







THE METROPOLITAN BOROUGH OF SOLIHULL (TOUCHWOOD EXTENSION, SOLIHULL) COMPULSORY PURCHASE ORDER 2015

OBJ #	OBJ NAME & AGENT	DATE OF OBJ LETTER	DM REF	OUTLINE OF OBJ	COMMENTS/ACTION REQUIRED
1	<p>Pearcelegal Limited</p> <p>Plots:</p> <p>Table 1: Plots 25, 36 [NB this should be reference to plot 26?], [27, 28 - not mentioned in objection but noted in CPO schedule?] 33, 34, 35, 36</p> <p>[Not mentioned in objection but referred to in CPO schedule: Table 2: 19, 35, 36]</p> <p>Sanderson Weatherall (Richard Farr)</p>	23 December 2015	 MAN_003-#2435784 -v1-Touchwood_Obj	<ul style="list-style-type: none"> • Doesn't believe that Solihull is under threat from other regional schemes • Not been provided with copy of CACI study • Lack of detail/certainty regarding redevelopment of Mell Square • Adverse impact on Mell Square • No proven demand for leisure use • 156/158 High Street – design issues (listed building) and inaccurate details about property • Impact on value of property of loss of car parking • Additional parking demand • Land is not under-utilised, derelict, obsolete • Scheme biased towards retail and leisure • Council justifying the scheme with reference to financial gain • Infringement of human rights • Is developer providing full indemnity • Detail regards pre-lets 	<ul style="list-style-type: none"> • Both the Council and Lend Lease are satisfied that there a need for the scheme • A copy of CACI study has now been provided • Mell Square is being redeveloped by its owner independently • Lend Lease are considering various options which will ensure that 156/158 High Street remains accessible as an independent unit. • Compensation is being offered in accordance with the Compensation Code • Alternative car parking will be offered on adjacent Council-owned car park. • Council is satisfied that the interference with human rights is justified and proportionate • Council and Lend Lease have entered into a development agreement and CPO indemnity agreement • Interest from incoming retailers is high and a number of pre-lets have been secured





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2	<p>Ruxton Independent Estate Agents and Valuers</p> <p>Plots</p> <p>Table 1: 28</p> <p>Table 2: 35, 36</p> <p>Sanderson Weatherall (Richard Farr)</p>	23 December 2015	 MAN_003-#2435818 -v1-Touchwood_Obj	As objection 1	As objection 1
3	<p>Nisar Feroz Khan t/a Dental Practice Manor Square</p> <p>Plots 30 and 37</p> <p>Sanderson Weatherall (Richard Farr)</p>	23 December 2015	 MAN_003-#2436281 -v1-Touchwood_Obj	As objection 1	As objection 1
4	<p>Anthony Stockton Solicitors</p> <p>Plots 30 and 35</p> <p>Sanderson Weatherall (Richard Farr)</p>	23 December 2015	 MAN_003-#2436226 -v1-Touchwood_Obj	As objection 1	As objection 1



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5	<p>Citiforce Investments Inc of Arias Fabrega and Gabrega Trust Co BVI Limited</p> <p>Plots</p> <p>[Not stated, but noted in CPO schedule against Plots 27, 28, 29, 30, 31, 32, 33, 34, 35 and Table 2 plot 19]</p> <p>Pennycuik Collins Chartered Surveyors</p>	3 December 2015	 MAN_003-#2435867-v1-Touchwood_Obj	<ul style="list-style-type: none"> • Requires whole of property to be acquired 	<ul style="list-style-type: none"> • Lend Lease are considering the issues raised
6	<p>Revital Limited</p> <p>Plots:</p> <p>22</p> <p>[Also noted against Table 2: 35, 36 – but not specified in objection]</p>	17 December 2015	 MAN_003-#2435874-v1-Touchwood_Obj	<ul style="list-style-type: none"> • Lack of meaningful engagement • Uncertainty over ability to continue to trade/relocation premises • Planning permission not yet granted 	<ul style="list-style-type: none"> • CBRE have been negotiating with affected parties. There is no duty for the Council to provide relocation properties although it has been investigating the availability of suitable vacant properties in the town centre • Planning permission was granted on 9 December 2015




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7	<p>Stonegate Pub Company</p> <p>Plots 9, 19, 20 and 21</p> <p>Bidwells and BNP Paribas</p>	<p>17 December and 22 December</p>	<p> MAN_003-#2435875 -v1-Touchwood_Obj</p> <p> MAN_003-#2435871 -v1-Touchwood_Obj</p>	<ul style="list-style-type: none"> Proposals create angled rear boundary that makes no concessions to existing building No internal surveys undertaken of listed buildings Council were misled in summary of Historic England's comments at planning committee Council have not given due consideration to the impact on the historic fabric of listed building Resultant building footprint is not one of a traditional form Will result in closure of business and loss of 41 jobs Impact on tenants' businesses (Sporting Barbers and Coral Racing) Failed to assist with identifying relocation properties Failed to enter into substantive dialogue 	<ul style="list-style-type: none"> The Scheme has undergone a thorough design process No internal survey was undertaken as sufficient plans were available. The current tenant has modified the layout to suit its own needs. The Planning Committee were fully appraised of Historic England's representations and these were taken into account as part of the determination of the application 900 jobs will be provided as part of the Scheme CBRE have been negotiating with all affected parties
8	<p>Coral Racing Limited</p> <p>Plots:</p> <p>[No plots identified but noted in CPO Schedule against Plots 19 and 20]</p>	<p>22 December</p>	<p> MAN_003-#2435873 -v1-Touchwood_Obj</p>	<ul style="list-style-type: none"> No intention to demolish shop so should be allowed to continue to trade No alternative locations 	<ul style="list-style-type: none"> The Coral unit is necessary to create the pedestrian walkway to complete the retail circuit. It is necessary to have a large unit with an active frontage as a gateway to the Scheme. There is no duty for the Council to provide relocation properties although it has been investigating the availability of suitable vacant properties in the town centre
9	<p>David Sheen T/A Sporting Barbers UK Limited</p> <p>Plot</p> <p>[No plots identified but noted in CPO schedule against Plot 21]</p>	<p>23 December</p>	<p> MAN_003-#2436931 -v1-Touchwood_Obj</p>	<ul style="list-style-type: none"> Property not required Shortage of office premises for relocation at affordable rent No additional parking provided Independent retailers will be driven out and customers will go elsewhere Lower footfall at east end of High Street due to factors such as inadequate car parking and the location of bus stops, the railway station and taxi ranks. New development will be unattractive to occupiers Already a lot of A3 provision in town which is not being used No late night parking within town close to A3 uses Proposed Waitrose development will exacerbate parking issues Removal of Manor Square access road will not relieve congestion on Churchill Road 	<ul style="list-style-type: none"> The unit is necessary to create the pedestrian walkway to complete the retail circuit. It is necessary to have a large unit with an active frontage as a gateway to the Scheme. The Scheme will not create additional trips so no additional car parking is required. Lend Lease is required to work with the Council and other stakeholders to prepare a car park management strategy to achieve a better balance of use between the existing town centre car parks A variety of different sized units will be



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	Allsopp & Co solicitors				<p>available in the Scheme</p> <ul style="list-style-type: none"> • Lend Lease have received a number of enquiries from retailers not currently represented in Solihull who would be interested in taking a unit in the Scheme. A number of pre-lets have been secured. • A wider range of family dining and higher-end dining is required in the town centre • The Waitrose development is on site and a new car park is being provided as part of that development • Significant congestion is experienced at Manor Square as a result of it being used as an unauthorised drop off
10	<p>The Solihull Manor House Charity</p> <p>Plots</p> <p>Plot 4 [Also noted against Plots 3 and 5 and Table 2 plot 6 but not referred to in letter]</p> <p>Anthony Collins Solicitors</p>	21 December	 MAN_003-#2435872 -v1-Touchwood_Obj	<ul style="list-style-type: none"> • Heritage issues – intrusive development, enclosure, detrimental impact and reduction in levels of sunlight • Removal of “buffer” • Venue for charitable and community activities, only quiet community space in Solihull • Teashop is attractive and viable amenity, revenue helps towards upkeep of listed building as does revenue from car parking • Ability to consider other development proposals in future removed • Land not needed for redevelopment, which is supported in principle 	<ul style="list-style-type: none"> • The Scheme has undergone a rigorous design process to ensure that it reflects the historic environment. • In particular, the Manor House garden will retain adequate sunlight in excess of BRE guidance • All the land is required for the Scheme
11	<p>Manor House Tea Room</p> <p>Plot</p>	21 December	 MAN_003-#2435869 -v1-Touchwood_Obj	<ul style="list-style-type: none"> • High volume of noise and disruption during building work which will lose custom • Reduction in day light • Removal of car parking will hamper success of tea room • Development is uncalled for and totally inappropriate 	<ul style="list-style-type: none"> • Lend Lease are committed to minimising the impact during construction. The planning permission contains a number of conditions regulating the construction phase. • As mentioned above, the garden will



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	[Plot numbers not referenced but noted in CPO schedule against plots 4 and 5]	And January 8	 160118 Manor House Tea Room.pdf		enjoy sunlight levels in excess of the BRE guidance post-development • There are a number of alternative car parks in the vicinity of the property.
12	Solihull and Shirley Estate Agencies Limited t/a Melvyn Danes Plots: [No plot numbers referenced in objection but noted against Plots 24 and 36 in CPO Schedule] Allsopp & Co Solicitors	23 December	 MAN_003-#2436930 -v1-Touchwood_Obj	This objection is written in the same terms as objection 9 save for there is no reference to the listed building	See responses to objection 9
13	Centrick Properties Plots: [No plot numbers referenced in objection but noted against Plots 26 and	21 December	 MAN_003-#2436939 -v1-Touchwood_Obj	<ul style="list-style-type: none"> • Recently entered into 10 year lease and made substantial improvements to the premises • Rear car parking and disabled access are valuable amenities, the removal of which will render the premises unsuitable and potentially unviable • Access 24/7 is required • Would not have taken lease if had known of proposals 	<ul style="list-style-type: none"> • The Scheme is a long-held ambition of the Council and has been in the public domain for over a year • CBRE have been negotiating with all affected parties.





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	27 and Table 2 plots 19 and 36 in CPO Schedule] Bilfinger GVA (Martin Patrick)				
14	Wesleyan Assurance Society Plots: [No plot numbers referenced in objection but noted against Plots 22, 23, 24, 25, 26, 27, 36, 37 and Table 2 plot 19 in CPO Schedule] Bilfinger GVA (Martin Patrick)	23 December	 MAN_003-#2436894 -v1-Touchwood_Obj	<ul style="list-style-type: none"> • Partial acquisition renders the retained part valueless and seeks whole of its interest to be acquired • Negotiations to date have failed to consider the detail properly • Complications - building "partly listed in the Local Register as being within a conservation area" 	<ul style="list-style-type: none"> • CBRE have been negotiating with all affected parties
15	Zara UK Limited Plots: [No plot numbers referenced in objection but	18 December	 MAN_003-#2436283 -v1-Touchwood_Obj	<ul style="list-style-type: none"> • Have an interest in Unit 11 and has a right to use the car park, common parts, service areas and roads within the shopping centre • Lack of clarity as to the extent of interest to be acquired • Not all of unit required for works • Inconsistency of information • Planning permission not granted, s106 agreement cannot be completed as land in third party ownership, then JR period following grant of planning permission 	<ul style="list-style-type: none"> • The common parts have not been included in CPO • Lend Lease are in negotiations with Zara to clarify the extent of the unit required. • The unit will be in a prime location moving forward. • Planning permission was granted on 9 December 2015








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	noted against plot 1 in the Schedule] Clyde & Co				
16	Western Power Distribution (West Midlands) PLC	17 December	 MAN_003-#2435876 -v1-Touchwood_Obj	<ul style="list-style-type: none"> • Does not address how interests will be affected • Does not address how interests will be protected both during the construction of the scheme and operation • Inadequate information to fully understand design or construction of scheme and therefore potential operational impacts • No information to understand how it would continue to fulfil statutory responsibilities • No provision for replacement cable or overhead line routes 	<ul style="list-style-type: none"> • A new substation will be provided as part of the Scheme. Negotiations are well advanced.
17	Wilstan Racing Limited (t/a William Hill) Plots: Plot unspecified (noted against plot 38 Table 2) Gosschalks	21 December	 MAN_003-#2436846 -v1-Touchwood_Obj	<ul style="list-style-type: none"> • Order will have an injurious materially adverse effect on the conduct of its business 	<ul style="list-style-type: none"> • The Council has written to Wilstan requesting that the objection is withdrawn on the basis that it relates to an obsolete right of way referenced on its title. In the alternative, Wilstan are requested to provide further and better particulars of their objection.








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18	BB Boutique Limited t/a Jurnie Plots: [Not specified but listed against plot 23 and table 2 plots 35, 36] Wadsworths Solicitors	21 December	 MAN_003-#2436916-v1-Touchwood_Obj	<ul style="list-style-type: none"> • Small businesses will be forced out of the town centre • No reasonably priced units for smaller operators • Lack of negotiations • Relocation would be difficult • Currently pay rent of £25,000 and a unit in new development would cost £45,000 • Will be a knock-on effect for small scale suppliers • No consideration as to alternative scheme which would not require demolition of premises • Destroy the existing authentic character of the locality • Restaurant and leisure already well provided for • Demand for parking and traffic congestion will change • Scheme is unimaginative, insensitive and ill-judged 	<ul style="list-style-type: none"> • A range of units will be provided as part of the Scheme • CBRE have been in negotiations with all affected parties • There is no alternative scheme that would deliver the additional retail capacity required • The Scheme has undergone a rigorous design process and respects and preserves the character of area • The Scheme will not generate additional trips and so no additional parking is required.
19	Stephen Michael Perkins [Not specified but listed against Plots 27, 28 and Table 2 plots 35 and 36] Stephen McBride Chartered Surveyors	21 December	 MAN_003-#244805-v1-Touchwood_O	<ul style="list-style-type: none"> • Business will become unviable due to loss of parking and activity to rear of property 	<ul style="list-style-type: none"> • Access will be maintained at all times both during and after construction. • Alternative car parking will be available in the vicinity of the Scheme
20	Gates (non-statutory)	8 January 2016	 160118 Gates.pdf	<ul style="list-style-type: none"> • Impact on listed buildings esp Manor House and cottages opposite war memorial • Criticising the decision to end the objection period on 24 December 	<ul style="list-style-type: none"> • Listed buildings issues dealt with above • Council allowed more than standard statutory period in which to object
21	Herd (non-statutory)	11 January 2016	 160118 Herd.pdf	<ul style="list-style-type: none"> • Impact on listed buildings/ conservation area 	<ul style="list-style-type: none"> • As above



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22	Lingard (non-statutory)	9 January 2016	 160118 Lingard.pdf	<ul style="list-style-type: none"> • No need for scheme • Impact on listed buildings/ conservation area 	<ul style="list-style-type: none"> • As above
23	Patterson (non-statutory)	14 January 2016	 160118 Patterson.pdf	<ul style="list-style-type: none"> • Setting of listed building • Viability of existing businesses • No justification for scheme 	<ul style="list-style-type: none"> • As above
24	Roberts (non-statutory)	18 December 2016	 160118 Roberts.pdf	<ul style="list-style-type: none"> • Impact on listed buildings • Should preserve former library, not demolish 	<ul style="list-style-type: none"> • As above
25	Towers (non-statutory)	11 January 2016	 160118 Towers.pdf	<ul style="list-style-type: none"> • Impact on listed buildings • Town centre needs apartments 	<ul style="list-style-type: none"> • As above
26	Harbott (non-statutory)	9 January 2016	 160118 harbott.pdf	<ul style="list-style-type: none"> • Objects to scheme but does not explain why 	
27	Spencer (non-statutory)	13 January 2016	 160118 Spencer.pdf	<ul style="list-style-type: none"> • Impact on listed buildings and in particular Manor House 	<ul style="list-style-type: none"> • As above
28	Cund (non-statutory)	9 January 2016	 160118 Cund.pdf	<ul style="list-style-type: none"> • Impact on listed buildings 	<ul style="list-style-type: none"> • As above
29	Handley (non-statutory)	14 December 2015	 160118 Handley.pdf	<ul style="list-style-type: none"> • Planning process matters 	<ul style="list-style-type: none"> • See comments in respect of the Stonegate objection

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30	Stubbs (non-statutory)	30 December 2015	 CPO - Prop Touchwood Extensic	<ul style="list-style-type: none"> • Querying availability of documents and case of CPO 	<ul style="list-style-type: none"> • As above
31	Scharf (non-statutory)	7 January 2016	 160121 Scharf.pdf	<ul style="list-style-type: none"> • Impact on listed buildings • Need of scheme 	<ul style="list-style-type: none"> • As above
32	Dowe (non-statutory)	14 January 2016	 160121 Dowe.pdf	<ul style="list-style-type: none"> • Wishes to retain listed buildings 	<ul style="list-style-type: none"> • As above
33	Kenneth Massey (non-statutory)	14 January 2016	 160121 Massey.k.pdf	<ul style="list-style-type: none"> • Development will change character of Solihull 	<ul style="list-style-type: none"> • As above
34	Margaret Massey (non-statutory)	14 January 2016	 160121 Massey.m.pdf	<ul style="list-style-type: none"> • Development will change character of Solihull • No need for more retail 	<ul style="list-style-type: none"> • As above
35	Myring (non-statutory)	19 January 2016	 160126 Myring.pdf	<ul style="list-style-type: none"> • Impact on listed buildings • Division within the Council 	<ul style="list-style-type: none"> • As above
36	Osbourne (non-statutory)	Undated – date stamped by CLG 27 January	 160128 Osbourne.pdf	<ul style="list-style-type: none"> • Impact on listed buildings • Need for a quality tea room which is not provided for at present 	<ul style="list-style-type: none"> • As above
37	Whitehouse (non-statutory)	26 January 2016	 160203 Whitehouse.pdf	<ul style="list-style-type: none"> • Impact on listed buildings 	<ul style="list-style-type: none"> • As above

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38	Ford (non-statutory)	1 February 2016	 160208 Ford.pdf	<ul style="list-style-type: none"> • Preserve setting of the High Street • Fire regulations • Don't wish to compete with Birmingham • Rise of online shopping • Need more information from councillors 	<ul style="list-style-type: none"> • As above
39	Hunter (non-statutory)	10 January 2016	 160208 Hunter.pdf	<ul style="list-style-type: none"> • Preserve setting and protected buildings • Loss of sunlight • No additional parking • Loss of drop off • No demand for scheme 	<ul style="list-style-type: none"> • As above