

Response to Draft Local Plan Supplementary Consultation

From: D.R.Patterson, 106a Widney Manor Road, Solihull B91 3JJ

Dear Sirs

Reference Site 163: The Former Rectory and Glebe Land

Before making my response I would refer to the drawings made of this site. I am confused by them. Whilst all references are made to 'The Former Rectory and Glebe Land' the drawings include:

- The Rectory and its outbuildings, garage, storerooms and undeveloped land around.
- The Oliver Bird Hall and car park.
- The St.Alphege Infants School, the Nursery and playground areas.

The drawings do not represent Site Ref.163 'The former Rectory and Glebe Land' and misrepresent the area actually under consideration.

I should appreciate your response to this apparent confusion.

Relevant Planning Statements

Quotation from Introduction Para.6: *'The Local Plan - - - - will also identify land where development would be inappropriate because of its impact on, for instance, environmental or historic assets.'*

and

Quotation from Site Hierarchy Para. 69: *'Sites - - - - should generally be considered suitable for inclusion in the plan ('green' sites). However there may be some exceptional reasons why they shouldn't and these will be identified where necessary.'*

Within LP terms Site 163 is assessed as *'Priority: 2, Category: Greenfield in urban area or settlement'*, shown as a green coloured rectangle with the letter G in it.

Responses

My objections to the inclusion of Site 163

The site is within the Solihull Conservation Area. The crowding of a number of houses into this area would effectively destroy the character of this area, the most historic within the whole of Solihull.

The complete site is intrinsic to the group of buildings associated with the church which would be irreparably damaged by its loss and its conversion to a housing estate.

There has been a rectory in that area since 1180. The land has been acquired over many centuries. To allow a developer (interested only in the financial profit) to replace them by, say, 17 houses would be a dereliction of duty on the part of the owners, the Diocese of Birmingham, and of the officers and congregation of the church.

It is an important site for essential Parish Activities – Garden Parties, Fêtes. A Rectory and its grounds should be available there for a wide variety of church needs and usages.

Car parking near to the church and the Oliver Bird Hall is essential.

Oliver Bird Hall car parking is essential for its functioning.

There is a Badgers' sett in the area.

The additional traffic generated by a housing development would be intolerable both to existing residents of St.Alphege Close, to congregation attending church services and to user of the Oliver Bird Hall.

For all these reasons I believe most strongly that Site Ref: 163 should be removed entirely from the Town Plan and that housing development should never be permitted.

Yours faithfully

A handwritten signature in black ink that reads "DRPatterson". The letters are cursive and slightly slanted to the right.

D.R.Patterson