

# Solihull Ratepayers Association

7 Glascote Close Shirley Solihull B90 2TA

Email [info@solihullratepayers.com](mailto:info@solihullratepayers.com) Telephone (0121) 733 8081

Serving the Entire Community since 1974

Chairman – Alan Scott  
Vice Chairman Mary Beattie

Reply to  
Trevor Eames (Secretary)  
7 Glascote Close  
Shirley Solihull B90 2TA  
Phone [REDACTED]  
Mobile [REDACTED]

Policy & Spatial Planning  
Managed Growth & Communities Directorate  
Solihull MBC  
Council House  
Manor Square  
Solihull B91 3QB sent via Email to [psp@solihull.gov.uk](mailto:psp@solihull.gov.uk)

11<sup>th</sup> March 2019

Our Ref 1533/AS

Dear Sirs

## **Ref. Solihull Local Plan Review – Supplementary Consultation January 2019**

The Solihull Ratepayers Members Forum and AGM on 8<sup>th</sup> March considered a presentation on the Solihull Local Plan Review Consultation and the presentations of our views are set out below.

The format follows that of the questionnaire.

Q1 Local Housing Need – support the council using the standard methodology

Q2. Site Selection Methodology – we agree with the methodology of the site selection process.

Q3to10. Balsall Common – No views submitted

Q11. Blythe – Infrastructure Requirements – we agree with the infrastructure requirements identified for Blythe – members emphasised the need to address the Highways congestion specifically at the Millar & Carter/Tanworth Lane Traffic Islands that also cause lengthy peak morning delays in Tanworth Lane and Stretton Road in addition to vehicles exiting Dickens Heath Road from the village.

The need for additional off-street parking at Dickens Heath village was also highlighted.

Q12. Site 4 Land West of Dickens Heath Village – we support the reduction in housing numbers in site 4 and it being included as an allocated site subject to adequate environmental safeguards of natural environmental features and also subject to provision of replacement sports pitches within site 4.

In respect of the draft concept master plan members indicated they would object to the inclusion of site 4 at later stages if provision was not made to accommodate Highgate United FC, Leaffield FC and Old Yardleians Rugby Club within site 4.

Q13. Site 11. The Green – Agree the Green should be included given its present approved planning status.

Q14. Site 12. Land South of Dog Kennel Lane – Agree should be included as an allocated site

Q15. Site 26 Whitlocks End Farm – Agree site 26 should be included as an allocated site in respect of the draft concept plan. Members expressed concern at 300 homes and felt 250 was more appropriate given issues currently raised of traffic impact onto Bills Lane and Shakespeare Drive.

Q16.to18. Hampton in Arden - No views submitted

Q19 to 21 Hockley Heath – No views submitted

Q 22 to 24 Knowle Dorridge & Bentley Heath – No views submitted

Q25 to 28 Solihull Town Centre & Mature Suburbs – No views submitted

Q29 & 30 Meriden – No views submitted

Q31 to 33 North Solihull, Marston Green & Castle Bromwich – No views submitted

Q34 to 37 Green Belt - Washed Over Green Belt Settlements for potential removal

Q34 Agree Removal

Q35 Agree Remain

Q36 No views submitted

Q37 No views submitted

Q38 Amber Sites – support as all being included.

On site specifics members felt Land at Mount Dairy Farm should be subject to careful checking as to flood risk. Including land at Tilehouse Lane, Whitlocks End was strongly supported for inclusion.

Q39 Red Sites – No views submitted

Affordable Housing Policy and Open Market Housing Mix

Q40. No

Q41. Do not support the change of unit measure policy

Q42. Do not support the change of unit measure policy

Q43. Do not support the change of unit measure policy

Note - Members supported the retention of the existing unit system as well established and easily understood, it was also felt the present 40% affordable policy was at the very top end of the scale with concern expressed at the level of cross subsidy from market housing falling especially heavily on younger and first time buyers rather than general taxation.

Yours faithfully

Alan Scott

Chairman – Solihull Ratepayers Association

[Redacted contact information]