



Cheswick Green Parish Council

RESPONSE REPORT

relating to

**Draft Local Development Core Framework –
Emerging Core Strategy**

Submitted to Solihull Metropolitan Borough Council

By Cheswick Green Parish Council

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Introduction

Cheswick Green Parish Council has been invited by Solihull Metropolitan Borough Council to respond to its Draft Local Development Framework - Emerging Core Strategy. Having consulted with parishioners, the Parish Council has views in three main areas. These are Housing Sites, Flooding and Recreation

Housing Sites

Within the Parish there are two long term housing sites identified in the Solihull UDP, which are numbered 17 (Mount Dairy Farm) and 177 (Land off Coppice Walk). The views of the Parish Council on these sites are set out more fully in this report which also includes a section on housing need within the Parish.

Other sites within Cheswick Green Parish, which are in the Green Belt, and other SHLAA sites within the catchment area of the River Blythe, which are also situated within the established Green Belt, should not be considered for development.

Flooding

Cheswick Green Village is situated at the confluence of the River Blythe and Mount Brook both of which flood in times of heavy and prolonged rainfall. Properties were badly affected with water flooding into the buildings as a result of a flood on 20th July 2007.

As a consequence of this flood the Parish Council has the view that any future development that takes place within the catchment area of the River Blythe must have appropriate measures put in place to ensure that water run-off will not increase the risk of flooding. The Parish Council would urge Solihull MBC to seek additional flood protection measures to reduce the existing risk.

There is a separate report on the flooding risk in Cheswick Green attached as Appendix 2 '**CGPC Flooding in Cheswick Green**'.

The map of the catchment area of the River Blythe affecting Cheswick Green Parish was supplied by the Environment Agency and is attached as Appendix 3 '**River Blythe Catchment Map MC20847**'.

Recreation

At the Statutory Annual Parish Meeting a resolution was passed by parishioners for the Parish Council to seek an appropriate site within Cheswick Green Parish for use as an Allotment.

The Parish Council supports the SMBC policy of identifying a need for additional open space/parkland close to Cheswick Green Village. Further details are set out below.

Consultation with Parishioners

In response to the draft Solihull LDF report, the Parish Council has informed and consulted the residents of the parish by various means: through a newsletter delivered to every residential property, via the Parish Council website and also at a public meeting held in the Village Hall on December 2nd. The public meeting was attended by 65 people despite very cold snowy weather

Ten individual comments sent via the website were received by the Parish Council.

Housing

Long term housing sites

There are two sites in Cheswick Green Parish which are existing long-term housing sites in the current UDP:

17 Mount Dairy Farm, Tanworth Lane / Coppice Walk (excluding site 177)

This site (excluding site 177 Land off Coppice Walk) should not be developed and should be designated as part of the Green Belt. Development on this site would reduce the narrow gap between Cheswick Green and Dickens Heath. This site is in the catchment area for the River Blythe and there are serious concerns that development on this site could significantly increase 'run off' which in turn would increase the existing risk of flooding in Cheswick Green.

177 Land off Coppice Walk

This site should be designated as Green Belt with the possibility of part of it becoming a **Rural Exception** site for the provision of a small amount of housing to meet local needs of the Parish as specified in PPG3. See Local Housing Needs later in the report.

Solihull Strategic Housing Land Availability Assessment Sites

7 Land at Stratford Road

This site should not be considered for development as it is the Green Belt and would set a precedent for development outside the contained shape of the village of Cheswick Green which is a defensible Green Belt boundary. Development on this site would seriously reduce the narrow gap between Cheswick Green and Monkspath. The location of this site is remote from the Village Centre and would add very little to 'Community Cohesion'. This site is in the catchment area for the River Blythe and there are serious concerns that development on this site could significantly increase 'run off' which in turn would increase the existing risk of flooding in Cheswick Green.

37 Land to rear of 579, 581, 583, 585 Tanworth Lane

This site should not be considered for development as it is in the Green Belt and this would be an unsuitable back garden development which would be out of keeping for this area. This site is in the catchment area for the River Blythe and there are serious concerns that development on this site could significantly increase 'run off' which in turn would increase the existing risk of flooding in Cheswick Green.

60 Land at Light Hall Farm, Dog Kennel Lane

This site should not be considered for development as it is the Green Belt and would set a precedent for development outside the contained shape of the village of Cheswick Green which is a defensible Green Belt boundary. Development on this site would eliminate the narrow gap between Cheswick Green and Shirley. The location is remote from the Village Centre and would add very little to 'Community Cohesion'. It is in the catchment area for the River Blythe and there are serious concerns that development on this site could significantly increase 'run off' which in turn would increase the existing risk of flooding in Cheswick Green.

124 Land adjacent 173 Creynolds Lane

This site should not be considered for development as it is in the Green Belt and would set a precedent for development on the east side of Creynolds Lane which is a defensible Green Belt boundary. Development on this site would reduce the narrow gap between Cheswick Green and Monkspath. The location of this site is remote from the Village Centre and would add very little to 'Community Cohesion'.

160&191 Land at Blythe Valley Business Park

This site should not be considered for housing development as it would be a loss of employment land. Permission for development of the Blythe Valley Business Park was granted by the Secretary of State on the basis of exceptional need for the provision of a 'High Technology Business Park' at a time when housing development on this site would not have been considered appropriate.

172 Land off Creynolds Lane, Site 1

This site should not be considered for development as it is in the Green Belt and would set a precedent for development outside the contained shape of the village of Cheswick Green which is a defensible Green Belt boundary. Development on this site would seriously reduce the narrow gap between Cheswick Green and Monkspath. The location is remote from the Village Centre and would add very little to 'Community Cohesion'. It is in the catchment area for the River Blythe and there are serious concerns that development on this site could significantly increase 'run off' which in turn would increase the existing risk of flooding in Cheswick Green.

173 Land off Creynolds Lane, Site 2

This site should not be considered for development as it is the Green Belt and would set a precedent for development outside the contained shape of the village of Cheswick Green which is a defensible Green Belt boundary. Development on this site would seriously reduce the narrow gap between Cheswick Green and Monkspath. The location is remote from the Village Centre and would add very little to 'Community Cohesion'. It is in the catchment area for the River Blythe and there are serious concerns that development on this site could significantly increase 'run off' which in turn would increase the existing risk of flooding in Cheswick Green. Part of this site could be considered for allotments and a potential site for a cricket pitch.

211 The Old Vicarage, Vicarage Road

This site should not be considered for development as it is in the Green Belt and would set a precedent for development outside the contained shape of the village of Cheswick Green which is a defensible Green Belt boundary. The location is remote from the Village Centre and would add very little to 'Community Cohesion'. It is in the catchment area for the River Blythe and there are serious concerns that development on this site could significantly increase 'run off' which in turn would increase the existing risk of flooding in Cheswick Green.

212 Brooklin and Bluebell Cottage, Warings Green Lane

This site should not be considered for development as it is in the Green Belt and would set a precedent for development outside the contained shape of the village of Cheswick Green which is a defensible Green Belt boundary. The location is remote from the Village Centre and would add very little to 'Community Cohesion'. It is in the catchment area for the River Blythe and there are serious concerns that development on this site could significantly increase 'run off' which in turn would increase the existing risk of flooding in Cheswick Green.

Other local SHLAA sites

There are 16 SHLAA sites which are in the catchment area for the River Blythe and there are serious concerns that development on these sites could significantly increase 'run off' which in turn would increase the existing risk of flooding in Cheswick Green.

Three of these sites are listed as long term housing sites in the current UDP and should not be developed but should be designated as part of the Green Belt:

31 Brickiln Farm, Rumbush Lane / Braggs Farm Lane

59 Land at Griffin Lane

86 Land at Braggs Farm Lane

The remaining sites are Green Belt and should not be developed:

1 Oakfield Farm, Lady Lane

30 Land at Whitlock's End Farm, Bills Lane

39 Land at Baroda Farm, Tanworth Lane, Dickens Heath Road
49 Land at Braggs Farm
57 Land at 3 Maypoles
111 Square Acre Farm, Lady Lane
112 Square Acre Farm, Lady Lane
113 Square Acre Farm, Lady Lane
114 Land at Cleobury Lane
117 Land at Tidbury Green Farm
141 103 Birchy Leasowes Lane
169 Land at Baxters Green
170 Land at Baxters Green off Woodloes Road

Local Housing Needs

The Parish Council discussed local housing needs with residents at a recent public meeting. The points raised helped the Parish Council to formulate a local housing needs policy. The Parish Council has determined that there is a local need for some additional housing in Cheswick Green and it would support a small development provided that the following conditions are met:

- i) A maximum of 20 properties which are to meet the specific needs of two groups: the elderly and young local people requiring affordable starter homes.
- ii) The development to be on a **Rural Exception** site as defined in PPG3 with 'local' referring to Cheswick Green Parish.
- iii) An agreed local allocation policy to be applied to potential occupants.
- iv) Properties to be built in a style in keeping with the Village.
- v) Any development must not increase the risk of flooding in the Village.

The only SHLAA site that would be acceptable to meet this need is part of '**177 Land off Coppice Walk**'. A developer would, however, need to avoid building on the flood 'at risk' areas and would need to take steps to ensure that the risk of flooding adjacent areas due to 'run off' is not increased. This site would meet the current need and could be further expanded in the future if there was an additional need.

Recreation

Allotments

The Parish Council requires a suitable site of about 1 Hectare for the provision of allotments. The site needs to be close to the village of Cheswick Green, have road access and an available water supply. SHLAA sites **124 Land adjacent 173 Creynolds Lane** and part of site '**173 Land off Creynolds Lane Site 2**' have the potential as sites for an allotment.

Cricket Pitch

In searching for suitable sites for allotments the Parish Council has been in contact with Earlswood Cricket Club who play at the ground in Watery Lane. The club are searching for a second pitch to allow junior teams to play matches. The majority of the junior members of the club are youngsters from the parish of Cheswick Green. The Parish Council has identified a site adjacent to Creynolds Lane (see Figure 1) that may be suitable. Part of site '**173 Land off Creynolds Lane Site 2**' could also be considered.

Open spaces

There is a shortage of open space/parkland close to Cheswick Green. This is identified in the published document '**Solihull's Green Spaces Strategy - Strategy Summary & Zone Action Plans**'. Point 72 states in the Zone 5 section – '***There is also a need for an additional local area park/ local green space near Cheswick Green***'. Page 21 of the '**Draft Emerging Core Strategy**' document proposes – '***Enhance the network of parks and open spaces with links to town centres, local centres and the countryside***'.

The Parish Council would like to suggest an extension to the Blythe Valley Countryside Park along the flood plain of the River Blythe from Creynolds Lane to join the existing Countryside Park. The idea of a 'linear' country park along the River Blythe was proposed by Cheswick Green Residents Association in 1989 and attracted strong local support. This could provide another section in a Blythe pathway running from Packington to Earlswood Lakes. Figure 1 shows the suggested extension to the Blythe Valley Countryside Park and a possible site for allotments/cricket pitch.

Conclusion

As a result of full consultation with Parishioners, Cheswick Green Parish Council is of the firm view that land identified as **177 Land off Coppice Walk** is the only location that should be considered for any development and then only as a **Rural Exception Site**. This is subject to the conditions set out above.

Site 17 Mount Diary Farm, Tanworth Lane / Coppice Walk (excluding site 177) should be designated as part of the Green Belt.

The remaining sites within Cheswick Green Parish should remain with the full protection of Green Belt Status.

Any sites within the catchment area of the River Blythe that are currently in the Green Belt should not be developed. Any future development that takes place within this area must have appropriate measures put in place to ensure that water run-off will not increase the risk of flooding in Cheswick Green Village. The Parish Council would urge Solihull MBC to seek additional flood protection measures to reduce the existing flood risk to properties in Cheswick Green Village.

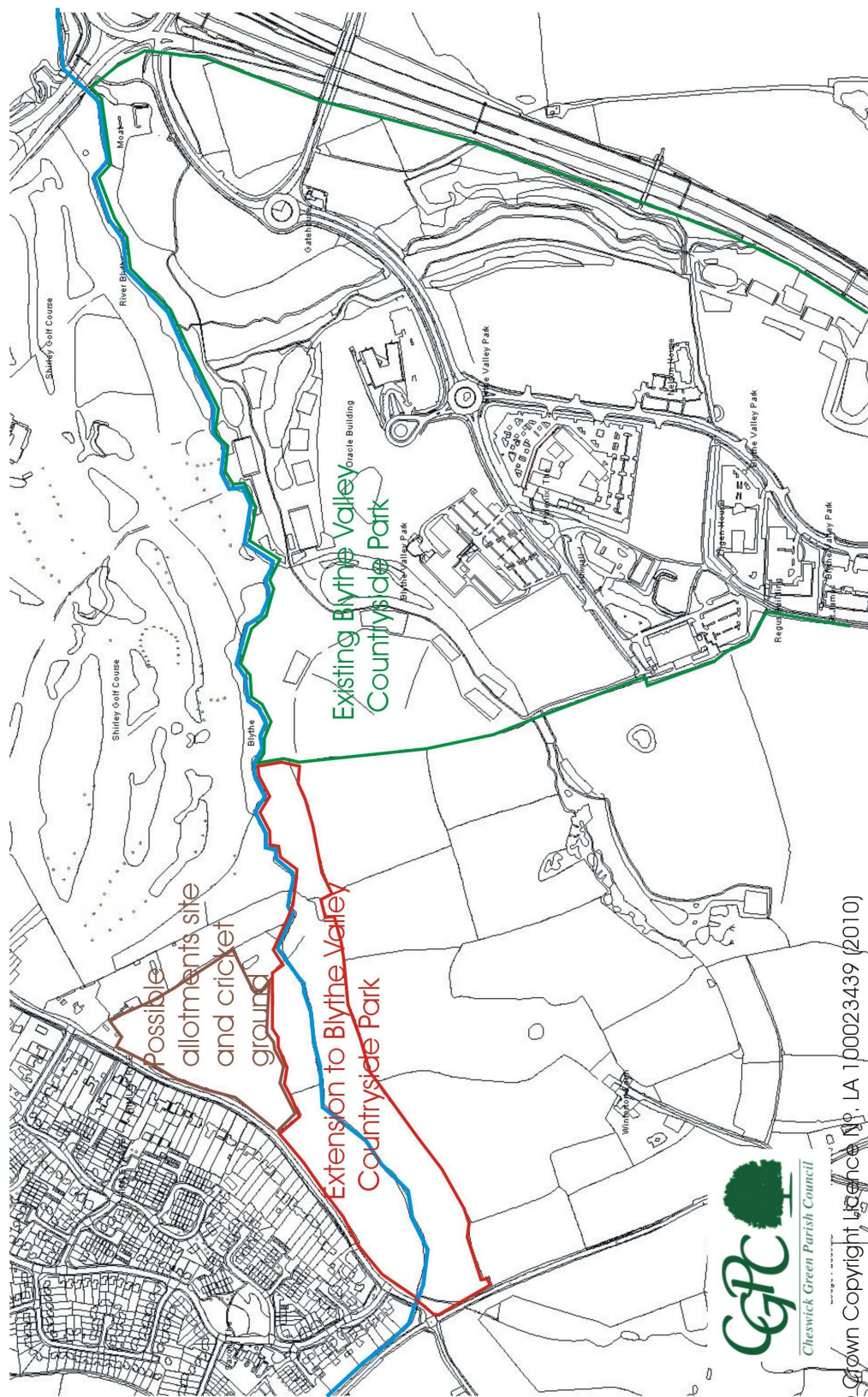
The Parish Council urges Solihull MBC to seek additional open space/parkland close to Cheswick Green Village as identified in the published document '**Solihull's Green Spaces Strategy - Strategy Summary & Zone Action Plans**.'

The Parish Council seeks the support of Solihull MBC to find a suitable site for allotments and a cricket pitch.

Appendices

Appendix 1 - Figure 1 – Suggested extension to the Blythe Valley Countryside Park, Cricket Pitch and Allotments

Proposed Extension to Blythe Valley Country Park



Cheswick Green Parish Council

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Appendix 2 – See separate report – ‘**Flooding in Cheswick Green**’

Appendix 3 – See separate map – ‘**River Blythe Catchment Map MC20847**’