



# **Dickens Heath Residents Association**

**Working for the Village Community**

**Chairman Trevor Eames 7 Glascote Close Shirley B90 2TA**

**Te. [REDACTED] Email [dhraq@outlook.com](mailto:dhraq@outlook.com)**

**Membership Maureen Holloway [REDACTED]**

Policy & Spatial Planning  
Solihull MBC  
Council House  
Manor Square  
Solihull B91 3QB

15<sup>th</sup> March 2019

Sent via Email to [psp@solihull.gov.uk](mailto:psp@solihull.gov.uk)

Dear Sirs

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

The Dickens Heath Residents Association welcomes the reduction in planned housing numbers on site 4 and deletion of site 13 with its access onto the B3102 Tanworth Lane Traffic Islands.

However based on the feedback from residents and the lack of information on addressing the existing traffic and infrastructure issues plus very widespread strong objections by the village to the Masterplan proposals to site 4 West of Dickens Heath we are objecting to the inclusion of this site.

In terms of the questionnaire we would respond to the relevant Questions as follows.

**Scope of the consultation and overall assessment** – while this indicates the objectives of the review when viewed in context it does not address the concerns raised by residents over existing well known traffic congestion issues and an inadequate rural highway network.

Dickens Heath Residents Association therefor strongly object to the Masterplan proposals for site 4.

A petition is being submitted to Solihull Council by Councillor Hawkins indicating some 1150 residents have lodged objection to site 4 in addition to a significant number of Emailed objections submitted to the Parish Council. We have also attended recent meetings at which the proposals have been presented and discussed and noted the level of objection and lack of any public support for the proposal at site 4.

**Q 4 Blythe Infrastructure** – its indicated highway improvements are only likely to be needed and off-street parking improvements at Dickens Heath only may be needed which does nothing to reassure residents that if site 4 were to be approved and included the council would provide the necessary infrastructure. On sports and recreation lost provision is indicated as would be replaced but there are no sites indicated in the site 4 Masterplan.

The residents association regard it as a key priority that any future redevelopment ensures the existing sports grounds are retained within site 4

**Q12 Site 4 Land West of Dickens Heath** – while noting the councils laudable intentions to protect landscape features residents cannot be expected to support the inclusion of site 4 by writing a blank cheque for the proposed housing numbers given the experience of the totally inadequate highway infrastructure provided for the original Dickens Heath village as against its concept plan.

While it is understood that issues of highways and parking will be brought forward it is not possible to envisage how any satisfactory highway scheme could be implemented that would address both the proposed housing and ameliorate the existing congestion issues.

In respect of relocating the long established sports grounds for Old Yardleians Rugby Club, Highgate United FC, and Leafield FC these clubs have significant local support and the Residents Association would require alternative provision to an adequate standard within site 4.

The Residents Association is strongly opposed to an alternative more remote location into green belt countryside elsewhere.

**Q14 Site 12 Land South of Dog Kennel Lane** – this is adjacent to our Parish and impacts onto the main Dickens Heath traffic access. This site if included would need significant traffic attenuation measures.

**Q34 Washed over green belt settlements** – the Residents Association support the policy proposals at Whitlock's End and Cheswick Green subject to careful assessment of flooding issues at Cheswick Green sites.

**Q38 Amber Sites** – the Residents Association support the review and inclusion of all the Amber Sites as proposed.

**Q40, 41, 42 & 43 Affordable Housing Policy** – the Residents Association supports the retention of the existing unit number policy for measuring affordable housing provision.

Yours faithfully

Trevor Eames

Chairman – Dickens Heath Residents Association