

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

12-03-2019

To Whom It May Concern

Ref:

## **LDP – Proposed Housing Allocation Site 18 Sharmans Cross Road Solihull**

I wish to make the following objections to the above proposal.

### **1. Destroying existing sporting facility - Land Use**

This area is designated as only being used for sports. SMBC formally policy as stated in 2013 regards the use of the grounds only for sport and that they would not sell the freehold. This development with its destruction of the sport ground is disregarding the stated policy.

As there is a shortage of pitches in Solihull, SMBC has a statutory requirement to ensure lost pitches are replaced with facilities of equivalent quality and accessibility. Sport England has found that Solihull is in the 3rd quartile nationally for over-16 participation in sport three times per week and continues to fall in the national league tables.

This proposal should not be included in the LDP.

### **2. Destroying existing sporting facility - Health and Wellbeing**

This proposal will destroy perfectly good playing pitches on the site. This will have a negative impact on the health and wellbeing of the local residents. This proposal clearly goes against **Policy P18 Health and Wellbeing**.

(ref:

[http://www.solihull.gov.uk/Portals/0/Planning/LPR/Draft\\_Local\\_Plan\\_05.12.16.pdf#page=12](http://www.solihull.gov.uk/Portals/0/Planning/LPR/Draft_Local_Plan_05.12.16.pdf#page=12))

Policy P18 Health and Wellbeing.

- *Supporting the retention and protection of facilities which promote healthy lifestyles such as open space, including public rights of way to open space, playing pitches and allotments;*

The loss of existing sports facilities where there is already a shortage is detrimental to the community.

This proposal should not be included in the LDP.

### **3. Destroying the character of the neighbourhood**

The proposed development of 100 houses of high and medium density is totally is very dense and will destroy the character of the local area. 100 houses for this area means a density of around 4-5 times that of the current surrounding area. This is totally unacceptable. The density is far too high compare to the existing the immediate surrounding area.

The proposed development includes high density dwelling with 3 stories buildings is out-of-scale and out-of-character in its appearance compared to existing development in the vicinity.

This proposal will destroy the character of the area.

This proposal clearly fails **Policy P15 Securing Design Quality**.

(ref:

[http://www.solihull.gov.uk/Portals/0/Planning/LPR/Draft\\_Local\\_Plan\\_05.12.16.pdf#page=114](http://www.solihull.gov.uk/Portals/0/Planning/LPR/Draft_Local_Plan_05.12.16.pdf#page=114))

*All development proposals will be expected to contribute to, or create, high quality places and spaces which have regard to local distinctiveness to achieve high quality, inclusive and sustainable design. Proposals will be expected to meet the following key principles:*

- *Conserves and enhances local character, distinctiveness and streetscape quality and ensures that the scale, massing, density, layout, territory (including space between buildings), materials and landscape of the development respect the surrounding natural, built and historic environment;*

This proposal should be removed from the LDP.

### **4. Creating much increase in traffic and resulting pollution**

The current traffic on Sharmans Cross Road junction with Streetsbrook Road is already gridlocked in the morning (from 7:45am to 9:00 am). The development in this proposal will lead to an unacceptable increased amount of traffic moving in/out of the site. In the morning the increased traffic will most likely be turning right towards Streetsbrook Road increasing the gridlock on the road. The increased traffic and pollution will have a serious effect on highway safety. It will increase the danger to pedestrians in particular it will endanger school children going to and from Sharmans Cross Junior School.

This proposal will have serious negative effect on highway safety - Increase traffic, increase pollution, increase road gridlock, increase danger to pedestrians and to cyclists.

This proposal should be removed from the LDP.

### **5. Creating danger with more road side parking**

The cramped parking for the new development will create a demand for parking to spill out onto the surrounding neighbourhood. Furthermore Arden

Club could lose approximately 75 parking spaces exacerbating the problem. This will affect safety and congestion through increased street parking. Parking is already chaotic during peak times/school drop-off and pick up/sporting fixtures.

This proposal should be removed from the LDP.

#### **6. Inadequate provision of school and medical centre facilities**

School places and medical centres places are already oversubscribed. This development will further increase demand leading to a degradation of services for residents.

This proposal should be removed from the LDP.

#### **7. Failure to comply with The National Planning Policy**

The National Planning Policy Framework requires developments to have access to local amenities within 800m/10 minutes' walk. The site is 1700m from Solihull town centre and 1000m from the station. Clearly the required criteria are not met.

This proposal should be removed from the LDP.

#### **General Comments**

I am very concerned that this proposal will cause so much damage. It will not only affect people in the immediate area but it will have negative impact on everyone in Solihull. Destroying sporting facilities, disregarding designated land use policy, destroying the characters of the local area will give Solihull a bad name and will damage the good reputation it has as a place people through out the UK want to come to live in.

I urge you to do the right thing. Uphold the stated policies, keep the sporting facilities. Please do all you can to encourage good sporting use of the current site. This will help improve everyone's health and wellbeing and improve the reputation of Solihull as a good place to live.

Yours sincerely

Mr B.B. TRAN

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