

16 Sharmans Cross Road  
Solihull  
West Midlands  
B91 1RG

5th March 2019

Dear Sir / Madam

RE: LDP – Site 245 – Sharmans Cross Road Rugby Ground

Please find below a number of objections to the proposal of the inclusion of the rugby club land on Sharmans Cross Road within the Local Development Plan.

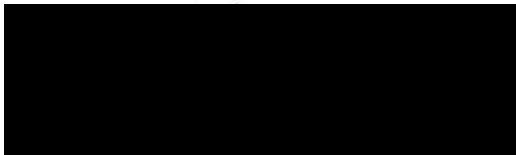
1. **Increased Traffic movements** – Our house is directly opposite the proposed access and egress to the site. This will result in increased noise levels, vehicle headlights shining into our front rooms and increased traffic. Congestion levels outside our property in the school / work rush hour from 8am onwards are significant with often a need to wait for a gap in traffic to even exit my own drive. Any further housing development in this area will substantially worsen this and cause increased danger to cyclists (this is a designated cycle route) and pedestrians (particularly young children walking or scooting to and from Sharmans Cross School).
2. **Parking** – A development of 67- 100 dwellings will need a significant amount of parking with most households realistically requiring a minimum of 2 spaces for their own cars alone. My concern is there is insufficient land area for both housing of this density and sufficient parking thereby I predict a negative outcome of people street parking and with the Arden Club losing approx 75 parking spaces this would also have a negative impact on the commercial viability of the club. My previous house was in Dickens Heath – a typical example of high density housing with insufficient parking provision and thereby street parking and road safety issues.
3. **Density / suitability of proposed development** – The Sharmans Cross / Winterbourne neighborhood consists of characterful properties on wide mature garden plots. The proposed development of 67- 100 new build houses would stand out as a ‘eye sore’ in this area in terms of density of housing and suitability. The suggestion of ‘affordable homes’ typically means provision of flats or housing density in excess of 2 stories leading to loss of light, privacy and overshadowing of neighboring properties.
4. **Drainage** – the current drainage system is already unable to cope, with regular clearance works and repair works required outside our driveway. The drainage system is old, decaying and damaged by tree roots. Increased building in this neighborhood will overwhelm this system further.
5. **Loss of sporting facility** – SMBC documented in 2013 that this land would be used for sports use only and that the freehold would not be sold. This therefore indicates it would be inappropriate to include this development in the LDP. Previous attempts by a developer to get planning permission to build on this land have been rejected by SMBC. There is also a lack of sports

pitches in Solihull. Sport England reported that Solihull is in the third quartile nationally for over-16 participation in sport three times per week and continues to fall in the national league tables.

6. **Flooding** – During heavy rainfall we experience flooding of back gardens and Sharmans Cross Road itself. Further development in the neighborhood will worsen this already troublesome problem.
7. **Environmental Impact** – This is a leafy neighborhood with many mature trees protected by Tree Preservation Orders and provides a wonderful un-spoilt habitat for wildlife. This area is used by dog walkers, families flying kites and playing football.
8. **Education and medical resource** – Local Schools and Doctor / Dentist surgeries will not be able to accommodate further numbers. When researching schools for our children we were informed by the head of Streetsbrook School (our catchment school 1 mile away) that they are oversubscribed.
9. **Distance from amenity** – My research into the National Planning Policy Framework reveals that developments of this density need to have access to local amenities within 800m / 10 mins walk. This land is 1700m from Solihull town centre and 1000m from the station. This further highlights the unsuitability of this land for development.

I look forward to these points being taken into account in your decision-making process and a satisfactory resolution for the residents of the Sharmans Cross / Winterbourne neighborhood.

Yours sincerely



John Southall BSc (Hons), MSc, CMIOSH  
Established Resident of no. 16 Sharmans Cross Road