



Cheswick Green Parish Council

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Matt Preece
Planning Officer
Solihull MBC

11th May 2018

By email only

Dear Matt,

Response from Cheswick Green Parish Council to PL/2018/01057/PPRM

Cheswick Green Parish Council has several concerns regarding this application. Firstly, members feel strongly that following their experience with the Cheswick Place development, the status of Planning Conditions must be clarified.

Planning Conditions which are advisory rather than mandatory are of no value, and should be omitted so as not to mislead the public as to what they might reasonably expect from the behaviour of the developers. The Parish Council, therefore, considers that if any condition is attached to a consent, then it should be both enforceable and enforced – in a word it should be mandatory

Further, members also feel strongly that any 'Proposed Variation to the Consent', should be subject to scrutiny of the same order as the original application. As a Statutory Consultee, the Parish Council should certainly be included in this process. Whilst developers may object on time grounds, this argument is devoid of merit. If a developer sees the need for varied conditions, they should plan ahead and allow time for proper scrutiny. If they are unable to meet this requirement it suggests a degree of incompetence. It is important at the democratic level that all aspects of a Consent should be dealt with in a transparent manner. Omission of this step could be judged to be a dereliction of the Council's duties to its residents in general, and to those residents who will be affected in particular

Members are particularly concerned that conditions relating to working times, noise, dust limits and access routes for construction traffic are strictly enforced, as this has not been their experience with the Cheswick Place development.

Another major concern is with the proposed layout of the development, especially about the provision of parking spaces. The proposed layout appears to encourage the use of roadways for parking including the main route through the development, as tandem parking is not well used by residents in any development. Parking on the roadways was not supposed to happen on Cheswick Place but this is not the case. Most households these days own at least two vehicles (we have evidence of this in the results of our recent Neighbourhood Plan Survey) and people do not like having to constantly play "musical cars". The designated bin areas allocated in this area, will make parking even more difficult.

The double/triple depth parking is likely to result both in more cars reversing into the main spine road as cars are manoeuvred, and in more parking on the through road - both are potentially road safety risks.

A further serious concern with the proposed design of this development, is the number of alleyways behind properties to give rear access that are included. This is not a very good idea from a safety point of view.

The main problem with the alleyways, apart from no clear ownership responsibility, weeds, rubbish and vermin, is the security risk posed by the potential for concealed access to the rear of properties. Do they meet secure by design standards?

We think that the identified need for refuse bin collection points shows the inadequacy and impracticability of the layout to support a good living environment - clearly problems with refuse collection are anticipated and these proposals will be an inconvenience to future residents, and their likely misuse to result in dumped or uncleared refuse which is both an eyesore and a potential attraction for vermin.

We think that the developer should be asked to submit revised proposals to remedy all these identified problems.

From the Parish Councils experience with the development at Cheswick Place, it would appear SMBCs Planning Department and Highways Department do not consult with each other. It is essential that these departments do liaise with each other, especially to ensure that any conditions set are feasible, as there is no point in a condition being mandatory if it is impossible.

The Parish Council recently carried out a survey, which was delivered to every household in Cheswick Green parish, there was a 36% return rate, this is considered to be very good. From the results of this survey - available on the Parish Councils website - the Parish Council is informed that the residents prefer new housing development to have the following features; sufficient space for 2 cars to park, adequate size gardens, adequate space for bins, no shared drives, pavements throughout a development and ground source heating. All these issues should be considered for all of the development within the Blythe Valley Park area.

The Parish Council feels that this detailed reserved matters plan fails on many counts and that it is not a suitable 'village settlement' within the parish.

The Parish Council would ask Solihull MBC to insist that Bloor Homes develop something much more appropriate, improvements are required in the area and the Parish Council feels that if it must have this new development it should be done well.

Members want all future parishioners to live in decent homes, without avoidable problems of access and parking, doubts and disputes about private drives and built in spaces where rubbish inevitably would accumulate.

Parishioners also need to be able to walk safely around their neighbourhood. The Parish Council would not wish to see the mistakes of bad planning repeated.

Yours sincerely,



Marie Zizzi
Clerk
Cheswick Green Parish Council