

37 Sharmans Cross Road
Solihull
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Policy & Spatial Planning
Solihull MBC
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Ref. LDP – Proposed Housing Allocation Site 18

Whilst I appreciate the need for more housing in Solihull and understand the pressure that the Government is putting on local councils, the appropriate location of new homes is of key importance.

If more houses are to be built then the infrastructure should exist for a growing population where roads, schools, GP surgeries and the like need to be provided.

This can not be so in Sharmans Cross Road.

- **Roads**

Sharmans Cross Road / Streetsbrook Road are gridlocked every morning. The traffic can tail back to Sharmans Cross Junior School (This is a pollution concern now, even before additional vehicles join the queue).

100 houses will add at least an additional 150+ vehicles, plus visitors, delivery, workmen etc. onto an already congested road and junction.

Pedestrians and cyclists are posed with increasing safety hazards.

- **Schools**

Out of 100 houses, many will be family homes. Where are the children going to attend school? Blossomfield Infants, Streetbrook Infants, St. Alphege Infants are over subscribed. Sharmans Cross Juniors is the only KS2 School in the area. Tudor Grange has had an appeal system in place for many years. New housing should be planned into areas where schools and GP surgeries can be integrated into the infrastructure. (Dickens Heath is an excellent example of this).

- **GP Surgeries**

As above, but also considering that all surgeries in the area have huge waiting times for appointments. 200 couples, maybe 400 + family members could be moving into an area with inadequate care facilities.

- **Loss of sporting facilities**

How sad that in the times of obesity, lack of exercise and availability to facilities, Solihull Council is happy to withdraw a viable sports ground. For many years the rugby club attracted all ages – from mini-rugby to well supported team fixtures. Youngsters could walk, bus or travel by train to this venue. They now have to be driven to out of town locations. To hear that Solihull continues to fall in the national sporting league tables is disconcerting. SMBC has a statutory requirement to ensure lost pitches are replaced with facilities of quality and accessibility. It would be a visionary move on the part of SMBC to reinstate this ground for an area of sport.

SMBC formally minuted in 2013 its policy about the use of the grounds only for sport and they would not sell the freehold.

- **Drainage**

Sharmans Cross Road can be subject to flooding during heavy rain. The ancient drains can not cope. This has been confirmed by Severn Trent who have been called out by several neighbours to deal with drainage and blockages. The company have said that in reality, the entire road needs updating. This must be considered if adding further properties to the problem.

This proposed development will destroy the character of the neighbourhood. It is an unacceptable overdevelopment of a site and will be both out of scale and out of character.

LDP – Proposed Housing Allocation 18, Sharmans Cross Road is not an acceptable site for development.

Sue McDermott