



JULIAN KNIGHT
Member of Parliament for Solihull

Mr Nick Page
Chief Executive
Solihull Metropolitan Borough Council
The Council House
Manor Square
Solihull
B91 3QB

Our Ref: JK11531
14 March 2019

Dear Mr Page

RE: Draft Local Plan March 2019 Submission

Firstly I wished to convey my thanks that Solihull Metropolitan Borough Council (SMBC) has listened to residents, myself and others who expressed concerns about Allocation 13, and have removed this site from the draft local plan. It is absolutely vital that Solihull residents' thoughts and feelings on a matter of this magnitude are taken into account.

I do however wish to provide residents' concerns, which they have raised with me, about the various sites in Solihull Constituency which I have summarised below:

Site 18: Sharmans Cross Road

- There are concerns about site accessibility and whether the proposed service roads could cope with the capacity of vehicles that would use the two narrow, single carriageway access roads.
- Whether there would be enough capacity for car parking on site for the volume of vehicles that would need to be parked there.
- Sharmans Cross Road is a very well used road and the increased number of vehicles using this will further increase traffic density in an already busy through-road.
- There is a school very close to the proposed site and cars entering and exiting the site will naturally cross, and potentially block the pavement; limiting safe pedestrian access to the school.
- Whether the site is suitable for high density housing proposed, given that there are no similar type properties in this area of Solihull.

Site 16: Lugtrout Lane

- Being situated next to the canal, there are concerns about flooding in this area.
- There are general accessibility concerns about access from Damson Parkway which is a 40 mile an hour busy through-road.

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- Whether Hampton Lane, which is a narrow and winding country lane, would be able to cope with the increased number of vehicles using it. There are significant limitations on what carriageway works could be undertaken to improve capacity.

Site 26: Shirley

- This development would surround what was previously termed Site 13 on three sides – this may make it more likely that Site 13 is re-proposed for development in future, which local residents would find unacceptable.
- Bills Lane is a narrow road with limited scope for carriageway improvements. There are concerns that it would not cope with increased vehicle usage.
- Site density of a thousand homes would increase the population of Shirley by a minimum of around 2500 people – there are concerns from residents that local schools, medical practices, roads, shops and other communal facilities would be unable to cope.

Site 12: Shirley

- The access from Dog Kennel Lane is a busy through-road that links Solihull Town Centre, Shirley and the M42 to Blythe Ward. There are concerns that the capacity of this road would not cope with the volume of vehicles were this site developed.
- The primary school is proposed to be built on Dog Kennel Lane which is a very busy road and well used road. Residents have raised concerns that this may have safety implications for the pupils at the school.
- The density of the site also raises residents concerns about whether this is type of properties currently needed by residents.

Amber Site 308: Land between Widney Manor Station & Widney Manor Road

- The proposed access to the development would maintain the current single access and exit onto the very busy through-road Widney Lane. The entrance is a very sharp and narrow turning, there are concerns that the capacity of the road would not cope with increased usage.
- There are limited carriageway improvement works that could be carried out to improve visibility for entering and exiting the site, given the close proximity of the dip and railway bridge.
- There are already parking issues in the area, due to the close proximity of Widney Manor Station. Additional housing with associated vehicles would add pressure to an already parking heavy residential area.

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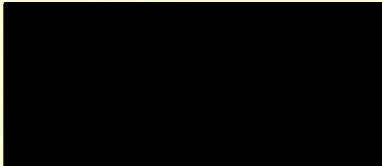
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General Points across all Sites

- It is important that appropriate consideration is given to any possible flooding risks and any necessary mitigation works carried out prior to the housing development.
- That the site density is considered carefully and the plans drawn up reflect the housing type needs of the local population.
- That local Schools, Medical Practices and similar are given necessary monies to expand and increase capacity as needed.
- That, where needed, new Schools, Medical Practices and similar are included as part of the design plan.
- That brownfield sites are identified and developed in line with the West Midlands Combined Authority Mayor Andy Street's 'brownfield first' policy.
- That green spaces are integrated into all sites proposed, and consideration given to play areas for our local children.
- That local green belt is used as a last resort for development.
- That the thoughts of local residents are incorporated as the designs are developed for the proposed sites.

I would be grateful if you could ensure that the views of local residents expressed above were included formally as part of the Local Plan Review 2019.

With kind regards,



Julian Knight
Member of Parliament for Solihull