

Response to the Current Solihull Council Plan

29 November 2020,

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I am writing in response to the planning documents, site BL2 formerly site 12

change in the diagrams

The site 12 document shows no building on the field directly behind Light Hall farm to Dog Kennel lane. BL2 plan shows the whole area from Dog Kennel Lane beyond the curtilage of Light Hall to the field border below the houses.

The document – local plan

Indicates the building of 1000 houses on the site. The site 12 document suggests low and medium density housing. Experience of building in Solihull shows that builders seem to submit a plan and once they start building change the plan increasing the density of building.

The report , Heritage Impact Assessments Solihull Metropolitan Borough Council Local Plan Review, Report No4 –site 12, Dog Kennel Lane, Shirley, March 2019, states,

‘This report considers that development of the site would cause harm to its setting as set out in the NPPF. The extent of harm cannot be quantified without details of the potential development. Development of the whole site would cause substantial harm to the setting.’

The report also puts forward the archaeological aspect of the site. The historic landscape was the site of a moated house. An historical site, the report suggests the trial trenches and field surveys, an archaeological survey should be completed before any planning application be considered.

The report evaluates the aspect of Light Hall from different view-points suggesting that building should not impeded the view of the historical building. It also suggests that the conifer hedge in front of the house should be removed as it detracts from the historical building. [Originally the house had a ha-ha].

Light Hall was built in the 1750s, for Richard Insull, the mansion was approached by an avenue of lime trees from Monkspath Street [now the A34], parkland surrounded the house. Mr. Insull was a very wealthy man and bought many of the farms in the surrounding area. The Insull family were successful flax growers and wick-yarn makers The house was inherited by Richard Insull’s nephew John Burman. The house and farm has been the home of a number of people;

- Richard Insull [the younger] 1750s to 1783
- John Burman [the younger] 1783 to 1808
- Mary Lea 1812
- J. Stringer 1836, 1841, farmer
- Thomas Reeve 1842 1851 1861 1871, farmer and maltster
- John Woollaston 1881 1891, farmer and maltster
- Willaim Price 1901, farmer
- John G Davies 1911, farmer
- Mr. and Mrs. C.D. Smalley and sons, 1986 **[BBC Domesday Project]**

The Environment

I note the environmental survey was undertaken. There is no mention of the bird life that we see in the area of Light Hall. Regular visitors are:- blue tits, great tits, bullfinches, gold finches, long tailed tits, blackbirds, robins, song thrushes, tree creeper, starlings, nuthatch, grey heron, buzzard, kestrel, barn owl, great spotted woodpecker, green woodpecker.

There are bat boxes on site and we do still have bats, though I do not know which species of bat.

There are larger animals too, there is a badger sett on Light Hall and there are also badgers across the fields [though the antics of the survey and ploughing appear to have made the badgers less visible]. We also have sighted Muntjac deer and Roe deer near to Light Hall. There are foxes and no doubt other small mammals.

There is also some notable flora, in particular we did have several bee orchids growing in the field below the house, sadly, the farmer cutting the grass whilst the plants were flowering caused them to die. We do have patches of nettles growing along the edge of the fields and pathways these too have been cut down just at the time caterpillars of small tortoiseshell, red admirals and peacock butterflies are developing.

Flood Risk

I am concerned the increasing density of housing will greatly increase the threat of flooding. Already the development on the other side of Dog Kennel Lane, the Green, will cause a greater risk, the prospect of 1000 more houses can only further increase the prospects of flooding. Currently when there is heavy rainfall my garden has a gushing flow of water through it. The bottom of the field just behind Light Hall currently has standing water in it.

Aerial Power Cabling and Pylons

The electric cabling runs across the site, at a fairly low level. There are also power lines and pylons crossing the site below Light Hall and across the fields. What are the implications for building would cabling require being placed underground?

Wayleave and Easement

It should be noted that there is a wayleave /easement agreement within the curtilage of Light Hall Farm. Therefore I do not wish or expect to find myself in the situation that occurred when the site was originally being surveyed. The surveyor had taken the liberty to park on my property throughout the week, at the end of the week I took the opportunity to enquire what the surveyor was doing on my property. I conducted my enquiry in a polite and courteous manner only to be told that I was in his way. Whereas in fact on my own property!

I am clear about the boundaries of my property and do not expect or accept any incursions within them.