

**F L and M E MILLER**

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**Tel:** [REDACTED]  
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08 March 2019

Policy and Spatial Planning  
Solihull MBC  
Council House  
Solihull, B91 3QB

Dear Sirs,

LOCAL DEVELOPMENT PLAN SITE 245

We wish to express our absolute amazement that this site has been included in the LDP.

This site has a covenant for sports ground or ancillary use only, confirmed by the Council lease for 125 years granted in 1965, and endorsed by the Council as recently as 2013.

The Council allowed the lease to be sold on to a developer who has subsequently failed to comply with the terms of the lease and failed to properly maintain the grounds. Logically the Council should terminate this lease due to the leaseholder's failures, with payment at the rate paid by the developer.

It is quite incredible that this Council should consider removing yet another site from the possibility of public sports facilities when the Borough has so few such sites and when it is so low in the National League tables for Sport Participation.

With regard to the site itself being used for yet another intrusion into garden and green areas, totally in opposition to the Government NPPF Sections 48 and 53, the proposal goes against all planning logic.

The number of 67 new dwellings would be at a density of at least four times the surrounding areas with 134 additional cars. The additional traffic would cause major problems on already busy and comparatively narrow roads and cause major devaluation of neighbouring property.

The main problem which would result from any sizeable residential use of this site relates to drainage. The existing sewers in Sharmans Cross Road were constructed at the beginning of the last century and would obviously not cope with such a large increase; but the sewers in Dorchester Road, constructed post WW2 have already failed to cope with subsequent additions, with two overnight foul water deep chambers having had to be constructed. How much longer, and how many more inappropriate developments, will be given permission before major major new drainage works will be needed?. The additional storm water drainage will of course increase flooding somewhere along the line.

**Please**, for once take some sensible, logical decisions in accordance with Public Opinion - your electorate.

Yours faithfully,



Frank L Miller KHS, MSc., FCIOB (formerly FRICS, FCI Arb)

Copy to: Councillor Joe Tildesley