease Developments to the Touchwood Shopping Centre in Solihull. Having talked to dozens of town residents I have found none who are in favour of the extension to the shopping centre, regarding it as unnecessary and detrimental. In particular the building over what is currently the main "drop off" point in the town centre. This "drop off" point is used all day long by commercial vehicles, private cars, taxis, and emergency services.

I now understand the developers are proposing that the town market square should be changed in order to accommodate a replacement "drop off" point. The market square is immediately adjacent to the church which is many hundreds of years old and is about the only thing remaining of the attractive old town. The square has the town war memorial and is the gathering point for all those commemorating the November remembrance services. In addition to this any funeral services taking place at the church require proper access at this point.

Increasing the size of Touchwood is not wanted by residents and making further changes to the market square would be "sacrilege".

Therefore, I urge you to reject the proposals before you.

Sincerely, Kenneth J. Walker.

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Lauren Davies

From: Hall, Stephanie
Sent: 16 February 2016 11:15
To: Hall, Stephanie
Subject: FW: APPLICATION TO STOP UP THE HIGHWAY AT MANOR SQUARE, SOLIHULL

From: Jeff Stone [<mailto:jeffjstone@gmail.com>]
Sent: 15 February 2016 20:23
To: NATIONALCASEWORK <NATIONALCASEWORK@dft.gsi.gov.uk>
Subject: Ref: PL/2015/51464/MAJFOT - Solihull Touchwood 2

The Secretary of State

PL/2015/51464/MAJFOT

Solihull Touchwood 2 Plans

Dear Sir,

As a resident of Solihull for the past 46 years, I wish to object as 'an other person' to the proposals for the Touchwood 2 development.

I object on the basis that not only are the planned extra units and eateries unnecessary to cater for the needs of local residents, the planned demolition of well established, well maintained and attractive buildings to make way for this glass-fronted emporium of excess development, will completely and utterly spoil the picturesque aspect of this sector of old Solihull.

Secondly, the planned elimination of the drop-off and collecting turning space at Manor Square is ridiculous. This has been a fantastic facility for not only residents dropping off or collecting family members but for taxi passengers too. This spur road takes vehicles off Church Road and therefore allows through traffic (including buses) from or to the main Warwick Road, more or less unimpeded.

I wrote to Solihull Council in a similar vein at the planning stage and was disappointed that the Council, but by only one vote, approved of the plans. I only hope that this time you will find against this unnecessary development.

Yours faithfully,

Jeff Stone

Jeff Stone
258 Whitefields Road
Solihull
West Midlands
B91 3PA

T: +44 (0)121 705 8784
M: +44(0)7802763094
E: jeffjstone@gmail.com

14.2.2016

15:59

104, Sealer Road
Bentley Heath

SOLIHULL

West Midlands

B93 8AP.

Dear Sir,

PL/2015/51464/MAJ POT

I am writing to express my concern and distress regarding the above reference number relating to the proposed Trenchwood Extension plans in Solihull.

I do object strongly to the closure of Manor Square and to suggested changes to the Square into a Drop-off and Pick-up Point. There is already congestion of traffic in the Church Hill area.

The suggestion that The Square (around the War Memorial and facing the Church) to be adapted

for purpose is ludicrous.

I am now aged 90 years and
was born in Solihull and do find
these proposals extremely distressing

Yours sincerely,

Anne Knibb (MRS)

9th March
2016

104 SHATER ROAD
Bentley Heath
SOLIHULL
West Midlands
B93 8AP.

② copy letters enclosed
from SMBC.

Dear Mr. Cross

Ref. WM/S247/2207 Proposed
stopping up of Highway at Manor
Square, Manor Walk & carriageway
SOLIHULL B91 3PB.

Thank you for your letter of
the 16th February which I received
on Friday 4th March having been
re-directed from Station Road which is
in Knaresborough. However correct address,
as indicated.

I am extremely concerned
at this proposal and wish my
objection to continue.

Yours sincerely,
Anne Kuhl (MRS)

NEIGHBOUR NOTIFICATION FOR COMMITTEE DETAILS

Our Ref. : Miss L Randall or Mr M Stephenson
Tel No: 0121 704 6331 or 0121 704 6083



MANAGED GROWTH DIRECTORATE
DEVELOPMENT MANAGEMENT
Planning Services, Solihull MBC
Council House, Manor Square
Solihull, B91 3QB

Telephone: 0121 704 8008
E-mail: Planning@solihull.gov.uk

Anne Knibb
104 Slater Road
Bentley Heath
Solihull
B93 8AP

Date: 28th October 2015

APPLICATION NO. :PL/2015/51464/MAJFOT

Site: Land East Of Touchwood Manor Square Solihull
Proposal: 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.

Dear Sir or Madam

The above planning application is to be considered by the Planning Committee on 04.11.2015 The Planning Committee meeting is held at the Civic Suite and will commence at 6.00pm. As you made representation on the proposed development, you may be allowed the opportunity to address the Committee at this meeting and express your views. However, should you wish to speak at the meeting you will need to register with the Planning section by telephone or e-mail (details as above) before 12 noon of the Tuesday before Committee and you must give a daytime telephone number in case we need to contact you. Please note, even if you have previously stated a wish to speak about this application, you still need to respond specifically to this letter in order to formally register your request. Only one objector and one supporter will be allowed to speak on each application. In the event that more than one request is made, then those who have registered to speak will be invited to see if an agreement can be reached that a spokesperson speaks on behalf of all objectors or that the 3 minutes is split between 2 or more speakers. In the event that no agreement can be reached then the Chairman will use his discretion to nominate one speaker based on the proximity of the intended speaker's home address to the application site.

Information relating to the arrangements for public speaking is available on line at <http://modern.gov/documents/s8341/Planning%20Committee%20Handbook.pdf> If you require any further information relating to this, please contact the officer named above. **No written material shall be handed out at the meeting**, but should speakers wish to display a small number of images then this will be possible provided that it is supplied to the Council by 4:00 pm on the day before the meeting. The Council will endeavour to supply a copy of the illustrative material to the applicants (or if the applicant wishes to display images then copies are made available to those objecting). Such images should be supplied in electronic form via an attachment to an email sent to planning@solihull.gov.uk clearly marked that they are intended for the Planning Committee and the application number they relate to.

If you have any queries regarding the planning application you will need to speak to Julia Sykes who is the case officer dealing with the application.

Yours faithfully

Anne Brereton BSc. (Hons), DipTP, MRTPI
Director for Places



Managed Growth Directorate
Planning Service, Solihull MBC
Council House, Manor Square
Solihull, B91 3QB

Telephone 0121 704 8008
Email: planning@solihull.gov.uk

Date: 20 October 2015

CASE OFFICER: Julia Sykes
Tel: 0121 704 6385

Anne Knibb
104 Slater Road
Bentley Heath
Solihull
B93 8AP

Dear Sir or Madam,

Town and Country Planning Act 1990; Town and Country Planning (General Development Procedure) Orders 1995

Site: Land East Of Touchwood Manor Square Solihull

Proposal: 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.

Application No: PL/2015/51464/MAJFOT

Thank you for your recent letter concerning the above application.

Your comments have been duly noted and will be taken into consideration before a final decision is made. If you wish to monitor the progress of this application online, please use the following link:

<http://publicaccess.solihull.gov.uk/> and using the above reference number.

Yours faithfully

**KIM ALLEN BSc (Hons) MA MRTPI
PLANNING MANAGER (DEVELOPMENT)**



Lauren Davies

From: Tony Hill [hillfamily@yahoo.co.uk]
Sent: 16 February 2016 16:02
To: NATIONALCASEWORK
Subject: Ref: NATTRAN/WM/S247/2207

Dear Sir /Madam

TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 247
POPOSED STOPPING UP OF HIGHWAY AT MANOR SQUARE, MANOR WALK AND UN-NAMED CARRAIGEWAY,
SOLIHULL B91 3QB

I am writing in my capacity as a Director of Letting Places Ltd, 156 High Street, Solihull, B91 3SX, which has a current long term lease to rent ground floor premises and car parking space from Wesleyan Assurance Society, Colmore Circus, Birmingham B4 6AR

This is to confirm my objection to the above proposal.

The grounds for my objection are:

This proposal, if adopted, would remove the public right of way for pedestrian or vehicular access to the rear entrance/exit to our premises, including the car park area, car parking space and office accommodation.

1. This contravenes our lease agreement with Wesleyan
i to provide car parking spaces - this would severely affect our capacity to conduct business by removing staff and customer parking
ii. to provide quiet enjoyment of the Property
2. This contravenes Letting Places Ltd statutory requirement to provide Disabled access to our premises for customers and staff which is via the rear entrance.
3. The proposal would prevent emergency vehicle access to the rear of our premises. This could severely effect ability and response of emergency services to events involving customers and staff within our premises, particularly disabled or infirm. We have a statutory duty of care which would not be possible to provide.
4. The proposal would effect the emergency evacuation route of our premises in case of fire or other disaster. We may not to able to conform with statutory requirements to provide a Fire Risk Assessment, Evacuation Plan and ensure the safety of our customers and staff in event of fire.

Please acknowledge receipt of this e-mail

Frank Hill
Director, Letting Places

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WM/2207

S. A. & B BOULTER
 61, NORTHDOWN ROAD
 SOLIHULL
 WEST MIDLANDS
 B91 3NB
 TEL: 0121-705 3777

10 FEB 16

SECRETARY OF STATE
 NATIONAL TRANSPORT CASEWORK TEAM,
 TYKESIDE HOUSE,
 SKINNERGATE ROAD,
 NEWCASTLE UPON TYNE.

Dear Sir,

Reference: PL/2015/51464/MAJFOT

We avidly object to the whole concept of extending Touchwood, especially the latest absurd suggestion to utilise the Square for essential vehicle use.

It is appropriate to quote what is sometimes heard on the terraces at soccer matches; "you don't know what you are doing!"

Yours sincerely,
 S. A. Boulter



WM/2207

17 FEB 2016

ROBERT HARBOTT,
5, MERRYFIELD CLOSE,
SOLIHULL,
WEST MIDLANDS,
B92 9PW.

14th February, 2016

Dear Sir,

REF: PL/2015/51464/MAT^F/OT
"other persons."

Please record my objection to the above proposed order.

The drop-off and pick-up point in Manor Square should remain forever.

The Square (around the War Memorial and facing the church) should not be used as a drop-off and pick-up point. The integrity of this area should remain intact as can be seen by the previous objections to the compulsory purchase order of buildings. Yours faithfully, Robert Harbott



18 FEB 2016

19, Beaminster Road

Solihull,

B91 1NA

16/2/2016

The Secretary of State,
National Transport Casework Team,
Tyneside House,
Skinnerburn Road,
Newcastle upon Tyne. NE4 7AR
Ref:PL/2015/51464/MAJFOT

Dear Sir,

I have been a freehold resident in (Once Beautiful)Solihull for almost 57 years and each year it's beauty seems to be changed!!! I **strongly object** to the closure of Manor Square and the suggested changes to The Square. This is a much used and only close access to Touchwood. Having just lost a disabled husband, I know how important this is as we used it often till the week he died!!! I have also found how useful it is at night to get a taxi after the cinema visit.

This is about the only remaining bit of historic Solihull that the present Council don't seem to value but is the most attractive centre by the historic church. It is the most significant and sensitive part of Solihull's visual history.

I therefore make my strong objection

Rosamary Bowcott



18 FEB 2016

**MARY MOLINEUX
67 RIVERSIDE DRIVE
BRUETON PARK
SOLIHULL
WEST MIDLANDS
B91 3HR
Tel:01564 200173**

Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle upon Tyne
NE4 7AR

16th February 2016

Dear Sirs

Reference PL/2015/51464/MAJFOT

I am a citizen of Solihull with no commercial interest in the town except to keep it as a pleasant place to live and shop.

I am very concerned about the extension to Touchwood particularly if it means removing or spoiling the last remaining old buildings.

I personally would prefer Touchwood not to be extended at all and that money be spent on updating Mell Square. Unfortunately I realise that Mell Square and Touchwood have different Landlords.

To pull down the old buildings opposite the church and to suggest using THE SQUARE as a Drop-off and Pick-up point in place of MANOR SQUARE would definitely be a very big NO.

The area around the Church is the only bit of Old Solihull left and it would be extremely sad to lose it.

It is already quite a squeeze point especially if there is a big funeral taking place and at rush hours, so to have people being dropped off there would only exacerbate the situation.

Land Lease are big players in development and can probably be very persuasive with their money power and arguments.

However when a development is finished they walk away and the residents of the town are left with the results however much of an eyesore, or problem with traffic it may be.

I therefore ask you to refuse this application for Compulsory Purchase Orders for the land around Manor Square.

Yours faithfully



M.P. Molineux



Mr M A Zimmerman
169 Damson Lane
Solihull
B92 9LD

17 February 2016

The Secretary of State
National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle Upon Tyne
NE4 7AR

18 FEB 2016

Dear Sir

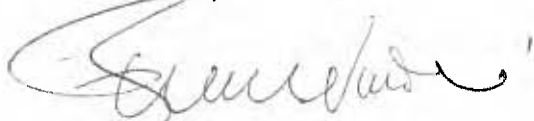
Reference: PL/2015/51464/MAJFOT

I write with great concern about the proposed development of the Touchwood Shopping Mall in Solihull.

The closure of Manor Square which at present, apart from anything else, is used for a very important and well used drop off point for the centre of the town I am also objecting to Lend Lease and the Council's application for a Compulsory Purchase Order (CPO) of the land to the rear of The Manor House, a grade II* listed building, the land being part of the curtilage of the Manor House, to erect on that land an extension to the mentioned shopping complex. The proposed building is to be in the order of 50' high which will plunge the much loved garden at rear of the Manor House into almost permanent shade. Apart from that, which is bad enough, the denied access to the rear of the Manor House will put great strain on its ability to make a living and survive as it is a registered charity and relies on running its tea rooms and other business's which have tenancies in the House.

I realise it would be very difficult to stop the development, that is not really what I would want, but surely adjusting the height of the proposed building to be on the boundary of the Manor House garden would not be beyond possibility or reason, and some rethought given to a workable drop off area in the centre of the town.

Yours faithfully



M.A. Zimmerman



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Colmore Circus, Birmingham B4 6AR

T 0845 351 2352 | F 0121 200 2971 | www.wesleyan.co.uk

PDM

Recorded Post & Email
(nationalcasework@dft.gsi.gov.uk)

18 February 2016

National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle Business Park
NEWCASTLE UPON TYNE
NE4 7AR

Your Ref: NATTRAN/WM/S247/2207

Dear Sirs

PROPOSED STOPPING UP OF HIGHWAY AT MANOR SQUARE, MANOR WALK AND UN-NAMED CARRIAGEWAY, SOLIHULL B91 3QB

I refer to your letter of 1 February providing notice with a draft order of a proposal to stop up the highway at the above.

I wish to object and comment as follows:

We are the owners of 148-158 High Street and 2 The Square. These properties have the benefit of a car park and service area which is in constant use and is accessed from the carriageway marked on your plan as 'Manor Square'.

Part of the property is subject to a Compulsory Purchase Order and part of the property is not. Until such matters are satisfactorily resolved our six Tenants will require continued access to the car park.

The stopping up of the carriageway could be pushed back away from The Square and past the entrance way of our car park in order to provide continued access into the car park to our tenants so they can go about their commercial business without unnecessary impediment and costs. I do not believe that this would impede or restrict the ability for wider proposed developments to take place. For ease I attach a copy of your plan with the entrance to our car park marked on.

I would be grateful if you could confirm that the draft order can be amended so as to cause less inconvenience to businesses in the vicinity.

Yours faithfully



Peter Millyard
Property Department
0121 200 9093

HIGHWAY AT SOLIHULL IN THE METROPOLITAN BOROUGH OF SOLIHULL



MANOR WALK



MOVE STOPPING UP
BOUNDARY BACK TO HERE TO
ALLOW ACCESS TO CAR PARK.

Key	Scale 1:1250 @ A3
Highway to be stopped up	
National Transport Casework Team	
Department for Transport	
Plan No	NATTRAN/WMI/S247/2207
Signed by Authority of the Secretary of State on 2016
Signature	DAVE CANDLISH An Official in the National Transport Casework Team Department for Transport

DRAFT

Lauren Davies

From: sue1312 [sue1312@blueyonder.co.uk]
Sent: 18 February 2016 11:30
To: NATIONALCASEWORK
Subject: Touchwood Shopping Centre Solihull West Midlands

Categories: Objection

Ref:PL/2015/5164/MAJFOT

To The Secretary of State

Sent from Samsung tablet.

Sir I write to lodge my complaint about access to the rear of the above shopping centre being built on in the next stage of development. Many Silhillians rely on the turning circle here to drop off and pick up residents. More importantly taxis use this to drop off elderly residents who then make their way to the Mobility Centre just inside the complex. A further reason to retain this is The Manor House a listed building - if the development goes ahead as planned, the garden to this beautiful old house will be cast in shadow - plus the restaurant, a vital meeting place for elderly residents will lose their delivery access. I therefore request that this proposal is rejected.

Sincerely

SUSAN TEW (Mrs)

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Lauren Davies

From: Glenda Lee [allanandglenda@icloud.com]
Sent: 18 February 2016 12:03
To: NATIONALCASEWORK
Subject: PL/2015/51464/MAJFOT

I write on behalf of all old, infirm and families with children who attend St Alphege Church Solihull, West Midlands. The removal of the Civic car park which is used free of charge for morning Sunday Services by those mentioned will cause many problems for our congregation. Our church lies at the top of a very steep hill (making even the quite fit 'puff and blow') with very limited parking. If we are offered the use of a car park at the bottom of the hill this will not alleviate the expected problems. We are trying to encourage people, especially young families to attend our vibrant and welcoming church and not put obstacles in their way! I would thank you in anticipation that this matter will be taken into consideration when making any future decisions in the development of Touchwood 2.

Regards and God Bless Glenda Lee (Church member)

Sent from my iPad

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Lauren Davies

From: K HALL [kvhall99@btinternet.com]
Sent: 18 February 2016 10:35
To: NATIONALCASEWORK
Subject: Solihull Touchwood Plans

Dear Sirs

Ref PL/2015/51464/MAJFOT

I am writing to object strongly to the plans to close the roadway to Manor Square to enable the extension of Touchwood shopping centre, Solihull.

This roadway is an essential point of access to the shopping centre. It is used by taxis for drop off and set down, for disabled drivers, deliveries, emergency vehicle access and is a convenient drop off point for shoppers.

The same facilities could not be accommodated by the proposal of adapting the War Memorial Square. This area is at present busy with bus stops and a pedestrian crossing. To add more functions to this small junction would create safety issues and more congestion. The Lend Lease plans to build more shops and restaurants, at the expense of removing an existing essential facility, show a lack of foresight and consideration.

I am objecting as a resident of Solihull with no vested interest in the Compulsory Purchase Orders. I am concerned about the future development of Solihull, I do not want to see the existing attractive features destroyed for the sake of more unnecessary shops.

Yours faithfully

Kathleen Hall

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Lauren Davies

From: Margaret Bolland [margaretbolland@gmail.com]
Sent: 19 February 2016 10:26
To: NATIONALCASEWORK
Subject: The Secretary of State.

PL/2015/514464/MAJFOT.

Please don't let the proposed extension of Touchwood in Solihull take place, it will destroy the last piece of history and architecture. There are enough eating places in Solihull and too many empty shops to warrant any further desecration of our town centre.

Thank you.

Margaret Bolland.

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7 Wilford Grove, Solihull, B91 3FPa.andriic@btinternet.com

The National Transport Casework Team,
Tyneside House, Skinnerburn Road,
NEWCASTLE upon TYNE, NE4 7AR

22 February 2016

Dear Sir/Madam,

SOLIHULL: STOPPING UP of MANOR SQUARE & WALK, etc
REF: PL/2015/51464/MAJFOT

Although not a free/lease holder or occupant, I write to object to the proposal made to the Secretary of State that he should stop up Manor Square, etc. My reasons are as follows:

1. This roadway is essential for cars, taxis and vans, as well as vital emergency vehicles, to drop off /pick up for the Touchwood shops, cinemas, library, theatre & Arts Centre all within the original development – and promoted as such by the developers in the 1998 planning application.
2. The roadway is also the only access to private parking for a number of businesses in The Square and the High Street – in particular for The Manor House. This Grade II* building, whose freehold is owned by the charity which maintains it, is entirely dependent on the income received from its tenants and users (which includes the parking).
3. The facilities proposed by Solihull Council and the developers to replace Manor Square are completely inadequate. All are further away from the Touchwood entrance, and many are not on the same level – making them impossible for the disabled, mothers with prams, etc.
4. Your notice states that stopping up is “only to enable development as permitted by the Council under reference PL/2015/51464/MAJFOT”. But this development is being strongly opposed by many people and businesses in the town. The Department for Communities and Local Government therefore decided last month to hold a Public Enquiry into the Compulsory Purchase Orders needed for the Touchwood II development.

Yours faithfully,



N.I.CAMERON



Lauren Davies

From: Gillian Bickley [g.bickley@tiscali.co.uk]
Sent: 23 February 2016 12:32
To: NATIONALCASEWORK
Subject: PL/2015/51464/MAJFOT

PL/2015/51464/MAJFOT - Proposed changes to Solihull Touchwood shopping centre, Manor Square drop-off

I wish to object to the proposal to close the drop-off and pick-up point in Manor Square when the extension to Touchwood Shopping Centre is built.

There is to be a Public Enquiry but I wish to register my objections. This area is a much used and useful facility. It is a small road with island that is at an entrance to the existing Touchwood entrance. Personally I use this area to drop-off and pick up on at least a weekly basis and every time I am waiting for collection (10 minutes or so), there are at least 10 taxis and cars dropping off or collection people – many of whom are children (teenagers). There is no other safe place to do this and it is adjacent to the entrance to Touchwood with restaurants, cinema, theatre and shops which is very very convenient. To lose this facility will be a major blow to many people (not least commercial vehicles).

I object to Touchwood extension as it stands – we don't need it and it will destroy an aspect of Solihull which needs to be preserved, **but in particular I object to the loss of the drop-off, pick-up point in Manor Square.**

Gillian Bickley (Mrs)
12 Clinton Grove
Shirley, Solihull.

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Lauren Davies

From: Ian Hazlehurst [ianhazlehurst@btinternet.com]
Sent: 22 February 2016 17:55
To: NATIONALCASEWORK
Subject: Ref PL/2015/51464/MAJFOT
Attachments: Touchwood 2 Kate Wild Note Dec 17 2015.doc; Touchwood 2 letter October 2015.docx

To The Secretary of State,

I wish to state my objections to the Touchwood 2 Proposal for Solihull, and in particular to the loss of the current "drop off" point. My objections to the planned development have already been submitted in writing to the Solihull Planning Department (attached letter dated 31st October 2015) and include the negative impact on a Conservation Area and a poorly thought out traffic Plan. It defies logic to add additional retail and restaurant facilities whilst making minimal increases only to the number of parking spaces in the town centre. The lack of parking will in turn lead to more pressure for a drop off point. Congestion at peak times is already a problem. This issue simply has not been addressed by the developers. My letters to the Council concerning this point have not been fully answered. Please see the copy of my letter to Councillor Kate Wild dated 17th December. (Attached)

Please confirm receipt.

Yours Sincerely,
Ian Hazlehurst.

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17th Dec.2015

Councillor Kate Wild

Ian Hazlehurst
 Malvern Park Farm
 Widney Manor Road
 Solihull
 West Midlands B91 3JG
 Tel:0121 711 3418
ianhazlehurst@btinternet.com

Touchwood 2

Dear Kate,

Thank you for your note of 2nd Dec which covers the points raised at our recent meeting. Whilst I appreciate the detail put into your comments, I do not feel that your explanations take us much further forward. In particular:

1. **Conservation.** Historic England has specifically asked in writing for the Touchwood 2 proposal to be deferred. This fact was withheld from the Planning Committee and therefore not considered at the Planning Meeting of Nov. 4th. when the issue of a deferment was rejected. The Agenda Report states "No objection in principle". This is not true. You indicate that conversations and/or emails had taken place with Historic England. In what way were their various requirements met?
2. **Conservation Advisory Committee.** The Minutes of their meeting on 24th September clearly read – this committee "recommended refusal of the above four applications to the Planning Committee". However, the Agenda Report, which was the basis of the Planning Committee debate, only states "Concern Raised". This was misleading to say the least. In your email of 2nd December you wrote "I am told that all will receive a letter explaining this aspect of the Planning Committee's report". When will we receive a letter on this?
3. **Traffic.** You refer to the 'thorough' report written by the Transport and Highways Department. There is a simple arithmetical equation here which needs to be addressed. The number of Parking spaces available in total in the vicinity of the development will be reduced- by how many? Touchwood 2 will increase the parking requirement - by how many? What is therefore the total increased requirement? Where will this increased requirement be provided? How does this compare with the current 'unused' parking capacity?
4. **Vision.** The alternative vision for Solihull in the absence of well thought out proposals is for a gridlocked town centre and more boarded up shops in the Mell square area as Touchwood dominates the residual market from the internet encroachment.

These points and others were raised but not discussed nor addressed at the Nov. 4th meeting. You have given us a useful insight but can provide no substitute to a thought out debate. Where do we go from here? Without a clear cut answer to Points 1 and 2 above, the answer, regretfully, may be "to the lawyers"

Ian Hazlehurst
 Malvern Park Farm
 Widney Manor Road
 Solihull
 West Midlands B91 3JG
 Tel:0121 711 3418
 ianhazlehurst@btinternet.com
 31st October 2015

To: Solihull MBC
 Growth Directorate
 Attn: Julia Sykes

Touchwood 2 Proposal
Planning Committee 04/11/2015

Further to my letter to you of 10th August – copy attached – I would again set out my major concerns about the Touchwood 2 development proposal. The detailed applications to be considered by the Planning Committee at its meeting on 4th November do not, in my opinion, address the fundamental issues behind the proposed development.

These collective applications go to the heart of the strategic perception of the future of the centre of Solihull. They should be discussed within this context and not as a series of individual documents. They will change the environment of the centre of Solihull for many years to come. The following areas need careful examination:

- **Conservation Area.** This scheme, in contrast to the original Touchwood proposal will have a major visual impact, particularly in the area near St Alphege Church. Existing buildings will be demolished and replaced with glass fronted structures. The grounds and gardens of the Manor House will be severely impacted. There will be problems of access. The Applicants need to demonstrate that these changes are compatible with the status of the site as a Conservation Area and consistent with the Council's own guidelines and controls for this type of Area.
- **Existing Retail outlets – Mell Square.** The Touchwood 2 Proposal should not interfere with, or delay, any plans for the development and improvement of Mell Square. The Proposals should not be approved until such time as the future plans for Mell Square have been clearly defined and agreed.
- **New facilities/outlets.** What are the objectives and the need? The Plan is for approximately 20 more shops. Selling what? Will they be compatible with other shops in the town centre? Similarly does Solihull need an additional 10 restaurants? The developers need to show in detail the type of outlets envisaged and the resultant impact a 'late night' culture involving more licensed premises would have on the town centre.
- **Traffic Plan.** If the new scheme is successful it will by definition attract more traffic. Has the increased parking requirement been quantified and where is it? It appears that all council workers and others will have to gain access via what amounts to a 'u-turn' off Church Hill Road. The number of available parking

spaces will actually be reduced if the Church Hill Road multi storey car park is taken over on week days for Council use only.

It comes as a surprise to find that the Planning Committee believes that it can properly address these matters whilst they are sandwiched in between numerous other non-related items on the agenda. It should consider setting up a sub-group dedicated solely to these proposals with the objective of reviewing the current scheme and putting forward plans which sit properly with a future vision for Solihull.

.

Ian Hazlehurst.

22 FEB 2016

19 Northbrook Road
Solihull
B90 3NR
18.2.16

Dear Sir

Ref PL/2015/51464/MAJFOT

Touchwood 2 Plans Solihull.

I have been a resident of Solihull for the last 40 years and am not directly affected by the proposed plans.

I do, however, object most strongly to the development planned by Lease Lease.

The Square and area around constitute part of the "old" area of Solihull, much of which has already been lost. Also it will mean the end of a convenient, very essential "drop off" area for those with mobility problems and for other vehicles.

which need to gain access.

I trust the importance of this pleasant and useful part of the town will be taken into consideration

Yours faithfully,

G. Smith

Mrs G SMITH

The Secretary OF state
National Transport Casework Team
Tynside House
Skinnerburn Road
Newcastle upon Tyne
NE4 7AR

Untitled

22 FEB 2016

16 Feb.16


Ref.PL/2015/51464/MAJFOT

Dear Sir

As " other persons " please accept this as our objection to the proposed closure of Manor Square and turn it into a drop of and pick up point in Solihull

The existing location is by far the best place and would not spoil the attractive centre town centre.
In our view, the proposed changes indicate a complete lack of foresight.

Yours faithfully



Mr.A.H.and Mrs.B.I.Price
5 Charlesworth Ave.
Solihull
West Midlands
B90 4SE



22 FEB 2016

96, EDWIN RD

SOULHULL

WEST M. DLANDS

B92 9DS

19th FEB 2016

REF: QUER 74/2015/51464/MATFOS

DEAR SIR

I AM WRITING AS AN "OTHER PERSON" TO VOICE MY OBJECTION TO THE PROPOSED REDEVELOPMENT OF TOWNWOOD SOULHULL. THIS IS FOR SEVERAL REASONS, FIRSTLY:- WITH MY FAMILY I AM A REGULAR USER OF THE MANOR HOUSE RESTAURANT WHICH HAS A UNIQUE ATMOSPHERE WITH A LOVELY GARDEN IN THE HEART OF THE TOWN WHICH WILL BE DESTROYED BY THE DEVELOPMENTS. SECONDLY: IT MEANS THE LOSS OF A DROP OFF POINT ADJACENT TO TOWNWOOD AND THE MANOR HOUSE WHICH FOR PEOPLE LIKE MYSELF WITH WALKING DIFFICULTIES IS VERY CONVENIENT. THIS MEANS FROM ACCESS FOR

AMBULANCES AND GOODS DELIVERIES ETC.
 FINALLY IT SHOWS A MAP OF CONCEPT ON
 THE PART OF THE DEVELOPMENTS REGARDING
 OF A GOOD PART OF SOU. HULLS HISTORY,
 WHICH TOGETHER WITH ST AUGUSTINES CHURCH
 FORMS THE CORE OF OLD SOU HULL.

PLEASE EXCUSE MY PRINTING THIS
 LETTER BUT WRITING TENDS TO
 BE ILLEGIBLE

YOURS SINCERELY

B. R. Flavell

B. R. FLAVELL,

22 FEB 2016

Mr. W.Pyatt,
43 Maplebeck Court,
Lode Lane,
Solihull,
West Mids. B91 2UB.

16/02 /2016.

Ref. PL/2015/5164/MAJFOT

Dear Sir/Ms.

The Proposed Touchwood Development Extension.

This is against the majority of Silhillians wishes, it would destroy parts of our towns history - namely the Manor House environs, which is much used by its patrons, it's car park cut off, rendered useless, it's garden over shadowed by a 50ft brickwall This Historical premises relies on people using not only its catering facilities, but the rooms are used groups of people hiring the rooms for meetings etc.

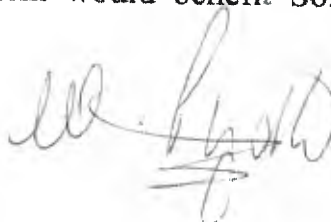
The Manor Walk adjacent to the property is a historical walkway. The Roadway leading to the back of the premises, not only does this serve the Manor House, but also other property's and the Touch wood access drop point for Lbrary Theatre goers. It also serves the Council house car parks, but doubtless the Councillors will have this point covered in their favour, regardless of other user's of this drop off point.

If this development gets approval and this roadway is swallowed up, by this extension, Emergency services i.e ., Fire crews, Ambulances, Police vehicles won't get any where near to Touchwood, or the rear of High Street premises, as they can do at the moment, if such a need arises.

Health and Safety is quoted frequently nowadays, but in this instance, it really should be brought to mind.

Many are the reasons to reject this proposal, not many are the reasons for it to be accepted which long term would benefit Solihull.

Yours sincerely,





Lauren Davies

From: Michael Kerry [joyandmick@blueyonder.co.uk]
Sent: 22 February 2016 11:06
To: NATIONALCASEWORK
Subject: PI/2015/1464/majfot.

I object to the closure of Manor Square Solihull mrs j c Kerry Sent from my iPad

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Lauren Davies

From: J STODDART [wendy.stoddart418@btinternet.com]
Sent: 21 February 2016 13:32
To: NATIONALCASEWORK
Subject: Solihull - proposed Touchwood 2 development

The Secretary of State.

PL/2015/51464/MAJFOT

I wish to express my deep concern regarding the proposed closure of the Manor Square drop-off and pick-up point .

I have permanent mobility problems and am a Blue Badge holder. I use this facility constantly for shopping, library and theatre/cinema

trips. Parking in Solihull gets more difficult by the day, and having the wonderful opportunity to avoid using my car by being

dropped off and picked up by my husband/family and friends makes a huge difference. Manor Square is the closest possible

access please do not remove this facility which is so appreciated by the residents of Solihull and its many visitors.

Regards

Wendy Stoddart (Mrs)

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Lauren Davies

From: Felicity Simpson [felicitysimpson@hotmail.com]
Sent: 21 February 2016 17:55
To: NATIONALCASEWORK
Subject: Ref: PL/2015/51464/MAJFOT

To The Secretary of State

Once more I write to object to the plans for the area in the region of St.Alphege church and the High St in Solihull.

Originally my main concern was regarding the Manor House and its garden, this has been acknowledged, and I still wish to protest at the schemes to interfere with the area at the rear of the House, prohibiting access and creating tall overlooking brick walls.

I further protested about the Belvedere, the large plate glass area and the general desecration in front of our Parish Church. It appears that the developers are intent to destroy the only beautiful and original part of the centre of Solihull and I fear the next suggestion will be to flatten the churchyard and remove the War Memorial**

I am totally against any idea of removing the Pick up and Drop off site and the closure of the road there. Homer Road is a long way away if you are disabled, in a wheel chair or pushchair so I believe this has been recognised. I would like to know what the Police, Ambulance and Fire Services feel if their services are to be denied access, it would be so dangerous. Before any other thoughtless, insensitive and dangerous schemes are proposed, why not have the persons concerned do a mock exercise and consultation?

If it would be useful I would initiate a Petition for the people of Solihull to save the heart of Solihull then the planners could see the general caring feelings of the majority of residents.

I am not a freeholder, leaseholder, tenant or occupant but a resident since 1958 and I write on behalf of my daughter and son who have been brought up and educated in Solihull, as well as myself.

Please Save our Solihull as an historic and beautiful place with no more concrete, buildings, shops etc. appearing.

Yours faithfully,

Felicity Simpson (Mrs.)
70 Willow Road,
Solihull, B91 1UF.

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Lauren Davies

From: Carole Robertson [carole.robertson@talktalk.net]
Sent: 21 February 2016 12:13
To: NATIONALCASEWORK
Subject: TOUCHWOOD DEVELOPMENT - SOLIHULL - PL/2015/51464/MAJFOT

Dear Secretary of State,

I feel I just must write to lodge my objection to the Touchwood development - which is going to ruin our Solihull centre and destroy the appearance of our very pleasant and treasured buildings. This unwanted demolition will not only rob us of our unique approach and appearance to Solihull Centre but us residents will loose a very necessary approach via Manor Square. Manor Square is used by many many people to drop off and pick up from Touchwood including taxi for the disabled etc. and ambulances for emergency, not forgetting it is the obvious entrance for those many approaching from Church Hill Road for the theatre, cinema and library. In addition we believe the car park on Church Hill will be taken from the public for Council employees - this will be a dramatic loss, especially for disabled drivers who use this regularly when visiting Touchwood.

This total Touchwood 2 Development is a waste of public money, we do not want any more shops or eateries, **we have them in abundance**. We have some unique buildings which give Solihull its character and to destroy would be just unforgiveable. We do not want a "Merry Hil" type development **we want to keep our unique Solihull with its history and old world charm**.

Yours sincerely
Carole Robertson
27 Austcliff Drive
Solihull B91 3XT

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Lauren Davies

From: June Mack [junemack@ic24.net]
Sent: 21 February 2016 17:11
To: NATIONALCASEWORK
Subject: Proposed Touchwood Development.Solihull

Dear Sir,

Ref PL/2015/51464/MAJFOT

I am writing to protest over the proposed development at Touchwood Shopping Centre in Solihull.

Extra shops and eateries are not required as we already have these in abundance.

At present we enjoy the facility of a drop-off and pick up point for vehicles in Manor Square, which is very much used.

It is a life line especially for the elderly and disabled who use it when attending performances at the Library Theatre

and Cineworld. Closure of Manor Square would be a disaster for these groups as it is their only means of accessing these venues.

On Solihull High Street we have a much-loved half-timbered Manor House which has been there for centuries.

Presently, part of the ground floor is used as a cafe with a lovely lawned garden to the rear.

If the proposed development takes place the Manor House will lose its sunny garden and be dominated by a high brick wall.

The proposed development seems so pointless – so much will be lost – and for what?

I urge you to reject this planning application.

Yours faithfully,

Mrs June Mack,

15, Grange Court,

298, Warwick Road,

Solihull. B92 7GL.

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Lauren Davies

From: John Lilley [john.lilley@virgin.net]
Sent: 21 February 2016 10:54
To: NATIONALCASEWORK
Subject: Ref PL/2015/51464/MAJFOT

We wish to register our objection to the plans referred to above. We feel there are enough shops in Solihull and this will spoil the outlook from the Manor House.

John Lilley and
Hilary Lilley

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Lauren Davies

From: DONALD IRVING [donirving766@btinternet.com]
Sent: 21 February 2016 15:08
To: NATIONALCASEWORK
Subject: Proposed expansion of Touchwood, Solihull. Reference PL/2015/51464/MAJFOT

Dear Sir, I wish to record my objection to this proposed development which, amongst other things, will radically alter and diminish the historic character of the area towards the Parish Church. There will be the demolition of old well established buildings, lessening of the tranquility within the Manor garden and take away access to that area of Touchwood to many less able people and the emergency services. The town motto is Urbs in Rure and I feel strongly that we should strive to preserve the heritage left to us. A sound economy is, of course, essential but I do not believe that further eateries will justify the loss of so much. I have been resident in Solihull for 50 years. Wendy Irving.

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Lauren Davies

From: e-mail elizabeth.henry [elizabeth.henry@blueyonder.co.uk]
Sent: 21 February 2016 20:49
To: NATIONALCASEWORK
Subject: Proposed Touchwood 2 development Ref PL/2015/51464/MAJFOT

Dear Secretary of State

Ref PL/2015/51464/MAJFOT

I wish to object to the proposed development for the following reason:

The new development causes the loss of the Manor Square drop-off and pick-up point. This is a much used facility by the locals in Solihull and there is no provision for a drop off facility in the new proposal or elsewhere in Solihull.

Regards

Mrs Liz Henry

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Lauren Davies

From: anne deamer [anniedeamer@yahoo.co.uk]
Sent: 20 February 2016 15:45
To: NATIONALCASEWORK
Subject: ref.PL/2015/51464/MAJFOT.

I wish to record my objection to closure of the roadway around Manor Square in Solihull as part of the Touchwood extension plans. The square is a small remaining part of historic Solihull along with the Manor house itself which will also suffer from the extension plan. yours sincerely. Mrs Anne Deamer (other person)

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24 FEB 2016

3 Grey Mill Close
Monkspath
Solihull
B90 4TE

National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle Upon Tyne
NE4 7AR

14th February 2016

Dear Sirs

Ref PL/2015/51464/MAJFOT

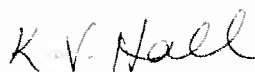
I am writing to object strongly to the plans to close the roadway to Manor Square to enable the extension of Touchwood shopping centre, Solihull. This roadway is an essential point of access to the shopping centre. It is used by taxis for drop off and set down, for disabled drivers, deliveries, emergency vehicle access and is a convenient drop off point for shoppers.

The same facilities could not be accommodated by the proposal of adapting the War Memorial Square. This area is at present busy with bus stops and a pedestrian crossing. To add more functions to this small junction would create safety issues and more congestion.

The Lend Lease plans to build more shops and restaurants, at the expense of removing an existing essential facility, show a lack of foresight and consideration.

I am objecting as a resident of Solihull with no vested interest in the Compulsory Purchase Orders. I am concerned about the future development of Solihull, I do not want to see the existing attractive features destroyed for the sake of more unnecessary shops.

Yours faithfully



Kathleen Hall

24 FEB 2016

5 WITLEY AVE
SOLIHULL B91 3JD
17.2.2016

PL/2015/51464/MAJFOT

TOUCHWOOD PHASE 2.

I am concerned at the above expansion regarding the drop off & pick up point in Manor Square.

Has a week long survey been carried out as this is a most used facility for people living this side of Solihull as well as emergency vehicles. Once again no one takes any notice of local residents who complained that Solihull would be gridlocked when Phase 1 was built which has been proved.

I have been a resident for 75 years & am not against progress so long as it is of benefit to all concerned which the closure of Manor Sq is not being considered.

Mrs S. Mary Pittaway

25 FEB 2016

69 WIMBRICK CLOSE

SOLIHULL

B90 2LS.

23/2/16

Dear Sirs

PL/2015/51464/MAJFOT.TOUCHWOOD EXTENSION PLAN

I would like to object to the proposed closure of Manor Square Solihull and the alternative arrangements to be put in place.

This proposal will cause chaos so that cars, taxis, vans, ambulances fire engines and police will not be able to get anywhere near to Touchwood.

A disaster waiting to happen.

With regards to the extension of Touchwood itself, The Council have ONCE AGAIN ridden rough shod over the people in Solihull. We do not need anymore shops.

This plan will destroy the

historic centre of Solihull
A tragedy.

Yours faithfully

B E O'Hara.

Lauren Davies

From: sglrml@btinternet.com
Sent: 25 February 2016 18:30
To: NATIONALCASEWORK
Subject: Proposed Closure of Manor Square Solihull

Dear Sir / Madam

References:

NATTRAN/WM/S247/2207

PL/2015/51464/MAJFOT

I would like to object strongly to the above proposal.

I write as an "other person" who requires frequent access to central Solihull and who, together with his family, will be affected adversely by the proposed closure.

Essentially Manor Square provides the only convenient drop-off point for those visiting Touchwood, and to some extent to the town centre generally.

Manor Square was never intended to be a drop-off place but became one by default when Touchwood Car Par withdrew their 15 minutes free parking concession last year. Manor Square has the advantage that it has sufficient room for stopping, is accessible by traffic approaching from the top of the hill and the bottom, and is located away from the main road.

A convenient drop-off place is essential for those relying on others to drive them to and from central Solihull. This applies particularly to the aged and disabled and to those who cannot easily use public transport. (My younger daughter fits this description.) Older people (who I understand the proposed development of Touchwood is intended to attract) will not be inclined to visit restaurants and shops which cannot be easily accessed by car. I therefore urge that the proposed closure be deferred, until a satisfactory alternative stop-off point can be provided.

I note the suggestion that an alternative drop-off point be created on Homer Road. I very much doubt that this would be satisfactory, given its distance from the main Touchwood entrance and the fact that people would have to climb the hill to access the new development.

If there is any suggestion that the old Square should be the venue, I would be strongly opposed on grounds of safety and disturbance to users of local property including St Alphege Church, of whose congregation I am a member.

At the moment Manor Square is the only convenient drop-off point in central Solihull. The people of Solihull deserve a venue which is at least as adequate.

Yours faithfully,

Stephen G. Linstead

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Lauren Davies

From: Frances Jackson [fdj1102@yahoo.co.uk]
Sent: 25 February 2016 17:44
To: NATIONALCASEWORK
Subject: PL/2015/51464/MAJFOT - Objection

To the Secretary of State

Re: PL/2015/51464/MAJFOT Expansion of Touchwood Shopping Mall, Solihull, West Midlands

Dear Sir,

I am sending this email to object to the proposed expansion of the Touchwood Shopping Mall in Solihull.

It is my belief that to extend Touchwood further is unnecessary. There are always vacant units in the present Mall, and restaurants come and go on a regular basis.

My main concerns are:

- Solihull Town Centre has already lost any individuality it possessed, but to use compulsory purchase orders to force small retailers to either close or move away so that more bland retail chains can come and trade for a few months and then move on is surely counter productive.
- The destruction of the Manor House garden is unforgivable. It will be enclosed on four sides by high walls. How will a garden survive in such circumstances?
- To extend Touchwood virtually to the kerbside of Church Hill Road will be overpowering and unattractive, giving a cramped feeling. The footpaths in this area are already unfit for purpose, especially for the elderly or parents and children. In places it is impossible to walk side by side.
- Funneling of additional traffic past the Church Hill Road entrance.
- Lack of additional parking.

Please register this objection.

Yours faithfully,

Mrs F D Jackson
26 Guardian Court
New Road
Solihull

West Midlands
B91 3RJ

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Lauren Davies

From: Peter Lynn [lynnpj1965@talktalk.net]
Sent: 26 February 2016 15:45
To: NATIONALCASEWORK
Subject: Proposed extension to Solihull Touchwood shopping mall

Ref. PL/2015/51464/MAJFOT.

Firstly, may I thank you for the opportunity to comment on this proposal. It had seemed that this extension was due to proceed despite many public objections.

I have been a resident in Solihull since 1976. I was made aware of the wholesale loss of many medieval buildings during the building of the "Mell Square" shopping development of the 1960s.

It would seem to me quite unacceptable that a largely unwanted extension to the perfectly adequate Touchwood shopping mall should compromise what little remains of the medieval buildings in Solihull. The proposal would also prevent close vehicular approach to one of the entrances of Touchwood which is presently very popular with less able people, taxis etc., and is also the closest access for emergency vehicles. A proposal to offset this loss by creating an alternative "pick-up point" which would alter the aspect of St Alphege parish church is simply ludicrous.

Furthermore, the additional units of the extension include more of a catering type which Solihull is surely scarcely short of.

Please do not allow this development to proceed.

Yours sincerely,

Peter Lynn

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Lauren Davies

From: John Morris [john.morris@deritter.org.uk]
Sent: 26 February 2016 16:50
To: NATIONALCASEWORK
Subject: Reference: PL/2015/51464/MAJFOT.

I wish to record my objection to the proposed closure of Manor Square, Solihull, and to the adapt ion of the square into a drop off area.

The whole proposed development will ruin an important part of Solihull and it is important to maintain ease of access to that area.

Furthermore I consider that more development in the town centre will continue the overcrowding of the local roads which become gridlocked with traffic much of the time.

John Morris
68 Heaton Road
SOLIHULL B91 2DZ

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Lauren Davies

From: G Pye [g.pye@dsl.pipex.com]
Sent: 27 February 2016 07:58
To: NATIONALCASEWORK
Subject: PL/2015/51464/MAJFOT

Categories: Objection

Dear Sir

As an "other person", I wish to object most strongly to the above application.

Firstly, the Touchwood extension is an unnecessary addition to to the Solihull landscape. There are already empty shops in the complex and elsewhere in the main shopping area, so the addition of further retail and catering outlets is superfluous.

Touchwood is already busy, with difficulty in parking. The carpark is often full mid-morning and at peak times congestion is caused by traffic queuing to enter. The council (which gains to benefit materially from the proposal with refurbishment of the Council House) will take over the nearby Churchill carpark for the sole use of its employees, leaving the public with even fewer places.

The proposal now to purchase compulsorily properties on the High Street is a retrograde step. The businesses in the properties affected are mainly small independents. Their livelihoods will be affected, business disrupted and it is unlikely they will be able to afford the rents in the glossy new arcade. Surely we should be encouraging the growth of independents? The so-called link to the High Street, claiming to lead shoppers down into Mell Square, will be a "carbuncle" (to use a famous quote). If there is concern about Mell Square and the area towards the House of Fraser store, then funding should be sought for this area.

The Manor House is a star feature of the High Street. It was saved many years ago by the public and is admired and used by many citizens and visitors. Its garden is an asset and an oasis of peace in a busy area. To have it dwarfed by the Touchwood extension causes dismay and alarm. It appears that the council has no respect for the town's heritage.

In a similar way, the proposal now to close Manor Square is short-sighted, over-bearing and arrogant. As I have already mentioned, car-parking will be greatly reduced if this preposterous plan goes ahead. Now the suggestion means that not only will there be a few more places less, but a useful dropping off place for customers, for disabled people, for children will disappear. The suggestion that the square in front of the church be used is nonsensical. It appears that the developers are clutching at straws. The area is already used by buses stopping to drop off and pick up passengers; hearses and wedding cars wait in front of the church; there is an entrance on to the High Street for emergency vehicles - that would be hindered by many vehicles pulling in; the area is a busy thoroughfare when used by students from the Sixth Form College walking up into the town at lunchtime and at the end of the day: this could be dangerous both for pedestrians and drivers.

And I have made no mention of the ascetics of the plan, with the modern development completely dominating the historic centre of the town with its war memorial and church. This isn't linking the past to the future; it is trying to eliminate much of the past with no real benefit to the residents of the town.

I trust you will consider my points and be aware that there is much dissatisfaction with the proposals. Unfortunately, too many residents believe that there is little point in writing in (as I had previously when the plans were first proposed), as the feeling is that as the council owns the land they can approve what they want, and so they have done, ill-thought out as they are.

Yours faithfully

Mrs Gladys Pye
38 Woodchester Road
Dorridge
Solihull

Sent from my iPad

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Lauren Davies

From: Chris Jefferson [jeffersonics@btinternet.com]
Sent: 27 February 2016 20:14
To: NATIONALCASEWORK
Subject: For the Secretary of State.

Case reference PL/2015/51464/MAJFOT - "Touchwood 2"

Dear Sir,

As long-term residents of Solihull (other persons in this context) can we express great concerns about the changes to local road layouts proposed in connection with the intended extension to the Touchwood shopping development.

The closure of Manor Square will deprive the borough, its residents and visitors of the only close vehicular approach to Touchwood. This will have dire implications for the emergency services. Furthermore it would make even greater inroads into what is already a shrinking and threatened area of historic and culture heritage so important to the life of the town.

We understand that the developers have suggested the use of The Square (not the same as Manor Square) for road access and as a drop-off point. This small area is already too busy with pedestrians crossing a busy road on a tight bend that includes bus stops, and could not proceed without demolition of a War Memorial and massive encroachment into the grounds of the Parish Church - a further attack on the cultural and historic heritage. Please will you reject these proposals.

Yours sincerely,
Chris and Sue Jefferson
34 Witley Avenue,
Solihull.
B91 3JD

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Lauren Davies

From: G LAURIE [fionaandgordon@btinternet.com]
Sent: 28 February 2016 20:12
To: NATIONALCASEWORK
Subject: Ref: PL/2015/51464/MAJFOT - Solihull Touchwood 2

The Secretary of State

PL/2015/51464/MA/FOT

Solihull Touchwood 2 Plans

Dear Sir

As a resident of Solihull for the last 43 years I wish to object as 'an other person' to the proposals for the Touchwood 2 development.

I object on the basis that not only are planned extra units and eateries unnecessary to cater for the needs of local residents and visitors but the planned demolition of well established, well maintained and attractive buildings, some of real local interest, to make way for this glass fronted emporium of excess development will completely and utterly destroy the picturesque aspect of this sector of Solihull.

We must not repeat the loss of historic buildings caused by the development of Mell Square by Norwich Union in the 60's.

As a practical point, from the stance of road safety, the planned elimination of the drop-off and collecting turning space in Manor Square is ridiculous. This is a very effective and safe facility for both local residents and visitors as the spur road takes traffic off Church Road and therefore allows through traffic, including buses, to make their way safely to and from the Warwick Road and Prince's Way, more or less unimpeded.

I am very disappointed that the Council voted narrowly in favour of this development and would stress that as a resident I had no idea that this development was proposed until told by a friend. I would ask you to challenge the Council as to the level of information given to residents and whether they sought opinion or feedback.

I am all for progress and have no problem with the existing Touchwood as it was mainly built on a car park but I hope that on this occasion you will find against this unnecessary and socially irresponsible development.

In conclusion I would urge you to visit Solihull and see for yourself.

Yours faithfully

Gordon Laurie

4 Hollyoak Grove
Solihull
West Midlands B91 3TZ

0121 705 0513
07500 902593
fionaandgordon@btinternet.com

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Lauren Davies

From: Hall, Stephanie
Sent: 01 March 2016 12:24
To: Hall, Stephanie
Subject: FW: PL/2015/51464/MAJFOT - NATTRAN/WM/S247/2207 - objection from Hands

-----Original Message-----

From: Deirdre Hands [<mailto:dee2394@fsmail.net>]
Sent: 29 February 2016 11:31
To: NATIONALCASEWORK <NATIONALCASEWORK@dft.gsi.gov.uk>
Cc: dee2394@fsmail.net
Subject: PL/2015/51464/MAJFOT

Dear Sir or Madam

I wish to register my objection to the changes being proposed with the new development to Touchwood Shopping Centre in Solihull.

I have lived in this lovely market town for most of my life and have seen it change and evolve over this time. Many of the changes were needed and Touchwood has been a great success for Solihull.

However, throughout these changes the heart and vision of the market town has been retained. The vista as you stand by ST Alphege's church is lovely. The local population have always been consulted and their views taken into account.

I object strongly to the closure of Manor Square, used by so many of us, and to the changes to The Square. The current arrangements suit visitors, shoppers and local tradespeople as they are. We do not want or need this change. The changes will totally destroy the attractive historical heart of Solihull which has so carefully been retained so far.

Yours sincerely

Deirdre and Paul Hands 10, Glaston Drive Solihull.

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Lauren Davies

From: Hall, Stephanie
Sent: 01 March 2016 12:07
To: Hall, Stephanie
Subject: Marguerite Geddes

From: marguerite geddes [<mailto:maggie.37@btinternet.com>]
Sent: 25 February 2016 12:40
To: NATIONALCASEWORK <NATIONALCASEWORK@dft.gsi.gov.uk>
Subject: pl/2015/51464/majfot objection to closeure of manor square

I wish to register my objections to the proposal to build on Manor Square Solihull. This would close the vehicular and only approach to Touchwood for vehicles including ambulances, fire and police vehicles and destroy one of the most attractive and historical parts of central Solihull. I understand that the proposed development is for an extension to Touchwood Shopping Centre to house even more shops - surely Solihull has enough!!

I have seen the plans and cannot see any advantage whatsoever in destroying the most historical heart of solihull and I hope that the planning application by Land Lease will be rejected.

Marguerite Geddes (Mrs)
 Knowle Solihull B939HW

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Lauren Davies

From: Hall, Stephanie
Sent: 01 March 2016 12:45
To: Hall, Stephanie
Subject: Jayne Wood

From: Jayne Wood [<mailto:jaynewood40@hotmail.com>]
Sent: 01 March 2016 09:06
To: NATIONALCASEWORK <NATIONALCASEWORK@dft.gsi.gov.uk>
Subject: PL/2015/51464/MAJFOT

Dear Sir

I am writing to object to the proposed new development to Touchwood in Solihull.

I am writing as an other person.

Firstly Solihull centre is a relatively small area and the road structure surrounding it is not sufficient to take all the extra traffic that this development will create. No one in the area that I have spoken to is in agreement with these changes, but unfortunately it is a fact that not all will write and object and I think that this should be taken into consideration when decisions are being made.

The proposed changes will alter and destroy Solihull as it is forever and many landmarks and protected gardens will be lost. The developers also want to close a roadway which acts as a "drop off point" presently. It is a much used facility and is the only close vehicular approach to Touchwood for cars, taxis, Securicor, ambulances, fire engines etc. They are suggesting that an area around the War Memorial and opposite the beautiful church should be used for this purpose! This is a clear lack of understanding for this most significant and sensitive part of Solihull.

May I respectfully ask that careful consideration is taken when making a decision for this proposed development. It is not needed nor is it wanted in Solihull and I know I speak for the majority of people who live in the area.

Regards

Jayne Wood

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01 MAR 2016

51 Seven Star Road,
Solihull,
West Midlands,
B91 2BZ.

Sirs,

Re.PL/2015/51464/MAJFOT
Touchwood 2 Plans
Solihull
West Midlands

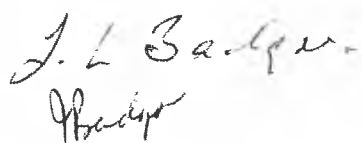
We strongly object to the closure of Manor Square and to the suggested changes to The Square making it a drop-off and pick-up point.

The Square is practically all that is left of Solihull's visual history; our twelfth century church and churchyard, The George Hotel also Tudor, Tudor and Regency Buildings and the War Memorial.

On the other hand Manor Square is a designated drop-off and pick-up point created when Touchwood 1 was built. It enables quick and easy access to the theatre, cinema and library

We are not freeholders, leaseholders, tenants or occupiers of the area in question, just Solihull residents who have no wish to see our town spoilt by unsympathetic developers.

Yours faithfully



J.L. & I.P. Badger.

01 MAR 2016

**THE TOWN & COUNTRY PLANNING ACT 1990 - The Acquisition of
Land by Solihull Metropolitan Borough Council**

Ref : PL/2015/51464/MAJFOT.

Please accept our objections to "Solihull Metropolitan Borough Council's" proposed "Touchwood 2 Development Plans" for the following reasons : -

Dear Sir / Madam, - **The Secretary of State,**

Our objections to the above are as follows .

(1) We are long standing residents of Solihull - Number B9

(2) Solihull is already more than adequately serviced with retail outlet's.

(a) Existing Large Touchwood Retail complex. (houses **John Lewis store** + numerous other leading high street brand's and independent retail outlets and restaurants)

(b) Existing Mell Square Retail complex (houses **Mark & Spencer's, House of Fraser, British Home Stores, Sainsbury's, Morrison's** + numerous other retail outlets and catering facilities.)

(c) The Main pedestrianised High Street and Popular Rd areas have a vast range of retail outlets.

(d) Contrary to what SMB Councils development plans state - we have numerous and a real variety of catering and eating facilities in the town - **in fact we are spoilt for choice.**

(3) The Development Plans :

(a) The proposed location for the Touchwood Extension 2 is **grossly repugnant and neglectful of the damage that would be imposed on the period and ascetically pleasing visual qualities within that area.**

(B) The development would also call for the demolition of PRIORY House - a substantial and attractive period styled **Timber Framed Building** - currently well used and occupied by service providers such as "Age Concern "

(c) The development does also call for **the closure of Manor Square Access Road - the only true access point remaining in the existing location. - the only close vehicular approach to Touchwood for cars, taxis, ambulances, fire engines, police**

and Securicor vehicles.

To re-evaluate on the the above points : -

* For Solihull MBC to say there is a need more retail outlets and catering facilities, is not correct, as the Town Centre is already more than adequately provided for and there is still a variety of vacant retail premises remaining across the town at this point

in time.

Subsequently there is no pressing need for more shops / retail outlets - further more this could possibly exasperate the already severe traffic congestion (frequent traffic grid locks) of the approaches to the proposed extension location - Church Hill Road,

Manor Square Access Rd.

** Further more, the proposed closure of Manor Square Access Road to enable the development to go ahead is also without due consideration of the needs of existing retail units in that immediate location - closure and subsequent removal of Manor Square Road

will deny the retail units any service access point. There has been no consideration given to this requirement and there is no practical alternative either if Manor Square Road is removed for the development.

The Manor Square Access Road is also the only temporary vehicle access point to the existing Touchwood provision at that end of Town for the residents of Solihull and visitors, again there is no possible practical alternative provision that would provide for this

need within the proposed Touchwood 2 extension - this access point is an extremely well used and a needed provision, in particular for emergency access by the Police, Fire Service and Ambulances.

*** In light of the current submitted objections to the scheme and closure of Manor Square Access Road - the developers & Planners (Land Lease) are now suggesting that the adjacent Square (next to the War Memorial and facing Parish Church) should

be adapted for the purpose of access to the proposed new development - Touchwood 2. This is a grossly over stated and a non-sensual statement and further more demonstrates a total lack of concern for the most significant part of Solihull's remaining visual and historical location.

**** As part of the proposed Touchwood development, the developers " Land Lease " had offered to make substantial structural alterations and improvements to "Orchard House "(Council Offices) - seemingly at the developers (Land Lease)

expense - and as such this does suggest that the developers had hung out a carrot of inducement to "SMB Council" to get something for free if the proposal was to be passed and implemented (as it was) - this seems improper and an immoral inducement all

for the sake of money rather than need.

Please accept this letter and the above points as an objection to the proposed closure and deletion of Manor Square Access Road and the Touchwood 2 development plan in its current stage : -

Yours sincerely,



Mr JOHN WARNER

44 OAKSLADE DRIVE

SOLIHULL

WEST MIDS B929QG

**THE TOWN & COUNTRY PLANNING ACT 1990 - The Acquisition of
Land by Solihull Metropolitan Borough Council**

Ref : PL/2015/51464/MAJFOT.

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(c) The Main pedestrianised High Street and Popular Rd areas have a vast range of retail outlets.

(d) Contrary to what SMB Councils development plans state - we have numerous and a real variety of catering and eating facilities in the town - **in fact we are spoilt for choice.**

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(c) The development does also call for **the closure of Manor Square Access Road** - the only true access point remaining in the existing location. - **the only close vehicular approach to Touchwood for cars, taxis, ambulances, fire engines, police and Securicor vehicles.**

To re-evaluate on the the above points : -

* For Solihull MBC to say there is a need more retail outlets and catering facilities, is not correct, as the Town Centre is already more than adequately provided for and there is still a variety of vacant retail premises remaining across the town at this point

in time.

Subsequently there is no pressing need for more shops / retail outlets - further more this could possibly exasperate the already severe traffic congestion (frequent traffic grid locks) of the approaches to the proposed extension location - Church Hill road

Manor Square Access Rd.

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need within the proposed Touchwood 2 extension - this access point is an extremely well used and a needed provision, in particular for emergency access by the Police, Fire Service and Ambulances.

*** **In light of the current submitted objections to the scheme and closure of Manor Square Access Road - the developers & Planners (Land Lease) are now suggesting that the adjacent Square (next to the War Memorial and facing Parish Church) should**

be adapted for the purpose of access to the proposed new development - Touchwood 2. This is a grossly over stated and a non-sensual statement and further more demonstrates a total lack of concern for the most significant part of Solihull's remaining visual and historical location.

**** As part of the proposed Touchwood development, the developers " Land Lease " **had offered to make substantial structural alterations and improvements to "Orchard House "(Council Offices) - seemingly at the developers (Land Lease)**

expense - and as such this does suggest that the developers had hung out a carrot of inducement to "SMB Council" to get something for free if the proposal was to be passed and implemented (as it was) - this seems improper and an immoral inducement all for the sake of money rather than need.

Please accept this letter and the above points as an objection to the proposed closure and deletion of **Manor Square Access Road** and the Touchwood 2 development plan in its current stage : -

Yours sincerely,



01 MAR 2016

26 Bustle Drive

Solihull

B71 2QU.

1.3.2016.

The Sec. of State for National Core work.

Dear Sir/Madam.

Re. PL/2015/51464/HMS FoT.

I am on other persons, writing to object to the closure of Manor Square Solihull and the loss of the drop off area to the rear of the manor house and the destruction of a pleasant and historic area of Solihull. This is to allow for the erection of another shopping area while there are already several empty shops in the High St and adjacent area.

I hope that the feelings of many of the residents will be taken into consideration.

Yours faithfully

J. P. Barton

J. P. BARTON

TO: - NATIONAL TRANSPORT USER GROUP TEAM
 TYNESIDE HOUSE
 SKINNERBURN ROAD
 NEWCASTLE UPON TYNE NE4 7AR

FROM: MR - N. BOYCE
 83 UNION ROAD
 SHIRLEY
 SOLIHULL B9030Y

20 FEBRUARY 2016

Dear Sir & Madam

RE: PROPOSED CLOSURE ORDER REF PL/2015/S1464/MAJFOT

I wish to make a formal objection to the above proposed closure order.

I have been a resident of Solihull since 1966 and have seen the gradual destruction of the centre by unwanted and poor developments. This latest proposed extension to Touchwood is a prime example of unwanted and unnecessary development, there are already plenty of empty shops & eating places any more will lead to the final removal of the "heart of Solihull".

The closure of the roadways will deprive the general population of an essential level access provision to the centre of Solihull on the "Church side". The suggested "Homes Road" alternative requires "uphill" access.

The CDM (1994) Regulations require the Client/Planning Supervisor to ensure that any proposed development is carried out within the existing site boundaries and should not require the removal of essential public facilities. I am not an activist against development but someone who chose to live in Solihull because of its environment which over the latter years has been eroded by poor planning & development by the Metropolitan Borough Council

Yours faithfully

N. Boyce (Mr. L. N. Boyce)

TESSALIE SKOCZYLA
139 ELMODON LANE
MARSTON GREEN

BIRMINGHAM

B37 7DN

27.02.16

The Secretary of State
The Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle upon Tyne
NE4 7AR

Re Ref: PL/2015/S1464/MAJFOT

Dear Sir

I am writing to object most strongly to the Touchwood Extension Plans and for the purpose of this letter the associated application to remove the drop-off + pick up point in Manor Square and the suggestion that ~~the~~ The Square (around the war memorial) should be adapted as a drop off / pick up point.

This whole development is completely at odds with the character of the environment in which there is at least one listed building.

The current drop off / pick up point in Manor Square is ideal, being near the theatre and library and does not impede traffic. I do not want a bland shopping area that will look like my similar construction. I am concerned that the individual character + historic buildings will be ruined - being less attractive to prospective visitors.

It is essential that the people, democracy are allowed to be heard above the external corporate organisations. If not then there is no democracy and covers such as myself will have a harder task when attempting to take loved ones out and about.

Yours concerned
P. M. M. M. M.

THE TOWN & COUNTRY PLANNING ACT 1990 - The Acquisition of
Land by Solihull Metropolitan Borough Council

Ref : PL/2015/51464/MAJFOT.

Please accept our objections to "Solihull Metropolitan Borough Council's" proposed
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(c) The development does also call for the **closure of Manor Square Access Road - the only true access point remaining in the existing location. - the only close vehicular approach to Touchwood for cars, taxis, ambulances, fire engines, police and Securicor vehicles.**

To re-evaluate on the the above points : -

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*** In light of the current submitted objections to the scheme and closure of Manor Square Access Road - the developers & Planners (Land Lease) are now suggesting that the adjacent Square (next to the War Memorial and facing Parish Church) should

be adapted for the purpose of access to the proposed new development - Touchwood 2. This is a grossly over stated and a non-sensual statement and further more demonstrates a total lack of concern for the most significant part of Solihull's remaining visual and historical location.

**** As part of the proposed Touchwood development, the developers " Land Lease " had offered to make substantial structural alterations and improvements to "Orchard House "(Council Offices) - seemingly at the developers (Land Lease)

expense - and as such this does suggest that the developers had hung out a carrot of inducement to "SMB Council" to get something for free if the proposal was to be passed and implemented (as it was) - this seems improper and an immoral inducement all for the sake of money rather than need.

Please accept this letter and the above points as an objection to the proposed closure and deletion of Manor Square Access Road and the Touchwood 2 development plan in its current stage : -

Yours sincerely,

ISL (name)
 MRS. B. WHITNER
 44 Oakslade Drive
 Solihull

1592 996

SOLIHULL



LOCAL HISTORY CIRCLE

7 Wilford Grove, Solihull, West Midlands, B91 3FP

The National Transport Casework Team,
Tyneside House,
Skinnerburn Road,
NEWCASTLE upon TYNE,
NE4 7AR

26 February 2016

Dear Sir,

**Re: SOLIHULL: Stopping up of Highway (West Midlands) Order No 201
REF: PL/2015/51464/MAJFOT**

I am writing as Director of the Solihull Local History Circle to object to the above order to stop up a length of Manor Square, a length of Manor Walk and the associated carriageway from Church Hill Road.

The SLHC is not a free/lease holder or occupant of any of the affected properties but is very concerned to protect the historical centre of Solihull from the damaging aspects of the proposed Touchwood II Shopping Centre extension, especially on the High Street Conservation area and the Grade II * Manor House.

1. The Manor House, owned and managed by a charitable Trust, relies on income from lettings for a variety of activities which are appreciated by the local community including meetings, exhibitions, specialised sales and its Tea Room and garden. All these require vehicular access for patrons and deliveries from Church Hill Road and some parking (currently 8 spaces).
2. Other businesses fronting Church Hill Road and the pedestrianised High Street also require vehicular access from Manor Square or Manor Walk and private parking if they are to survive. They add to the character of the area.
3. There is considerable local opposition to the Compulsory Purchase Orders served on certain of these businesses mentioned in (2). They are currently being appealed as they involve demolition of historic buildings in or adjacent to the High Street Conservation Area. The Department for Communication and Local Government has yet to set a date for the Public Enquiry.
4. The existing Touchwood Centre includes a Library, a Multi-screen Cinema and a Theatre regularly used for large meetings of local and national Societies (like NADFAS) as well many eateries; they are concentrated at the end of the Development nearest to Manor Square where there is a

drop-off/ pick-up area and some short-term parking, much used by patrons, especially the elderly, disabled, parents with small children and buggies, parents collecting children and the general public, arriving by car or taxi or buses from nearby bus stops.

5. Alternative, short term parking and drop-off points at present are too far away and involve long walks, steep paths and steps; main car parks are frequently full and on the wrong level, with small lifts inconveniently placed.

The existing suggestions from SMBC and the Lend Lease developers show little understanding of the problems and their proposed solutions are totally inadequate. Until the plans are amended satisfactorily no Stopping Up order should be approved.

Yours faithfully



Mrs Angela Cameron JP
Director of the Solihull Local History Circle.

Lauren Davies

From: derek.robinson@tinyworld.co.uk
Sent: 29 February 2016 13:58
To: NATIONALCASEWORK
Subject: TOUCHWOOD EXPANSION

to the The Secretary of State.

ref: PL/2015/51464/MAJFOT

As an 'other person' I am writing to object to the proposed expansion to the Touchwood shopping centre which will remove Manor square and blight the historic centre of Solihull.

Manor square is the ideal place to drop off/collect shoppers as it is very close to Touchwood (and ideal access for emergency vehicles). the proposed new alternative in Homer Road is a non starter.

At the centre of Solihull is the 12th century church surrounded by 16th century timber framed buildings with the war memorial at it's heart, which will be ruined by the insensitive expansion of Touchwood.

Derek Robinson
Solihull resident.

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Lauren Davies

From: Hall, Stephanie
Sent: 02 March 2016 08:41
To: Hall, Stephanie
Subject: Lewis

From: stan lewis [mailto:stan.lewis@estar-solutions.co.uk]
Sent: 01 March 2016 12:54
To: NATIONALCASEWORK <NATIONALCASEWORK@dft.gsi.gov.uk>
Subject: ref: Objection to Solihull Touchwood 2 Plans - Ref: PL/2015/51464/MAJFOT

I am a resident of Solihull and object to these plans as an 'other persons'.

These plans involve the closure of Manor Square and the changes to the Square to make it into a Drop-off and Pick-Up point.

My objection is 'This is an important historical square facing the church and it widely visited and admired by visitors and locals. It is used for the Remembrance Day Parade and Service attended by hundreds of people and veterans and if this goes ahead then the service would have to be relocated. To turn it into a goods and services dropping off point is utterly insensitive and crass vandalism. I suggest the Company proposing this idea finds another more suitable area of little or no significance such as Homer Road (behind Touchwood) or indeed one of the little used car parks at the back of Touchwood.'

My name and address:-

Mr S. G. Lewis,
162 Solihull Road,
Shirley,
Solihull,
West Midlands B90 3LG.

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Lauren Davies

From: Hall, Stephanie
Sent: 02 March 2016 08:47
To: Hall, Stephanie
Subject: FW: PL/2015/51464/MAJFOT. Touchwood Solihull. - NATTRAN/WM/S247/2207 - objection from Watkins

From: David Watkins [<mailto:david@thewatkins.org.uk>]
Sent: 01 March 2016 17:38
To: NATIONALCASEWORK <NATIONALCASEWORK@dft.gsi.gov.uk>
Cc: HG Ellen Watkins <ellen1928@icloud.com>
Subject: PL/2015/51464/MAJFOT. Touchwood Solihull.

Dear Sir

I write to express my concern and objection to the proposals to extend the present Touchwood shopping Mall in accordance with the above plans.

There are several aspects of these which I believe will have a detrimental effect on Solihull Centre.

First it will practically ruin the only really historic part of old Solihull that is left after the development which has taken place since the second world war, when the town had a considerable amount of such buildings, which in the case of Dury Lane and Mill Lane were completely obliterated.

I am not saying that there was not need for development in the town at that time but it certainly could have been done more sympathetically.

I also believe that Touchwood as it now stands is a big asset and improvement on what was there before, but doubt if there is the need for any further development, and if there is, it could be done without pulling down the buildings facing on to the High St and thus spoiling the ambience of that small part of the town left to us.

The closing of Manor Square is also an issue.

Many people, including myself, use this to pick up and drop off people in the town and to visit Touchwood. The closing of it would cause considerable inconvenience for many people including services, and the proposals for an alternative, such as they are, to say the least are most unsatisfactory .

And finally there is the effect on the Manor House.

What is now a haven of peace and calm where one can go for a coffee or a meal away from the hussle and bustle of the busy town, will be deprived of most of it's natural daylight which will have a devastating effect on the lovely garden where customers can sit in summer and enjoy their food. It will be hemmed in on all sides by huge walls which will also spoil the ambience of this ancient building.

This will have a most serious effect on this well used and loved facility.

In view of the above considerations I would ask you to reject the proposals, or at least see them modified very considerably.

Yours Faithfully

David Watkins.

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Our Ref: SPG/LJB/40654/74143

Your Ref: NATTRAN/WM/S247/2207

Department for Transport
National Transport Casework
Tyneside House
Skinnerburn Road
Newcastle Business Park
Newcastle upon Tyne
NE4 7AR

Email: sgooden@standley.co.uk

Date: 02 March 2016

By E-mail Only to: nationalcasework@dft.gsi.gov.uk

Dear Sirs

Solihull School Limited - 793 Warwick Road Solihull West Midlands
Stopping Up Application: Manor Walk Solihull

We act on behalf of Solihull School Limited who has passed to us the Notice issued on or about 1 February 2016 in connection with the "stopping up" at Manor Walk.

Our client owns the freehold of the site set out on the plan annexed hereto which they have demised by Commercial Leases to Tenants in connection therewith.

Our client has rights of way over the area known as "Manor Walk" following the original "Touchwood Development" and would wish for the same to be protected, and therefore "object" to the making of the Stopping Up Order without alternative arrangements being made for the Tenants and customers in connection therewith.

We look forward to hearing from you in due course with acknowledgement of receipt hereof and how the matter should proceed.

Yours faithfully

Standley & Co
Enc



1612 High Street, Knowle, Solihull, B93 0JU
Tel: 01564 776287 | Fax: 01564 778996 | DX:18754 Knowle
Partners. Stephen Gooden | Judith Hunt | Emma-Louise Hewitt
www.standley.co.uk

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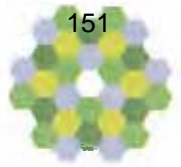
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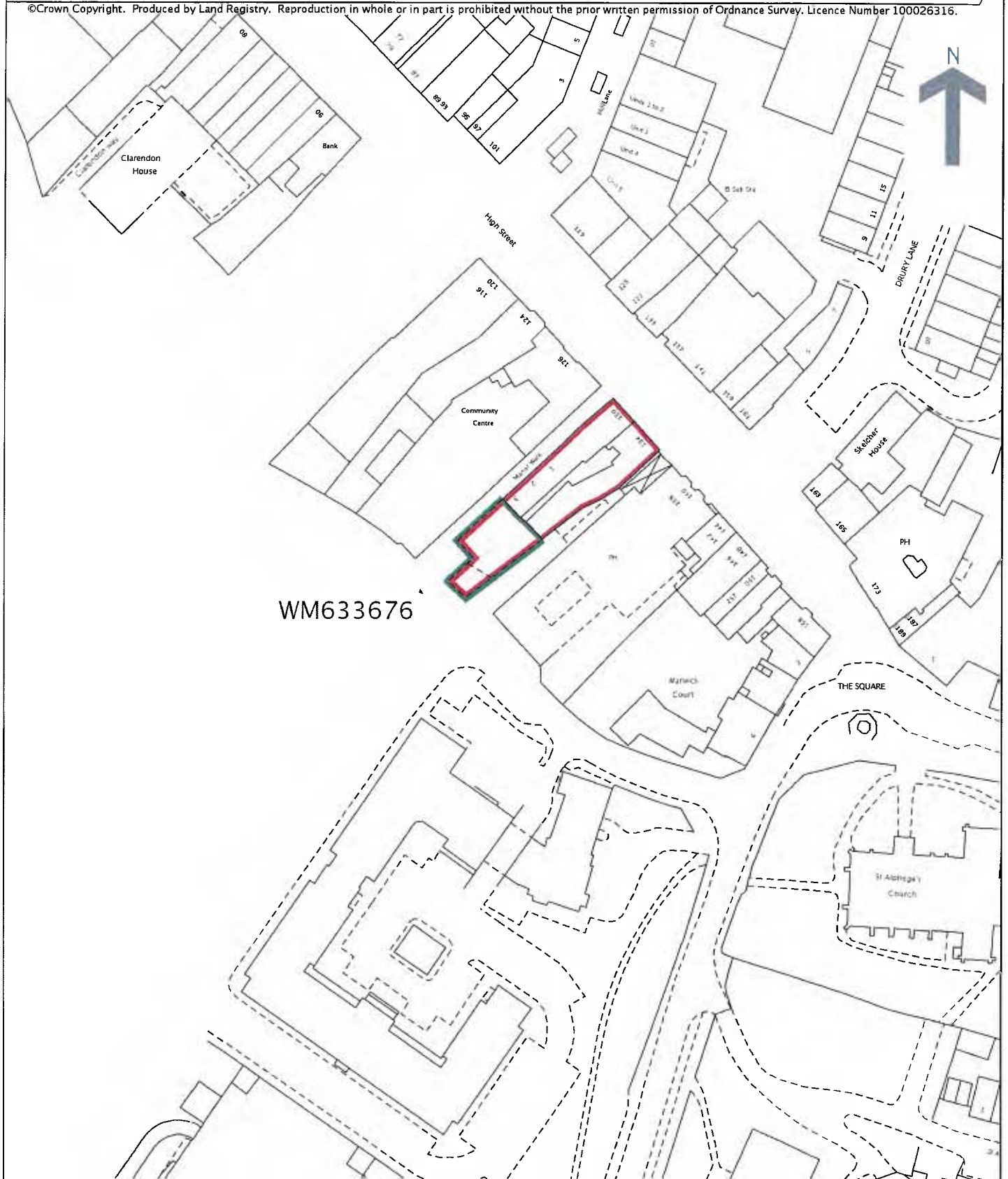
This title is dealt with by the Land Registry, Coventry Office .

Land Registry Official copy of title plan

Title number **WM317408**
Ordnance Survey map reference **SP1579SW**
Scale **1:1250**
Administrative area **West Midlands : Solihull**



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Lauren Davies

From: Hall, Stephanie
Sent: 03 March 2016 09:55
To: Hall, Stephanie
Subject: Gibbs

Importance: High

From: Lydia Gibbs [mailto:lyd_birm@yahoo.co.uk]
Sent: 02 March 2016 20:09
To: NATIONALCASEWORK <NATIONALCASEWORK@dft.gsi.gov.uk>
Subject: REF: PL/2015/51464/MAJFOT

Dear Sir,

I write with deep concern and dismay at the proposed extension plans for the Touchwood Shopping Centre in Solihull.

As a resident of Solihull for more than 10 years, I have valued the town centre for its pleasant, relaxed atmosphere and its visually appealing and historic High Street.

The residents of Solihull are very fortunate in having the best of both worlds, i.e. a small, well-serviced town centre of our own yet very easy access to Birmingham, the UK's second city with its cutting edge shopping facilities and vibrant night life. We do not need Solihull to compete with Birmingham - it complements it very well as it is and provides a pleasant contrast with its slower pace and ambience. I am truly dismayed that the proposed extension to Touchwood will irreversibly change this.

I question the argument that the extension will create new jobs. Indeed it will do this in the short term, during the building phase, but thereafter it is likely to dilute trade in existing shops and eateries, even potentially causing them to close down. However, my over-riding objection is not based on economics but on the loss of a treasured, historic town centre. Economic development is not the only criterion for quality of life and it is about time that this was acknowledged by the present government.

I write this letter in the capacity of 'other persons', i.e. with no interest in the matter as a freeholder, leaseholder, tenant or occupant.

Kind regards,
Lydia Gibbs

11 Netherwood Close
Solihull
B91 1DU

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OBJ - 75

03 MAR 2016

40, White House Green,
Solihull,
West Midlands,
B91 1SP

National Transport Casework Team,
Tyneside House,
Skinnerburn Road,
Newcastle upon Tyne,
NE4 7AR

March 2nd, 2016

Dear Sir or Madam

Reference: PL/2015/51464/MAJFOT

I wish to protest most vigorously to a proposed Touchwood 2 development in the heart of one of the oldest and most attractive parts of Solihull's town centre. It is in danger of being seriously degraded by what is surely an ill-conceived council-backed scheme.

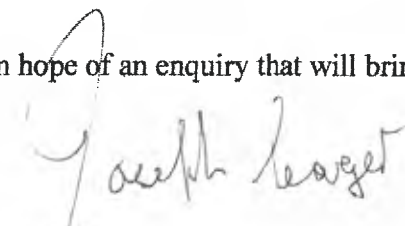
Moves to create more shopping outlets cannot be justified when many stores have already closed including independently run business losing out to supermarkets and the chain stores in a Touchwood that already dominates the town's retail trade scene.

The proposed second Touchwood development will have a drastic downward effect on some existing businesses. They will lose their parking areas and maybe forced to close.

The Grade 11 listed Manor House and Tea Rooms provide a much used and pleasant garden area. Should plans, as they are set out, be approved, they will cast a dark shadow, in every sense of the word, over the garden and destroy the character of a peaceful place of quiet and relaxation away from the noise and bustle of a busy town centre which, surely, has already become an over-subscribed shopping destination.

I appeal to the Secretary of State for Communities and Local Government to take note of the many protests people are making against what we all see as a most undesirable and damaging development plan. This is my SOS – please Save our Solihull as it remains, a town with too much proud history and character to be overshadowed by an over abundance of shopping outlets.

Yours in hope of an enquiry that will bring the result we seek.



Joseph Seager

OBJ - 74

120 Breckvale Rd

Oilton

Solihull B92 7JB

Feb. 24, 2016

53 MAR 2016

Ref. PL/2015/51464 MAJFOT

Dear Sirs

I am unable to visit/peruse detailed Plan of intentions involving Manor House area in Solihull but am fully aware of the ideas. I am very concerned this historical area of our town is being viewed as a place to alter so completely. Please, I beg of you, not this precious region. I have used the old Manor House & the surrounds for years. Add my name to the list of manor

Others.

Henry Truitt

Jane Prime

(A.K.A G L. PRIME)

Lauren Davies

From: Sara French [drsarafrench@gmail.com]
Sent: 03 March 2016 18:29
To: NATIONALCASEWORK
Subject: Reference: PL/2015/51464/MAJFOT

The Griswold Family Association of America was founded in 1930 to preserve the history and heritage of the descendants of four Griswold men who emigrated to America: Edward Griswold, baptized at Wootton Waven, Warks on 26 Jul 1607; his half-brother Matthew Griswold, born about 1620; their cousin Michael Griswold, also born about 1620 in Cubbington, Warks; and Francis Griswold, christened at Henley-in-Arden, Warks. The GFA has published genealogical books on both American and English Griswold ancestry as well as a history of the organization. Over 400 members belong to the organization.

On Sunday February 21, 2016, the Executive Board of the Griswold Family of America, Inc. passed the following motion:

The Executive Board of the Griswold Family Association of America, founded to preserve the history and heritage of the four original English Griswold emigrants to the Americas, strongly opposes the grant of authority to close Manor Square and Manor Walk as part of the Touchwood 2 Extension Development and expresses our whole-hearted support for the citizens of Solihull, the Manor House & Tea Room, and the Parish of St. Alphege Church. As descendants of the Greswolde family who helped to settle and construct Solihull in the 15th century, we strongly oppose the plan as approved by the Town of Solihull's Council, which will damage the historic character of the town, reduce the property and value of the Manor House, and may create a real threat to the building fabric of historic St. Alphege Church.

Ms. Sarah Ryan, President

Dr. Sara L. French, President Emeritus

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Lauren Davies

From: Hall, Stephanie
Sent: 08 March 2016 15:40
To: Hall, Stephanie
Subject: FW: Touchwood 2 objection letter - WM/2207

From: Philip Barham [mailto:philip.barham@ymail.com]
Sent: 05 March 2016 10:28
To: NATIONALCASEWORK <NATIONALCASEWORK@dft.gsi.gov.uk>
Subject: Fw: Touchwood 2 objection letter

Good Morning

Re:- PL/2015/51464/MAJFOT

Can I please add this e-mail from the USA to the category of "other persons" in the objections to the Touchwood 2 extension in Solihull.

Regards

Philip Barham

Chairman of the Trustees

Solihull Manor House Charity Trust.

----- Forwarded Message -----

From: Sara French <drsarafrench@gmail.com>
To: philip.barham@ymail.com
Sent: Thursday, 3 March 2016, 14:39
Subject: Touchwood 2 objection letter

To: Philip Barham, The Manor House, Solihull, UK

The Griswold Family Association of America was founded in 1930 to preserve the history and heritage of the descendants of four Griswold men who emigrated to America: Edward Griswold, baptized at Wootton Wawen, Warks on 26 Jul 1607; his half-brother Matthew Griswold, born about 1620; their cousin Michael Griswold, also born about 1620 in Cubbington, Warks; and Francis Griswold, christened at Henley-in-Arden, Warks. The GFA has published genealogical books on both American and English Griswold ancestry as well as a history of the organization. Over 400 members belong to the organization.

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Lauren Davies

From: marina johnson [marinajohnson2001@yahoo.co.uk]
Sent: 06 March 2016 17:42
To: NATIONALCASEWORK
Cc: Julian KNIGHT
Subject: Solihull Touchwood Plans PL/2015/51464/MAJFOT

25 Guardian Court
New Road
Solihull B91 3DL

Dear Secretary of State

I am writing to object to the plans for the extension of Touchwood, Solihull. I am 91 years of age and live close to St Alphege's church. The extra traffic that will be generated on this narrow road by the church causes me much concern. I visit the Arts Complex theatre quite often and can easily walk, but I have friends who need a taxi to drop them off in Manor Square as they are unable to walk far. Where will people who want to be able to access the theatre be dropped off?

There are empty shops elsewhere in Solihull town centre so why extra shops are to be added to Touchwood does not seem practical. Plus what will happen to the current businesses that are to be demolished to make way for this extension? This is such an historic part of the town centre and it should be left for future generations ~ we should not destroy our heritage! Looking forward to the public enquiry.

Yours sincerely

Beryl Gwilliam

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Lauren Davies

From: marina johnson [marinajohnson2001@yahoo.co.uk]
Sent: 06 March 2016 17:00
To: NATIONALCASEWORK
Subject: PL/2015/51464/MAJFOT

Dear Secretary of State

I am writing to object to the plans for the extension of Touchwood, Solihull. Closing the access for cars in Manor Square will cause hardship to elderly and disabled people. Solihull High Street is pedestrianised and vehicle access in Manor Square is necessary and extremely beneficial to people.

This area of Solihull is of great historical interest and will be over developed with more modern shops. It's the only part of Solihull town centre that has not been demolished in the name of progress. There should be Listed Building status on many of these properties so that they can be preserved.

I hope we will have plenty of notice for the public enquiry.

Yours sincerely

Brian and Marina Johnson
10 Norgrave Road, Solihull B92 9JH

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Gwen & Ray Sands
Apartment 4
34 Blossomfield Road
Solihull, B91 1N

National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle upon Tyne
NE4 7AR

6th March 2016

Dear Sirs

PL/2015/51464/MAJFOT

We refer to the proposal for the redevelopment of that part of Solihull town centre behind the High Street and near to the St. Alphege church. We have the following objections to this development.

- 1 The removal of some of the attractive High Street buildings and the 'walling-in' of the rear of Manor House would be a serious reduction in the pleasure we and many other Solihull residents get when making use of the retail and social amenities of Solihull town centre.
- 2 The proposal will seriously inconvenience those who because of walking difficulty are dropped-off at the end of Touchwood. No reasonable alternative to enable such people to have access the Touchwood shops has been suggested and may not be possible without causing traffic difficulties near the church.
- 3 The area near the church entrance, The Square, presently used for events such as memorial services and also where those attending weddings and funerals gather, will, sooner or later, to be spoiled as a consequence of the proposed development.
- 4 Adding further retail units to Solihull's centre will certainly increase car traffic. Already, and before the opening of the Waitrose store, there are delays and hold-ups at the Touchwood traffic island for vehicles approaching from Blossomfield Road for which having to merge with the increased bus traffic and without the assistance of traffic lights to enter the Touchwood island can result in delays. Traffic queues sometimes extend along Blossomfield Road to near the Technical College and might worsen to an extent that it would interact with the 'drop-off' traffic for the Alderbrook and Tudor Grange schools

For the above reasons we oppose the current development proposal.

Yours faithfully

Mrs G K Sands & Mr R L Sands

Lauren Davies

From: L PARSONS [lparsons2012@btinternet.com]
Sent: 05 March 2016 16:15
To: NATIONALCASEWORK
Subject: Ref PL/2015/51464/MAJFOT

Dear Sir

I write in the capacity of 'other persons'.

I wish to object to the proposed extension to Touchwood Shopping Centre in Solihull and the application of Compulsory Purchase Orders to achieve this in the strongest possible terms.

My reasons for this objection are:

1 There is no need for any more shops. There are quite enough shops of the same types already, womens and mens clothes, jewellers, shoes, places to eat, many part of national chains. All these reduce Solihull town centre to looking like any other town centre. Further expansion simply means more of all this. It cannot have escaped attention that shops in Touchwood have closed presumably due to lack of custom. There is only a certain number of shops which can be supported.

Please no more.

2 The extension will involve buildings supposedly protected by being in a Conservation Area which includes the Manor House and its garden. Any interference with the Conservation Area makes a mockery of having a Conservation Area in the first place. The frontage of Church Hill Road with its old established buildings will be changed in a negative way. The historic heart of Solihull will be destroyed for ever.

3 The loss of the Manor Square pick up and drop off facility if the extension is allowed and its replacement by using The Square around the War Memorial is totally unacceptable. This is an historic part of Solihull which still retains its charm and individuality and should be left alone.

There has been commercial assault on Solihull which has rendered the shops homogenous with so many other towns. More is not better and is most definitely not needed. Historic and old parts of the town centre should be left alone.

Yours faithfully

Linda M Parsons

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Lauren Davies

From: Patricia Ritchie [patricia.ritchie@mypostoffice.co.uk]
Sent: 05 March 2016 10:21
To: NATIONALCASEWORK
Subject: Touchwood 2 Development Plans, Solihull, West Midlands

F.A.O.

The Secretary of State

Dear Sir/ Madam,

The following letter applies to the extension of the Touchwood Shopping Mall development in Solihull, West Midlands reference PL/2015/51464/MAJFOT.

The company planning to extend the Shopping Mall known as Touchwood has shown a blatant disregard for the historical part of our lovely town by planning to issue Compulsory Purchase Orders to several properties on the High Street, but also to rob Solihull's much-treasured Manor House, a 15th Century Grade 2* listed building on the High Street, of its land at the rear of the building. Even more worrying is that the plans at present will deprive the aged and disabled of our community of the only safe and close dropping-off point in Manor Square, which is at the rear of the Manor House. This dropping-off point provides access to Touchwood Shopping Centre and to the High Street via Manor Walk. This area is also needed to allow access for emergency services to Touchwood Mall, e.g. Fire Engines and Ambulances etc.

I spoke at the meeting of Solihull MBC Planning Committee where the plans for Touchwood 2 were 'debated' and even the Civic Planning Committee members were divided on the acceptance of the plans, 4 votes in favour and 4 against. It was only the Chairman's casting vote that allowed the adoption of these disastrous plans.

In an era where shop premises are vacant in many areas of our town and online shopping is really taking hold, Touchwood does not need 20 more shops and 10 more restaurants. Solihull is already very well-supplied with both.

Apparently our Council will be receiving new offices from the deal and their present offices are scarcely as much as twenty years old and in a state of good repair at that. Perhaps this has biased them towards accepting the plans as they may have a vested interest, so we are told.

The scheme will completely change the atmosphere of the historic end of Solihull by its old Church, St. Alphege and will destroy several businesses in the area also. In fact if The Manor House loses the area at the rear, which presently accommodates its car park and also protects its garden, then businesses which operate from it will leave. This will deprive The Manor House of income, which will adversely affect its maintenance programme risking the possibility that this old Tudor building will fall into disrepair. Over the past centuries many locals and that includes my husband, have given years of their life voluntarily to keep this lovely old building in good order. With this entirely unnecessary extension to an already large shopping mall, all the efforts over the years will have been in vain and a Grade 2* listed building will be lost to future generations.

I have lived and taught in this area for most of my life since 1962 and have seen changes to Solihull take place, but these changes have never before threatened historic buildings and the very pleasant atmosphere of our town. I fully accept towns need to develop, but surely this must be done with respect by those involved in the development and Lend Lease, the company involved, has shown scant regard for the feelings of the local population and our town's historic area.

Yours sincerely,

Patricia Ritchie BSc. (Hons)

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43 Poplar Road
Dorridge,
Solihull,
West Midlands
B93 8DD

04 MAR 2016

E-mail: carole.burton@talktalk.net

2 March 2016

Dear Sir or Madam,

PL/2015/51464/MAJFOT

With reference to the above, although I am not a freeholder, leaseholder, tenant or occupant of any of the land or properties concerned, I have lived in the Solihull area for many years, so I feel that I have a right to express an opinion on the proposals that are the subject of the upcoming Public Inquiry.

The pick up and drop off points in Manor Square and the access roadway are vital. What is the point of extending the Touchwood development if service vehicles, emergency services and potential shoppers cannot access the place easily? I could also ask what is the point of extending the development full stop; but I realise that that is not the matter at issue here. The suggestion that access could be made by adapting The Square, which houses St. Alphege's church and the war memorial, beggars belief. In the sixty years since I came to Solihull the appearance and character of the town centre has been continually altered, mostly to its detriment. The Square and its immediate environs is the last remaining piece of old Solihull. I accept that change is inevitable and, sometimes, necessary but we have seen more than enough of it in recent years. The purpose of the town should be, primarily, to serve the residents of the borough and I am sure that most of them, like me, do not want to see the heart of it desecrated.

I hope that you will take these views into consideration.

Yours faithfully,



Carole Burton

**THE TOWN & COUNTRY PLANNING ACT 1990 - The Acquisition of
Land by Solihull Metropolitan Borough Council**

Ref : PL/2015/51464/MAJFOT.

Please accept our objections to "Solihull Metropolitan Borough Council's" proposed "Touchwood 2 Development Plans" for the following reasons : -

Dear Sir / Madam, - **The Secretary of State,**

Our objections to the above are as follows .

(1) We are long standing residents of Solihull - Number B9

(2) Solihull is already more than adequately serviced with retail outlet's.

(a) Existing Large Touchwood Retail complex. (houses **John Lewis** store + numerous other leading high street brand's and independent retail outlets and restaurants)

(b) Existing Mell Square Retail complex (houses **Mark & Spencer's, House of Fraser, British Home Stores, Sainsbury's, Morrison's** + numerous other retail outlets and catering facilities.)

(c) The Main pedestrianised High Street and Poplar Rd areas have a vast range of retail outlets.

(d) Contrary to what SMB Councils development plans state - we have numerous and a real variety of catering and eating facilities in the town - in fact we are spoilt for choice.

(3) The Development Plans :

(a) The proposed location for the Touchwood Extension 2 is grossly repugnant and neglectful of the damage that would be imposed on the period and ascetically pleasing visual qualities within that area.

(B) The development would also call for the demolition of PRIORY House - a substantial and attractive period styled Timber Framed Building - currently well used and occupied by service providers such as "Age Concern "

(c) The development does also call for the **closure of Manor Square Access Road** - the only true access point remaining in the existing location. - the only close vehicular approach to Touchwood for cars, taxis, ambulances, fire engines, police

and Securicor vehicles.

To re-evaluate on the the above points : -

* For Solihull MBC to say there is a need more retail outlets and catering facilities, is not correct, as the Town Centre is already more than adequately provided for and there is still a variety of vacant retail premises remaining across the

town at this point in time.

Subsequently there is no pressing need for more shops / retail outlets - further more this could possibly exasperate the already severe traffic congestion (frequent traffic grid locks) of the approaches to the proposed extension location - Church Hill Road,

Manor Square Access Rd.

** Further more, the proposed closure of Manor Square Access Road to enable the development to go ahead is also without due consideration of the needs of existing retail units in that immediate location - closure and subsequent removal of Manor Square Road

will deny the retail units any service access point. There has been no consideration given to this requirement and there is no practical alternative either if Manor Square Road is removed for the development.

The Manor Square Access Road is also the only temporary vehicle access point to the existing Touchwood provision at that end of Town for the residents of Solihull and visitors, again there is no possible practical alternative provision that would provide for this

need within the proposed Touchwood 2 extension - this access point is an extremely well used and a needed provision, in particular for emergency access by the Police, Fire Service and Ambulances.

*** In light of the current submitted objections to the scheme and closure of Manor Square Access Road - the developers & Planners (Land Lease) are now suggesting that the adjacent Square (next to the War Memorial and facing Parish Church) should

be adapted for the purpose of access to the proposed new development - Touchwood 2. This is a grossly over stated and a non-sensual statement and further more demonstrates a total lack of concern for the most significant part of Solihull's remaining visual and historical location.

**** As part of the proposed Touchwood development, the developers " Land Lease " had offered to make substantial structural alterations and improvements to "Orchard House "(Council Offices) - seemingly at the developers (Land Lease)

expense - and as such this does suggest that the developers had hung out a carrot of inducement to "SMB Council" to get something for free if the proposal was to be passed and implemented (as it was) - this seems improper and an immoral inducement all

for the sake of money rather than need.

Please accept this letter and the above points as an objection to the proposed closure and deletion of Manor Square Access Road and the Touchwood 2 development plan in its current stage : -

Yours sincerely,

B. M. Keyte

(MRS. B.M. KEYTE)

81 SILHILL HALL RD

SOLIHULL B91 1JT

Lauren Davies

From: Nicholas Youdan [youdan53@gmail.com]
Sent: 03 March 2016 19:46
To: NATIONALCASEWORK
Subject: Ref: PL/2015/51464/MAJFOT

FAO: The Secretary of State for Communities and Local Government.

We would like to register our objections to development plans of Lend Lease to the Touchwood Centre in Solihull.

We strongly object to the closure of Manor Square and to the suggested changes to the Square into a Drop off and Pick Up Point. This would effectively destroy the most attractive centre of Solihull.

We very much hope our objections are listened to and accepted.

Kind Regards

Nick & Sue Youdan

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Lauren Davies

From: Barry Wallbank [thewallbanks@yahoo.com]
Sent: 18 February 2016 16:47
To: NATIONALCASEWORK
Subject: Touchwood 2 proposed development, Solihull.

Secretary of State ref: PL/2015/51464/MAJFOT

I wish to register with you my opposition to this proposed, unnecessary, extension, particularly as the additional shops etc are not needed, and it will involve the demolition of part of the old town used as a handy drop-off and pick-up point.

Barry WALLBANK, 49 Burman Road, Shirley. B902BG..

Sent from my iPad

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07 MAR 2016

116 Welford Road

Swinley

Solehill B90 3HT

3/3/16

PL/2015/51464/MAJFOI

Dear Sir,

My husband and I object most strongly to the plans for the new development of shops and restaurants at the historic end of Solehill High Street and the closure of Manor Square.

There are ample shops and restaurants already and it is so sad to destroy this lovely area, and the Manor House garden, for the sake of extra rental income

A & G. Haddon

07 MAR 2016

37, Hollyberry Avenue,
Solihull B91 3UA

Ref: PL/2015/51464/MAJFOT

2/3/16

Mrs J Bushell

Dear Sir or Madam,

in charge of objections to the proposed development of Touchwood by land lease in Solihull.

My husband and I have lived in Solihull most of our lives in fact since 1970. I have already written with an objection to this proposed building. Solihull was a lovely place to live and at present still is but we do not need or want further development of Touchwood. We have a town full of charity shops and many empty premises. Also we have an abundance of eateries, these restaurants are nearly always empty except for weekends mainly Saturdays. We certainly do not need anymore. About the drop off point at the back of

Touchwood, people including me rely
on this pick up + drop off point to
get to the cinema & council office
to pay our council tax and the library.
What are we supposed to do if this goes
we do not want to see Manor Square
ruined. Leave it all be please, Solihull
is already big enough and we have
everything we want and need.

Yours Most Sincerely
Jananna Bushell (Mrs)

07 MAR 2016

6 SLATER ROAD

Bentley Heath
Solihull

1.3.16

West Midlands

B93 8AG

phone No 01564 726337

Dear Sir

I see lovely Solihull turning into a large concrete MASS & now a lovely garden bringing much pleasure when dining at the Manor House is to be destroyed the pick up point is still working well as it is & as done so for years why not plan to open up on the left hand side and take away the small car park & Manor house garden left alone makes more sense

Yours Sincerely

MRS M J WOOTEN

0121 705 4210

07 MAR 2016

44, Grosvenor Road,
Solihull,
West Midlands.
B91 3PU.
2nd March 2016

The Secretary of State,
National Transport Casework Team,
Tyneside House,
Skinnerburn Road,
Newcastle upon Tyne,
NE4 7AR.

Dear Sir,



PL/2015 / 51464 / MAJFOT.

With reference to the recent plans for Touchwood in Solihull we wish to register our strong objections to the proposals, and we state this as "other persons".

The loss of the present very convenient situation particularly for the elderly and infirm inhabitants would create a real problem .

We also bear in mind the inconvenience it would also create for such public services such as the fire brigade , the police , ambulances , and for cars and vans.

Yours faithfully,

Leslie McDonald and Mrs Mollie McDonald.

Lauren Davies

From: Hotmail Security Team [markseaster@msn.com]
Sent: 07 March 2016 11:29
To: NATIONALCASEWORK
Subject: re: objections to the making of the proposed order for touchwood2 plans solihull.

Dear sir

I wish to log my objections to the proposed Touchwood2 Extension Plans for Solihull.

Thank you.

P.J.Marks-Easter

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The National Transport Casework Team,
Tyneside House, Skinnerburn Road,
NEWCASTLE upon TYNE, NE4 7AR

61, Riverside Drive
Solihull
West Midlands
B91 3HR

Telephone 0121 704 9323

7th March 2016

Dear Sir/Madam,

SOLIHULL: STOPPING UP of MANOR SQUARE REF: PL/2015/51464/MAJFOT

I am not an occupant or a free/lease holder, but I write to object most strongly that the roadway to Manor Square be closed to allow for an extension to the Touchwood Shopping Centre, Solihull.

My reasons are:-

1. The island in Church Hill opposite St Alphege Church, and the roadway to Manor Square, provide good safe access to the Solihull Borough Council Offices. I understand that this was promoted as an excellent feature in the 1998 planning application. The proposal to replace this with a vehicle access part way down the quite steep Church Hill is much less satisfactory, more likely to lead to traffic delays, and will certainly not be as safe.
2. The roadway is needed by emergency vehicles to provide close access to the present Touchwood development when the safety of the public is at risk and requires urgent action.
3. The roadway is much used by cars, taxis, vans to easily access the present Touchwood shops, library, cinema, restaurants and theatre in that it provides a drop off/pick up point. Last Thursday morning I counted 8 such occasions in a period of just 10 minutes, so it is reasonable to deduce that there are several hundred persons, including disabled, who make use of it each day. The proposal for an alternative drop off/pick up point in Homer Road is much less satisfactory and would be fairly useless for many disabled persons such as my wife. Three parking spaces for disabled would be lost if there is no access.
4. The present islands and roadway provide the only vehicle access to private businesses in The Square and High Street. All of these object most strongly to the closure, and have given their reasons to the forthcoming Public Enquiry into the Compulsory Purchase Order. In particular the late 15th century Grade II* Manor House, the most significant historical building in Solihull, would lose its parking spaces which will much affect it's viability. I understand that some alternative parking in Church Hill Road car park may be offered, but this would much less convenient to the occupiers and mean that these spaces are not available to the general public.

Yours faithfully,

Peter Handley

Peter Handley

Lauren Davies

From: Katherine Ayto [katherineayto@hotmail.com]
Sent: 07 March 2016 21:35
To: NATIONALCASEWORK
Subject: Ref.PL/2015/51464/MAJFOT

As a Solihull resident for more than 50 years we are most concerned at the plans to develop Touchwood and to the proposed closure of Manor Square.

We use this convenient drop off point regularly, as my husband is disabled and this area provides excellent access to the cinema, shops and restaurants, particularly if he wishes to visit on his own. He is not able to walk very far but once there he can manage and also then make use of various seating arrangements within Touchwood.

The alternative proposal to use The Square, would be a retrograde step and would almost certainly hamper traffic movement and endanger pedestrian safety, even with any adaptations. In addition access to Touchwood for Emergency services would be compromised with potential dire consequences. Solihull is a most desirable place to live and work but it has few buildings and features from previous centuries and decades, don't make irrevocable changes in order to accommodate more shops and businesses.

Katherine and John Ayto

i

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4 Hertford Way
 Knowle
 Solihull
 West Midlands B93 0PD

7th March 2016

Rt.Hon. Patrick McLoughlin M.P.
Secretary of State for Transport
Department of Transport
National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle upon Tyne
NE4 7AR

Dear Sir

Ref: PI/2015/51464/MAJFOT; NATTRAN/WM/S247/2207

1. I am writing to state my objection to the application made under the above references by Solihull Metropolitan Borough Council to authorise the stopping up of the highway comprising a length of Manor Square, a length of Manor Walk and the remaining length of the unnamed carriageway which exits onto Church Hill Road.
2. The application is made to facilitate a proposal by Land Lease to extend their existing premises, Touchwood Court, by building across the length and breadth of the above named highway.
3. I am a longstanding resident of Solihull but neither a freeholder, leaseholder, tenant or occupant of any of the properties affected by the proposed closure.
4. My objections are upon various significant issues since the highway serves a variety of purposes:

4.1 Access to the rear of properties facing the historic High Street

These properties stretch the length of the highway in question and are mostly of ancient timber frame construction. Many are listed buildings. The following problems arise:

4.1.1 Access in case of fire

The High Street to the front of the properties is pedestrianised, blocked at each end by locked barriers. The emergency services have keys. However, weekly markets are held, with stalls filling the centre of the pedestrian way and both sides thronged with people. Clearance would use valuable minutes for fire

tender access. Furthermore, in the event of fire, the timber framed construction would almost certainly require access to both sides of the premises.

4.1.2 Access for Deliveries/ Securicor, etc.

The highway in question is currently the rear access delivery point, due to the pedestrianised frontage. The proposed alternative for all these properties is delivery at a specified early, pre-trading hour of the morning, when the barriers will be lifted for that purpose. This will inevitably give rise to staffing and other logistical issues.

4.1.3 Rapid Access for Ambulance and Police

This section of highway is the only direct approach to the entrance to the existing large retail complex known as Touchwood Court. The same objections apply as in 4.1.1, particularly on market days. There is an alternative approach at the other end of town, via the Touchwood Car Park but on main shopping days this is backed up to the Church Hill Rd/ Princes Way traffic island by cars queuing for the Car park, blocking all possibility of access via the single carriageway ramp entrance.

4.2 Access to an existing turning circle/drop off point at the rear entrance to the Touchwood Retail Centre.

I write as a resident with personal experience of the value of this facility, having had a mobility challenged husband and a very elderly frail mother, both of whom enjoyed the necessary option of a few short steps to access the Centre.

The facility is currently very much used by taxis, private cars and minibuses, dropping off those who would otherwise find the long approach to a retail centre in a pedestrianised zone too challenging. In addition to immediate access to Touchwood Court, the facility also enables access in a very short walk to the High Street, via Manor Walk.

The first alternative drop off point proposed by Land Lease was to create a drop off bay in Homer Road. This was totally impractical since the approach to the Touchwood Centre from Homer Road is steeply uphill.

The latest proposal by Land Lease is that the Council should adapt part of The Square, around the War Memorial and facing the Grade 1 Listed Parish Church, to create a drop off zone. Aside from this greatly undesirable intrusion into a Conservation Area, such an arrangement would have a dangerous and obstructive effect on the traffic flow through The Square. The Square is a very restricted space and carries the through traffic on the east side of town, from north to south and vice versa. At this point, the very narrow road bends sharply and is already at busy times very congested, with queues forming both north, towards Warwick Road traffic lights and south, towards the Church Hill Road/ Princes Way traffic island.

Solihull is a town centre very much frequented by mobility challenged residents and visitors because it is largely flat and pedestrianised and most shops have excellent disability access. The loss of the existing drop off point will be distressing on a personal basis to the disabled and very disadvantageous to the many retailers who rely on their custom.

4.3 Commercial effect on the properties facing the High Street and potential consequences for the survival of these historic buildings

Whilst not a potentially life affecting issue such as those listed in 4.1.1-4.1.3 above, this is a matter of great concern to the many residents who value the historic nature of Solihull High Street.

The many timber framed ancient properties are maintained and preserved for the future by virtue of being occupied for commercially viable purposes. The proposed closure of the highway will

- (i) Rob many of them of essential access to their private parking - some are solicitors and estate agents, whose employees make frequent in/out visits to clients
- (ii) Make arrangements for deliveries possible only at pre-trading times and this only if suppliers will acquiesce
- (iii) In the case of the ancient Listed Manor House, which operates commercially as a restaurant and meeting venue, will result in the loss of its essential car park and all access other from the front door in the High Street.

Of great concern to residents is the potential for eventual demise of this row of historic buildings. It is only their commercial viability which has provided the finance to preserve them.

I respectfully submit these objections for your consideration.

Yours faithfully

Elizabeth Sands (Mrs)

Lauren Davies

From: Claire Mitchell [C.Mitchell@ucb.ac.uk]
Sent: 07 March 2016 17:02
To: NATIONALCASEWORK
Subject: PL/2015/51464/MAJFOT

To Whom it May Concern,

I am a Solihull resident and wish to make a strong objection to the building of Phase 2 Touchwood shopping complex. The town has had a lot of changes with many new buildings over the last few years and I can accept that this is progress and commercial enterprise. We do however have very little of the old buildings left in Solihull and the Manor House is one of them, it is a delightful building with a small garden and this would become a gloomy, dark depressing place if the Phase 2 goes ahead. This is a listed Grade II land and it should be respected for its historical interest and the character it gives to the high street.

We already have Mell Square which was designed as a shopping complex many years ago, knocking down old buildings for a more modern shopping experience. As with all of these types of centres, it is now old fashioned and creates wind tunnels. A bit of creative innovative thought to this area would make more sense. There are empty shops here and it would help the businesses in this area if the foot fall could be directed away from the existing Touchwood Phase 1 to an upgraded Mell Square.

There also seems to be no plans for increasing the width or number of roads in the area to accommodate the extra traffic this will create. I really think that due to all the current research on pollution and its effects of health that Councils need

I really hope that morals win over money in this instance and just for once someone appreciates it's not all about large corporate companies.

Phase 2 does not have to be so tall or so big with a bit of thought and creativity a compromise could be achieved.

Kind Regards
Claire Mitchell

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2016

16, Ladbroke Road,
 Solihull,
 West Midlands,
 B91 3RN

The Secretary of State,
 National Transport Casework
 Team,
 Tyneside House,
 Skinnerburn Road,
 Newcastle upon Tyne,
 NE 4 7AR.

Reference PL/2015/51464/MAJFOT

My wife and I object strongly to the atrocious proposals by Solihull Council and Land Lease to develop the area between the eastern end of ^{the} present Touchwood development and Manor Square.

The drop-off area appears to be essential at present for deliveries and the collection and dropping off of people and goods and there does not seem to be any reasonable alternative.

The Manor House at the end of the above, a valuable historical asset, is likely to lose its parking and be overwhelmed by the scale of the development proposed.

In general it appears that the proposed development will impinge greatly on the area of Manor Square and St Alphege Church which, despite the traffic, still manage to maintain an historical appearance.

Solithull has an ancient heritage (early 13th century). Even its name relates to the hill up to St Alphege Church (Soily Hill). This heritage has been reduced by the loss of many historical ^{buildings} and has been replaced by feature-less modern structures. It would be tragic if the last bit of it were to be spoiled by more such buildings in this small area.

The effect of more traffic created by further development is likely to be significant; as it

has been since ^{9.} Touchwood itself was created, despite the Council's assurance that it would be offset by more sophisticated traffic control systems. Parking would also become more difficult.

Yours faithfully,

M. Beavan V.A. Beavan

(M.W. BEAVAN and V.A. BEAVAN)

0 8/2 2016

Mr A. COOK + Mr D Hartley
 19 Crescent SOLIHULL
 B91. 7TH

Dear Sir / Madam

Re gard Touch Wood Plans
 reference PL/2015/51464/MAJ/FOT

I Strongly object to the
 Touch Wood Wood Extension Plans.
 Lend Lease haven't mention any
 extra parking places for the volume
 of traffic, that would pour into
 a very over crowded Solihull.

I know money talks but some
 one in the no need's to come an
 observe the traffic flow on Saturday
 or even Christmas time. The and
 my family have been stuck in
 both John Lewis and Touch wood
 car parks waiting to exit for
 4hrs one Christmas weekend. Even on
 a good weekend it takes an age to

leave, with the new build of
 Waitrose open along Homer
 Rd, the Coassic will be horrendous
 Also Touch wood Shopping Centre
 have shop in side closing on
 a regular interval? yes they
 might get reopen by other
 retailers but why do they need
 more shops, so to keep doing the
 same? The rent and surcharges
 on all the shops are extortioned.

Keep Manor square open for
 drop off and quick collection for
 the people of Solihull and beyond

From two upset
 neighbours

A.C.C.
 D.H.

9 MAR 2016

66 St. Gerards Rd
Baldhill
B91 14B

6th March 2016

The Secretary of State
at National Care work,
Tyneside House
1 Skeltonburn Road,
Newcastle upon Tyne
NE4 7DR.

Dear Sir/Madam

REF PL/2015/51464/MASFOI.

Baldhill Development

I object to the proposed development
of land a shops in Baldhill as
follows.

I moved to Baldhill over 50 years
ago it was a lovely small town called
"The Village".

How different now with mill
Square and John Lewis "the Touchwood
development" but still one small
road runs at the one end of the
main street, which are now proposed
to be removed.

2,

The Manor House in Solihull High Street, which has a lovely cafe 'tea room' with a small garden at the rear with old fashioned trees & plants & is a small oasis for shoppers, is to be built up with a high wall with wall cut out all light to the garden.

Also the extension proposal for the back of the Touchwood will eliminate the drop off spot for cars, which is a wonderful device found for the elderly & infirm as it is a simple walk in to the stores & quite flat for wheel chairs & peristair etc. There are already more than enough shops in Solihull with quite a few empty.

The shops at the corner of High Street & Churchill Rd. Land Lease would be acquire to build

a glass monstrously, not at all in
keeping with the immediate area.

On entering Solihull from the
M40 highway & coming along New Road
past the little school & Solihull
Church on one side & the Ramada

Hotel (formerly the George) one sees
the War Memorial & the "old
world" shop fronts & the start of the
High Street with its street lights

& flowers hanging from them, a
lovely view especially at night when
all lit up. A lovely view for
visitors & so welcoming to all who
appreciate some of the past architecture.

How can the Council let this
go for the sake of a new Council
House?

Yours faithfully
Margaret Mackay (Mrs).

0 MAR 2016

**THE TOWN & COUNTRY PLANNING ACT 1990 - The Acquisition of
Land by Solihull Metropolitan Borough Council**

Ref : PL/2015/51464/MAJFOT.

Please accept our objections to "Solihull Metropolitan Borough Council's" proposed "Touchwood 2 Development Plans" for the following reasons : -

Dear Sir / Madam, - **The Secretary of State,**

Our objections to the above are as follows .

(1) We are long standing residents of Solihull - Number B9

(2) Solihull is already more than adequately serviced with retail outlet's.

(a) Existing Large Touchwood Retail complex. (houses **John Lewis store** + numerous other leading high street brand's and independent retail outlets and restaurants)

(b) Existing Mell Square Retail complex (houses **Mark & Spencer's, House of Fraser, British Home Stores, Sainsbury's, Morrison's** + numerous other retail outlets and catering facilities.)

(c) The Main pedestrianised High Street and Popular Rd areas have a vast range of retail outlets.

(d) Contrary to what SMB Councils development plans state - we have numerous and a real variety of catering and eating facilities in the town - **in fact we are spoilt for choice.**

(3) The Development Plans :

(a) The proposed location for the Touchwood Extension 2 is **grossly repugnant and neglectful of the damage that would be imposed on the period and ascetically pleasing visual qualities within that area.**

(B) The development would also call for the demolition of PRIORY House - a substantial and attractive period styled **Timber Framed Building** - currently well used and occupied by service providers such as "Age Concern "

(c) The development does also call for **the closure of Manor Square Access Road** - the only true access point remaining in the existing location. - **the only close vehicular approach to Touchwood for cars, taxis, ambulances, fire engines, police**

and Securicor vehicles.

To re-evaluate on the the above points : -

* For Solihull MBC to say there is a need more retail outlets and catering facilities, is not correct, as the Town Centre is already more than adequately provided for and

there is still a variety of vacant retail premises remaining across the town at this point in time.

Subsequently there is no pressing need for more shops / retail outlets - further more this could possibly exasperate the already severe traffic congestion (frequent traffic grid locks) of the approaches to the proposed extension location - Church Hill Road,

Manor Square Access Rd.

** Further more, the proposed closure of Manor Square Access Road to enable the development to go ahead is also without due consideration of the needs of existing retail units in that immediate location - closure and subsequent removal of Manor Square Road

will deny the retail units any service access point. There has been no consideration given to this requirement and there is no practical alternative either if Manor Square Road is removed for the development.

The Manor Square Access Road is also the only temporary vehicle access point to the existing Touchwood provision at that end of Town for the residents of Solihull and visitors, again there is no possible practical alternative provision that would provide for this

need within the proposed Touchwood 2 extension - this access point is an extremely well used and a needed provision, in particular for emergency access by the Police, Fire Service and Ambulances.

*** In light of the current submitted objections to the scheme and closure of **Manor Square Access Road** - the developers & Planners (**Land Lease**) are now suggesting that the adjacent Square (**next to the War Memorial and facing Parish Church**) should

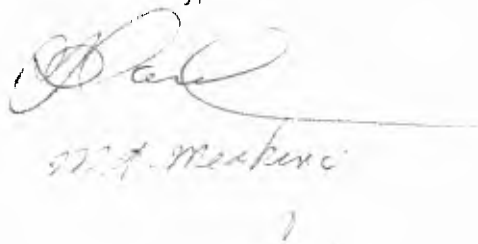
be adapted for the purpose of access to the proposed new development - Touchwood 2. This is a grossly over stated and a non-sensual statement and further more demonstrates a total lack of concern for the most significant part of Solihull's remaining visual and historical location.

**** As part of the proposed Touchwood development, the developers " **Land Lease** " had offered to make **substantial structural alterations and improvements to "Orchard House "(Council Offices)** - seemingly at the developers (**Land Lease**)

expense - and as such this does suggest that the developers had hung out a carrot of inducement to "SMB Council" to get something for free if the proposal was to be passed and implemented (as it was) - this seems improper and an immoral inducement all for the sake of money rather than need.

Please accept this letter and the above points as an objection to the proposed closure and deletion of **Manor Square Access Road** and the Touchwood 2 development plan in its current stage :-

Yours sincerely,



Anthony D. Hocking

ANTHONY D. HOCKING
68 ST GERNARDS R
SOLLHULL
B91 1UB

6/3/2016

Write in and have your say

Touchwood 2 Plans: Latest News

Objections have been received to the application by the Borough Council for Compulsory Purchase Orders to acquire land to make possible the development planned by Lend Lease.

The Secretary of State for Communities and Local Government has ordered that a Public Inquiry should take place.

No date has yet been fixed.

A public announcement will be made and objectors will be given a time period in which their representations can be made. When dates are confirmed it is vitally important that everyone who objects should put their views in writing.

This does mean everyone.

It is not restricted only to those directly concerned with the properties and land affected.

Last week public notices attached to lamp posts have appeared around the drop-off and pick-up point in Manor Square.

Approval is being sought to close this roadway when it becomes necessary to do so if the Touchwood Extension Plans were to go ahead.

This much-used facility is the only close vehicular approach to Touchwood – for cars, taxis, vans, Securicor, ambulances, fire engines and police. Obviously an essential provision.

Lend Lease had suggested that a section of Homer Road should be used but they have now referred the problem to the Council, suggesting that The Square (around the War Memorial and facing the Church) should be adapted for the purpose.

Lend Lease are showing their lack of understanding and lack of concern for this most significant and sensitive part of Solihull's visual history.

Copies of the draft Order and relevant plan will be available for inspection at Solihull Connect.

Objections to the making of the proposed order should be sent by post or by email to: **The Secretary of State at nationalcasework@dfi.gsi.gov.uk or at National Transport Casework Team, Tyneside House, Skimmerburn Road, Newcastle upon Tyne, NE4 7AR.**

The following reference should be quoted **PL/2015/51464/MAJFOY** Objections should be received by midnight on **10 March 2016.**

Any person may object but must state if they are 'other persons', that is to say not a freeholder, leaseholder, tenant or occupant.

Do you object to the closure of Manor Square and to the suggested changes to The Square into a Drop-off and Pick-up Point?

This would destroy effectively the most attractive centre of Solihull.

Do you value the importance of this most historical heart of Solihull?

Then write and say so. Don't leave it to someone else.

**David Patterson
Solihull**

Sunday 6/3/2016
As a household for many years in Solihull, I object to the above development that yet again will alter the village character of Solihull by over commercialization of "URBS IN RUR" viz NO VOTE!
Please advise

Geoffrey FOWER
289 WARWICK ROAD
SOLIHULL
B92 7AB
0121 652-4981

252 Whitefields Road
Solihull
West Midlands
B91 3PA

7th March 2016

The Secretary of State
National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle Upon Tyne
NE4 7 AR

Reference No. PL/2015/51464/MAJFOT

All signatories to this letter are 'other persons'

Sir,

We, the undersigned, are residents of Solihull and have used and enjoyed the changing town centre facilities for most of our adult lives.

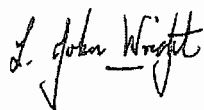
We write in opposition to the draft orders of Lend Lease proposing closure of Manor Square (present drop-off point) and road changes to The Square to create alternative drop-off/pick-up points. The orders are made to facilitate phase 2 of the Touchwood development but the compulsory purchase orders would totally destroy the successful ease of access to the existing Touchwood. They would remove the well-designed and much used necessary dropping-off point for non-drivers (i.e. Elderly, disabled, children) arriving by car, taxi, special busses and bicycles and relocate to some distance all forms of emergency vehicles. With limited entirely interior parking provided, outside drop-off points are used increasingly to deliver shoppers. One alternative Lend Lease proposed would be unusable to the very people drop-off points are designed for, necessitating a steep uphill walk to the Touchwood entrance. The now proposed alternative, suggesting that the small Square (in front of the Parish Church and including the centrally placed War Memorial) be modified to create a drop-off/pick-up point is totally lacking in appreciation of the volume and complexity of traffic using the Square. The Square has bus stops and a busy two-way traffic flow as a major route through the town centre for which there is no alternative.

The compulsory purchase orders would remove all vehicle access and parking from all the commercial properties along the High Street (their frontage is pedestrianised) from the Manor House to (and including) the Square, putting their viability in jeopardy. Furthermore demolition of some older properties would destroy the totality of the Conservation Area and remaining historic heart of Solihull, the part of the High Street so much photographed and appreciated by visitors.

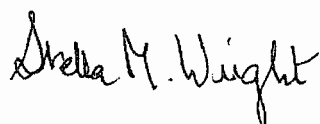
The specific property owners and their businesses now threatened form a valued part of the community both visually and commercially. Solihull Manor House (dated 1495) belongs to the people of Solihull having been saved by public subscription in 1945. Its land has been whittled away gradually by previous compulsory purchase orders and is already reduced to the minimum a Grade 2 Listed

Building requires to retain its heritage charm and continuing facility for everyone to enjoy and visit. It, along with other properties, faces a bleak future trying to generate sufficient income for its maintenance without vehicle access.

We ask the Secretary of State to consider in detail the impact this proposed over-development of this one retail area will have on the balance (we have another retail area Mell Square, already commencing re-development) and variety which Solihull has so far maintained successfully through diligence and thoughtful planning decisions.



Mr L. John Wright



Mrs Stella M. Wright

0

Tel. 0121-705-6448
 EMAIL. Syd.Ashby@btinternet.com

54 LABBROOK ROAD
 SOLIHULL
 WEST MIDLANDS
 B91 3RN

Transport Casework Team

6th March 2016

Tyneside House
 Skinnerburn Road
 NEWCASTLE UPON TYNE
NE4 7AR

Ref: PL/2015/51464/MATFOT


I wish to make objections to the making of the proposed order;

1. The proposed closing of the roadway in Mano-Square, including the present drop-off and pick-up point.

This much-used facility is the only close vehicular approach to Touchwood and the Manor House - for cars, taxis, vans, security, fire engines and police. In my view an essential provision, particularly for elderly and disabled travellers, for which no satisfactory alternative is available or proposed.

2. The proposed taking of some part of the garden of the Manor House, one of the only remaining "natural" areas in the centre of Solihull, a listed building, purchased by and for the people of Solihull after the second world war

I am not a freeholder, leaseholder, tenant or occupant


 S.W. ASHBY .MR

58 Dingle Lane,
Solihull.
West Midlands.
B91 3NQ

7th March 2016

Ref. PL/2015/51464/MAJFOT

The Secretary of State,
National Transport Casework Team,
Tyneside House,
Skinnerburn Road,
Newcastle upon Tyne.
NE4 7AR

Dear Sir,

As someone who has worked and lived in Solihull for many years I wish to object to the closure of Manor Square and to the suggested changes to The Square into a drop-off and pick-up point. I am not a freeholder, leaseholder, tenant or occupier of any of the premises involved.

The drop-off point in Manor Square is close to the central shopping area but does not get in the way of through traffic.

The area known as the Square is a busy through road with bus stops on either side; turning this into a drop-off point would cause traffic congestion and hold-ups. Although called the Square it is not a large area and is bounded by listed buildings including the church, and church land as well as being the site of the War Memorial.

Enclosed please find a copy of a letter I sent to Solihull Council in August before the meeting of the Planning Committee.

I urge everyone concerned to reconsider these plans and conserve the historic centre of Solihull.

Yours faithfully,

Angela D. Maas

(Miss Angela D. Maas)

28 Dingle Lane,
 Solihull,
 B37 5YD
 12th August 2015.

Ref. PL/2015/51464/MAJFO1
 Managed Growth Directorate,
 SMBC, PO Box 11652,
 Solihull, B91 9YA.

For the attention of Julia Sykes, Case Officer.

Dear Sirs,

When I first came to work in Solihull in September 1962 Mill Square was being created after the demolition of many old buildings. In the following years this loss came to be regretted. At present the Touchwood site, being hidden behind the High Street, does not overshadow it or create a jarring contrast to the old buildings. The current proposals would change this as well as presenting a number of disadvantages.

The proposals say 20 more shops are required. At any given time there are unoccupied premises in Touchwood, and shops come and go. Moreover we are told that more and more people are shopping online rather than going to the shops.

The proposals say 10 more restaurants are required, yet the ones already there do not appear to be oversubscribed, certainly not at lunch time when people sit on the chairs and benches eating sandwiches. Like the shops, restaurants come and go.

According to the proposals car parking places are to be reduced and a popular pick-up and drop-off point will be lost. This is more likely to discourage visitors than attract them.

The buildings in the conservation area due for demolition while not listed are quite attractive in appearance and in keeping with the style of the older buildings. The proposed new entrance to Touchwood would offer a glaring contrast.

There is a question over the possible damage that could be caused by the actual demolition and building work involving heavy machinery and traffic near the church and the listed buildings facing 'The Square'.

Finally I should like to remind you that the legal requirement is that in any development a conservation area should be "preserved and enhanced".

Yours faithfully,
Angela D. Maas
 (Miss Angela D Maas)

0

Reference PL/2015/51464
MAJFOR

98 Lincoln Road
Shirley,
Solihull,
West Midlands, B90 4RC

6th March 2016

Dear Sirs,

I am writing to object most strongly to the proposed application by Solihull Council for compulsory purchase orders to acquire land to make possible the development planned by Land Lease.

I moved to the Borough in 1962 and have seen a beautiful village changed into a shopping centre like all the rest - characterless!! All the buildings (black & white), with history have been torn down & the heart has been torn out of our heritage. The beautiful manor house with it's magical garden is threatened by a huge wall which will completely ruin the garden & the house. (near the square)

The residents are up in arms about these future plans, our roads are unable to cope with the volume of traffic into Solihull as it is. Now, the last bit of character is under threat. We do not need an extension to Touchwood & this last remaining area of the real Solihull must be saved for generations to come.

Touchwood as it is, is full of expensive jewellery shops, stores, restaurants, shoe shops etc, we

2

Can't cope with anymore!
 (we no longer have a butcher's shop!)
 Please save Manor Square as it
 is & turn down these plans & suggest
 changes to the Square (into a drop-off
 and Pick-up point) — & also save
 the Manor House Garden & scrap plans
 for this horrific 60 foot wall,

Thank you,

Yours sincerely,

Carole C. Howell

(other ~~persons~~
persons)

not a freeholder, leaseholder,
 tenant or occupant. — but
 a solid wall resident.

Please find attached two letters from our
 local newspaper for interest.

Solihull Observer 11/2

Letters to the Editor

The Solihull, Shirley and Arden Observers, 45 The Parade, Leamington Spa CV32 4BL
Tel: 01926 451771 Fax: 01926 429012 email: editor@solihullobserver.co.uk

Write in and have your say

Touchwood 2 Plans: Latest News

Objections have been received to the application by the Borough Council for Compulsory Purchase Orders to acquire land to make possible the development planned by Lend Lease.

The Secretary of State for Communities and Local Government has ordered that a Public Inquiry should take place.

No date has yet been fixed.

A public announcement will be made and objectors will be given a time period in which their representations can be made. When dates are confirmed it is vitally important that everyone who objects should put their views in writing.

This does mean everyone.

It is not restricted only to those directly concerned with the properties and land affected.

Last week public notices attached to lamp posts have appeared around the drop-off and pick-up point in Manor Square.

Approval is being sought to close this roadway when it becomes necessary to do so if the Touchwood Extension Plans were to go ahead.

This much-used facility is the only close vehicular approach to Touchwood - for cars, taxis, vans, Securitor, ambulances, fire engines and police. Obviously an essential provision.

Lend Lease had suggested that a section of Homer Road should be used but they have now referred the problem to the Council, suggesting that The Square (around the War Memorial and facing the Church) should be adapted for the purpose.

Lend Lease are showing their lack of understanding and lack of concern for this most significant and sensitive part of Solihull's visual history.

Copies of the draft Order and relevant plan will be available for inspection at Solihull Connect.

Objections to the making of the proposed order should be sent by post or by email to: The Secretary of State at nationalcasework@dft.gsi.gov.uk or at National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AR.

The following reference should be quoted P1/2015/51464/MAJFOT. Objections should be received by midnight on 10 March 2016.

Any person may object but must state if they are 'other persons', that is to say not a freeholder, leaseholder, tenant or occupant.

Do you object to the closure of Manor Square and to the suggested changes to The Square into a Drop-off and Pick-up Point?

This would destroy effectively the most attractive centre of Solihull.

Do you value the importance of this most historical heart of Solihull?

Then write and say so. Don't leave it to someone else.

David Patterson
Solihull

Solihull Observer 3/3/2016

Letters to the Editor

The Solihull, Shirley and Arden Observers, 45 The Parade, Leamington Spa CV32 4BL
 Tel: 01926 451771 Fax: 01926 429012 email: editor@solihullobservers.co.uk

The area opposite to St Alphege Church, the shops and offices situated on the corner of the High Street and Church Hill Road, extending down the High Street, including the area around the Manor House and its garden, have a character and style which cannot be replicated by demolition and creation of a further shopping/eating area which the proposal considers.

The despoilation of such an area of historical and special meaning should not be allowed to proceed and indeed the area could warrant classification as listed premises in any other circumstance, so important are they to the history and character of Solihull.

We ask for the full might of the review to be focussed on these aspects and due consideration to this particular area to be kept as is, unless the whole project is to be stopped.

Another aspect equally important for consideration in the review is the traffic flow around the present area at the rear of the present exit from Touchwood.

The provision to elderly and disabled people of this means of transporting people to the current doorway is extremely important and should not be dispensed with at a stroke.

While Lendlease may consider other adjacent alternatives as I understand they are at present, nothing other than the retention of the existing or the provision and an exact replica will suffice.

Any count of vehicle numbers and people at that point from early morning to late at night when the centre closes, particularly for the last three months of any year as Christmas shopping and late night openings are in place, will create the concern that such a method of access is fundamental to the equitability of all who need access and time to be extricated

We have to review plans for Touchwood extension

We write regarding the proposed Touchwood extension and wish to voice concern and seek the overturning of the above project presently been proposed.

The impact on the visual environment and picturesque aspects of the true centre of the town will be irreversible and turn what historically, as in many centuries, has been a particularly pleasing part / entry of the town into an unnecessary blot.

from a vehicle because of disability, and availability of vehicular access to bring purchases to a car easily and with limited risk of accident.

The potential for further traffic around the island at Church Hill Road/Homer Road by allowing this development whatever mitigating actions are taken will cease up the area and is an unnecessary

effect to be created by an unnecessary development.

The traffic census presently being carried out will lead to the understanding of the current traffic flows, but will miss the additional impact of Christmas traffic which doubles the numbers seeking to negotiate the roundabout.

The numbers seeking to negotiate the

(from opposite) roundabout is a frustration to the drivers going on, against those who are seeking parking.

As an aside it is interesting that the cameras taking the traffic census have been placed there during half term when traffic is particularly light.

We wonder why?

Further, and indeed more fundamentally, it cannot be understood by the people of Solihull why the project has been put together at all.

The provision of additional numbers of shops and restaurants planned is unnecessary and flows against the impact of internet shopping and the reduction in foot fall as a consequence.

The only purpose is the making of money by the council who are able to off load a building no longer suitable for their use and extract business rates from the additional unnecessary shops and eateries to be included in this unnecessary plan. Leases have only one purpose and that also is to make money.

The officers of that organisation will not be residing in the area, around the development and will not and do not consider the impact of their planning or design work save it be sufficient to be agreed by the very council who will benefit. That looks

very much like self-serving and not taking an independent nor beneficial view of the town.

It is this independent view, your independent review, which is now being called upon to bring clarity and an overturning of the proposals as they are set out and a re-thinking and potential stopping of the plan.

The best alternative plan would be to demolish the Council Building, create car parking accessed without going round the Church Hill Road/Homer Road roundabout, and the council can take the revenues from that in perpetuity.

All of Solihull residents would breathe a sigh of relief.

We plead as residents of 21 years and who have seen the development of Touchwood and the frequency of empty shops, plus the impact on Mell Square and the effect on the traffic flows overall, that the full weight of the review will focus on the important elements of the town and not just on the financial side of the plan. Future generations will thank you for stopping a plan which is designed to despoil a place of character and style.

We urge the review stops the development.

Peter and Wendy Thompson
Solihull

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J
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N
C
W

Lauren Davies

From: richandi@talktalk.net
Sent: 08 March 2016 16:59
To: NATIONALCASEWORK
Subject: Solihull-PL/2015/5164/MAJFOT

To The Secretary of State

As an "Other Person " I wish to object to this plan, to close the roadway, to benefit the Touchwood extension. The extension would be yet another example of material gain by a few for no purpose to the town's inhabitants. To change yet another part of the town is a retrograde step, and will affect one of the oldest and most peaceful of areas remaining of what may otherwise become just another place.

Richard J. Austen, C.Eng., M.I.C.E.115, Sharmans Cross Road , Solihull, B91 1PH

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Lauren Davies

From: liz crow [quarrycrow@live.co.uk]
Sent: 08 March 2016 17:55
To: NATIONALCASEWORK
Subject: Fwd: Touchwood Development - Solihull Manor House- Objections.

To: The Secretary of State
nationalcasework@df.gov.uk

Reference. : PI/2015/51464/MAJFOT

Subject: Touchwood Development - Solihull Manor House- Objections.

Dear Sir.

To protect the future wellbeing of the Solihull Manor House the above mentioned Touchwood Development scheme requires amendment. To approve the scheme without amendment involves the compulsory purchase of Manor House land. If a compulsory purchase order is approved by the Solihull Council the position of the Manor House as a self supporting charity is in question. Objections are based on the following facts :-

A. The loss of the clients (business tenants) car parking facilities would deprive the Manor House of a source of income. The Manor House is a grade II listed building and has charity status and ,as such , needs a regular income . Without a regular income the future of the Manor House in the centre of Solihull is questionable.

B. The garden is an area of tranquility in the centre of Solihull. If the scheme goes ahead without amendment it will be a garden bounded by an 45/48ft.brick wall. A garden in almost complete shadow. A garden in a box canyon !

C. NO REAR entrance to the Manor House. NO

ACCESS for Emergence Services for rubbish collection. NO FACILITY for the Manor House caterer to receive bulk supplies. NO FACILITY for the day-to-day items for the Manor House and business tenants .

Note: personal information as required. : Elizabeth Crow. 17Tregatillian, St Columb, Cornwall I was born In Solihull and my parents still live there so I visit frequently as I can.

For many years i have enjoyed the tranquility of the Manor House garden, it is very special and important for Solihull.

Elizabeth Crow

Sent from my iPad.

:

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Lauren Davies

From: Yvonne Wright [ycwright15@gmail.com]
Sent: 08 March 2016 19:52
To: NATIONALCASEWORK
Subject: Fwd: PL/2015/51464/MAJFOT

FAO Secretary of State

>
> Dear Sirs
>
> I'm writing with regard to the proposed extension of Touchwood Shopping Centre, and would like to point out that I strongly object to this extension on the following grounds, although I very much doubt these reasons cover the full consequences of this extension.
>
> The destruction of Manor House Gardens and some of the more attractive buildings in Solihull town centre seems a travesty and the reasons for creating more shopping/eating units must be questionable when there are so many empty units in Touchwood, Mel Square, Poplar Road and others.
> Surely a more appropriate place for eating venues would be along Station Road where they would be on the way home for many who use the station and where there are already places to eat?
>
> The removal of the drop off/pick up point behind the Manor House will
> create a lot of problems - the proposed area will ruin the most beautiful and historic part of Solihull and will not be near enough to the shopping area and library anyway for anyone with limited mobility.
>
> As a resident of Solihull, born and bred here, I am horrified to see the way Solihull is being developed and what is happening to the beautiful town I grew up in.
>
> Yours faithfully
>
> Yvonne Wright
> 15 Broomfields Avenue
> B91 2NP

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Lauren Davies

From: alexat66@aol.com
Sent: 08 March 2016 17:15
To: NATIONALCASEWORK
Subject: Compulsory Purchase Order, Solihull Town Centre

Ref; PL/2015/51464/MAJFOT

Dear Secretary of State

We are writing to object to the application made by Solihull Borough Council for Compulsory Purchase Orders, to acquire land to make possible the development planned by Land Lease, with the intention of extending Touchwood Shopping Centre

We object to the closure of Manor Square, which is a much used facility as a drop off and pick up point close to an entrance leading into Touchwood Centre, which is very useful for those less ambulant requiring cars, as well as taxis, vans, ambulances, fire engines, police and Securicor. It is the only close vehicular approach to Touchwood. There are no other facilities like this, and the only option is to go into the underground car park, which obviously poses problems.

Evidently Land Lease have suggested that a section of Homer Road should be used, suggesting The Square, around the War Memorial and facing St Alphege Church, should be adapted for this purpose. They obviously have a lack of understanding and a lack of concern for this most significant and sensitive part of Solihull's visual history.

We also object how the plans show the historic Manor House gardens will be almost totally enclosed by high walls, which will allow little sunlight into what are now very attractive gardens to look out on from the tea rooms and to sit in during summer days. That will be very much affected, and the gardens will really suffer.

We also object how the proposed extension will alter the historic centre of Solihull around the Church. The modern glass frontages are not at all in keeping with the Church and the surroundings.

Our final objection is that we really like the current Touchwood Shopping Centre. It looks much classier than other shopping centres. It has a great range of shops, restaurants and entertainment. It does not have a problem with keeping units rented out as they become vacant, so it has never had that downmarket feel of other shopping centres. We understand that we will be getting more of the same shops if the extension goes ahead, plus more eating places. We already have at least a dozen restaurants there.

Just 2 miles away, is the new development of Parkgate in Shirley, which has not attracted the retail units which were promised, but has attracted many of the chains of restaurants. At least they have given some life to the High Street there, but perhaps Solihull Council is hoping that these chains are more likely to be attracted to Solihull Centre if there are extra spaces provided there? This will be to the detriment of Shirley centre, yet again.

The rest of Solihull Centre is already suffering with shop closures, due to the attraction of Touchwood. Do we really need to exacerbate that? Also, why do we need to bulldoze attractive buildings and areas to build more shops, when internet shopping is increasing all the time, and shopping trends are changing? Surely this will be a retrograde step?

We would finally say we are 'other persons'. We are not freeholders, tenants or occupiers, but just residents of Solihull who love the area and do not want to see the proposed changes made.

Yours sincerely

Anthony and Alexandra Brewer

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Lauren Davies

From: stubbsmail@btinternet.com
Sent: 08 March 2016 16:39
To: NATIONALCASEWORK
Subject: RAS Email 1 of 2 : Objection - NATTRAN/WM/S247/2207 - Solihull
Attachments: PL_2015_51464_MAJFOT-PROPOSED_PEDESTRIAN_ACCESS_ROUTE-464201.pdf;
 Footpath-ChurchHillRoad-RAS.JPG; PL_2015_51464_MAJFOT-
 EXISTING_GROUND_FLOOR_PLAN-432328.pdf

To: The National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AR at nationalcasework@df.t.gsi.gov.uk Your Ref.: NATTRAN/WM/S247/2207 - Solihull - Manor Square etc

FAO : Mr Neil Crass, Case Officer

From: Mr R A STUBBS (Richard Stubbs) at stubbsmail@btinternet.com and Tel. 0121 706 5632
 14 Bourton Road, Solihull, West Midlands B92 8AY

Email 1 of 2

I am writing regarding the proposal by the Secretary of State to make a Highway Stopping Up Order under S247 of the Town & Country Planning Act 1990 following an application by Solihull Metropolitan Borough Council for such order to be made - **Your Ref. NATTRAN/WM/S247/2207** for Manor Square, and parts of Manor Walk and other unnamed carriageway in Solihull, West Midlands. Thank you to your Mr Isaac for sending me copies of the documents by Email on 24/02/16 in response to my request of earlier that day.

I have split this message into two parts (2 Emails) to keep issues separated and because of the combined size of attachment plans to split those attachments over the two Emails.

In this first Email **I wish to inform you that I believe the draft plan** (which you have prepared - from info I assume provided by Solihull MBC) **is incorrectly drawn.**

This is the plan in your pdf doc "160129-WM-2207-DRAFT PLAN" showing "Highway to be stopped up - Plan No. NATTRAN/WM/S247/2207 "

The purpose of the proposed stopping up order is to remove any rights of way from land within the proposed Touchwood Extension Development, Solihull to allow the development to proceed without any restriction being caused by such rights. The land on the plan should include all land within the area of the future **completed** development which may at present be - public highway land, and land maintained by the highway authority, and land over which there might be an assertion that a right of way exists.

I believe that an ambiguity has arisen because the area covered by the development (and the approved planning application) does include a strip of current public highway land across the bellmouth at the junction of the road leading to Manor Square and the existing highway Church Hill Road / The Square. This strip of land will continue to be public highway land because it will be the public footway on the west side of Church Hill Road./ The Square. Although it is correct to show this strip of land within the area of the proposed development - it is wrong to include it in the land to be covered by the stopping up order because in my opinion it is now and it will remain as (the footpath area) and part of the public highway known as Church Hill Road / The Square.

Moreover, no part of Church Hill Road / The Square is included in the text of the published proposed stopping up order and nothing has been said in the Council's / Developer's proposals nor within the approved planning application proposals which says that any part of the public highway of Church Hill Road / The Square will be stopped up. Yes, the west footway and perhaps a strip of the carriageway of part of Church Hill Road / The Square will need to be closed by a Temporary Highway Closure Order to enable the development to take place and to allow a new length of footway to be constructed but there is no proposal or authority for that land to cease being part of the public highway land of Church Hill Road / The Square.

To explain the situation I have drawn a red line on a copy of the Developer's "Existing Ground Floor Plan" to show the line of "Back of footpath, Church Hill Road" which is the line at which the "Highway stopping up" should end. The following plans should help your understanding.

I send herewith with this Email 3 plans as attachments a) the Developer's Existing Ground Floor Plan - pdf ; b) my copy "Footpath-ChurchHillRoad-RAS" - jpg picture ; and c) Developer's Pedestrian Access Route in Church Hill Road adj to the Council House - pdf. I will send with my 2nd Email the Developer's Proposed Development Plan. On this you will see the proposed reconstructed footpath along Church Hill Road.

As a result of my explanation in this Email I shall be pleased if you will review your plan and redraw it to alter the limit of the Stopping up from the kerb-line of Church Hill Road / The Square to the Back of Footpath line as shown by the red line on my enclosed plan. In my opinion, if you do not redraw the plan this could leave the Order to be open to a legal challenge.

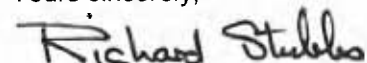
Who am I ? : I confirm I am Richard Stubbs. I have been a resident and residential property owner in Solihull since 1983. My views are on a personal and professional basis, I am not representing any other party. I am a Chartered Civil Engineer. I was employed by Solihull MBC as a Principal Engineer based at the Council House from 1983 till March 2000 when I took redundancy and early retirement.

My specialist skills in Civil Engineering up to the time of my retirement were Main Drainage including the Council's Sewerage Agency for Severn Trent Water, and Highways matters associated with my work. However, I have a detailed understanding about public highways from work at City of Birmingham 1964-83 and from my work at Solihull MBC where I worked alongside the Engineer dealing with Highway Adoptions.

Apart from my past employment, I do not have any connection or involvement with any party associated with or affected by this matter. I do not have any "issues" with Solihull Council and as a past officer of the Council, I remain supportive of their work. However, I believe there is an over-riding desirability to have concerns about issues which impact on the residents and public of Solihull and if situations arise where attention should be given, then I may voice & write about my concerns with a view to trying to influence others to provide help. This is the reason for me writing to you on this occasion.

In my second Email I will explain my formal objections to the proposed Highway Stopping up Order and I will provide you with some back-ground history about how the Touchwood Extension Development Proposals have progressed to date. Hopefully this may help you to understand why you may be bombarded with objections to this proposed Highway Stopping up Order.

Yours sincerely,



RICHARD STUBBS

(For the formal record only - Mr R A Stubbs, BSc (Hons), CEng., MICE)

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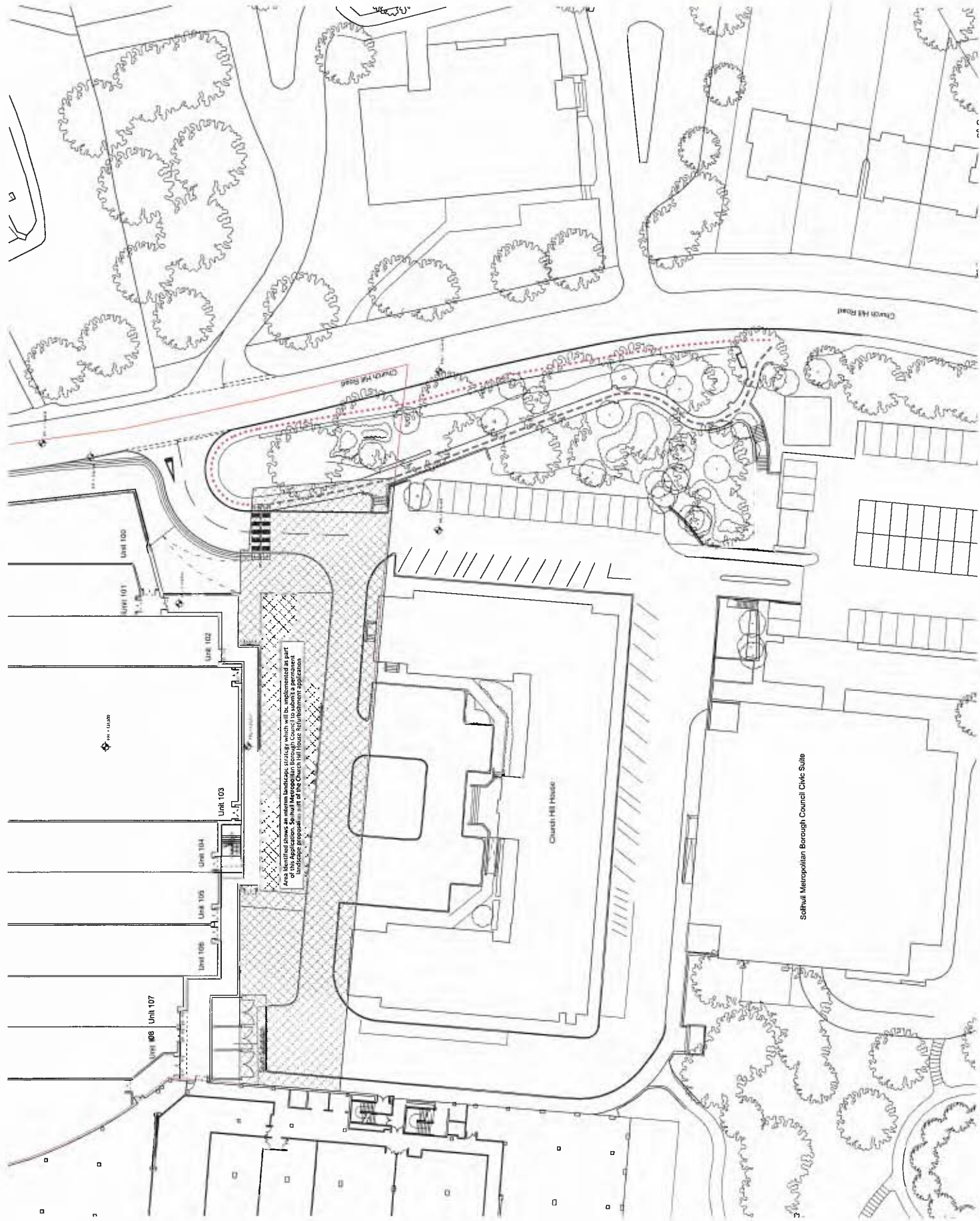
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ORIGINAL AT
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SCALE 1:500

Key

- Site Boundary
- Development Boundary
- Primary route with surfacing information to encourage use
- Secondary route



STATUS: 3D REID

CLIENT: TOUCHWOOD

SCALE: 1:250

DATE: 05/10/15

DRAWN: SG

CHECKED: SB

PROJECT: Touchwood Extension Solihull

DRAWING NO.: 140129-A-P-00-D019

255

3D REID

PROPOSED PEDESTRIAN ACCESS ROUTE ALONG CHURCH HILL ROAD

CONTACT: 0121 717 2000
 44, 46 & 48, Church Hill, Solihull, CV56 4JH
 W: www.touchwood.com

MANAGING DIRECTOR: Stephen Lister
 CHIEF ARCHITECT: Stephen Lister

NOTES

ORIGINAL A1

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE TAKEN FROM SITE COPYRIGHT RECEIVED.

SCALE: 1:250

0m 5m 10m 15m 20m

Key

- Site Boundary
- Development Boundary
- Land Allotments



3D REID
 2007 to 2010
 2011 to 2015
 2016 to 2020

PLANNING

QUICKWOOD

CLIENT: Touchwood Extension
 SOLIHULL

SCALE: 1:250
 DATE: 23/03/15
 DRAWN: SG
 CHECKED: SB

DRAWING: Existing Ground Floor Plan

259

3D REID

3D REID
 100, The Arcade
 London W1F 7SE
 T +44 (0)20 737 5600
 F +44 (0)20 737 5601
 www.3d Reid.com

REGISTERED ARCHITECTS
 GROUPED PRACTICE MEMBER

DRAWING NO. 140129-A-P-00-D.010-B

Lauren Davies

From: stubbsmail@btinternet.com
Sent: 08 March 2016 16:40
To: NATIONALCASEWORK
Subject: RAS Email 2 of 2 : Objection - NATTRAN/WM/S247/2207 - Solihull
Attachments: PL_2015_51464_MAJFOT-AMENDED_PROPOSED_GROUND_FLOOR_PLAN-464202.pdf

To: The National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AR at nationalcasework@dft.gsi.gov.uk Your Ref.: NATTRAN/WM/S247/2207 - Solihull - Manor Square etc

FAO : Mr Neil Crass, Case Officer

From: Mr R A STUBBS (Richard Stubbs) at stubbsmail@btinternet.com and Tel. 0121 706 5632
 14 Bourton Road, Solihull, West Midlands B92 8AY

Email 2 of 2

I am writing regarding the proposal by the Secretary of State to make a Highway Stopping Up Order under S247 of the Town & Country Planning Act 1990 following an application by Solihull Metropolitan Borough Council for such order to be made - **Your Ref. NATTRAN/WM/S247/2207** for Manor Square, and parts of Manor Walk and other unnamed carriageway in Solihull, West Midlands. Thank you to your Mr Isaac for sending me copies of the documents by Email on 24/02/16 in response to my request of earlier that day.

I have split this message into two parts (2 Emails) to keep issues separated and because of the combined size of attachment plans to split those attachments over the two Emails.

I am sending a copy of the Developer's Proposed Development Plan - pdf as an attachment to this Email. I sent three plans as attachments to my first Email.

In my first Email I advised you that the draft plan (for the proposed Highway Stopping up Order) had been incorrectly drawn and needed to be revised and I gave details of who I am.

In this second Email I wish to make Formal Objections to the Proposed Highway Stopping up Order.

SUMMARY OF MY OBJECTIONS : Although I do not object in principle to Solihull Council's concept : I believe a) that the proposed Highway Stopping up Order would be premature - given that the Secretary of State for Communities and Local Government has decided to hold a public local inquiry into a proposed compulsory purchase order for properties serviced by the highways for which the stopping up order is requested and b) there are some matters of detail in the local highway arrangements which need to be resolved before any stopping up order is made

in particular (1) the proposed stopping-up of part of the footpath called Manor Walk

and (2) the design of the T-junction in Church Hill Road for the new Access Road to the Council House would be unsafe compared to the current arrangement and the junction design should be changed to a mini-island which would be the same as the current arrangement.

BACKGROUND HISTORY about Proposed Touchwood Extension Development

There is a existing Retail Shopping Development in Solihull called "Touchwood" which opened in 2001. It was constructed and is operated by Lend Lease Retail Partnership (LLRP) following agreement with Solihull MBC who owned most of the land. In view of competition from new retail developments in Birmingham and on land at the NEC, Solihull MBC decided that Touchwood should be expanded and entered into a new Development Agreement with LLRP for its construction on adjoining land, mostly owned by the Council and in part occupied by Council Buildings. The remainder of the land is in private ownership and has to be acquired. LLRP agreed to deal with most of the arrangements and to fund most costs including a total refurbishment of the remaining Council House building. The Council agreed to arrange the CPO and Highway Stopping up Order.

LLRP's designers prepared a draft scheme and a public consultation into the proposals was carried out in early 2015 - which in principle was favourably received. Then LLRP's designers submitted a planning application to the Council as the Local Planning Authority. Although some modifications were made while the Application was being considered - there were significant issues remaining such as taking land at an old property (The Manor House) and major impacts on some existing businesses. This resulted in a large number of objections and at the Council's Planning Committee on 4 November 2015, Committee Members were clearly concerned about the situation. They wanted changes to the proposals but the planning legislation (which is intended to prevent Councils from delaying planning decisions) does not permit this and Councillors had to decide between approval "warts and all" or refuse it completely risking the consequences - ie., LLRP either walking away or immediately appealing and SMBC would risk both the delay to development and the possibility of bearing the full costs of a Public Inquiry if the appeal was successful. After significant debate, Planning Committee approved the application 5 / 4 with the Chairman's vote. Objectors were disappointed by the outcome.

There was the possibility that the Secretary of State for Communities and Local Government could intervene and "call-in" the application for a Public Inquiry. However, the guidance to the Secretary of State says that these powers should be used sparingly and limited to matters of national importance and that where local issues are involved they should be determined by the local Planning Authority. As such, it was not surprising that the Secretary of State

decided, having had regard to this policy, not to call in this application. He was satisfied that the application should be determined at a local level.

Allowing little time for further land acquisition negotiations, the Council decided to press on with a Compulsory Purchase Order - which was issued on 27 November and allowed until Christmas Eve for objections to National Planning Casework Unit acting for the Secretary of State for Communities and Local Government. 19 objections from affected parties and 20 non-statutory objections (mostly after the original deadline) were received. The Secretary of State for Communities and Local Government has decided to hold a public local inquiry into the proposed CPO although a date for this inquiry is still to be declared.

DETAILS OF MY OBJECTIONS to the Proposed Highway Stopping up Order

1. Wrong to proceed with Highway Stopping up Order until inquiry into CPO of land (*serviced by rights of ways / highway to be stopped up*) has been resolved.

The Secretary of State for Communities and Local Government has decided to hold a public local inquiry into a proposed compulsory purchase order for properties serviced by the highways for which the stopping up order is requested. It would be prejudicial to proceedings to stop up any property access route / right of way before the land issues have been settled.

As a rider to this objection - I draw to your attention - if there is no early date for that Inquiry and if the Secretary of State at the Department of Transport decides that an inquiry into the Proposed Stopping up Order would be appropriate, then a joint inquiry into the CPO and the Stopping up Order could be an option as some of the objection arguments are likely to be the same.

2. Objection to re-aligning and Stopping up part of footpath known as Manor Walk

The Developer's (and Council's) proposals involve acquiring land from The Manor House by CPO to enable re-aligning part of the footpath known as Manor Walk. Although the proposal could fail if the CPO approval fails, the proposed re-alignment onto an offset line will introduce a blind-spot kink, halfway along the currently straight-line footpath (Manor Walk), and this is most undesirable in terms of highway footpath design. In LLRP's design brief it describes the special attention given to its design and in SMBC's Statement of Reasons for the CPO it says: in 5.2.2.1 an improved pedestrian route that will link into the new internal mall; and in 5.2.2.3 the historic urban grain of Manor Walk being preserved and enhanced through a carefully angled pedestrian route."

I am sorry to say but from my understanding of footway design, these statements are just blarney. Pedestrian Subways and winding footways were popular in the 1960 but by the 1970s & 80s Councils could not get rid of them fast enough because they became regarded as muggers' paradises and late night urinals.

I can find no detailed guidance in current planning guidance documents but looking back to "Safer Places : The Planning System and Crime Prevention" on Page 16 it says "Where footpaths are required, they should be as straight as possible and wide, avoiding potential hiding places." Also, in a Highways Agency document TD 36/93 "Subways for Pedestrians" it says " Personal Security Aspects : subway alignments with good through visibility, and good lighting, all within the view of passing pedestrians and passing traffic, will help to minimise pedestrians' fears for their personal safety. Subways and their accesses should be designed to avoid places of concealment in the interests of personal security." I believe in the interests of pedestrian safety, the proposed re-alignment of part of Manor Walk should be strongly opposed.

However, providing my justification for keeping Manor Walk on its existing straight line is accepted: I believe a case can still be made for the proposed Stopping up of half of its length. Assuming the Council and LLRP are successful in being able to proceed with most of their Development Proposals and to stop up the highways / rights of way at and around Manor Square, it is my expectation that in future Manor Walk will end in the Touchwood Extension Shopping Mall, which at some times in the day will be closed to public access. Although I think there should be a condition put into the Development Proposals that Manor Walk should be kept as an access route into the future Shopping Mall and be open for access whenever Touchwood is open - in the interests of public safety, it would be desirable to have a lockable gate half-way along to remove the safety risks of a dead-end length of footpath over-night.

3. Objection to Inadequate highway junction for the replacement vehicle access to the Council House complex

The current vehicle access in and out of the Council House complex (Church Hill House and the Civic Suite) is off Church Hill Road via the access / service road leading to Manor Square. I worked at the Council House from 1983 to March 2000 and recall the various changes to the vehicle access & exit arrangements. Before Touchwood existed, only the exit route came out via this route onto Church Hill Road. However, once construction of Touchwood started, the current arrangements were implemented. I was aware in the late 1990's that the traffic volume in Solihull including Church Hill Road, and especially in the morning & evening peak periods, significantly increased. At the time that the current vehicle access arrangement was implemented, the access road had a T-junction onto Church Hill Road and because of the high traffic volume in peak periods it was becoming noticeably more difficult and potentially dangerous to turn in across the traffic and especially to get out into or across a moving stream of traffic. The best opportunity would be when the traffic flow was stopped by the pedestrian crossing at The Square and once a stationary queue of vehicles formed, drivers would let you cross or join into the queue. I cannot put a date on when it was recognised that this situation had become too dangerous to continue but the highway arrangement at the junction was changed and the T-junction was replaced by a mini-island.

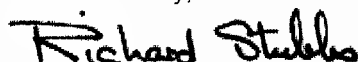
I do not know why the Council's highway engineers failed to require LLRP's designers to allow for a similar mini-island junction in Church Hill Road on the proposed new access road to the Council House complex but the junction on the planning application plans is only a T-junction. It is suggested that the traffic volume in Church Hill Road and turning at the junction will be reduced because the informal drop-off to Touchwood will no longer exist and in addition a 20

mph speed limit on Church Hill Road will be imposed to make it "safer". Sorry but I have to disagree. I know how bad it was 16 years ago and traffic volumes have significantly increased since then. The location of the new junction will be in the middle of a constant stream of moving vehicles save when the volume gets so great that everything stops. I am sure, based on past personal experience that a T-junction on the access in/out of the Council House will be a dangerous arrangement.

I admit that I did not look at the proposal plans in detail during the early consultation stage and only took a close interest in the month prior to the Planning Committee Meeting of 4 Nov.15. Although, I lodged an objection to the planning application to draw attention to this highway design deficiency, it was too late to get any design change and the Committee's decision on 4 Nov.15 by a 5 to 4 majority to accept the planning application proposals ("warts and all") means there is now no obligation on LLRP to change their junction design and I doubt if the Council's highway engineers will admit to any failure to request a mini-island junction.

I can only say from my past knowledge and with my judgement as a Chartered Civil Engineer that the proposed junction arrangement is likely to be dangerous and I believe that given the reluctance of SMBC representatives to challenge any part of LLRP's approved design - somehow this needs to be identified as a potentially dangerous situation. I request that the Stopping up Order be refused until such time as the Council and LLRP agree to revise the proposed new junction in Church Hill Road (to the Council House) from a T-junction to a mini-island junction.

Yours sincerely,



RICHARD STUBBS

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No. Woodchester Road
Solihull
B93 8EJ
27/2/16

Ref. no. PL/2015/51464/MAJFOT

Dear Sir,

I'm writing to register my objection to application by land lease that the oldest & most historic part of Solihull, The Square, should be used for vehicular access to Touchwood following the closure of Manor Square. Solihull is losing any individuality with the prospect of an extended Touchwood bringing more unnecessary shops & cafés into the town. As a long term resident of Solihull I find the proposal appalling.

Sincerely,

Anne Carey

The Secretary of State
 National Transport Casework Team
 Tyneside House
 Skirnesburn Road
 Newcastle Upon Tyne
 NE 4 7AR

02 MAR 2016

MRS. CHRISTINE RYCROF
 26 SCHOOL LANE
 SOLIHULL
 B91 2QQ

26th February 2016

PL/2015/51464/MAJFOT

From an 'Other Person' - non-business related.
 + with no vested interest in any of the properties concerned.
 I am a ~~next~~ resident + shopper.

Dear Secretary of State,

I totally object in every way to the Touchwood Indoor Shopping Centre Extensions.

I have lived in Solihull since 1947 + am not stupid. I realize that modernization + progress are inevitable - BUT enough is enough.

The horror + devastation caused by Maurice Mell was a travesty, which ripped out most ^{of} Solihull's heritage + history - including wattle + daub cottages, which now would be protected by English heritage. He ripped out Solihull's heart along with them.

When we pass through Dorridge, Knowle, Henley - In - Arden, we realize what a delightful town we have lost. All we have left of historical + aesthetic attraction is The Square, + the few old properties fronting it, ^{the} top end of the High Street - + The Manor House.

Touchwood does not need expanding in the first place, but to destroy the access road near the Council House, + hem in the Manor House garden is greedy + spiteful - especially to the elderly + disabled.

We have enough shops + eateries for everyone, especially considering the rumoured renovation of the aforementioned Mell

Square, & the ever changing shops available in the High Street. - repeatedly closing down, & re-opening short term.

All the extravagant Gateway Project has achieved is a bit of room for buses to pass cars, waiting to turn into the Poplar Road car park. The new pale pavements (beautifully laid) are jilting, & traffic still piles up along the roads approaching the Town Centre, at peak times. There is no provision for extra cars to reach an extended shopping centre. - so why expand that & not traffic access? Totally shortsighted.

If people want more than Solihull has to offer, now, they will take a short train ride to Birmingham with its exquisite, new Grand Central. Solihull has all it needs.

Expansion of Touchwood in Solihull, is unnecessary & will cram far too much into too small a space. We are, or were, 'Urbs in Rure', not 'Urbs in Urbs'. The whole area, pleasant at the moment, will become claustrophobic with its high walls hemming in the wonderfully run Chantry-stakes Manor House, undoing all the hard work put in, for many years, by the innovative & diligent Mike Zimmerman.

The arrogance of taking away near access to that, & the dropping-off facility opposite St. Aphege Church, to the top end of Touchwood, beggars belief. To reside this in Homer Road is insane. Try being in Homer Road yourself & experience the queues waiting to get into the car park there, already.

Nothing about this project makes any sense. It is just another example of giving in to heavy handed developers. The only benefits must be hidden & dubious. I may be elderly but my younger generation family are all in agreement.

Touchwood expansion is unnecessary. What we have is pleasant, adequate & acceptable. Please leave it alone.

Yours Faithfully, C. Ryerth.

110 Lawnswood Avenue,
 Shirley,
 Southhull. B90 3QU.

National Baseworks Team,
 Tyneside House,
 Skinnerton Road,
 Newcastle upon Tyne,
 NE 4 7AR.

Ref: PL 2015/51464/MAJ FOT. Touchwood. Phase 2.

Dear Sirs,

I wish to register my objection to the proposed development of Touchwood, Phase 2, Southhull, and the demolition of certain buildings for this to take place.

These buildings that sit comfortably around the ancient church of St. Eadburgs give a sense of comfort and stability and a reminder to all of the historical part of Southhull.

They give character and uniqueness to the town which people enjoy and encourages locals and others to visit. Sameness does not distinguish one place from another and lacks interest. There are enough retail outlets in Southhull already.

This area needs to be preserved and protected for future generations to appreciate and enjoy. The buildings

are part of our culture and tell us what we care about.

If we as a society allow lovely old buildings to be demolished for the sake of more shops and eating places it can only happen if we care more about spending money in such places.

The church will be as a shipwreck in a sea of modernity if this proposal goes ahead.

I came to live in Solihull in 1956 when I was 26 years of age and have seen many changes in that time.

Please don't spoil what we have from our history, try and work around it!

Yours sincerely,

Margaret Causer

Copy to Solihull
Council

" " The Editor
Solihull Observer.

MRS. M. E. CAUSER
(AN OTHER PERSON)

6 2 MAR 2016

THE TOWN & COUNTRY PLANNING ACT 1990 - The Acquisition of
Land by Solihull Metropolitan Borough Council

Ref : PL/2015/51464/MAJFOT.

Please accept our objections to "Solihull Metropolitan Borough Council's" proposed
"Touchwood 2 Development Plans" for the following reasons : -

Dear Sir / Madam, - The Secretary of State,

Our objections to the above are as follows .

- (1) We are long standing residents of Solihull - Number 10 B91 3TU
- (2) Solihull is already more than adequately serviced with retail outlet's.
 (a) Existing Large Touchwood Retail complex. (houses John Lewis store +
numerous leading high street brand's and independent retail outlets and
 restaurants)
 (b) Existing Mell Square Retail complex (houses Mark & Spencer's, House of
 Fraser, British Home Stores, Sainsbury's, Morrison's + numerous other retail
 outlets and catering facilities.)
 (c) The Main pedestrianised High Street and Popular Rd areas have a vast
 range of retail outlets.
 (d) Contrary to what SMB Councils development plans state - we have
 numerous and a real variety of catering and eating facilities in the town - in fact we
 are spoilt for choice.
- (3) The Development Plans :
- (a) The proposed location for the Touchwood Extension 2 is grossly
 repugnant and **neglectful of the damage that would be imposed on the period
 and ascetically pleasing visual qualities within that area.**
- (B) The development would also call for the demolition of PRIORY House a
 substantial and attractive period styled Timber Framed Building - currently well
 used and occupied by service providers such as "Age Concern "
- (c) The development does also call for the closure of Manor Square
 Access Road - the only true access point remaining in the existing location. - the
 only close vehicular **approach to Touchwood for cars, taxis, ambulances, fire
 engines, police**
 and Securicor vehicles.

To re-evaluate on the the above points : -

* For Solihull MBC to say there is a need more retail outlets and catering facilities,
 is not correct, as the Town Centre is already more than adequately provided for and
 there is still a variety of vacant retail premises remaining across the town at this point

in time.

Subsequently there is no pressing need for more shops / retail outlets - further more this could possibly exasperate the already severe traffic congestion (frequent traffic grid locks) of the approaches to the proposed extension location - Church Hill road

Manor Square Access Rd.

** Further more, the proposed closure of Manor Square Access Road to enable the development to go ahead is also without due consideration of the needs of existing retail units in that immediate location - closure and subsequent removal of Manor Square Road

will deny the retail units any service access point. There has been no consideration given to this requirement and there is no practical alternative either if Manor Square Road is removed for the development.

The Manor Square Access Road is also the only temporary vehicle access point to the existing Touchwood provision at that end of Town for the residents of Solihull and visitors, again there is no possible practical alternative provision that would provide for this

need within the proposed Touchwood 2 extension - this access point is an extremely well used and a needed provision, in particular for emergency access by the Police, Fire Service and Ambulances.

*** In light of the current submitted objections to the scheme and closure of Manor Square Access Road - the developers & Planners (Land Lease) are now suggesting that the adjacent Square (next to the War Memorial and facing Parish Church) should

be adapted for the purpose of access to the proposed new development - Touchwood 2. This is a grossly over stated and a non-sensual statement and further more demonstrates a total lack of concern for the most significant part of Solihull's remaining visual and historical location.

**** As part of the proposed Touchwood development, the developers " Land Lease " had offered to make substantial structural alterations and improvements to "Orchard House "(Council Offices) - seemingly at the developers (Land Lease)

expense - and as such this does suggest that the developers had hung out a carrot of inducement to "SMB Council" to get something for free if the proposal was to be passed and implemented (as it was) - this seems improper and an immoral inducement all

for the sake of money rather than need.

Please accept this letter and the above points as an objection to the proposed closure and deletion of Manor Square Access Road and the Touchwood 2 development plan in its current stage : -

Yours sincerely,

G. D. Baron

THE TOWN & COUNTRY PLANNING ACT 1990 - The Acquisition of
Land by Solihull Metropolitan Borough Council

Ref : PL/2015/51464/MAJFOT.

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Our objections to the above are as follows .

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(a) The proposed location for the Touchwood Extension 2 is grossly repugnant and neglectful of the damage that would be imposed on the period and ascetically pleasing visual qualities within that area.

(B) The development would also call for the demolition of PRIORY House - a substantial and attractive period styled Timber Framed Building - currently well used and occupied by service providers such as "Age Concern "

(c) The development does also call for the closure of Manor Square Access Road - the only true access point remaining in the existing location. - the only close vehicular approach to Touchwood for cars, taxis, ambulances, fire engines, police

and Securicor vehicles.

To re-evaluate on the the above points : -

* For Solihull MBC to say there is a need more retail outlets and catering facilities, is not correct, as the Town Centre is already more than adequately provided for and there is still a variety of vacant retail premises remaining across the

town at this point in time.

Subsequently there is no pressing need for more shops / retail outlets - further more this could possibly exasperate the already severe traffic congestion (frequent traffic grid locks) of the approaches to the proposed extension location - Church Hill Road,

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** Further more, the proposed closure of Manor Square Access Road to enable the development to go ahead is also without due consideration of the needs of existing retail units in that immediate location - closure and subsequent removal of Manor Square Road

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be adapted for the purpose of access to the proposed new development - Touchwood 2. This is a grossly over stated and a non-sensual statement and further more demonstrates a total lack of concern for the most significant part of Solihull's remaining visual and historical location.

**** As part of the proposed Touchwood development, the developers " Land Lease " had offered to make substantial structural alterations and improvements to "Orchard House "(Council Offices) - seemingly at the developers (Land Lease)

expense - and as such this does suggest that the developers had hung out a carrot of inducement to "SMB Council" to get something for free if the proposal was to be passed and implemented (as it was) - this seems improper and an immoral inducement all for the sake of money rather than need.

Please accept this letter and the above points as an objection to the proposed closure and deletion of Manor Square Access Road and the Touchwood 2 development plan in its current stage : -

Yours sincerely,

Carole & Terry Walker

Lauren Davies

From: Dan Meehan [themeehans@hotmail.co.uk]
Sent: 02 March 2016 13:01
To: NATIONALCASEWORK
Subject: Planning Application PL/2015/51464/MAJFOT Solihull

Importance: High

Dear Sir,

I would like to object to the compulsory purchase order submitted on behalf of Lend Lease in respect of the Touchwood Shopping Centre Re-development.

I am particularly concerned about the loss of the pedestrian drop-off / pick-up facility in Manor Square and loss of the current arrangements whereby disabled drivers can park and cars / taxis etc. can presently drop off and collect passengers at the roundabout to the rear of the current Touchwood entrance adjoining the Council House. No such facility appears to be made for this arrangement to be continued in the proposals made by Lend Lease. Although I am not a freeholder, leaseholder, tenant or occupier of Touchwood the loss of this facility will inconvenience all users of Touchwood and lead to yet more traffic congestion in and around Solihull. The development should be re-designed to provide for pedestrian drop-off and pick-up arrangements no less convenient than those currently available.

Yours Sincerely,

Dan Meehan

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This email has been certified virus free.

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09 MAR 2016

re.
Teachwood Extension Plans

Mrs D. Godwin
 39, Arkley Mall Rd.,
 Stanley, Solihull,
 W. Midlands. B91 4 PZ
 0121-733-7004

7-3-2016 REF. PL/2015/SI/64/MAJFOT

For The Secretary of State at National case work,

I want to complain about the possibility of losing our drop/pickup point in Manor Square, Solihull. This is a wonderful facility we have and is needed for Taxis, ambulances, fire, cars, SECURITY etc.

None of us want to lose this wonderful corner of our High Street also. We don't want our historic Church or War Memorial moved or squeezed up. This part of the town is the

most historic and beautiful and should
be treasured.

I also believe the garden and the rest
of the Manor House should also remain
as it is.

Finally I am not a freeholder,
leaseholder, tenant or occupant for any of
the above.

But when I sit on the bench outside
the Mason's Arms Pub and look at all
the beauty on that corner I feel very
privileged.

Yours faithfully,

D. Godwin

09 MAR 2016

Mollington Crescent

30 MOLLINGTON
CRESCENT
Shirley
Solihull
B90 3RG8th March, 2016~~2016~~The Secretary of State
National Casework Team
Tyneside House
Skinnerburn Road
Newcastle – upon – Tyne
NE4 7AR

Ref: PL/2015/51464/MAJFOT Re: Solihull – removal of Manor Square “Drop-off” area and demolition of adjacent High Street buildings.

Representation from a wheelchair user and their carer.

Dear Sir/Madam

As a local wheelchair user who is a frequent user of the above area and “drop-off” point to access Touchwood, a local clinic, and High Street/Mell Square shops and restaurants I feel it is vital that this open area is retained. My husband/carer has to provide much assistance and particularly in poor weather nearness to the facilities we use is vital.

We have tried, when using other car parks to the south, to access Touchwood etc. from the ramps via the open space in front of the “Slug and Lettuce” etc. and found it extremely steep and winding. This alternative access would be even more challenging for people from local nursing homes etc. and their carers and those who use Ring and Ride facilities.

We have found the existing centuries old buildings in the High Street and opposite St. Alphege’s church, which deserves to have its open vistas too, to be a treasure and take delight in the garden to the rear of the Manor House. There is already almost saturation point with the viability of the existing eateries with another coming “onstream” in Drury Lane shortly and surely it would be a loss of many years of history to accommodate more.

Yours faithfully



(Gillian & Kenneth Harniess, Mr. & Mrs.)

09 MAR 2016

0121 705 3119

**95 CHURCH HILL ROAD
SOLIHULL
WEST MIDLANDS
B91 3JH**

**The Secretary of State for Communities
and Local Government,
National Transport Casework Team,
Tyneside House,
Skinnerburn Road,
Newcastle upon Tyne NE4 7AR**

8th March 2016

Dear Sir,

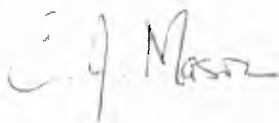
**Ref: Solihull M.B. Council Planning Application
PL/2015/51464/MAJFOT**

I am writing as a resident of the central Solihull area, living within ten minutes walk of St. Alphege Church and Manor Square. I have no direct involvement with the planned extension of the Touchwood Shopping Centre in any of the categories of freeholder, leaseholder, tenant, or occupant. I am what could be classed as an 'other person'.

I have a strong objection to the proposal to close and re-develop the area occupied by Manor Square for the following reasons:-

1. Manor Square is an important feature of the existing Touchwood Shopping Centre. It provides easy access to the East facing entrance of Touchwood by public service vehicles such as ambulances, fire engines and police cars.
2. Manor Square also enables disabled and elderly visitors to be dropped off and later picked up by car or taxi.
3. The proposal to create a new Drop-off and Pick-up Point in The Square by re-designing the area is particularly crass. It would cause further traffic problems in what is already a very busy area. At certain times of the day, tailbacks already occur due to traffic lights, school traffic, and congested roundabouts.
4. The approach into Solihull Town Centre via New Road, The Square and Church Hill Road, is the route of several bus services which could also be affected by changes in the layout of The Square.
5. Finally, The Square is a conservation area, which should be protected.

Yours sincerely,



Colin Mason

09 MAR 2016

17 Arley Road,
Solihull,
West Midlands, B91 1NJ
0121 705 4193

The Secretary of State
National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle upon Tyne
NE4 7AR

7th March 2016

Dear Sir

Metropolitan Borough of Solihull and Planning Application No 2015/51464/MAJFOT

The above planning application was considered for approval/rejection at a planning meeting held on Wednesday 4th November 2015 in the Council House Solihull.

The application was approved by the casting vote of the Chairman of the meeting with Councillors 4 for approval and 4 for rejection, and the Chairman using his casting vote to give approval.

The application is for an extension to the existing shopping centre known as Touchwood. This was built by an Australian Company going by the name of Lend Lease in about 1998. It is recorded in The Australian Financial Review dated March 11th 1999 that "Lend Lease last month sold all its Solihull shopping centre near Birmingham to 11 British Institutional investors for £500 million pounds."

The application for this extension is in the name of Lend Lease Retail Partnership, who, it is believed are now the owners of Touchwood.

Some years (15/20?) before Touchwood was built Solihull Council constructed a large car park on back land to shops/offices fronting the full length of the High Street to its junction with Church Hill Road. At the same time they build a Civic Centre used for functions/concerts etc. This was demolished prior to building the new Touchwood Shopping Centre on most of the car park. The Council then undertook other work in the remaining car park area which resulted in the provision of improved access facilities to the rear for The Manor House and the adjacent shops/offices.

I believe that in the absence of any signs to the contrary that this land became a public right of way for access (pedestrians and motor vehicles) to the original car park, The Manor House, and the 'shops/office units' between the Manor House and Church Hill Road.

When Touchwood was built the Council recognised that what was the remains of the car park was an ideal area for a designated drop off /pick up point for pedestrians and this has proved a popular and well known facility for public use. **This area is known as Manor Square.** Not only has it preserved the rights of the shops, offices, and the Manor House to have vehicular access to the rear of their premises, it has also served as a much needed facility for shoppers to be able to be dropped off/collected from a well-known location.

This application having been approved by the Council, they have now realised that there are some major problems to overcome as a result of having approved building on 'Manor Square'.

By having approved the application that will destroy Manor Square, they will destroy that unique feature of the original scheme that provided for potential shoppers and visitors - the lack of a suitable drop off /pick up point for customers to the shops.

Church Hill Road (at one time known as 'Muddy Hill'), is a relatively narrow road for the amount of traffic that now uses it. At the bottom (of the hill) the road has a bend to the entrance to a roundabout. Traffic, especially buses and commercial vehicles, have difficulty when exiting the roundabout in keeping to their side of the road to travel up the hill. At the top of the hill, Manor Square exits on to Church Hill Road,(where the road is still narrow); but in addition the pavements have narrowed significantly on both sides of Church Hill Road. The result is that two persons meeting to pass each other on the pavements have to be well aware of the traffic situation before passing. This is a most dangerous place for pedestrians, in particular mothers with children with or without prams, who are going to the School 100M away in New Road. Additionally disabled persons in electrically driven 'Buggies' frequently use this road particularly the footpaths. Further more, on the Church side of the road the pedestrian kerb is level with the road surface. This adds to the dangerous conditions for pedestrians in this area. [New Road becomes Church Hill Road opposite the Church]

Access for Delivery of Goods The proposed access for the delivery of goods/services to the development is understood to be by road from Church Hill Road into 'the site' via a 'U' turn from the graveyard side of Church Hill Road completing the turn in the new development. There does not appear to be anywhere for the vehicles to turn around to exit the site. In the absence of a turning area delivery vehicles will have to back out onto the main road, via the 'U' where they came in. Once again we have the problem of pedestrians being put at risk by these proposals. With the pedestrians, mothers with prams, and electric vehicles on the pavements, this area will become a nightmare for users.

I understand that the existing Touchwood development had provision for all service vehicles to discharge their goods onto the roof of that building, thereby avoiding delivery at ground level. Why does the developer not extend the roof facilities on the existing Touchwood building to the proposed development for the purpose of delivery of goods etc. to the proposed extension ?

I heard no reference at the Council Meeting on 4th November 2015 when the approval was given, to any comments that had been sought from the Police, Fire Service, Ambulance services, etc. I believe it is normal practice for this type of development to have an assessment of the impact from the proposed development on the emergency services. Has this been carried out ?— what result?

The Manor House. Having peaceably existed for some 400 years this historic **Listed** building is once again being forced by **compulsory purchase** to make a major contribution to this development. A development for personal gain by a few individuals; not for the benefit of the general public. I always believed that compulsory purchase of property was to be for the benefit of the community as a whole – not for the benefit of a few individuals.

Since the last war this property has lovingly been kept going by volunteers who have dedicated themselves to raising the money to keep the property in good order. The importance of letting out parts of the building for part of its income would be essential to keeping the house in good order.

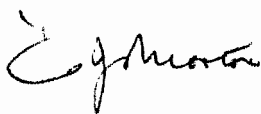
The Manor House lost the majority of its land when the car park was built , some more when Touchwood was built, and now the developer want some more; and the Council assist the developer again with another CPO for another slice of land, and bottle up the few car parking spaces that the House can provide for its tenants.

In my opinion the Council have failed in their duty to protect this listed building from the hands of developers. They are undermining all that has been achieved by volunteers over the last 60/70 years. **They should protect it for the benefit of the citizens' of Solihull.**

I understand that Solihull Council have a 'Partnership with the Developer' which should be investigated. This would establish whether or not any law has been broken.

I am retired and I am not an owner or tenant of any property involved in this matter

Yours faithfully



E.J.Morton

289
54 FERNDOWN RD
SOLIHULL
WEST MIDLANDS
B91 2BA.

09 MAR 2016

The Secretary, of SLAG

Dear Sir

REF: PL/2015/51464/MAJFOI.

We are very much against the proposed extension of Trenchwood, in Solihull. Already, there are developments in Trelis Square. The Porticus Restaurant is already in progress in the High Street. There are far too many cafes & restaurants in Solihull surely we do not need any more.

The extension we understand would block light from the garden of The Manor House; the old buildings opposite the Church would have to go, & parking & dropping off in the area would not be available any more.

Councils always admire the Church & the square with the old houses. Several businesses too will lose their jobs.

We are very disappointed at what we consider is the destruction of what is left of old Solihull.

Yours faithfully,

Mr & Mrs D. H. Foster-Sack



Consulting

Secretary of State for Transport
National Transport Casework Unit
Tyneside House
Skinnerburn Road
Newcastle upon Tyne
NE4 7AR

nationalcasework@df.t.gsi.gov.uk

John Davies
Director
BNP Paribas Real Estate
Portwall Place, Portwall Lane
Bristol BS1 6NA
Tel: +44 (0) 117 984 8412
Fax: +44 (0) 117 984 8401
E-mail: john.g.davies@bnpparibas.com

Date: 09 March 2016

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247
PROPOSED STOPPING UP OF HIGHWAY AT MANOR SQUARE, MANOR WALK AND
UN-NAMED CARRIAGEWAY, SOLIHULL B91 3QB
STONEGATE PUB COMPANY LIMITED**

We are instructed by Stonegate Pub Company Limited in relation to the above-mentioned proposal.

Our client owns the freehold interest in Nos. 138-144 High Street, from which it operates the Missoula bar and restaurant at 138-140 High Street and the Luna nightclub to the rear. It lets the shop units to Coral Racing (No.142) and Sporting Barbers UK Limited (No.144).

We hereby object to the Order on the following grounds:

1. The proposed stopping up of Manor Square would deprive my client and its customers of access to the rear of the bar and the nightclub, which is needed for servicing, staff access and customer car parking, causing serious detriment to the operation of the businesses.
2. Manor Square provides vital vehicular access to the Touchwood Centre for the public and emergency services which will not be satisfactorily replaced during or upon completion of the scheme.
3. Furthermore, the development enabled by the Order will require the closure of our client's two businesses. We therefore reiterate below (where relevant to the Stopping Up Order) our grounds of objection to the scheme underlying the proposal as set out in our objection to the The Metropolitan Borough of Solihull (Touchwood Extension, Solihull) Compulsory Purchase Order 2015.

These are two well-established and successful businesses that form an important part of the town centre's leisure offer and currently employ some 41 staff. The public interest benefits of the proposal merely to replace these established businesses with a new reconfigured restaurant fronting the High Street and retail units to the rear do not warrant the interference with private property rights and stopping up of highways that the scheme will entail. We have drawn attention (Bidwells letter 17 December) to the environmental impact of the scheme on the historic fabric; for the reasons given above the economic and social benefits of the proposal are not evident.

4. In addition to our client's operations the scheme will close its two tenants' businesses, Coral Racing at 142 High Street and Sporting Barbers at 144 High Street. We understand that a number of other independent businesses also face closure. The promoter has failed to demonstrate that the benefits of the scheme outweigh the impact on established businesses.
5. If the Order is confirmed there is a serious risk that one or both businesses will be extinguished, resulting in the loss of local jobs and leisure amenities.

We should be grateful if you could direct all correspondence regarding the objection to the undersigned.

Yours sincerely,



John Davies

Director

Compulsory Purchase and Infrastructure

Lauren Davies

From: Brian Collins [brian.collins133@gmail.com]
Sent: 09 March 2016 17:42
To: NATIONALCASEWORK
Subject: PL/2015/51464/MAJFOT

Dear Sir,

Please record our objections to this application (closure of Manor Square and to the suggested changes to The Square into a drop off and pick up point, in Solihull)

We are 'other persons.'

Brian and Mrs.Sylvia Collins

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www.avast.com

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Lauren Davies

From: Judith Robbins [j.robbs36@yahoo.co.uk]
Sent: 09 March 2016 18:04
To: NATIONALCASEWORK

Dear Sir

Ref. PL/2015/51464/MAJFOT - Repositioning of drop-off and pick-up points in Manor Square, Solihull

I am writing as an 'other person' and not as a tenant, freeholder or leaseholder in this connection.

I am absolutely disgusted, dismayed and disappointed at the way Lend Lease and Solihull Council are slowly demolishing Solihull as we knew it and replacing it with yet more unwanted and unnecessary shops and restaurants.

It would seem that Solihull Square with our lovely Church and cottages, which has already been spoilt by having a road through it, is going to be ruined completely. Even to think about putting pick-up and drop-off points there is unthinkable. The road access to Manor Square and the existing points is of vital necessity for other vehicles such as ambulances, fire engines etc. What would happen if there was an emergency?

I do not see why this further development of more shops and restaurants is considered necessary when the High Street is almost ignored where we could have individually owned shops such as boutiques, coffee shops and others who cannot afford the extortionate rates and rents charged in Touchwood.

I used to enjoy living in Solihull (where I have resided for over 65 years) but since all this vandalism has turned it into "just another town like all the others throughout the country" I hardly ever go into the 'village' because it depresses me that developers and local council cannot see the beauty there but just the opportunity to make more money.

PLEASE STOP THIS DEVELOPMENT NOW, before Solihull is ruined. This is the only part of Solihull that we can still truly call 'Solihull'.

Yours faithfully.

Mrs. Judith A. Robbins

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Lauren Davies

From: Celia Rimington [celia.rimington@tiscali.co.uk]
Sent: 09 March 2016 20:19
To: NATIONALCASEWORK
Subject: PL/2015/51464/MAJFOT

To The Secretary of State

REF: PL/2015/51464/MAJFOT

We are Solihull residents who regularly spend time in Solihull town centre.

We object to the plan to close Manor Square and the suggestion that The Square should become a drop off and pick up point. This plan would destroy the old and attractive part of the town centre.

Yours sincerely

Celia and David Rimington

26 St Bernards Road

Solihull

B92 7BB

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Lauren Davies

From: Ken Parmenter [kparmenter@blueyonder.co.uk]
Sent: 09 March 2016 21:46
To: NATIONALCASEWORK
Subject: Ref PL/2015/51464/MAJFOT

Importance: High

Dear Sir

Ref PL/2015/51464/MAJFOT

Proposed Development at Touchwood Shopping Centre, Solihull

I wish to register my objection to the proposed changes to the land and environment owned and surrounded by the Manor House, a Grade II Listed building in the heart of Solihull.

The Manor House and its environs should in my opinion be preserved for the sake of the unique character of Solihull centre. The gardens are an integral part of the house and need natural light to thrive. They are an oasis of green in an otherwise concrete centre.

Many of the Borough's more mature residents have enjoyed the gardens and tea room for decades, myself included, and we wish to retain their beauty – this will be lost if the area is surrounded by high brick walls where the sunlight is severely restricted.

There are very few independent businesses in Solihull and the Manor House Tearooms and Manor House garden should remain intact.

Apart from my wish to preserve the above, I object to the proposed development on the following grounds:-

The shops in Touchwood often close down due to insufficient sales, there are vacant sites.

The restaurants are not seeing sufficient business and are struggling with the existing high level of competition.

I do not believe that the site can be increased without additional parking being provided. I have seen the statistics but am not at all convinced of the practicalities proposed.

I hope you will consider the above and assist the people of Solihull to continue to enjoy the current facilities. Thank you.

Yours faithfully

Margaret & Kenneth Parmenter

7 The Crescent

Solihull

West Midlands B91 1JP

9 March 2016

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Lauren Davies

From: Hilary Furness-Huson [hilary.cats@hotmail.co.uk]
Sent: 09 March 2016 22:24
To: NATIONALCASEWORK
Subject: Proposed Development at Touchwood Shopping Centre, Solihull

Dear Sir

Ref PL/2015/51464/MAJFOT
Proposed Development at Touchwood Shopping Centre, Solihull

I wish to register my objection to the proposed changes to the land and environment owned and surrounded by the Manor House, a Grade II Listed building in the heart of Solihull.

The Manor House and its environs should in my opinion be preserved for the sake of the unique character of Solihull centre. The gardens are an integral part of the house and need natural light to thrive. They are an oasis of green in an otherwise concrete centre.

Many of the Borough's more mature residents have enjoyed the gardens and tea room for decades, myself included, and we wish to retain their beauty - this will be lost if the area is surrounded by high brick walls where the sunlight is severely restricted.

There are very few independent businesses in Solihull and the Manor House Tearooms and Manor House garden should remain intact.

Apart from my wish to preserve the above, I object to the proposed development on the following grounds:-

The shops in Touchwood often close down due to insufficient sales, there are vacant sites. The restaurants are not seeing sufficient business and are struggling with the existing high level of competition.

I do not believe that the site can be increased without additional parking being provided. I have seen the statistics but am not at all convinced of the practicalities proposed.

I hope you will consider the above and assist the people of Solihull to continue to enjoy the current facilities. Thank you.

Yours faithfully

Hilary J. Furness-Huson (Mrs)
9 March 2016

Sent from my iPad

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- London
- Glasgow
- Edinburgh



YOUR REF: NATTRAN/WM/S247/2207
 OUR REF: LJB/TJE/PS11039
 email: louis.braham@montagu-evans.co.uk

10 March 2016

Department for Transport
 National Transport Casework Team
 Tyneside House
 Skinnerburn Road
 Newcastle Business Park
 Newcastle upon Tyne
 NE4 7AR

CHARTERED SURVEYORS
 5 Bolton Street
 London
 London W1J 8BA
 Tel: 020 7493 4002
 Fax: 020 7312 7548
www.montagu-evans.co.uk

By email & special delivery:
nationalcasework@dft.gsi.gov.uk

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247
 PROPOSED STOPPING UP OF HIGHWAY AT MANOR SQUARE, MANOR WALK AND UN-NAMED
 CARRIAGEWAY, SOLIHULL B91 2QB**

REVITAL LIMITED, 148 HIGH STREET, SOLIHULL B97 3SX

We are instructed by Revital Limited ("the Company") to advise in connection with the above Order and the proposal for stopping up the above highways published on 1st February 2016. The Company holds a leasehold interest in the above property, which is situated to the north of the highways which are proposed for stopping up.

The Property comprises a retail unit over ground and first floors. The ground floor comprises retail sales space whilst the first floor comprises predominantly sales space with ancillary space mainly used as storage. There is a service yard immediately to the rear of the Property, with vehicular access from Manor Square. Manor Square is included within the Order as highways proposed for stopping up. Without service access, our clients business will be unable to operate.

Our client acknowledges that the proposal for stopping up has been made in conjunction with the development proposed by Lend Lease Retail Partnership ("LLRP") and permitted by The Metropolitan Borough of Solihull. In this regard, the Company has commenced initial discussions with LLRP to try and resolve how our clients business can be relocated to a suitable alternative location in the event that the proposed scheme progresses.

Our client understands that in order for LLRP's scheme to progress, a number of legal interests in land held by third parties (including that of the company) will need to be assembled either by agreement or as a consequence of an approved Compulsory Purchase Order (CPO). Our client further understands that there is no immediate prospect of the site being assembled by agreement.

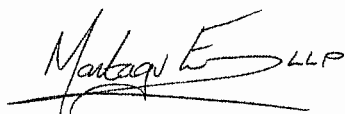


Against this background, our client **wishes to object** to the proposal for stopping up highways on the basis that it is premature to the scheme, which the stopping up Order is proposed to enable. Furthermore, from our client's perspective, it is imperative that the proposed stopping up Order is not approved until such time as LLRP have agreed and can provide a suitable alternative property, and with this, acceptable servicing arrangements. Without these in place, the business will cease to be able to operate in this location.

Our clients maintain that the proposed stopping up Order should not be made until these matters have been properly addressed and dealt with by the Council and LLRP.

We would be grateful if you would acknowledge safe receipt of this letter. Furthermore, we would ask for the objection to be considered when assessing the merits of the proposed Order. We reserve our client's rights to add to or amend these grounds of objection.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Montagu Evans LLP', with a horizontal line drawn underneath the signature.

MONTAGU EVANS LLP

Lauren Davies

From: Hotmail Security Team [markseaster@msn.com]
Sent: 09 March 2016 18:22
To: NATIONALCASEWORK
Subject: Re: PL/2015/51464/MAJFOT

Dear sir

As an **other person**, that is a person who is not a freeholder, leaseholder, tenant or occupant I wish to log my objections to the proposed closure of Manor Square and to the suggested changes to The Square into a Drop off and Pick-up Point? (PL/2015/51464/MAJFOT

As a person who uses this facility on a regular bases as drop-off pick-up point it will make shopping difficult for both my wife and I also for the emergency services and retail deliveries.

My wife and I moved to Solihull because of what it offered in both facilities and atmosphere and this will all change if these proposals are allowed to go through, and be like a lot of English country towns hit by this plague , it will be a town with no heart or soul.

Just another retail centre.

Peter Marks-Easter
Solihull.

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Lauren Davies

From: Hall, Stephanie
Sent: 10 March 2016 18:05
To: Hall, Stephanie
Subject: FW: DRAFT ORDER WM/2207 - Manor Square, Manor Walk and Un-named carriageway, Solihull B91 3QB - objection from Mrs R M Linstead

From: Rachael Linstead [<mailto:rachael.linstead@btinternet.com>]
Sent: 10 March 2016 15:56
To: NATIONALCASEWORK <NATIONALCASEWORK@dft.gsi.gov.uk>
Subject: Proposed Closure of Manor Square

nationalcasework@dft.gsi.gov.uk

Dear Sir / Madam

Proposed closure of Manor Square, central Solihull

References:
NATTRAN/WM/S247/2207
PL/2015/51464/MAJFOT

I would like to object strongly to the above proposal.

As someone who lives quite close to central Solihull and therefore accesses it regularly. I feel that I will be adversely affected by the proposed closure.

Essentially Manor Square provides the only convenient drop-off point for those visiting Touchwood, and to some extent to the town centre generally.

Although I understand that Manor Square was never intended to be a drop-off place, it has the advantage that it has sufficient room for stopping, is accessible by traffic approaching from the top of the hill and the bottom, and is located away from the main road.

As someone who suffered a broken leg last year and has found walking quite difficult since then, it is a convenient for those in my position, being a safe place to be both dropped off and picked up, especially if it is wet. I am not inclined to visit restaurants and shops which cannot be easily accessed by car.

I therefore urge that the proposed closure be deferred, until a satisfactory alternative stop-off point can be provided.

I note the suggestion that an alternative drop-off point be created on Homer Road. I very much doubt that this would be satisfactory, given its distance from the main Touchwood entrance and the fact that people would have to climb the hill to access the new development.

The problem with central Solihull is that there has been a gradual withdrawal of easy access for car drivers from all sides, particularly affecting those with mobility problems, or slight walking difficulties. Because my disability is of a temporary nature, I don't qualify for a disabled badge.

If there is any suggestion that the old Square should be the venue, I would be strongly opposed on grounds of safety and disturbance to users of local property including St Alphege Church, of whose congregation I am a member.

At the moment Manor Square is the only convenient drop-off point in central Solihull. The people of Solihull deserve a venue which is at least as adequate.

Yours faithfully.

R M Linstead (Mrs)

20 Silhill Hall Road
Solihull
B91 1JU

Category of objector: "other person"

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11 MAR 2016

11 Links Drive
Solihull
West Midlands
B91 2DH

National Transport Team
Tyneside House
Skinnerburn Road
Newcastle upon Tyne
NE4 7AR

09.03.16

Dear Sirs,

Ref: PI/2015/51464/MAJFOT

I wish to register my objection to the proposed Land Lease development regarding Touchwood 2 in Solihull, West Midlands.

It is absolutely reprehensible that they are proposing, via Compulsory Purchase Order application by Solihull Council, to embark on the wholesale development under review.

In particular, the proposed removal of the roadway and 'drop off' and 'pick up' points in Manor Square would cause very significant problems for many current users of this area.

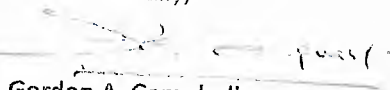
Why, oh why, is a developer prepared to ride rough shod over such an important local amenity affecting not only the general public but also elderly and disabled users, emergency services, taxis, delivery vehicles, etc.

Also, the square around the War memorial is an area which should be respected and therefore, untouched.

I have been a Silhillian for over 70 years and have, sadly, had to witness the demise of the attractive Mill Lane and Drury Lane historic buildings and other landmarks to give way for the existing Touchwood development, etc. There is very little left of the original 'village' I was so fond of.

The volume of incoming traffic is now immense! I can only appeal to the better natures of all concerned with this proposed development, to suitably amend the current plans and allow the existing important facility to remain.

Yours faithfully,


Gordon A. Campbell

10 MAR

TO THE SECRETARY OF STATE
 NATIONAL TRANSPORT CASEWORK TEAM
 TYNESIDE HOUSE
 SKINNERBURN ROAD
 NEWCASTLE, UPON TYNE, NE4 7AR

FROM: MRS. J. B. PASTRE
 1 NORTHDOWN ROAD
 SOLIHULL, BOLL 3JY

DATE: 07 MARCH, 2016

YOUR REF: PL/2015/5146/MAJFOT

DEAR SIR/MADAM:

RE: SOLIHULL / TOUCHWOOD EXTENSION

IN 1936 I CAME WITH MY PARENTS TO LIVE
 IN SOLIHULL / A DELIGHTFUL WARKWICKSHIRE
 VILLAGE.

ENC.

FROM THE ATTACHED COPY LETTER I WROTE ON
 09 AUGUST, 2015 TO MR. JAMES CARPENTER, HEAD
 OF DEVELOPMENT AND REGULATORY MANAGEMENT, I
 BELIEVE THAT YOU WILL FULLY UNDERSTAND THE
 CONCERNS OF "REAL RESIDENTS" AND THEIR
 ENDEAVOURS AND DESIRES TO PROTECT AND
 PRESERVE WHAT LITTLE OF HISTORIC INTEREST NOW
 REMAINS - AND ESPECIALLY FOR GENERATIONS TO COME.

I LOOK FORWARD TO LEARNING OF YOUR
 SYMPATHETIC CONSIDERATION OF OUR CAUSE.

YOURS SINCERELY,

Jill B Pastre
 JILL B PASTRE

PER FIRST-CLASS MAIL
 AND PROOF OF
 POSTING.

TO:

MR. JAMES CARPENTER
 HEAD OF DEVELOPMENT AND
 REGULATORY MANAGEMENT
 P.O. BOX 11652
 CENTRAL LIBRARY, HOMER ROAD
 SOLIHULL, BAI AYA

FROM:

MRS. J. B. BASTRE
 1 NORTHDOWN ROAD
 SOLIHULL, BAI BLY

DATE:

09 AUGUST, 2015

RE:

TOUCHWOOD EXTENSION PLANS

DEAR MR. CARPENTER:

The Solihull, Shirley and Arden Observers, 45 The Parade, Leamington Spa CV32
 Tel: 01926 451771 Fax: 01926 429012 email: editor@solihullobservers.co.uk

We need to write and stop expansion bid

RE: Touchwood Extension Plans -
 There are so many reasons for which
 these plans should not be passed by the
 Council's Planning Committee nor by the
 Council itself.

Above all a large part of the proposed
 development is within the Solihull Con-
 servation Area.

The purpose of this is to protect the
 area which is the most special to Solihull.

It is its heart and the plan of this
 Conservation Area details many listed
 buildings, buildings of group value and
 area of character.

The purpose of a Conservation Area
 is to 'preserve and enhance' the area
 designated.

What is planned here would grab
 greedily a significant part of this one, de-
 stroying the viability of the Manor House
 and of the cottages/offices on The Square.

The streetscape would be severely
 damaged by the demolition of buildings
 to make space for a restaurant and shop-
 fronted entrance to Touchwood.

This desecration must not be allowed.
 Progress is important but, in this most
 sensitive area, not at the expense of
 Conservation.

Other objections are levelled at the
 absence of a Pick-up and Drop-off area
 for which Manor Square has become so
 valuable (and somewhere in Homer Road
 is not a suitable alternative) and for the
 loss of 119 parking places
 68 of these would be in the area

around the Council Offices and 51 owned
 and used by properties on the frontages.

I believe that the people of Solihull do
 not need or want this development with
 its 20 more shops and 10 more restau-
 rants. It needs all of us to write to say so.

As advised in the Public Notices Plan-
 ning Publicity, write, before the 14th
 August, to Mr James Carpenter, Head of
 Development and Regulatory Manage-
 ment, PO Box 11652, Central Library,
 Homer Road, Solihull B91 9YA.

You should refer to the Application
 Plans which cover this part of Lend
 Lease's proposals: PL/2015/51464/
 MAJFOT, PL/2015/51465/LBC,
 PL/2015/51466/LBC and PL/2015/51467/
 LBC.

David Patterson
 Via e-mail

PAGE 3

I WRITE TO ADVISE THAT I AM IN AGREEMENT WITH THE CONTENTS OF MR. DAVID PATERSON'S LETTER PRINTED IN THE SOWHOLL OBSERVER WHICH, WITH HIS PERMISSION, I
 ... ATTACH HERETO.

IN 1945 - AS A Pupil AT MALVERN HALL, SOWHOLL HIGH SCHOOL FOR GIRLS - I GAVE TIME AND RESPONDED TO THE THEN "SAVE THE MANOR HOUSE" APPEAL. WE FORMED A TEAM OF VOLUNTEERS WHO WORKED FOUR CONSECUTIVE SUNDAYS TO SCRUB CLEAN THE INTERIOR AND WASH WINDOWS, AFTER THAT WE RAISED FUNDS BY CLEANING BICYCLES ETC.

THIS DELIGHTFUL OLD BUILDING AND ITS LAND AND CARE NEED TO BE PRESERVED / NOT IMPAIRED BY GROSS COMMERCIALISM.

PLEASE ACKNOWLEDGE RECEIPT OF THIS HAND DELIVERED* LETTER.

YOURS SINCERELY,

Jill B. Pastre
 JILL B. PASTRE

* RECEIVED BY

53 Beaulump Row,

①

16 MAR 2016

Sedburgh

West Midlands B91 2BU

National Transport Casework Team

Tyneside House

Skinnerburn Road,

Newcastle-upon-Tyne

NE4 7AR.

8th March 2016

Dear Sir,

Ref: PL/2015/51464/MAJ FOT

I write as a resident of Sedburgh for in excess of 50 years and in that time have seen many changes and developments within the Borough, most of which have brought some improvement without changing the overall nature of Sedburgh. Even the Touchwood development, which I initially viewed with concern as to how it may affect the atmosphere of the town centre, has proved a reasonable success in that it left the high street area relatively unchanged with only two entrances from the high street - one could almost forget that it exists!

The latest development plans from Landlease, however, present a rather different situation since they would appear to encroach much more heavily upon the high street and the square around the War Memorial including the facing church. This area is a significant and essential part of Sedburgh's visual and cultural history. One wonders ~~is~~ what is the necessity

(2)

for what would appear to be such a major change. The plans suggest increasing the number of retail units and eating facilities but this seems to be in complete ignorance of the recent report findings suggesting that the next ten years will see the diminishing of many existing retail units due to the changes (brought about by the internet and on-line shopping) and nearly one million people in the retail business becoming unemployed. There is already a steady turnover of retail units in the existing Touchwood scheme, possibly due to unaffordable rents or insufficient profitable footfall, some remaining unused for some considerable time. The creation of even more might result in present units moving to the new extension and still leaving premises unoccupied. Could the town centre be turned into a 'ghost' town as has been the case in a number of areas in recent years?

Similar arguments could be used when looking at increasing the number of eateries since there are already a number of very suitable cafes and restaurants outside Touchwood and in the local vicinity.

My feelings generally are 'enough is enough'. Senseless would seem to have only one thought - increase the profit but at the expense of the residents of Solihull. They are not a local company and appear to have little concern for the residents or history of Solihull. The proposed alteration to the drop-off and pick-up point in Manor Square clearly confirm this.

3

It would deprive people of a much-needed facility since it is the only vehicular approach to Tankwood. It is an essential provision and to amend the area around the Square of St. Alphege church shows how little concern landlords have for the wishes of local residents and for the attractive approach and historical heart of Salihull. The borough has spent vast sums of money at the 'Gateway to Salihull' at the other end of the high street whilst at the same time seeming to agree to the desecration around this area. The potential for further traffic around the area could cease up the area and adjoining areas, adding further traffic problems to one which already exist at certain points during the week.

To conclude, it would seem that the only purpose is the making of money both by the Council (in the way of additional business rates) and by landlords who must to make money regardless. Perhaps the Council needs to budget within its present limitations rather than seeking to expand to the detriment of "Urbs in Rupe" and its residents. Landlords does not appear to have any close connection with Salihull and will not be residing in the development area and may not have any consideration for the impact their proposals will have.

Your independent review is now being called on to consider all proposals and points of view and a possible re-think / rejection of the present plan.

Such a decision would, I am sure, be welcomed by the majority of Solihull residents who have seen the impact of Touchwood in the increase in the number of vacant retail units and the increased traffic flows and often grid-locked routes both in and out of Solihull. A further 300 employees and their mode of transport (as anticipated by demdlease) would only add further to this at the end of each working day. Instead the review should focus on the more important elements and not just the finances.

I thank you in anticipation for your consideration of this important matter and look forward to your decision in due course.

Yours sincerely

Kaitheuston

(MR. K.A. HEWSTON)

Lauren Davies

From: Andrew Hawker [hawkeraj@yahoo.co.uk]
Sent: 10 March 2016 13:03
To: NATIONALCASEWORK
Subject: Solihull Borough Council road closure draft order Church Hill to Touchwood in connection with PL/2015/51464/MAJFOT

Re: Draft Order for closing vehicular access to Touchwood shopping centre; planning reference PL/2015/51464/MAJFOT

I believe a draft order has been submitted by Solihull Borough Council for closing vehicular access from Church Hill to the Touchwood Shopping Centre.

I am a resident of Solihull with no commercial involvement with the space other than as a consumer, i.e. an "other user".

I am concerned at the loss of this access point for dropping off pedestrians and for emergency access; also I cannot see how a satisfactory alternative can be created.

I would comment in more detail but the "Solihull Connect" centre, to which the Council refers all enquiries, could not find a copy of the order in question.

On 25th February emailed my local councillor, whose enquiry was forwarded to the appropriate Solihull department. Since then I have received no further information.

I doubt therefore if this draft order has been correctly advertised.

Andrew Hawker

17 Austcliff Drive, Solihull B91 3XT

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Lauren Davies

From: Mary Ayres [maryb81dj@gmail.com]
Sent: 10 March 2016 13:32
To: NATIONALCASEWORK
Subject: reference: PL/2015/51464/MAJFOT

To the Secretary of State for Communities and Local Government:

Sir,

As a resident of Solihull for over 30 years, I am writing to state my objection to the changes being proposed for Solihull Town Centre, namely:

1. The expansion of the Touchwood Shopping complex and the effect on the buildings and facilities surrounding it, in particular the loss of one of the few remaining historical parts of the Town Centre.

I moved with my family to Solihull in 1985 when the Town Centre had a range of independent shops, including butchers, fishmongers and greengrocers. Over the years areas of the Town Centre have been pedestrianised which has made it much safer and easier to negotiate, but this has come with a cost, as the community spirit which Solihull Town Centre had has been lost; many of the independent shops have disappeared and in my opinion Solihull is now becoming like any other town centre by losing its individuality and attractiveness.

The expansion of the Touchwood Shopping complex will have a detrimental impact on: **Manor Walk** and the shops along this remaining original street, the Grade II listed **Manor House** (built in c1485 by the Greswolde family) and which is a thriving meeting place and cafe with beautiful gardens to sit in.

'*When its gone, it's gone*' is the phrase that comes to mind and this is going to be particularly true of the Solihull Town Centre if protection is not granted for this historical area. Solihull has already lost a number of its historical areas in the past.

2. The closure of Manor Square and the proposal that the area by the Town's War Memorial and Church should be adapted as a drop-off and pick up point.

The planners either have no concept of the traffic congestion already in this section of the Town Centre, or choose to ignore the problems that this will cause.

Manor Square is the most accessible part of the Town Centre as a drop off and pick up point; it has direct access to Manor Walk, the High Street and the rest of the Town Centre.

As a carer for my 96 year old mother who is disabled and has Alzheimers, we rely on Manor Square as a drop off/pick up point. I do not drive and the closeness of Manor Square to the other areas of the Town Centre is vital. The impact of closing Manor Square will be detrimental as it will also impact on the essential access of the emergency services (fire, police, ambulances) to Touchwood.

I trust that very careful consideration will be given regarding the final decisions regarding the expansion of the Touchwood Complex as these could ultimately be at the cost of losing the remaining history and individuality of Solihull Town Centre.

Yours faithfully

Mrs Mary Ayres

(11 Cryersoak Close, Monkspath, Solihull, B90 4UW)

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Lauren Davies

From: Ann Clarke [annclarke6@blueyonder.co.uk]
Sent: 10 March 2016 16:50
To: NATIONALCASEWORK
Subject: PL/2015/51464/MAJFOT

Dear Secretary of State.

PL/2015/51464/MAJFOT

I am an 'other person'.

Although not a resident of Solihull, I do go into the town centre and to the cinema on a regular basis.

I am very upset at the proposed plans to close the access to the drop-off and pick-up point in Manor Square. This is a much-used facility and is the closest vehicular approach to Touchwood for cars, taxis and emergency services, etc.

The loss of the car park facilities and beautiful gardens belonging to the Manor House would be very distressing to the numerous visitors to this building

Lend Lease's suggestion to use The Square around the war memorial and facing the church as a drop-off area is not acceptable as this is a very significant, historical and attractive part of old Solihull.

Yours faithfully,

Ann Clarke

43 Malvern Road

Acocks Green

Birmingham B27 6EG

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Lauren Davies

From: Susan Roberts [sejroberts@uwclub.net]
Sent: 10 March 2016 17:41
To: NATIONALCASEWORK
Subject: PL/112015/51464/MAJFOT

Categories: Objection

108, Widney Manor Rd,
Solihull
B 91 3JJ

Dear Secretary of State,

The Stopping up of Manor Square and Manor Walk, Solihull

I am writing to object to the above stopping up.

My reasons are as follows :-

- 1) This is a very popular drop-off and pick-up point for people particularly youngsters using Touchwood. It means they can shop safely - no hanging about on the street corners waiting to be picked up. The same applies to the elderly and also the disabled. No alternative has been suggested which would offer similar advantages AND NONE is so far in the final plans.
- 2) We use it for access to the Council Offices car park, a concession offered to us most days after the Offices are closed.
- 3) Fire and ambulance are quickly on the scene in an emergency.
- 4) An alternative entrance to the offices is being considered on Church Hill Road in the middle of the hill - the hill is very busy all day and early evening so left turning vehicles would cause all kinds of difficulties.
- 5) Any alternative drop off and pick up point would ruin our Solihull "heritage" area round The Square and just outside our ancient church - not to mention causing traffic congestion and this is what has been suggested so far!

I am hoping that you will give due consideration to the points I have made.

Yours sincerely,
Susan E.J. Roberts

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10th March 2016

106a Widney Manor Road
Solihull
B91 3JJ

Secretary of State
National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle upon Tyne
NE4 7AR

Tel: 0121 705 5870
Mob: 07973 814416

Email: david.r.patterson@btinternet.com

References: NATTRAN/WM/5247/2207
PL/2015/51464/MAJFOT

Dear Sir

Order to authorise the stopping up of an area of highway – Manor Square and Manor Walk

I am strongly opposed to the granting of this proposed Order.

Touchwood 2 plans to extend the original Touchwood and involves the replacement of Manor Square and Manor Walk by a pedestrian walkway part covered/part open through a newly developed 20 retail units and 10 restaurants/cafes/bars.

Present use of Manor Square and Manor Walk

- 1. It is the only vehicular approach to the Council Offices and the Car Park around them.**

It is used by council office staff, visitors and general public, particularly for weekend parking and by all service vehicles.

- 2. It provides access to the rear of all the High Street properties from No. 126 (The Manor House) eastwards to The Square and round to No. 6 The Square.**

As the High Street is pedestrianised, Manor Square provides rear access for vehicles to these properties for all goods deliveries, service vehicles and access to parking. These are essential for business management and success. Ambulances and Fire Services demand proper access, especially as many of the listed buildings are timber framed and therefore high fire risk. These businesses should not be burdened by midnight to 8.00am access for deliveries. Why should the demands of Lend Lease impose this on businesses which provide employment for about 120 people year after year?

3. It acts, very busily, as a pick up or drop off point.

Users are not interested in Lend Lease's statement that the area was not designed to be a pick up or drop off point. It is an essential facility which is heavily used and is, in fact, a great asset to Touchwood. There is no evidence that the Council has ever discouraged this. Other than the Service Deck, it is the only close vehicular access to Touchwood, at its eastern entrance. It is used by all ages and types of people, children, disabled shoppers, cars, taxis, vans, Securicor vehicles, Police and Fire Services and small coaches e.g. from care homes such as Star and Garter. Some of these visits might only be brief, a few moments, or in emergencies a longer period. No alternatives fit all these requirements. It is sited conveniently for this variety of needs. It should be firmly established in its present use with some improvements to the area to facilitate better flow and within a more attractively designed landscape.

4. Access to Council offices and the surrounding area.

At present there are two approaches. One via the Manor Square turning point and the other close to Church Hill Road, usually closed by a barrier operable as and when required. The proposed "stopping up" would remove these two access points which would be replaced by a single newly constructed, extremely tight entrance further down Church Hill Road. This would be a potentially dangerous single access to the Council House and its area. How would a major emergency be dealt with?

Lend Lease should recognize that the present advantages of this area are of essential importance to the **present** Touchwood development. The highly controversial construction of 20 more retail units and 10 restaurants would result in massive inconvenience to many users and businesses, heavily outweighing any gain Lend Lease hopes to make. Present trends in retail trading do not augur well for increased demand for additional retail units. The possibility, however slight, of a catastrophic incident within Touchwood would necessitate massive Emergency Services hampered by severely diminished access.

Lend Lease and the Council should think again. The "stopping up" of Manor Square should not be allowed for these many reasons.

Yours faithfully

D.R.Patterson

Lauren Davies

From: David Carter [david.carter@illumina.co.uk]
Sent: 10 March 2016 22:33
To: NATIONALCASEWORK
Subject: PL/112015/51464/MAJFOT

3 Hurst Green Road
Solihull
B93 8AE

Dear Secretary of State,

The Stopping up of Manor Square and Manor Walk, Solihull

I am writing to object to the above stopping up.

My reasons are :

- 1) This pick up is used by many, many people - including as a safe place to drop young children (with parents, buggies etc), teenagers and older people. I hate to imagine the congestion that will be caused as cars will inevitably end up blocking the main road past the church as they try and drop-off/pick up people. I can see no reference to ANY alternative in the new plans.
- 2) The same issues will apply to the Fire and ambulance services - failure to get close in an emergency could be horrific.
- 3) The alternative entrance to the offices being proposed on Church Hill Road is too close to the roundabouts at the top and bottom of the hill - already traffic can fill the whole of the hill road - which would only be come worse with a righthand turn causing cars to wait down the hill.

Please do give due consideration to these few points - only a small number of words but potentially big problems!

Thank you.

Yours sincerely,

David and Rachel Carter

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Lauren Davies

From: Janet Train [trainc616@aol.com]
Sent: 10 March 2016 22:44
To: NATIONALCASEWORK
Subject: Solihull Lend Lease proposal

Categories: Objection

Ref: PL/2015/51464/MAJFOT

Dear Secretary of State,

I am 'other persons' in the objection to the proposal to extend the Touchwood Shopping Centre in Solihull. I object on the grounds that the remainder of the old historical Solihull will be destroyed and the old Manor House compromised by being surrounded by the new centre. As will the view near St Alphege Church. The loss of the turning circle and drop off point near the council office will have a huge effect on the flow of traffic by compromising the ability to drop people off safely and in a place away from flowing traffic. There aren't many roads around the centre of Solihull and none are set up to drop people off. Many young people are dropped off to meet friends and go to the cinema etc. Solihull does not need more shops; many have opened and not survived recently including big names like East and Country Casuals. Solihull is about to get busier with the arrival of Waitrose in May. The local infrastructure may not cope if the town becomes a big shopping destination. There are enough shops and restaurants for the population of the Solihull area.

Yours faithfully,

Mrs Janet Train
10 Denton Croft
Dorridge
Solihull B93 8SE

Sent from my iPhone

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Lauren Davies

From: DOROTHY SAWLE [dorothysawle@btinternet.com]
Sent: 11 March 2016 13:45
To: NATIONALCASEWORK
Subject: PL/2015/51464/MAJFOT
Attachments: touchwood letter.odt

SOLIHULL, EXTENSION TO LEND LEASE TOUCHWOOD

I write as a resident living in St Alphege Ward near Solihull town centre. My objections to the proposed plan to extend the Touchwood shopping centre are as follows.

Impact on Conservation Area An architect's drawing showed a three-storey green glass building, intended to be a restaurant, positioned close to the footpath in Church Hill Road directly opposite the west door of the Grade 1 Listed mediaeval parish church of St Alphege. It is entirely out of keeping in this historic part of Solihull. In addition to large congregations the church is used by the Council for civic services eg the "Mayor-Making" and Remembrance services. The war memorial stands outside the church in The Square. At present congregations are allowed to park their cars, free of charge until noon on Sundays, on the area where the restaurant is planned. This parking will disappear and will cause problems especially worrying to the elderly. I have heard that the area in front of the church is to be used as a 'drop-off point' for those wishing to visit Touchwood, as the present access by cars will be pedestrianized to allow for the expansion of the shopping area. The present arrangement is much used and appreciated by those with mobility problems wishing to visit the library theatre and the cinema. The space in front of the church is unsuitable for this purpose. It is difficult for buses to negotiate the war memorial: traffic is constant, and at certain times many students cross the road en masse, ignoring the zebra crossing just around Church Hill.

Lend Lease wish to demolish neighbouring shops and offices on the High Street in order to make another entrance to Touchwood. There are already three entrances, two in the High Street and one in Station Road. Not only would the character of old Solihull be destroyed but those working in these old buildings would lose their livelihood. Compulsory purchase orders include land at the rear of the Manor House, a Listed building, and the oldest house in Solihull. It is believed that the planned use of this land will ruin the garden (at present used for afternoon teas). Thousands have signed a petition objecting to this proposal. I was present at the Planning Committee meeting where ten members of the public were allowed to present their objections to the Planning Application. They were ignored and the Application was passed, though some reservations on design were expressed by Councillors. It seemed that everything had been decided before the meeting.

Traffic As I have indicated earlier Church Hill is busy at all times of the day, but especially at rush hours, weekends, bank holidays, religious festivals, half-terms and when there are hold-ups on the M42 motorway and the vehicles drive through Solihull centre. A queue builds up along Homer Road as cars wait to enter Touchwood underground car-park. This frequently causes chaos at the roundabout, with traffic backed-up along Prince's Way and Church Hill Road in the direction of Knowle. The main police station is situated in Homer Road and a new Waitrose supermarket is being built there. It is obvious to those living near the roundabout that heavier traffic would cause even more congestion and inconvenience to residents.

It is generally agreed that there is no need for more shops and eating places in the town centre, yet the Council has agreed to demolish the Council House and other Council offices in order to satisfy the greedy ambitions of Lend Lease. There has been so much secrecy surrounding this scheme it is impossible to know what is going on. The only information has been in the local newspapers, and they are not distributed to everyone. I would welcome an enquiry into everything that has transpired between the Council and Lend Lease since 2013 and would hope for more transparency in the future.

Yours faithfully

D M Sawle (Mrs)

26 Whitefields Crescent, Solihull B91 3NU 9.3.2016

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SOLIHULL, EXTENSION TO LEND LEASE TOUCHWOOD

I write as a resident living in St Alphege Ward near Solihull town centre. My objections to the proposed plan to extend the Touchwood shopping centre are as follows.

Impact on Conservation Area An architect's drawing showed a three-storey green glass building, intended to be a restaurant, positioned close to the footpath in Church Hill Road directly opposite the west door of the Grade 1 Listed mediaeval parish church of St Alphege. It is entirely out of keeping in this historic part of Solihull. In addition to large congregations the church is used by the Council for civic services eg the "Mayor-Making" and Remembrance services. The war memorial stands outside the church in The Square. At present congregations are allowed to park their cars, free of charge until noon on Sundays, on the area where the restaurant is planned. This parking will disappear and will cause problems especially worrying to the elderly. I have heard that the area in front of the church is to be used as a 'drop-off point' for those wishing to visit Touchwood, as the present access by cars will be pedestrianized to allow for the expansion of the shopping area. The present arrangement is much used and appreciated by those with mobility problems wishing to visit the library theatre and the cinema. The space in front of the church is unsuitable for this purpose. It is difficult for buses to negotiate the war memorial: traffic is constant, and at certain times many students cross the road en masse, ignoring the zebra crossing just around Church Hill.

Lend Lease wish to demolish neighbouring shops and offices on the High Street in order to make another entrance to Touchwood. There are already three entrances, two in the High Street and one in Station Road. Not only would the character of old Solihull be destroyed but those working in these old buildings would lose their livelihood. Compulsory purchase orders include land at the rear of the Manor House, a Listed building, and the oldest house in Solihull. It is believed that the planned use of this land will ruin the garden (at present used for afternoon teas). Thousands have signed a petition objecting to this proposal. I was present at the Planning Committee meeting where ten members of the public were allowed to present their objections to the Planning Application. They were ignored and the Application was passed, though some reservations on design were expressed by Councillors. It seemed that everything had been decided before the meeting.

Traffic As I have indicated earlier Church Hill is busy at all times of the day, but especially at rush hours, weekends, bank holidays, religious festivals, half-terms and when there are hold-ups on the M42 motorway and the vehicles drive through Solihull centre. A queue builds up along Homer Road as cars wait to enter Touchwood underground car-park. This frequently causes chaos at the roundabout, with traffic backed-up along Prince's Way and Church Hill Road in the direction of Knowle. The main police station is situated in Homer Road and a new Waitrose supermarket is being built there. It is obvious to those living near the roundabout that heavier traffic would cause even more congestion and inconvenience to residents.

It is generally agreed that there is no need for more shops and eating places in the town centre, yet the Council has agreed to demolish the Council House and other Council offices in order to satisfy the greedy ambitions of Lend Lease. There has been so much secrecy surrounding this scheme it is impossible to know what is going on. The only information has been in the local newspapers, and they are not distributed to everyone. I would welcome an enquiry into everything that has transpired between the Council and Lend Lease since 2013 and would hope for more transparency in the future.

Yours faithfully

D M Sawle (Mrs)

26 Whitefields Crescent, Solihull B91 3NU 9.3.2016

Lauren Davies

From: THX 1138 [colster7@outlook.com]
Sent: 14 March 2016 15:30
To: NATIONALCASEWORK
Subject: RE: PL/2015/51464/MAJFOT - NATTRAN/NW/S247/2153

Dear Mr Isaac

I was under the impression that a public inquiry was being held into all aspects of the Touchwood expansion scheme. If your interest is only concerning the drop off area for the centre, well they have no business blocking that off either. The traffic in this part of the town has already been severely inconvenienced by the current Waitrose construction and is frequently gridlocked even without the extra traffic the new shop will induce.

Please tell me what is going on with the public enquiry I have heard about, and forward my previous comments to whom it may concern, with the exception of LendLease who have no consideration for the opinions of any local people without influence on the Planning Committee.

You may consider my objections to be independent of those of my mother.

Kind regards

Colin Sawle

From: NATIONALCASEWORK@dft.gsi.gov.uk
To: colster7@outlook.com
Subject: RE: PL/2015/51464/MAJFOT - NATTRAN/NW/S247/2153
Date: Fri, 11 Mar 2016 14:13:13 +0000

Dear Mr Sawle

Thank you for your email, the contents of which have been noted. Would you like your email to be treated as a separate objection to that of Mrs Sawle, or should we treat it as part of her objection?

I look forward to hearing from you.

Kind regards

Adrian Isaac



Department for Transport

Adrian Isaac
National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle Business Park
Newcastle upon Tyne NE4 7AR
0207 944 4114

[Follow us on twitter @transportgovuk](#)

From: THX 1138 [<mailto:colster7@outlook.com>]
Sent: 11 March 2016 14:08
To: NATIONALCASEWORK
Subject: PL/2015/51464/MAJFOT

I am glad to hear about the forthcoming enquiry into the Touchwood extension. The initial planning permission was delivered in a cloak and dagger manner, and Solihull Council's Planning Committee's recent consent to LendLease has been a complete farce. So many financial inducements have been provided to the local council that it was IMPOSSIBLE for them to reach an unbiased assessment of the

scheme. If the committee had any integrity, they would have referred the decision to another council's planners .

Very little information has been released to the local public, as the council appears to have editorial control over the local free press, and has indicated that LendLease will be allowed to expand its operations without hindrance.

I hope that the enquiry investigates all inducements provided to Solihull Council by LendLease, and whether the Planning Committee have exerted their lawful duties when granting permission in the face of widespread public disapproval.

Colin Sawle

26 Whitefields Crescent

Solihull B91 3NU

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Lauren Davies

From: monkspath47 [monkspath47@btinternet.com]
Sent: 23 February 2016 15:38
To: NATIONALCASEWORK
Subject: Fwd: PL/2015/51464/MAJFOT

Sent from Samsung tablet

----- Original message -----

From monkspath47
Date: 23/02/2016 15:31 (GMT+00:00)
To nationalcasework@dft.gsi.gov.uk
Subject PL/2015/51464/MAJFOT

I would like to make an objection to Solihull Council's proposed Compulsory Purchase Orders to acquire land to make possible the development planned by Lend Lease.

I should state that I am "other persons" . I am, however, a resident of Solihull. I am disabled so the closing of Manor Square pick-up, drop-off area would mean my access to Touchwood, if I needed to arrive by taxi, would be impossible and more importantly the disabled bays will vanish and, therefore, my ability to to access Touchwood independently will have gone for ever.

Why is it not possible for Solihull to be LEFT ALONE. It is a pretty town with bags of character. Why does it need to be turned into a CONCRETE JUNGLE. This alteration will be to the detriment of local people. It is purely to attract people from outside. I know that "no man is an island" but please make Solihull for fit for us locals. We love it as it is

Carol Paterson

Item no: 108580 Seamed Print Dress with V Neck & Black Chain Belt by Nina Leonard

QVC Price: **£43.50**
P&P: £3.95

Select size: 2XL
S M L 2XL 3XL

Select colour:

Select quantity: 1 [▶ Half price P&P on additional items.](#)

[Add to basket](#) [Speed Buy](#)

[Add to Wish list](#)

Overall Rating: [▶ Be the first to write a review.](#)

Share this Product: [Facebook](#) [Twitter](#)

[▶ Read all 2 questions | 2 answers](#)
[▶ Email to a friend](#)

Description

Seamed print dress with chain belt by Nina Leonard. This flattering jersey dress features an all-over statement print with a panelled, A-line design to skim your snape and a chain belt to cinch in your waist. With extended sleeves to cover the tops of your arms and a demure length that sits just below your knee, this stylish Nina Leonard dress is the perfect piece to take you into autumn and beyond.

Wear your own way - pair with simple pumps and a carriage for cooler, casual days, or complementing heels and a clutch bag for the evening.

- V-neckline
- Elbow-length sleeves
- Asymmetric hemline
- Two belt ties
- Chain belt with print ties
- 95% polyester, 5% elastane
- Machine washable up to 30C

Print options:

- Multi Wave - pixelated zig-zag print in red, green, blue, white, brown and black
- Purple Stripe - stripe print in purple, black, blue, fuchsia, brown and lilac
- Ivory Animal - leopard print in ivory and black

Measurements:

- Chest: S: 86.3cm (34"), M: 91.4cm (36"), L: 96.5cm (38"), XL: 104cm (41"), 2XL: 119.3cm (47"), 3XL: 129.5cm (51")
- Hip: S: 104cm (41"), M: 109cm (43"), L: 114.3cm (45"), XL: 122cm (48"), 2XL: 134.6cm (53"), 3XL: 144.7cm (57")
- Length: S: 120.6cm (47.5"), M: 122cm (48"), L: 123cm (48.5"), XL: 124.4cm (49"), 2XL: 123cm (48"), 3XL: 123cm (48.5")

Behind the brand
Created by Leonard Feinberg and his wife Nina, the Nina Leonard design house is now one of the industry's leading clothing brands. They are dedicated to creating beautifully designed dresses, knitwear and separates in easy-care, easy-wear fabrics - perfect for women of all ages and sizes.

All measurements are approximate

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Lauren Davies

From: Peter Thompson [strand37@nildram.co.uk]
Sent: 24 February 2016 10:44
To: NATIONALCASEWORK
Subject: Proposed Development / extension to Touchwood centre Solihull Ref: PL/2015/51464/MAJFOT

Dear Sir,

We write regarding the above and wish to voice concern and seek the overturning of the above project presently been proposed.

The impact on the visual environment and picturesque aspects of the true centre of the town will be irreversible and turn what historically, as in many centuries, has been a particularly pleasing part / entry of the town into an unnecessary blot.

The area opposite to St Alphege Church, the shops and offices situated on the corner of the High Street and Church Hill Road, extending down the High Street, including the area around the Manor House and its garden, have a character and style which cannot be replicated by demolition and creation of a further shopping / eating area which the proposal considers.

The despoliation of such an area of historical and special meaning should not be allowed to proceed and indeed the area could warrant classification as listed premises in any other circumstance, so important are they to the history and character of Solihull.

We ask for the full might of the review to be focussed on these aspects and due consideration to this particular area to be kept as is, unless the whole project is to be stopped.

Another aspect equally important for consideration in the review is the traffic flow around the present area at the rear of the present exit from Touchwood. The provision to elderly and disabled people of this means of transporting people to the current doorway is extremely important and should not be dispensed with at a stroke. While Leas Lend may consider other adjacent alternatives as I understand they are at present, nothing other than the retention of the existing or the provision and an exact replica will suffice. Any count of vehicle numbers and people at that point from early morning to late at night when the centre closes, particularly for the last three months of any year as Christmas shopping and late night openings are in place, will create the concern that such a method of access is fundamental to the equitability of all who need access and time to be extricated from a vehicle because of disability, and availability of vehicular access to bring purchases to a car easily and with limited risk of accident.

The potential for further traffic around the island at Church Hill Road / Homer Road by allowing this development whatever mitigating actions are taken will cease up the area and is an unnecessary effect to be created by an unnecessary development.

The traffic census presently being carried out will lead to the understanding of the current traffic flows, but will miss the additional impact of Christmas traffic which doubles the numbers seeking to negotiate the roundabout. The numbers seeking to negotiate the roundabout is a frustration to the drivers going on, against those who are seeking parking.

As an aside it is interesting that the cameras taking the traffic census have been placed their during half term when traffic is particularly light. We wonder why?

Further, and indeed more fundamentally, it cannot be understood by the people of Solihull why the project has been put together at all and in any case. The provision of additional numbers of shops and restaurants planned is unnecessary and flows against the impact of internet shopping and the reduction in foot fall as a consequence. The only purpose is the making of money by the council who are able to off load a building no longer suitable for their use and extract Business rates from the additional unnecessary shops and eateries to be included in this

unnecessary plan. Leas Lend have only one purpose and that also is to make money. The officers of that organisation will not be residing in the area, around the development and will not and do not consider the impact of their planning or design work save it be sufficient to be agreed by the very council who will benefit. That looks very much like self-serving and not taking an independent nor beneficial view of the town.

It is this independent view, your independent review, which is now being called upon to bring clarity and an overturning of the proposals as they are set out and a re-thinking and potential stopping of the plan.

The best alternative plan would be to demolish the Council Building, create car parking accessed without going round the Church Hill Road / Homer Road roundabout, and the council can take the revenues from that in perpetuity.

All of Solihull residents would breathe a sigh of relief.

We plead as residents of 21 years and who have seen the development of Touchwood and the frequency of empty shops, plus the impact on Mell Square and the effect on the traffic flows overall, that the full weight of the review will focus on the important elements of the town and not just on the financial side of the plan. Future generations will thank you for stopping a plan which is designed to despoil a place of character and style.

We urge the review stops the development.

Peter and Wendy Thompson
37 Church Hill Road
Solihull
B91 3HZ

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Lauren Davies

From: richie rich [kipper_035@hotmail.com]
Sent: 10 March 2016 13:05
To: NATIONALCASEWORK
Subject: NATTRAN/WM/S247/2207 - Objection

Dear Sirs,

Reference: NATTRAN/WM/S247/2207

I write in objection to the above Order. Whilst I have a number of concerns which I have previously raised with Solihull MBC concerning the planning applications for the extension of the Touchwood Shopping mall and the Refurbishment of Solihull MBC's remaining offices, my objections in regard primarily on two grounds:

1. The illconceived closure of Manor Square and the drop-off zone
2. The conflict of interest that Solihull MBC planning committee has in the application approval of the Touchwood Shopping Mall expansion and the Refurbishment of Solihull MBC's offices

Point 1 - Closure of Manor Square and drop-off zone

My objections in connection with this point are:

The current drop off zone is used extensively by visitors to the Mall. It is adjacent to the Mall and provides easy access for visitors, particularly disabled visitors. However, Solihull MBC is pushing through the applications without:

1. identifying an alternative location for a drop off zone
2. discussing alternative locations with nearby by residents on Rectory Road who already suffer the plight of visitors to the shopping mall and Taxi firms using Rectory Road as an unofficial drop off zone. This is already making access to and from properties on the corner of Rectory Road and Churchill Rd dangerous as residents are forced to pull out on to the road near a busy junction with visibility impeded by waiting cars and taxis. The reality is that this would become a nightmare for residents on Rectory Road as visitors will, by human nature, use this a drop off zone to avoid the congestion on junction of Homer Road and Churchill Road. There are double yellow lines in place on Rectory Road but these are routinely ignored and poorly policed.

Point 2 - Conflict of Interest

I believe the planning committee of Solihull MBC have a conflict of interest in their decision to approve the Touchwood Shopping Mall extension and this has not been addressed. As you are aware, the deal has been structured so that Solihull MBC will receive money from the sale of property to LeandLease to make space for the Touchwood extension. Solihull MBC are using this money to renovate and refurbish remaining Council premises. However, by submitting two separate planning applications Solihull MBC are not being transparent in their conflict of interest. Whilst this money could be used elsewhere in the Borough by using it to refurbish the remaining council offices creates a conflict of interest. By not referring these decisions to an independent planning committee, Solihull MBC's planning committee has failed in its duty to be independent and objective.

I hope these concerns are taken into account and I look forward to hearing from you.

Kind regards

Richard Lyons

Telephone: 07920030035

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**84 MONASTERY DRIVE
SOLIHULL
WEST MIDLANDS, B91 1DP
Tel: 0121 706 5042**

email: patricia.ritchie@mypostoffice.co.uk

10 April 2016

Karen Tweddle,
National Transport Casework Team,
Newcastle, Tyneside House,
Skinnerburn Road,
Newcastle Business Park,
NEWCASTLE UPON TYNE, NE4 7AR

Dear Ms Tweddle,

Re: NATTRAN/WM/S247/2207

The following letter applies to the extension of the Touchwood Shopping Mall development in Solihull, West Midlands reference PL/2015/51464/MAJFOT.

The company planning to extend the Shopping Mall known as Touchwood has shown a blatant disregard for the historical part of our lovely town by planning to issue Compulsory Purchase Orders to several properties on the High Street, but also to rob Solihull's much-treasured Manor House, a 15th Century Grade 2* listed building on the High Street, of its land at the rear of the building. Even more worrying is that the plans at present will deprive the aged and disabled of our community of the only safe and close dropping-off point in Manor Square, which is at the rear of the Manor House. This dropping-off point provides access to Touchwood Shopping Centre and to the High Street via Manor Walk. This area is also needed to allow access for emergency services to Touchwood Mall, e.g. Fire Engines and Ambulances etc.

I spoke at the meeting of Solihull MBC Planning Committee where the plans for Touchwood 2 were 'debated' and even the Civic Planning Committee members were divided on the acceptance of the plans, 4 votes in favour and 4 against. It was only the Chairman's casting vote that allowed the adoption of these disastrous plans.

In an era where shop premises are vacant in many areas of our town and online shopping is really taking hold, Touchwood does not need 20 more shops and 10 more restaurants. Solihull is already very well-supplied with both.

Apparently our Council will be receiving new offices from the deal and their present offices are scarcely as much as twenty years old and in a state of good repair at that. Perhaps this has biased them towards accepting the plans as they may have a vested interest, so we are told.

The scheme will completely change the atmosphere of the historic end of Solihull adjacent to its old Church, St. Alphege, and also will destroy several businesses in the area. In fact if The Manor House loses the area at the rear, which presently accommodates its car park and also protects its garden, then businesses which operate from it will leave. This will deprive The Manor House of income, which will adversely affect its maintenance programme risking the possibility that this old Tudor building will fall into disrepair. Over the past centuries many locals and that includes my husband, have given years of their life voluntarily to keep this lovely

old building in good order. With this entirely unnecessary extension to an already large shopping mall, all the efforts over the years will have been in vain and a Grade 2* listed building will be lost to future generations.

I have lived and taught in this area for most of my life since 1962 and have seen changes to Solihull take place, but these changes have never before threatened historic buildings and the very pleasant atmosphere of our town. I fully accept towns need to develop, but surely this must be done with respect by those involved in the development and Lend Lease. The company involved, has shown scant regard for the feelings of the local population and our town's historic area.

Yours sincerely,



Patricia Ritchie BSc.(Hons)

cc: Lend Lease, Clarendon House, 76-90 High Street, SOLIHULL, B91 3TA