

**PROPOSED DEVELOPMENT KNOWN AS FIVE OAKS TO BE CONSTRUCTED TO THE REAR OF 122 SCHOOL ROAD AS DETAILED ON CROSS CRAIG DRAWING NUMBER NN483.**

Access to the site to be off school road.

Existing visibility splay is more than sufficient to satisfy highways requirement at the junction with school road

Foul water connection to the site to be made to existing 225mm foul water sewer located in school road

Access road drainage to be discharged into existing 300mm highway drain located in school road service strip

New 5.00metre wide access road to be constructed –existing garage to be demolished and new garage erected so no loss of amenity to 122 school road

Existing Oak trees to be retained

New properties to be located as per plan

Storm water drainage to be attenuated so no addition pressure to existing storm water discharge sewers

House types shown are indicative only at this stage

The site could be developed or alternatively thought could be given to installing the road and offering individual serviced plots for the opportunity of a self build scheme.

Whilst the site is in the green belt the recent redevelopment of Ashford Stables and the Spitfire development on the old nursery are adjoining to this site and the effect on the green belt is minimal indeed if a line was drawn from the rear boundary of each of these developments then most of this proposed development would be within this line which could be argued as being a revised green belt boundary

For the scheme to be viable it will need the support of HHPC

IF HHPC were minded to support the scheme I would install the following covenants/conditions

A covenant would set in place ensuring that no more than 8 properties could be built on the land ,this would prevent any future developer attempting to go back to planning and try and increase the number of units.

A condition of planning would ensure HHPC would have reasonable control over house types and for example brick type and colour, roof tiles type, street and landscaping scheme.

I propose that with regard to the the financial arisings of the development after any allowance for legal and architectural fees plus plus any hmrc requirement with may occur the nett arising I propose to convey 30% back to the village 15% to Hockley Heath Academy for the continued good work being carried out there and 15% to HHPC to utilise as the council sees fit for the good of the village.

Solihull MBC  
Policy and Engagement  
Managed Growth & Communities Directorate  
Council House  
Manor Square  
Solihull  
B91 3QB

122 School Road  
Hockley Heath  
Solihull  
B94 6RB

27/02/2019

Fao Mr John Pitcher.

Dear Sir,

Re Call for sites -Hockley Heath -site number 180--- Five Oaks.

I refer to our recent telephone conversation and thank you for your prompt reply by email of the 07/02/19.

Site number 180 is located to rear of my property which has been designated as red which I understand indicates that generally the proposed site is deemed as having severe or widespread impacts that are not outweighed by the benefits of the proposal, to that end I believe smbc may not have been made fully aware of the proposal.

I enclose a copy of the site proposal layout which indicates seven properties of similar size and substance to neighbouring properties, and thereby reinforce the attractiveness of the village to live in.

I attended Hockley Heath Parish Council meeting on 19/04/2018 at which I presented the proposal which was received positively, I enclose a copy of the written documentation which was submitted to hhpc along with the site plans.

The proposed plan shows that to the immediate western boundary an old Ashford farm storage facility (coloured red) was granted planning permission to convert to residential use which has been completed within the last five years, I also note that to the northwestern corner of our site a similar building (coloured blue) has been granted planning permission and works are about to commence, to the eastern side of our site is the former Ashford nursery development (coloured green) which has been completed by Spitfire Homes within the last two years.

I note that proposal numbers 139,176,328 and 49 are zoned green, these sites are located between fifty and two hundred metres from our site and are all currently in the greenbelt, assuming that classification were to be changed and given that change and the recent developments adjoining our site it would not seem unreasonable that our site would also come within this new proposed green category.

I would ask you to review the written enclosure submitted to hhpc you will see that there are no issues with the visibility splay access to school road which is an existing access and better than the one on the spitfire development, existing service mains and sewers are located within the existing service strip on the developments side of school road, stormwater is to be attenuated within the proposed development.

As a Hockley Heath resident of 23 years you will note on the documentation my intention to insert a provision that the site can only be developed with a maximum seven properties which would prevent any attempt to increase numbers in the future also I propose to return 30% of development land returns to the village net of any costs for architectural fees, planning fees and any resultant conditions and any hmrc liability that may be incurred, 15% to the local school Hockley Heath Academy and 15% to Hockley Heath Parish council both of which given current economic situation nationally are in need of funds.

I would therefore request Solihull MBC review this proposed site within the call for sites scheme given the information enclosed and give the residents of Hockley Heath the opportunity to comment on the proposal.

I would be obliged if you could drop a mail to [REDACTED] to confirm receipt of this letter

Yours Sincerely

[REDACTED]

Stephen Deehan

[REDACTED]