

To whom it may concern;

I would like to formally place on record my reservations / objections of the current Solihull Draft Housing Plan policy that is investigating putting houses into the South Shirley area (notably the TRW site, South of Dog Kennel Lane and the area west of Tanworth lane, allocations 11, 12 and 13).

I have 3 main issues that I would like to report back to you supporting our position

School availability

My family and I purchased our home 1 year ago (and moved in April) from a house in Marston Green. My eldest child is still attending infant school in Marston Green due to a lack of available school places in close proximity to where we live. We have her on a waiting list for the nearest school (Our Lady of the Wayside) and she has been on this list for nearly a year now, however the only current viable offerings for school places are a minimum of circa 1.8 miles away minimum from home.

Please see below



In addition to this according to the council draft plan for schools, this area is woefully short of school places (see attached).

I am keen to see how you plan to provision for the extra school places that 2500 extra homes will bring when currently you are currently short of places (please see below). Highlighted in yellow are the two schools within ½ a mile of my house

Primary Planning Area: Shirley West

Number on Roll at October 2015

School Name	R	1	2	3	4	5	6	Total	Places
Burman Infant School	59	59	60					178	180
Haslucks Green School				40	61	43	58	202	240
Mill Lodge Primary	31	30	30	30	29	26	30	206	210
Our Lady of the Wayside RC School	58	60	60	61	60	61	60	420	420
Peterbrook Primary School	60	60	60	59	57	58	60	414	420
Shirley Heath Junior School				90	91	90	90	361	360
Tudor Grange Primary Academy	30	30	0	30	27	30	21	168	210
Woodlands Infant School	60	60	60					180	180
Total	298	299	270	310	325	308	319	2129	2220

Empty Places	3	1	0	21	7	23	11	66
---------------------	----------	----------	----------	-----------	----------	-----------	-----------	-----------

Traffic

As mentioned / seen from the map, we live on Dog Kennel Lane and without over exaggerating the road is either a standstill car park or a race track, there does not appear to be a middle ground. We have discussed this with Julian Knight MP for Solihull who responded with some feedback from the council suggesting that as there have been no accidents on that road, there is unlikely to be any speed management activities introduced.

As part of this communication with Mr Knight, we responded with Solihull MBC's own study of the road whereby it is recognised that on Dog Kennel Lane, I quote "Speeds observed as appearing above the 40mph limit" (please see below).

Detailed Observations:

Speed Limits:

40mph on Stratford Road.
40mph on Dog Kennel Lane.

Visibility (existing):

No visibility issue with existing access points.

Existing Speed Issues:

No speed issues on Stratford Road. Speeds observed as appearing above the 40mph limit on Dog Kennel Lane.

HGV Content:

High HGV content on A34 Stratford Road. Low content on Dog Kennel Lane.

Congestion:

None observed at the time of the visit. However, congestion is likely in the peak time periods.

Lighting:

The A34 and Dog Kennel Lane are lit.

Public Transport:

Interchange:

Shirley Railway Station is located approximately 1.3 miles from the site.

Bus Routes (service numbers / frequencies):

513 (infrequent), S9 (half hourly), X20 (hourly), 519 (infrequent), 31A (half hourly), 5 (every 20 minutes), 5A (infrequent)

Quality of Bus Shelters / Information:

I would also like to draw your attention to a letter we received via Mr Julian Knight MP (from Ashley Prior who is the head of Solihull Highway Services). My wife and I had already complained about the speed of traffic along Dog Kennel Lane and the response from yourselves was that "any traffic calming measures applied to Dog Kennel Lane would encourage motorists to use inappropriate routes, such as the residential section of Blackford Rd".

Now I take this to mean that your own head of Highway Services considers that Dog Kennel Lane is inappropriate for use for residential areas because of its appropriate use as a link road between the A34 and Dickens Heath. I have added this letter (with appropriate section highlighted) for your attention.

Dear Julian

Dog Kennel Lane – Vehicle Speeds

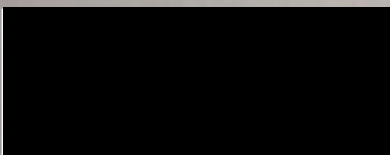
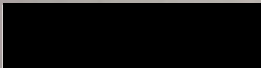
Thank you for your letter of 10 January 2017 ref JK1749, which provides further information on Ms. Carter's concerns with vehicle speeds on Dog Kennel Lane.

The enforcement of the speed limit on the public highway is solely the responsibility of the police. Ms Carter should therefore contact her local police sector in the first instance. The police would be able to investigate whether there is a suitable location on this road to deploy the mobile safety camera enforcement vehicle. If feasible, the police will monitor the site when resources are available to deter motorists from exceeding the speed limit.

As I explained previously, Dog Kennel Lane is not a suitable route for the introduction of physical traffic calming features. It is the appropriate link between the A34 Stratford Road and the B4102 Blackford Road to Dickens Heath. The installation of features, such as speed cushions on Dog Kennel Lane, may encourage motorists to use inappropriate routes such as the residential section of Blackford Road.

A vehicle speed survey was undertaken on Dog Kennel Lane, from the entrance to the Lucas plant, in March 2002. The analysis provides the most recently available results from the Council's database. The study showed that for an average weekday, between 7.00am and 7.00pm, mean speeds were 38.3mph (northbound) and 37.9mph (southbound). Therefore, the majority of motorists appeared to be abiding by the 40mph speed limit for the road.

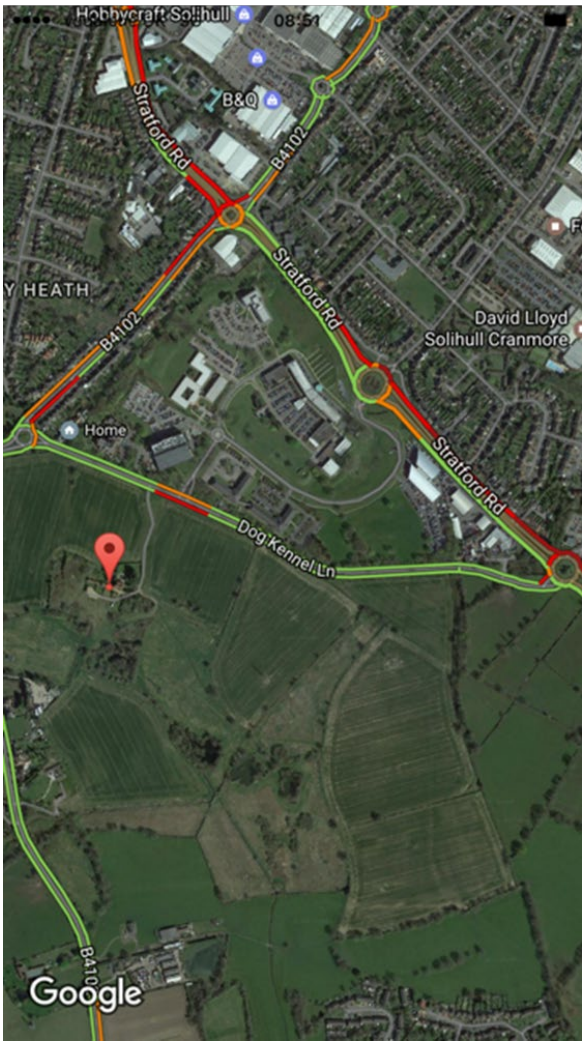
However, as the survey was undertaken several years ago, I will arrange for Dog Kennel Lane to be added to the Council's Speed Aware programme for 2017/18. A mini-speed visor will be installed on this road which will remind motorists travelling at excessive speed of the 40mph speed limit.



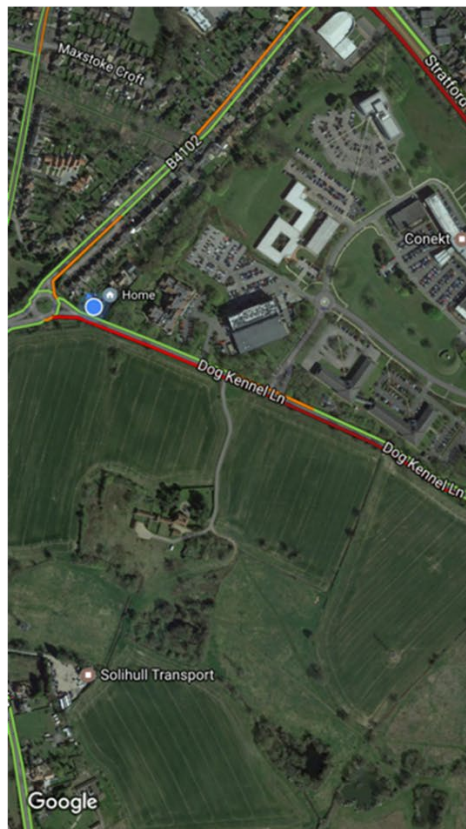
The second aspect of my issue with the suitability of this road and the surrounding evolves around rush hour, whereby it is incredibly difficult to move due to the sheer weight of traffic on Dog Kennel Lane and the adjoining roads (Blackford Rd, Stratford Rd, Tanworth Lane). I have attached below clippits taken from the traffic app of Google Maps over various days at both morning and evening rush hours (worth noting that to the best of my knowledge all of these were on days whereby there were no issues with the M42 or A34, as on those days the traffic in these areas is unbelievably bad)

Please see below;

Morning Rush Hour (Various Days)



Evening Rush Hour (Various Days)



So as you can see, Google helpfully marks from Green (ok), through to Orange (slow) and into Red (standstill) the traffic patterns and of a morning getting to and down the Stratford Rd is incredibly slow (until the junction for Monkspath) and typically of an evening my journey home will have me crawl up Dog Kennel Lane.

I have photographed this effect again over a couple of evenings (typically this lasts about 1 to 1 ½ hrs) please see below photograph taken from the kerbside outside my property and from the upstairs window.

Evening Rush Hour (1 hr apart)



So I would not be unfair if I described this road arrangement as very difficult to currently live with and am perfectly happy for assessors to come and sit on my drive way to do further analysis.

I would also like to point out that the traffic also makes crossing the roads and using the footpaths (in particular on Tanworth lane, going south towards Cheswick Green) difficult. The path that runs into Dickens heath from this area is wide and comfortable for multiple uses, the one on Tanworth lane is very narrow, very muddy and in many places over grown. Traffic on Tanworth lane has increased since the Cheswick Place plot has started being populated (my Father lives that way so we see this regularly), so I have to assume that 2500 new extra houses in this area will have a similar negative effect on pedestrians using the area too.

Privacy

My third reason for an objection is the affect it will have on the privacy of my home (and in this case I directly refer to the plot south of Dog Kennel Lane as my prime concern). My house (according to the planning submission for SMBC) sits 7.5m from the roadside. Currently we are overlooked by a road, which although obtrusive to privacy, when moving is an intermittent issue. A fixed property directly over the road would dramatically affect the level of privacy we currently have and I would like this issue to taken into consideration

I thank you for your time in reading my objections and look forward to your and the planning officers response.

Kind Regards

[REDACTED]