

16 Sharmans Cross Road
Solihull
West Midlands
B91 1RG

5th March 2019

Dear Sir / Madam

RE: LDP Site 245 - Rugby ground on Sharmans Cross Road

I write to outline multiple reasons for objection to the proposal of the inclusion of the rugby club land on Sharmans Cross Road within the Local Development Plan.

1. **Density / suitability of proposed development** – I believe the proposed development of 67 - 100 houses is out of keeping with the character of the neighborhood in terms of density of housing and suitability. Indeed, the proposed density would be an unacceptable 4-5 times that of the surrounding area. 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. The development would stand out as a 'eye sore' amongst the characterful detached homes located on spacious, mature garden plots along Sharmans Cross Road and Winterbourne Road. Our property is a detached 1920's characterful house amongst others of a similar style. A large scale new build modern development would not be suitable in this neighborhood.
2. **Increased Traffic movements** - Our house is located opposite the proposed access and egress to the site and therefore we will experience significantly larger numbers of vehicle movements in front of our property with the negative impact of increased noise levels, vehicle head lights shining into our front rooms and increased traffic. Currently I pull off my drive at 8.10am on the morning school run and immediately hit congestion outside my property. I am very often unable to even pull off my drive due to heavy rush hour morning traffic. Any increase in vehicle movements and resultant negative impact on traffic congestion also goes hand-in-hand with increased danger to cyclists (this is a designated cycle route) and pedestrians (particularly children walking to and from Sharmans Cross School).
3. **Drainage** – the drainage system is unable to cope with the current level of usage. The drainage network outside our house is regularly cleared with Severn Trent works undertaken to replace drainage damaged by tree roots and decaying through age. Increased building in the neighborhood will overwhelm this system further.
4. **Flooding** – further development in the neighborhood will worsen the already troublesome problem of heavy flooding in the Sharmans Cross area during heavy rainfall. Back gardens and the road floods. We have photos of rear gardens looking like established ponds with ducks!
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. Based upon this fact, it would be inappropriate to include the 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 already a shortage of sports pitches in Solihull. Sport England

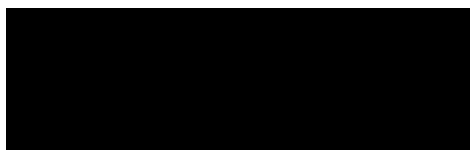
reported that Solihull is in the third quartile nationally for over-16 participation in sport three times per week and continues to fall in the national league tables.

6. **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.
7. **Education and medical resource** – Local Schools and Doctor / Dentist surgeries are already full and oversubscribed. The nearest infant School is Streetsbrook, Ralph Road in Shirley and is over 1 miles away and full year on year from its current catchment.
8. **Distance from amenity** – My understanding is that the National Planning Policy Framework requires developments of this density to have access to local amenities within 800m / 10 mins walk. This land is 1700m from Solihull town centre and 1000m from the station, so further confirming the unsuitability of this land for this development.
9. **Parking and Arden Club Impact** – there will be parking problems with a proposed development of 67 - 100 properties on this land. Dickens Heath is a prime example of parking problems in an area of dense housing development. I lived in Dickens Heath for 5 years and found driveways were too small for modern car use and there was insufficient parking allowed per dwelling, so cars parked along roads – affecting safety and congestion. If this development went ahead with this density, I anticipate we would see the same problems. The Arden Club would also loose approx 75 parking spaces having a negative impact on the commercial viability of the club. This concerns us as we are long term members of the Arden Club and believe a development in such proximity to the club will change it for the worse.

I kindly request that, as Solihull Council, you act to enforce the covenants and obligations to maintain this rugby ground for sporting purposes only. This would help to improve the Boroughs poor rating in the National League tables for participation in sport 3 or more times per week.

I hope that you will look seriously upon these objections and I look forward to a positive outcome to this situation.

Yours sincerely

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Angela Southall BSc (Hons), MSc, Dip2OSH, CMIOSH
Established Resident of no. 16 Sharmans Cross Road