



chartered town planners

01564 730 191

info@progressiontownplanning.com

the dairy . packwood road . lapworth . b94 6ej

LOCAL PLAN CONSULTATION



RTPI

Chartered Town Planner

OUR REF	PPL.CHEB904JA
DATE	08/03/2019
SITE ADDRESS	Dog Kennel Lane (Supplementary Consultation Site 12)
PROPOSAL	Objection to the release of land for the development of land for up to 1000 dwellings. Response to question 14 of the consultation document.



CONTENTS

- Executive Summary
- 1. Introduction
- 2. Site and Surroundings
- 3. Development Proposal
- 4. Relevant Planning Policy
- 5. Relevant Planning History
- 6. Principal Issues
- 7. Amplification of Principal Issues
- 8. Summary and Conclusion

EXECUTIVE SUMMARY

Cheswick Green Parish Council (PC) participates and contributes to the planning system in the Blythe Ward area.

The PC have forwarded its overall concerns regarding the proposed release of land at Dog Kennel Lane (Site 12) to the Council under the original round of consultations concerning the Local Plan Review.

The PC's comments dated 27th January 2017 highlight the concern that the PC has over the continued development of land for housing within the Cheswick Green area. The comments highlight the impact on the Green Belt and the affect that the development will have on local services and infrastructure.

The latest round of consultations propose a higher density of development than the original consultation.

The PC is extremely concerned that its comments are not being taken into account and that this will ultimately lead to the erosion of the Green Belt in the area.

The practical issues that will affect the living conditions of residents will also need to be considered. The traffic implications of the development are significant, yet the Council have pressed on with this round of consultation without a highways report. We are also of the view that the introduction of so many new homes with their associated infrastructure will cause the flooding issues in the area to be exacerbated to an unacceptable level.

There is a lack of clarity in how the land we are concerned with is dealt with in the Local Plan Review.

The text to the consultation document refers to site 12 with a capacity of up to 1000 dwellings. Appendix E of the same document deals with the Schedule of Assessed sites. It does not refer specifically to site 12 only to site 122 land south of Dog Kennel Lane which is shown as having a capacity of 2300 homes. Site 122 is also shown on the consultation map but site 12 is not.

Furthermore site 11 which lies opposite site 12 was granted planning permission for development as described in the consultation document in February 2019, yet the Council is still asking for comments on whether it should be developed or not.

The lack of clarity in the consultation process is a major concern for the PC. The continued incremental rise in the amount of homes to be developed and land to be released from the Green Belt at each stage of the process is a cause for alarm.

The PC has therefore been left with no alternative but to object in the strongest terms to the development proposed in the latest round of consultations.

This representation will object on the following grounds,

- ***The removal of the land and its subsequent development will conflict with the intentions and purposes of including land in the Green Belt.***
- ***The justification used by the Council to support the allocation of site 12 is flawed by using methods such as creating new roads and infrastructure to falsely create permanent boundary features.***
- ***The plans included in the consultation are confusing and give differing information on the land area of sites and overall development capacity. This could lead to over development and coalescence of existing settlements.***
- ***There is a disproportionate distribution of development across the borough.***
- ***The development will exacerbate the flood problems in the area.***
- ***There is no traffic information provided by the Council. The existing traffic congestion in the area is severe and the proposed development will worsen the situation.***
- ***The development will be detrimental to the setting of a Listed Building and historic landscape features.***
- ***The development approved at site 11 provides a suitable and permanent Green Belt boundary that has all the necessary criteria set out in relevant NPPF guidance.***

This statement will expand upon these points and will make the case to reject the proposed inclusion of site 12 in the Local Plan review.

1. INTRODUCTION

We have been instructed by Cheswick Green Parish Council (PC) to object to the proposed release of land south of Dog Kennel Lane from the Green Belt in order for residential development to take place.

We understand that this consultation is concerned only with housing sites and that there is no revision to the HMA shortfall or any proposal to amend the spatial strategy set out in the Draft Local Plan.

A principal consideration of this consultation is the assessment of sites that have been put forward for development and to refine the site selection process.

The Parish Council engages in all aspects of the planning system. It has previously submitted comments at the last stage of the consultation process.

The Parish Council comments dated 27th January 2017 raised the following points,

- *Blythe and its immediate neighbours would take 41% of the additional homes proposed for Solihull. The distribution was therefore disproportionate.*
- *The provision of 850 homes would result in the amount of properties in the parish being tripled.*
- *Loss of Green Belt land.*
- *Flooding and flood risk in the area.*

- *Pressure on local services (education and medical provision)*
- *Unacceptable levels of traffic in the area*

The current consultation does nothing to respond to the Parish Council's objections. This leaves the Parish Council with no alternative other than to lodge a further objection to the proposed release of Site 12 for residential development.

The objections concerning the impact of the proposed development on the openness of the Green Belt and the purposes of including land in the Green Belt remain in place.

Moreover, this round of consultation proposes to increase the size of the site and raises the number of properties from 850 to 1000. This approach will further impact on the openness of the Green Belt and will exacerbate the other concerns that have already been raised by the Parish Council. The character and setting of heritage assets must also be taken into consideration as the Green Belt status of the site is a major factor in their preservation.

There is also confusion over the full extent of the proposed release of land within the area. The consultation asks us to comment on Site 12. However, Site 12 falls within a much larger area of land that is identified on the submitted allocation plan and in Appendix E Schedule of Assessed Sites of the consultation document as being within site 122.

Site 122 is also referred to as Land South of Dog Kennel Lane. However, it covers a much larger area stretching from Dog Kennel Lane down to Cheswick Green and is shown as having an estimated capacity of 2300 dwellings. This is significantly higher than the 1000 dwellings referred to in the synopsis of Site 12 set out in paragraph 154 of the consultation document. Clarity is therefore needed on the full extent of the proposal.

The problems with flooding persist in the area with a major flooding event taking place in May 2018. We fail to see how further housing development and its associated infrastructure will not worsen the situation and lead to a higher flood risk in the area.

The Parish Council commented on the traffic levels and congestion in the area in the 2017 representation. Solihull MBC is supporting an increase in the amount of proposed properties but has not produced any highways or traffic information to support doing so. We therefore remain extremely concerned by the traffic and congestion that will be caused by the proposed development of Site 12.

The impact of the development on local services also remains a major concern.

The current consultation does absolutely nothing to respond to the objections made by the Parish Council during the earlier round of consultations. The situation will be made worse by the increase in the amount of proposed dwellings and the enlargement of the site.

2. **SITE AND SURROUNDINGS**

The consultation document does not give a detailed description of Site 12. Paragraph 154 of the consultation refers to it only as a moderately performing area of Green Belt land. It also acknowledges that features such as a new road will be required within the site to create the permanent and defensible boundaries that are required within the Green Belt.

The description of land put forward by Solihull MBC fails to acknowledge the openness of the area and the role it plays in preventing settlements merging into one another. This is a principal function of the Green Belt and is a criteria that the Council acknowledge as being a high performing factor of the area.

Site 12 and the parcel of land included in Site 122 play an important role in preventing large built up areas of Solihull from merging into one another.

Dog Kennel Lane is a strong, defensible and permanent feature that separates the urban area from the Green Belt.

The land within Site 12 is characterised by fields that include important features such as hedgerows and TPO trees.

The openness of the area is also part of the character and setting of Light Hall Farm which is a Listed Building.

An aerial view of the land included in Site 12 and the larger site 122 is set out below,



The plan clearly shows the open character of the area and the important role it plays in maintaining the gap between built up areas of the borough.

The open character of the site and the features within it are further highlighted in the following photographs,



The photograph on the previous page is taken close to site boundary with Dog Kennel Lane. It shows the rural character of the area and the landscape features within it.



The photograph above shows the open aspect of land within the central part of the site.



The photograph above is taken from the field boundary on Creynolds Lane close the edge of Cheswick Green. It again shows the high quality of the landscape and the features within the area.

Further photographs of the site and surrounding area are provided as Appendix 1.

The Cheswick Green TPO runs through part of the site. (Appendix 2)

Site 12 falls within an area of the Green Belt that has strong defensible boundaries. The land prevents urban sprawl and is of a high quality open character that includes important landscape and heritage assets.

3. **DEVELOPMENT PROPOSAL**

The consultation document proposes to release land south of Dog Kennel Lane from the Green Belt for residential development.

The consultation includes concept master plans for the site.

Site 12 forms a plan that includes site 11 and site 26. Site 11 already has consent to be developed.

The concept master plan shows blocks of development around the Dog Kennel Lane road frontage. The density of the development reduces as the development extends into the site and around the Listed Building.

4. **RELEVANT PLANNING POLICY**

It is necessary to consider the policies of the NPPF where they deal with the purposes of including land in the Green Belt, the permanence of Green Belt boundaries and the justification to alter Green Belt boundaries.

Paragraphs 134 and 135 of the NPPF set the principles for including land in the Green Belt,

133. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

134. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The policies confirm the importance of Green Belts. They confirm that the permanence and openness of the Green Belt is of paramount importance.

Paragraph 137 deals with the exceptional circumstances needed to justify Green Belt boundaries.

137. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:
- a) makes as much use as possible of suitable brownfield sites and underutilised land;
 - b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and
 - c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

The requirement and justification to change Green Belt boundaries should not result in land that requires protection being released.

Paragraph 139 deals with the definition of Green Belt boundaries. It states.

139. When defining Green Belt boundaries, plans should:
- a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
 - b) not include land which it is unnecessary to keep permanently open;
 - c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
 - d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
 - e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
 - f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Indent f) is particularly relevant where it confirms that physical boundaries should be readily recognisable and likely to be permanent.

Paragraphs 155 and 156 of the NPPF go on to deal with Flood Risk. They state,

155. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
156. Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.

The information set out in paragraphs 155 and 156 confirm that the development of areas at risk of flooding should be avoided.

The information also confirms that strategic policies should manage flood risks from all sources and should consider the cumulative impact of new development and flooding in vulnerable areas.

It is necessary to consider Section 9 of the NPPF that promotes sustainable transport options.

Paragraph 102 sets out the general policy constraints. It states,

102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:
 - a) the potential impacts of development on transport networks can be addressed;
 - b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
 - c) opportunities to promote walking, cycling and public transport use are identified and pursued;
 - d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
 - e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

It is clear that the transport/traffic impact of development should be thoroughly assessed at an early stage of the development or plan making process.

5. **RELEVANT PLANNING HISTORY**

There are no planning applications at Site 12 that are relevant to the consultation.

Planning permission has been granted for the development of Site 11 while the consultation is ongoing.

Application reference PL/2018/02731/MAJFOT is for residential development and the erection of car dealerships. A total of 572 dwellings will be provided through the full and outline consent that was granted.

The proposed layout of the site fronting Dog Kennel Lane is an important consideration. It shows residential properties set back from the road with a landscape buffer.

This approach reinforces the strength of Dog Kennel Lane as the permanent and defensible feature that divides the urban area from the Green Belt.

An extract from the approved layout is set out below,



The plan shows the open character of Site 12 which lies on the opposite side of Dog Kennel Lane to the south of Site 11.

We are of the view that the approved land for Site 11 only serves to reinforce the important role that land contained within Site 12 and Site 122 play in preserving the remaining rural character of the area.

6. PRINCIPAL ISSUES

The application brings forward the following issues,

- *Whether the proposed removal of site 12 from the Green Belt conflicts with the aims and intentions of Green Belt policy.*
- *Whether the proposed boundaries are clear and based on recognisable and permanent features.*
- *The cumulative impact of the proposed development of Site 12 on flooding in the area.*
- *The cumulative impact of the proposed development of Site 12 on traffic and transport in the area.*
- *The impact of the proposed development of Site 12 on heritage assets including Listed Buildings and historic landscape features*
- *The overall distribution of development within the borough.*

7. AMPLIFICATION OF PRINCIPAL ISSUES

The issues raised by the proposed release of Site 12 for development are varied and complex.

The principal consideration is the loss of Green Belt land to development. The potential impact of the release of Site 12 is further compounded by the confusing way that the proposal is presented in the consultation documents.

We have been asked to comment simply on whether Site 12 should be released for development. However the site appraisals and relevant supporting plans only show Site 122.

Site 12 is a small part of a much larger parcel of land that infills the whole area between Dog Kennel Lane and Cheswick Green.

Our comments will concentrate on Site 12. However, we will also comment on Site 122 as we are concerned that in reality a significantly larger area of land is proposed for release from the Green Belt than the land included in Site 12.

Our comments are broken down into relevant sections below,

Whether the proposed removal of Site 12 conflicts with the aims and intentions of Green Belt policy.

The Council argue in paragraphs 364 to 374 of the consultation that Exceptional Circumstances exist to warrant the release of some Green Belt land to accommodate the demand for new development.

Paragraph 374 of the consultation confirms that any release of Green Belt land should not have an undue adverse impact as a whole on the purposes of including land in the Green Belt. It goes on to confirm that the integrity of the Green Belt should remain at both a strategic and a local level. It concludes by stating that while some Green Belt release land is possible, it should only be what is reasonable.

The case for releasing some areas of Green Belt has been made. However, that should be restricted only to underperforming areas of land that do not possess the qualities expected and promoted by Green Belt policy.

The proposed removal of Site 12 and the larger Site 122 from the Green Belt for housing development goes against the intentions and purposes of including land in the Green Belt set out in the NPPF.

Paragraphs 133 and 134 of the NPPF set out the principal justification for including land in the Green Belt.

Paragraph 133 confirms that the fundamental aim of the Green Belt is to be prevent urban sprawl by keeping land permanently open. Openness and permanence are cited as the essential characteristics of the Green Belt.

Paragraph 134 goes on to set out the 5 purposes of including land in the Green Belt. Indent A is to check the unrestricted sprawl of large built up areas and indent C is to assist in safeguarding the countryside from encroachment.

The land included in Site 12 and Site 122 is large at 120 hectares. It currently prevents parts of Cheswick Green, Shirley and Dickens Heath from merging into one another.

The land is open in the sense advocated by national Green Belt policy and is defined by existing permanent and defensible features made up of roads within the area.

The land within the site is in agricultural use and is defined by open fields with important landscape features spread throughout the area. The land is in fact a perfect example of the fast diminishing agricultural heritage of the area.

The land as stands fulfils the requirements of Green Belt policy.

We are of the view that the potential removal of the land from the Green Belt will have an irreversible harmful impact on the openness and character of the area.

The Council have assessed the impact of each site in the Site Assessments document which is an appendix to the consultation document.

Site 12 is not looked at in isolation. The land is assessed as part of Site 122 which covers a significantly larger area of land.

The Council's commentary on the site is set out below,

Commentary

The site is within a moderately performing parcel of Green Belt, but highly performing for purpose 2: 'to prevent neighbouring towns merging into one another.' The site lies within a landscape character area of high sensitivity, medium landscape value, and very low capacity to accommodate change. The site has medium/high accessibility, with low/medium accessibility to public transport. The site includes proposed Site 12 in the Draft Local Plan Review. It is large at ca. 120ha and if developed in its entirety would merge Shirley South with Cheswick Green. The site is also constrained by Flood Zones 2 and 3 to the south, and this area should not be developed, but could be included in a publicly accessible Country Park. The habitats of

The commentary ends mid-sentence. However a number of important points are raised concerning the suitability of the land for release from the Green Belt.

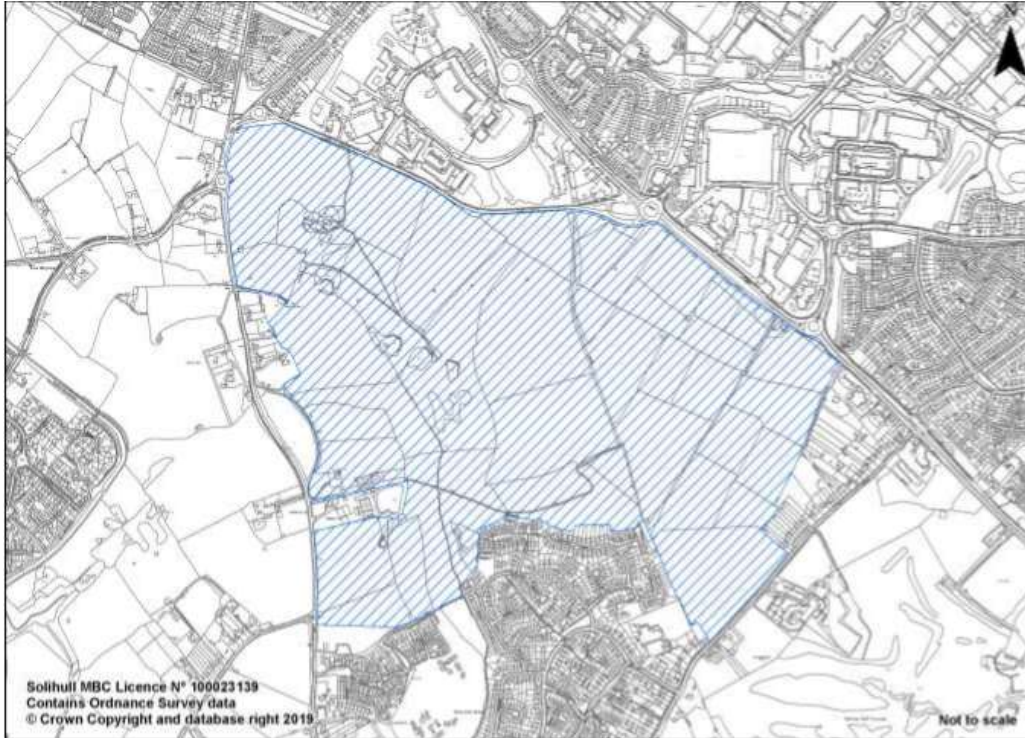
Firstly, the Council acknowledge that the site performs highly to prevent towns and built up areas merging into one another.

This is a fundamental requirement of Green Belt policy. The removal of the site from the Green Belt will undermine the intentions of Green Belt policy and could place ever increasing pressure on land to be developed.

The end result could be coalesce of settlements in the area. The indicative master plans for the area include development along the Dog Kennel lane road frontage that stretches back into the site.

We will talk further about the confusing way that the consultation has been presented. However, at this point it must be considered that Site 12 forms only a small part of Site 122.

The plan for site 122 is set out below,



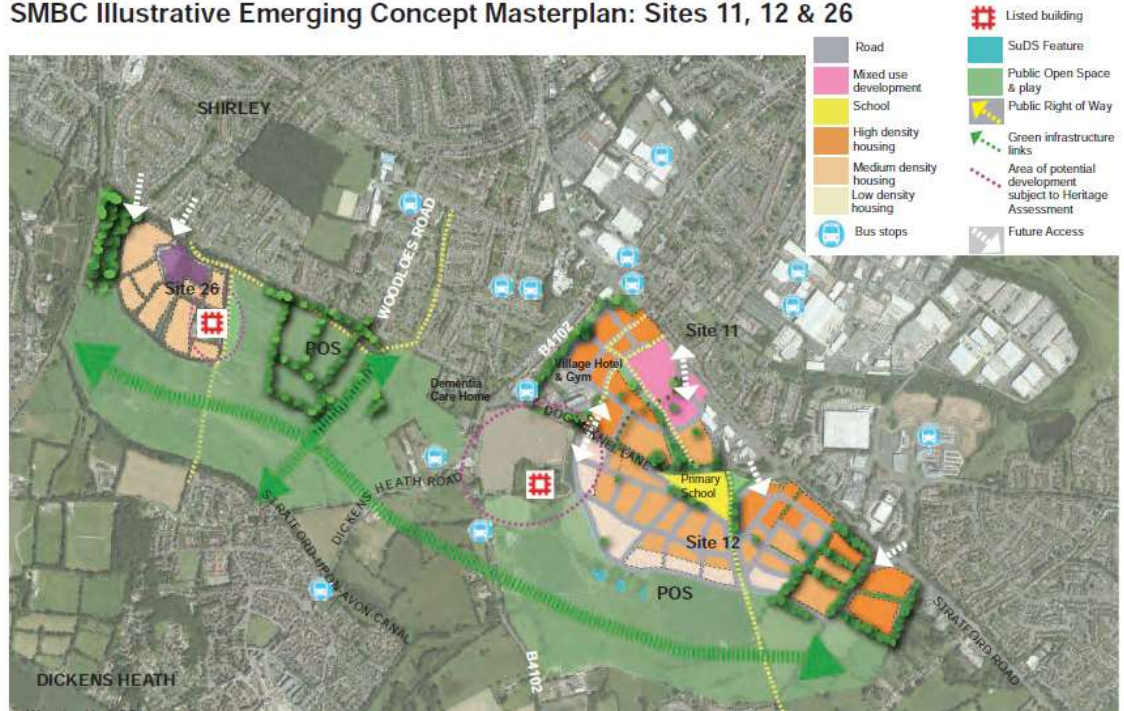
The larger parcel of land that site 12 falls within has a number of road frontages that link Dog Kennel Lane with Cheswick Green.

It is quite possible for road frontage development to take place linking the existing settlements together if Site 122 was released from the Green Belt. This is totally against the intentions of Green Belt policy.

The existing Green Belt boundary along Dog Kennel Lane provides a logical, permanent and defensible boundary between the urban area and Green Belt land. This should be protected by the Local Plan not eroded.

The issue of openness also needs to be addressed. The Concept Master Plan for Site 12 places development along the road frontage and also extends into the site.

SMBC Illustrative Emerging Concept Masterplan: Sites 11, 12 & 26



The Council's plan for the area is set out above. The density of the proposed development will diminish as it extends into the site.

The site boundary will be created by a road. Although it would seem that the land beyond the boundary will also be removed from the Green Belt under Site 122.

The removal of the site from the Green Belt with its subsequent development will bring forward significant harm to the openness of the area.

The proposed layout will totally obscure land that is currently agricultural fields that make a positive contribution to the area and Green Belt from public view.

The diminishing density of development from the front to the rear of the site will not lessen the impact of the development from the existing Green Belt boundary on Dog Kennel Lane.

We would refer to the photographs that have been submitted with this objection that show the existing rural character of the site and the important landscape features within it.

The existing landscape has evolved through the agricultural use of the land within and around Site 12. The prospect of the land being released for development will result in the loss of valuable open land that is part of the agricultural heritage of the area. Furthermore, the NPPF actively encourages land based rural business enterprises. The continued loss of agricultural land in the area will make any farming or land based activity less and less likely. This in turn will affect the character of the area and could add pressure for more urban development.

The release of Site 12 or by stealth the entirety of Site 122 from the Green Belt therefore goes against the fundamental justification of including land in the Green Belt set out in paragraphs 133 and 134 of the NPPF.

Whether the proposed boundaries are clear and based on recognisable and permanent features

Paragraph 139 of the NPPF confirms that Green Belt boundaries should be defined clearly using physical features that are readily recognisable and likely to be permanent.

The existing Green Belt boundary along Dog Kennel Lane fulfils these requirements. The road provides a clear, permanent and defensible boundary between the urban area and the Green Belt.

Site 12 does not possess the same qualities. There are no recognisable features within the site such as highways, watercourses or railway lines that can be used as boundary features that meet the requirements of NPPF policy.

The approach instead is to create a boundary by putting a road around the proposed development to separate it from open land beyond the extent of Site 12.

The justification for doing this is confirmed in paragraph 154 of the consultation. The road is required to demarcate the built up area from the surrounding countryside and to create a meaningful gap with Cheswick Green.

The existing Green Belt boundary along Dog Kennel Lane already achieves this. The approach taken by the Council undermines the Green Belt. It is a convoluted approach that attempts to justify development on an unsuitable and inappropriate area of land. A developer would not expect a similar approach to be accepted through a planning application. There is no reason why the development plan system should deal with it in any other way.

The consultation is confusing as to the extent of the area of land that is actually being considered.

Site 12 is referred to in the consultation between paragraphs 154 and 156. However, Appendix E Schedule of Assessed Sites only refers to Site 122 Land South of Dog Kennel Lane as a much larger site.

The note attached to the site assessment of site 122 in the consultation document includes a note that site 122 is included in the DLP as site 12.

The background documents for the consultation including the Site Assessments Document and the Site Assessments key plan refer to Site 122 not Site 12.

It is important that clarification is provided over the exact extent of the land that the Council is proposing to remove from the Green Belt.

Site 12 is a small part of Site 122. Site 12 has no permanent or recognisable boundary to the rear of the site. However, Site 122 extends over a much larger area. The land within Site 122 is contained within road boundaries made up of Dog Kennel Lane, Stratford Road, Creynolds Lane and Tanworth Lane.

We are extremely concerned that the proposal is actually to take 120 hectares out of the Green Belt with Site 12 being only a small part of a much larger site.

Furthermore, Site 12 has already seen its capacity raised from 850 dwellings to 1000 dwellings. However, the indicative capacity for Site 122 is 2300 homes, which is significantly larger than the 1000 currently proposed at Site 12.

We therefore object to the proposed development of Site 12 on the grounds that the proposed development boundary to the rear of the site is a contrived design solution that goes against the ethos of planning policy.

The information given in the consultation is also not clear concerning the extent of the land that is proposed to be released from the Green Belt and the actual amount of homes that are proposed for the area.

The development of Site 12 should not be considered until these matters have been resolved.

The cumulative impact of the proposed development of Site 12 on flooding in the area.

Cheswick Green and the surrounding area have been victims of flooding. The most recent flood event was in May 2018. The flooding was significant with land and properties under water.

We are concerned that the additional development in the area will add to the existing problems.

We have seen nothing in the consultation or the planning application for Site 11 that addresses our concerns over the potential flood risk in the area.

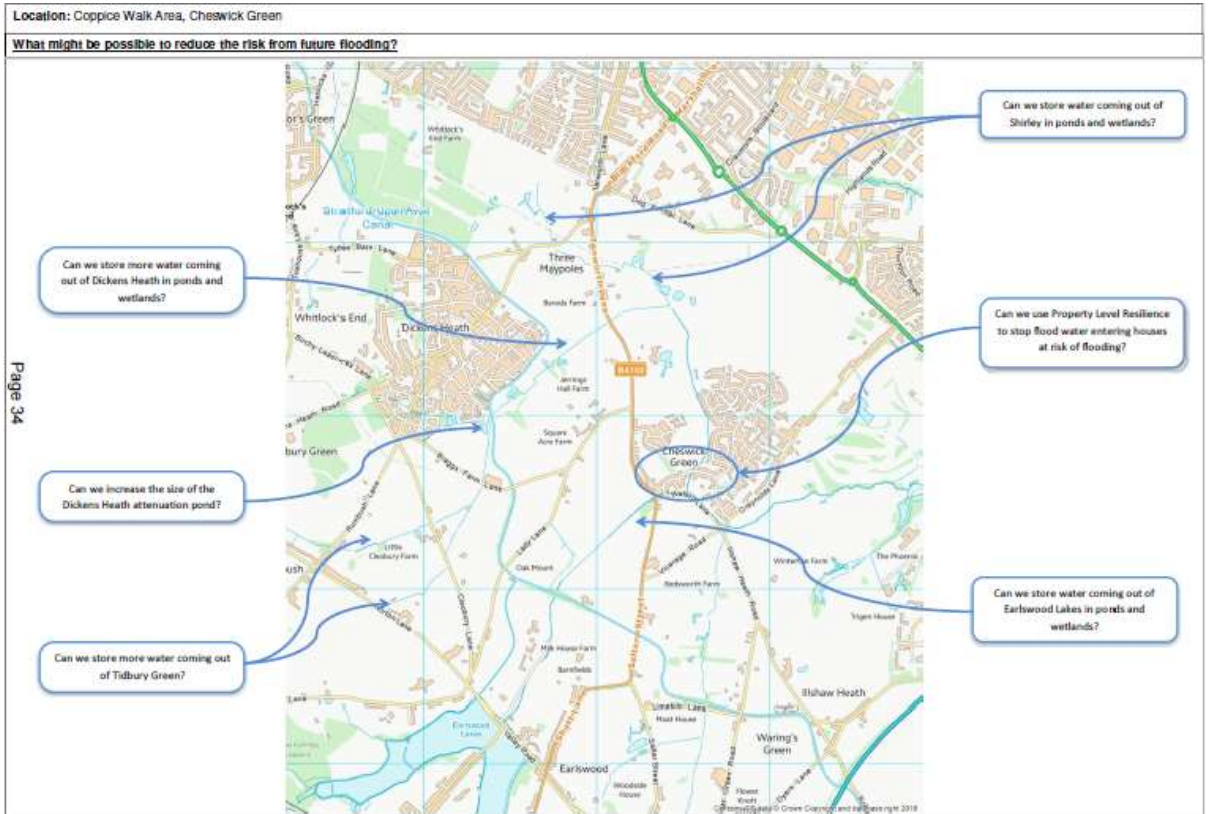
There was significant flooding in the Cheswick Green area on 27th May 2018. A report into the causes of the flooding was presented to the Council’s Environment and Housing Decision Session on 31 January 2019.

The report confirms that 12 properties were internally flooded, 10 properties were externally flooded and 1 garage was flooded. Roads were also made impassable by surface water.

Cheswick Green is located on the confluence of the River Blythe and Mount Brook. The drainage system in the area was unable to cope with the volume of water. Flooding was caused by water flowing over land that was unable to enter water courses or sewers. The main rivers were also unable to cope with the amount of water flowing into them.

The commentary on Site 122 in the Site Appraisals document confirms that parts of the site are within flood zones 2 and 3. These areas have a medium to high chance of flooding. The commentary confirms that development should be avoided in those parts of the site. This does not acknowledge or deal with how the development of Site 12 which is within Site 122 will impact on flooding in the area. There is also no reference in the planning application for Site 11 how flood risk will be dealt with.

The suggestions in the 2019 flood report include measures to gather water that flows down towards Cheswick Green from the main urban area. The plan showing suggested attenuation measures from the 2019 report is set on the next page,



A number of locations where water storage is suggested are either within or close to Site 12 and Site 122.

There does not appear to have been any joint consideration of the proposals put forward in the draft Local Plan and the suggestions made in the 2019 Flood Report.

The Flood Report plan shows land free of development. The proposals put forward to develop Site 12 will introduce a significant amount of new buildings and infrastructure into the area. It is also highly likely occupiers of the proposed dwellings will over time install features in their gardens such as hard standings, incidental buildings, decking etc. The logical conclusion to the cumulative impact of this development will be that flood risk will worsen in the area.

It must also be considered that the area is already taking a significant amount of development through extant planning approvals that will also add to the flood risk.

The Flood Report confirms that flood risk is increasing. It refers to Environment Agency advice that states,

The Environment Agency has previously warned that intense bouts of flooding are set to become more frequent. "This follows a pattern of severe flooding over the past 10 years linked to an increase in extreme weather events as the country's climate changes. Met Office records show that since 1910 there have been 17 record breaking rainfall months or seasons – with 9 of them since 2000. As intense storms are becoming more frequent, sea levels are also rising because of climate change" (EA, 2018)

The report confirms that 9 of the record breaking rainfall months since records began in 1910 have occurred since 2000. This demonstrates the increased risk of flooding faced by residents of the area.

The current consultation does not include any update on the Council's Strategic Flood Risk Assessment following the 2018 floods. The Council continue to rely on the 2017 document that is now 2 years old.

There is clear evidence that flood events are occurring more often and are also having a more significant impact with the majority of severe weather events occurring since 2000.

There is no surety in the consultation that the new development that is proposed will not exacerbate the flood risk in the area.

We therefore feel that the development of Site 12 will worsen flooding issues in the area and should be rejected on that basis.

The cumulative impact of the proposed development of Site 12 on traffic and transport in the area

The Parish Council attended the pre consultation meeting at Solihull MBC in January 2019 and was concerned to discover that no traffic analysis has been carried out before the consultation went live.

The proposed development of Site 12 along with other developments in the area will place additional pressure on the road system. The area already suffers from significant traffic issues along the main routes towards the M42, Solihull town centre and Birmingham City Centre.

The prospect of a further 1000 homes at Site 12 in addition to the approval at Site 11 and ongoing developments in the area can only increase the traffic volumes in the area leading to an unacceptable level of congestion throughout the day.

The Parish Council has therefore conducted its own survey to demonstrate the issues that currently exist in the area.

The survey is attached as Appendix 3. It covers February 2019 and was carried with the help of local residents via the Parish Council's web page and social media.

The following points in the report are worth bringing into the main text of the objection.

Creynolds Lane has a set of new traffic lights that have caused confusion to motorists since they were installed. The new road layout and configuration of the lights has caused drivers to inadvertently jump the lights. This has led to a number of collisions and near misses.

The volume of traffic using Creynolds Lane causes significant delays in the area.

The research carried out by the Parish Council has confirmed delays in the evening of up to 45 minutes caused by traffic travelling to or from junction 4 of the M42.

The morning delays are less significant. This is probably due to journey times being staggered over a longer period of time. However, delays of 7 -15 minutes are typical during the morning travel period.

A photograph showing the congestion on Creynolds Lane is set out below,



Tanworth Lane is also affected by traffic congestion. This is compounded by traffic associated with current construction sites in the area. This means that the road is regularly gridlocked by traffic trying to find its way around the Blythe area.



Site 12 will front Dog Kennel Lane. The road is already heavily congested as it is the main route used by residents to access the main road network. A photograph of current congestion levels is set out below,



The current consultation has not been updated to include any information on how the additional homes will impact on traffic within the area.

It is our view that congestion and delays will worsen if the development proposed at Site 12 is permitted.

The situation is further compounded by the overall connectivity of Site 12 with public transport connections.

The commentary in the site appraisal for Site 122 confirms that the site has low to medium access to public transport.

The overall sustainability of Site 12 for new residential development must therefore be brought into question.

The only concession in the concept masterplan is the inclusion of a primary school within Site 12. It is argued that this will help to reduce congestion. We cannot accept this point. It is now common place for children to be taken to school by car. This can be because parents have children at different schools that are in different locations. This would apply if parents had for instance a child at the primary school and other children in secondary education or nursery. This would not ease congestion it simply means that children would be dropped off at the school as part of a larger journey.

The general connectivity of the site will leave residents with little choice other than to use their own vehicle to travel. This could be travel onto the motorway network or main road network. The lack of public transport options in the area mean that even residents who commute to work by train are likely to have to use their car to get to a railway station.

The release of Site 12 for residential development will only intensify traffic issues in the area. We therefore object to the release of Site 12 on traffic grounds.

The impact of the proposed development of Site 12 on heritage assets including Listed Buildings and historic landscape features.

This issue is closely connected to the objections that we have made concerning the impact of the development on the reason for including land in the Green Belt and the purposes of land in the Green Belt.

Light Hall Farm is a Grade II Listed Building. The concept masterplan for Site 12 places development relatively close to the buildings.

The NPPF is quite clear that Heritage Assets should be protected. This includes the character and setting of the land around the building.

Light Hall Farm was constructed for agricultural purposes and currently lies within a rural environment made up of fields and attractive landscape features.

The Green Belt is an added layer of protection that has prevented inappropriate development taking place around the curtilage of the Listed Building.

We are of the view that the historic character and context of the area is protected by the Listed Building and Green Belt designation of the land.

The proposed release of Site 12 for residential development will totally change the context and character of the area surrounding the curtilage of the Listed Building. The building will become part of an urban landscape.

The erosion of the rural landscape within the area is stripping the area of its agricultural heritage. The continued loss of farm land to development makes the prospect of farming and rural enterprise less likely in the area. This will ultimately lead to the urbanisation of the area.

We would also refer back to the photographs of the landscape features within the site that are included earlier in the statement and at Appendix 1.

The photographs show the attractive and historic field patterns, boundary treatments and landscaping in the area which includes protected trees. The loss of these features to development would harm both the openness and the historic context of the area.

The overall distribution of development within the borough.

The Parish Council has previously raised concerns over the distribution of development within the borough. The particular concern is that development is unfairly stacked towards the Blythe area.

The Parish Council's comments from the previous round of consultation in January 2017 expressed concern that 41% of the total commitments for new homes were proposed in the Blythe Ward.

The area has around 900 existing households. This will be increased by the developments approved at Mount Dairy Farm, Blythe Valley Park and the recent approval at Site 11.

The 2017 consultation proposed 850 homes at Site 12. That is now increased to 1000. There is still concern over the full extent of development as Site 12 is part of Site 122 which has an estimated capacity of 2300 homes.

The current consultation increases the burden on the Blythe Ward to take new development. The amount of properties in the area will be more than doubled leading to a total change in character.

The Parish Council therefore reaffirm and reinforce their opposition to the amount of development proposed for the area including Site 12.

8. SUMMARY AND CONCLUSION

The Parish Council has carefully considered the current consultation documents.

There is nothing in the consultation that allays the concerns over the development of Site 12. On the contrary, the current consultation raises further issues due to the increase in the amount of properties that are proposed. There is also a lack of clarity as to the extent of land

that is proposed to be removed from the Green Belt and the amount of properties that are under consideration.

The Parish Council therefore object to the removal of Site 12 from the Green Belt as it is an open area of land with clearly defined and permanent boundaries.

The land plays an important role in preventing urban sprawl and encroachment into the countryside. It therefore is highly successful in fulfilling the role that the Green Belt is designed to undertake.

The development of the site will have a significant and detrimental impact on openness and will also lead to the disruption and loss of context to the historic character of the area.

The proposed development will worsen flood risk, increase traffic issues and will place an unfair burden on the Blythe Ward to take additional development.

We therefore object to the development of Site 12 as proposed in the Supplementary Consultation.

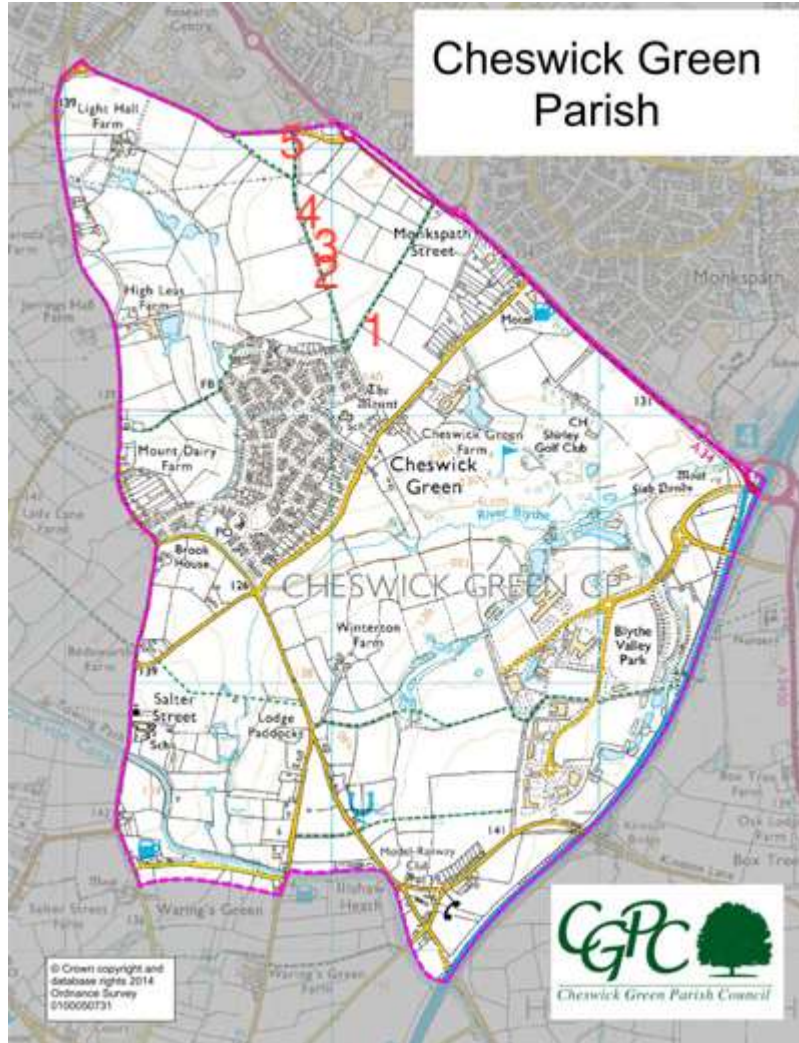
Appendices

Appendix 1 Photographs of site & Surroundings

Appendix 2 Cheswick Green TPO

Appendix 3 Cheswick Green PC Traffic Survey

Appendix 1 Photographs of Site and Surroundings



Plan showing position where photographs were taken from



Photo 1 taken from point 3 showing landscape features within the site.



Photo 2 taken from point 3 showing openness of site.



Photo 3 taken from point 3 showing openness and landscape features.



Photo 4 taken from point 4



Photo 5 taken from point 5 showing important trees and access route



Photo 6 taken from point 1 showing landscape features and openness



Photo 7 taken from point 1 showing trees and open land beyond.



Photo 8 taken from point 2 showing openness of the area.



Photo 9 taken from point 2 showing openness of the land and changing levels.



Photo 10 taken from point 2 showing features and levels within the site.

TREE PRESERVATION ORDER

TOWN AND COUNTRY PLANNING ACT, 1971

METROPOLITAN BOROUGH OF SOLIHULL
(CHESWICK GREEN) TREE PRESERVATION
ORDER, 1975.

The Council of the Metropolitan Borough of Solihull of Council House Solihull West Midlands in this Order called "the authority" in pursuance of the powers conferred in that behalf by Sections 60 and 61 of the Town and Country Planning Act, 1971, and subject to the provisions of the Forestry Act, 1967, hereby make the following Order:-

1. In this Order:-
"the Act" means the Town and Country Planning Act, 1971; "owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and "the Secretary of State" means the Secretary of State for the Environment.
2. Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage, or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage, or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.
3. An application for consent made to the authority under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.
4. (1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof) as the authority may think fit, or may refuse consent:

Provided that where the application relates to any

woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5. Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied -

(a) that the refusal or condition is in the interests of good forestry; or

(b) in the case of trees other than trees comprised in woodlands, that the trees have an outstanding or special amenity value.

6. (1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning then unless -

(a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or

(b) the authority with the approval of the Secretary of State dispense with replanting,

the authority shall give the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and Section 175 of the Act replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to -

(a) species;

(b) number of trees per acre;

Proposed Tree Preservation Orders

0746
10-71



9332
8-74

7735
5-38

5474
1-72

5027
1-28

ETL

Plastics Works



- (c) the erection and maintenance of fencing necessary for protection of the replanting;
 - (d) the preparation of ground, draining, removal of brushwood, lop and top; and
 - (e) protective measures against fire.
7. On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a river authority, a drainage board, the Conservators of the River Thames or the Lee Conservancy Catchment Board restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the river authority, drainage board, the Conservators of the River Thames or the Lee Conservancy Catchment Board under those byelaws and the condition or direction shall have effect accordingly.
8. The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.
9. Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:
- Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.
10. In assessing compensation payable under the last preceding Article account shall be taken of:
- (a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under Sections 60 and 61 of the Act or under the terms of any Interim Preservation Order made under Section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation

of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and

- (b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.
11. (1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by delivering the claim at the offices of the authority addressed to the Clerk thereof or by sending it by prepaid post so addressed.
- (2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the appeal.
12. Any question of disputed compensation shall be determined in accordance with the provisions of Section 179 of the Act.
13. (1) The provisions of Section 61 of the Act shall apply to this Order and the Order shall take effect on the date hereof
- (2) This Order shall apply to any tree specified in the First Schedule hereto, which is to be planted as mentioned therein, as from the time when that tree is planted.

NOTE: Section 102 of the Act provides as follows:-

(1) If any person, in contravention of a Tree Preservation Order, cuts down, uproots or wilfully destroys a tree, or wilfully damages, tops or lops a tree in such manner as to be likely to destroy it, he shall be guilty of an offence and liable -

(a) on summary conviction to a fine not exceeding £400 or twice the sum which appears to the court to be the value of the tree, whichever is the greater; or

(b) on conviction on indictment, to a fine, and, in determining the amount of any fine to be imposed on a person convicted on indictment, the court shall in particular have regard to any financial benefit which has accrued or appears likely to accrue to him in consequence of the offence.

(2) If any person contravenes the provisions of a Tree Preservation Order otherwise than as mentioned in subsection (1) of this section, he shall be guilty

of an offence and liable on summary conviction to a fine not exceeding £200.

(3) If, in the case of a continuing offence under this section, the contravention is continued after the conviction, the offender shall be guilty of a further offence and liable on summary conviction to an additional fine not exceeding £5 for each day on which the contravention is so continued.

If any tree, other than a tree to which the Order applies as part of a woodland, is removed or destroyed in contravention of the Order, it is the duty of the owner of the land, unless on his application the local planning authority dispense with this requirement, to plant another tree of an appropriate size and species at the same place as soon as he reasonably can.

If it is desired to fell any of the trees included in this Order whether included as trees, groups of trees or woodlands and the trees are trees for the felling of which a licence is required under the Forestry Act, 1967, application should be made not to the authority for consent under this Order but to the Conservator of Forests for a licence under that Act (Section 15 (5)).

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

No. on Map	Description	Situation
T1	Ash)
T2	Oak)
T3	Oak)
T4	Birch)
T5	Oak)
T6	Oak)
T7	Alder)
T8	Oak)
T9	Oak)
T10	Ash)
T13	Oak)
T14	Hornbeam)
T15	Hornbeam)
T16	Ash)
T17	Sycamore)
T18	Sycamore)
T19	Sycamore)
T20	Sycamore)
T21	Lime)
T22	Oak)
T23	Hornbeam)
T24	Ash)
T25	Oak)
T26	Oak)

The trees lie along the route of public footpath No.SL68 which runs east-west across the northern end of the Cheswick Green Estate, Solihull West Midlands

T27	Oak)	
T28	Oak)	
T29	Hornbeam)	
T30	Oak)	
T31	Oak)	The trees lie
T32	Oak)	along the route of
T33	Ash)	public footpath
T34	Oak)	No.SL68 which runs
T35	Oak)	east-west across the
T36	Oak)	northern end of the
T37	Oak)	Cheswick Green Estate,
T38	Oak)	Solihull, West Midland
T39	Oak)	

~~N.B. T11 and T12 have been felled~~

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

- (1) the cutting down of any tree on land which is subject to a forestry dedication covenant where
 - (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of cutting down binding on the then owner of the land are fulfilled;
 - (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.
- (2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under the approved woodlands scheme.
- (3) the cutting down, uprooting, topping or lopping of a tree exempted from the provisions of this Order by Section 60 (6) of the Act, namely a tree which is dying or dead or has become dangerous or the cutting down, uprooting, topping or lopping of which is in compliance with obligations imposed by or under an Act of Parliament or so far as may be necessary for the prevention or abatement of a nuisance.
- (4) the cutting down, topping or lopping of a tree
 - (a) in pursuance of the power conferred on the Postmaster General by virtue of Section 5 of the Telegraph (Construction) Act 1908;
 - (b) by or at the request of
 - (i) a statutory undertaker where the land on which the tree is situated is operational land as defined

by the Act and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;

(ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919, and the Electric Lighting Act 1882 or interferes or would interfere with the maintenance or working of any such line;

(iii) a river authority established under the Water Resources Act, 1963, or a drainage board constituted or treated as having been constituted under the Land Drainage Act 1930, the Conservators of the River Thames, or the Lee Conservancy Catchment Board, where the tree interferes or would interfere with the exercise of any of the functions of such river authority, drainage board, Conservators of the River Thames, or Lee Conservancy Catchment Board, in relation to the maintenance, improvement or construction of water courses or of drainage works; or

(iv) the Minister of Defence for the Royal Air Force, the Minister of Technology or the Board of Trade where in the opinion of such Minister or Board the tree obstructs the approach of aircraft to, or their departure from, any aerodrome or hinders the safe and efficient use of aviation or defence technical installations;

(c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;

(d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden.

NOTE:

Section 62 (1) of the Act requires, unless on application of the owner the local planning authority dispense with the requirement, that any tree removed or uprooted or destroyed under Section 60 (6) of the Act shall be replaced by another tree of appropriate size and species. In order to enable the local planning authority to come to a decision, on whether or not to dispense with the requirement, notice of the proposed action should be given to the local planning authority which except in a case of emergency shall be of not less than five days.

THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act 1971 as adapted and modified to apply to this Order:

33. (1) Without prejudice to the following provisions, as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.

35. Reference of applications to Secretary of State:

(1) The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.

(2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

(3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

(4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

(5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any application referred to him under this section shall be final.

36. Appeals against decision:

(1) Where an application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions, or where any certificate or direction is given by the authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.

(2) A notice under this section shall be served in writing within twentyeight days from the receipt of notification

n
y
of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow.

n
t
rested
(3) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Secretary of State subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

(4) Before determining an appeal under this section, the Secretary of State shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any appeal under this Section shall be final.

37. Appeal in default of decision:-

Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either

- (a) give notice to the applicant of their decision on the application; or
- (b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under Section 35 of the Act;

the provisions of Section 36 of the Act shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

45. Power to revoke or modify the consent under the Order:-

(1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

(2) Subject to the provisions of sections 46 and 61 of the Act an Order under this Section shall not take effect unless it is confirmed by the Secretary of State; and the

Secretary of State may confirm any such Order submitted to him either without modification or subject to such modifications as he considers expedient.

(3) Where an authority submit an Order to the Secretary of State for his confirmation under this Section, the authority shall furnish the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom the notice is served so requires, the Secretary of State, before confirming the Order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) The power conferred by this Section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed:

Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

(5) Where a notice has been served in accordance with the provisions of subsection (3) of this Section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under subsection (2) of this Section.

46. Unopposed revocation or modification of consent:-

(1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under Section 45 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

(2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State such Order may take effect by virtue of this Section and without being confirmed by the Secretary of State.

(3) The authority shall also serve notices to the same

effect on the persons mentioned in subsection (1) above.

(4) The authority shall send a copy of any advertisement published under subsection (2) above to the Secretary of State, not more than three days after the publication.

(5) If within the period referred to in subsection (2) (a) above no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2) (b) of this Section, take effect by virtue of this Section and without being confirmed by the Secretary of State as required by Section 45 (2) of the Act.

(6) This Section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III or Part IV or Part V of the Act.

11/11/75

GIVEN under the Common Seal
of the BOROUGH OF SOLIHULL
the *ninth* day of *May*
One thousand nine hundred
and *seventy-five*
in the presence of:-



Town Clerk

METROPOLITAN BOROUGH OF SOLIHULL
(CHESWICK GREEN) TREE PRESERVATION
ORDER 1975

The Secretary of State for the Environment hereby confirms the foregoing Order, subject to the modifications shown in red ink thereon.

G. Heywell

Signed by authority of the
Secretary of State

16. 10 1975.

16498.

An authorised officer in the
Department of the Environment.

D.W. Chapman
Town Clerk
Solihull



Traffic Survey February 2019

Creynolds Lane/Stratford Road Junction Lights

A number of incidents where motorists travelling along the Stratford Road towards the M42 have not realised that there is a new road layout and have effectively 'jumped the lights' this has caused accidents as well as near misses on several occasions.

Conclusion - Contact SMBC re: 'New Road Layout' sign and traffic team to monitor the light sequence and adjust as necessary.

Between 3.30pm - 6.30pm traffic builds up from the M42 exit/Blythe Valley to Creynolds Lane causing delays of up to 45minutes.

Morning journeys leaving Cheswick Green via Creynolds Lane (7am - 9.30am) residents experienced delays of between 7 -15 minutes.

The delays happen on a daily basis adding to residents journey times, which has a knock on effect with childcare arrangements and parking for onward journeys by train.

Residents living on Creynolds Lane are experiencing difficulties getting on and off their property during these periods due to drivers not giving way.



Tanworth Lane

Tanworth Lane currently has a construction site - Cheswick Place, which is due to complete mid 2019.

The current volume of traffic using Creynolds Lane has meant that residents have had to find an alternative way to leave/enter the Village and are doing so via Tanworth Lane. Residents in Ilshay Heath and beyond are also using this route because the Stratford Road is often gridlocked.

A recent change of contract for bus services has seen a change in route and buses now enter and leave the Village via Tanworth Lane adding to the volume of traffic using this road.



Dog Kennel Lane

Dog Kennel Lane is the main road used by residents from Dickens Heath, South Shirley, Cheswick Place and Cheswick Green to and from the Stratford Road.

During morning and evening traffic can wait for considerable lengths of time.

