



Public Meeting  
Cheswick Green Village Hall  
30<sup>th</sup> July 2014

**Mount Dairy Farm, Tanworth Lane  
Outline Planning Application for Residential Development of  
up to 220 dwellings with access, associated open space,  
infrastructure and parking provision (access unreserved)  
Planning Application Ref. 2014/1163.**

# Agenda

- Background to the planning application
- Development in the parish
- Mount Dairy Farm application
- Cheswick Green Residents Association
- Your views and questions
- Summary

# Solihull Development Plans

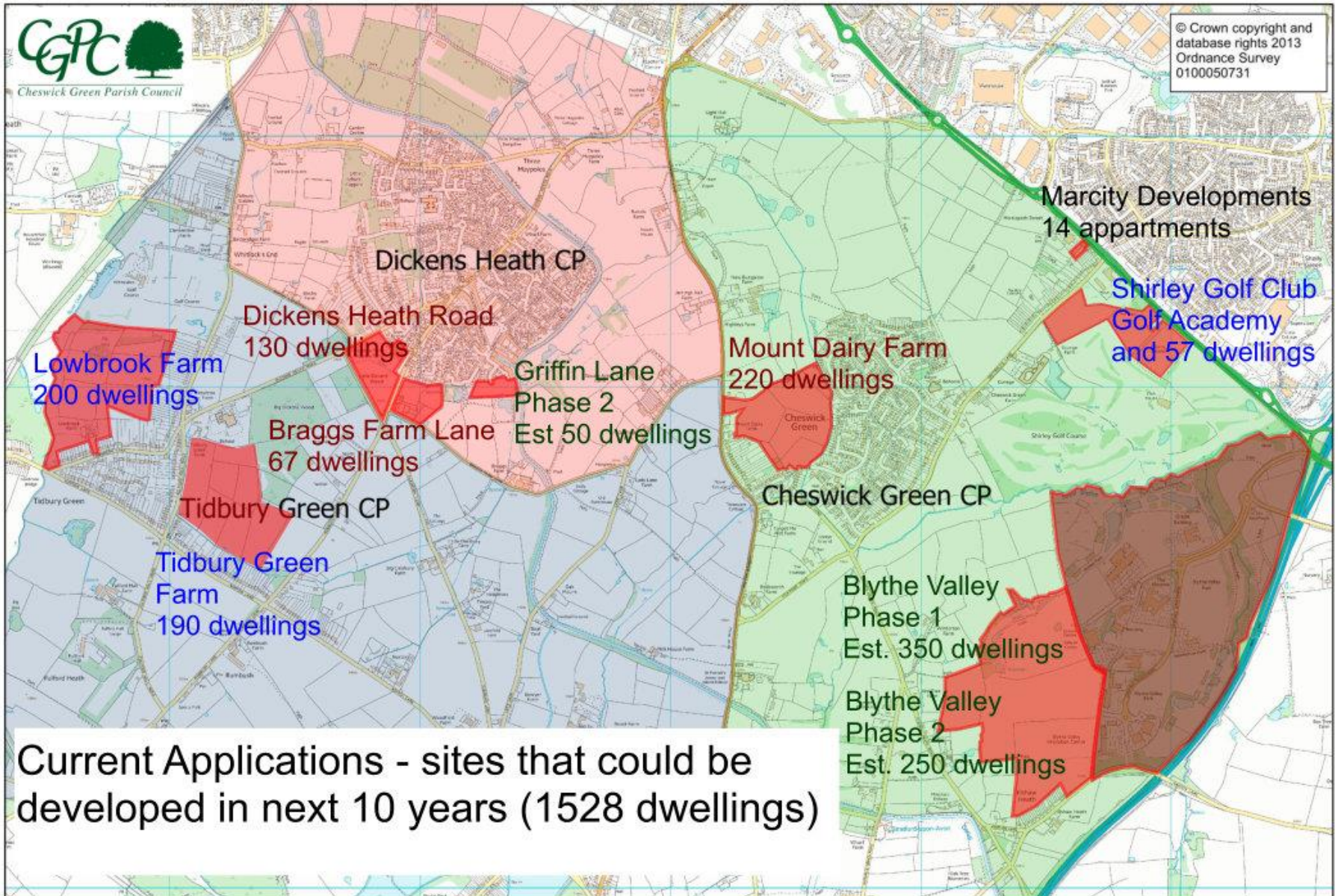
- New Local Plan 2013 to last till 2028 (15 yrs) was adopted by Solihull Council in December 2013 after a successful public enquiry
- Gallaghers and Lioncourt challenged the plan in the High Court over Tidbury Green sites, Lowbrook Farm and Tidbury Green Farm, being omitted from the new plan
- Parts of the plan were criticised by a High Court Judge despite being approved by a senior planning inspector

# Result of the Judge's decision

- SMBC have to reconsider the Tidbury Green sites
- Judge accepted the views of the developers that Solihull MBC had set the number of dwellings needed at too low a figure
- Therefore Solihull MBC are under pressure to release sites early
- Solihull MBC are seeking to overturn the decision and have now been granted leave to appeal

# Proposals for Cheswick Green Parish in the Solihull Local Plan

- 200 houses for Mount Dairy Farm in phase 3 (2023 to 2028)
- 600 houses for Blythe Valley in 2 phases between 2013 to 2023



**Current Applications - sites that could be developed in next 10 years (1528 dwellings)**



# Mount Dairy Farm site

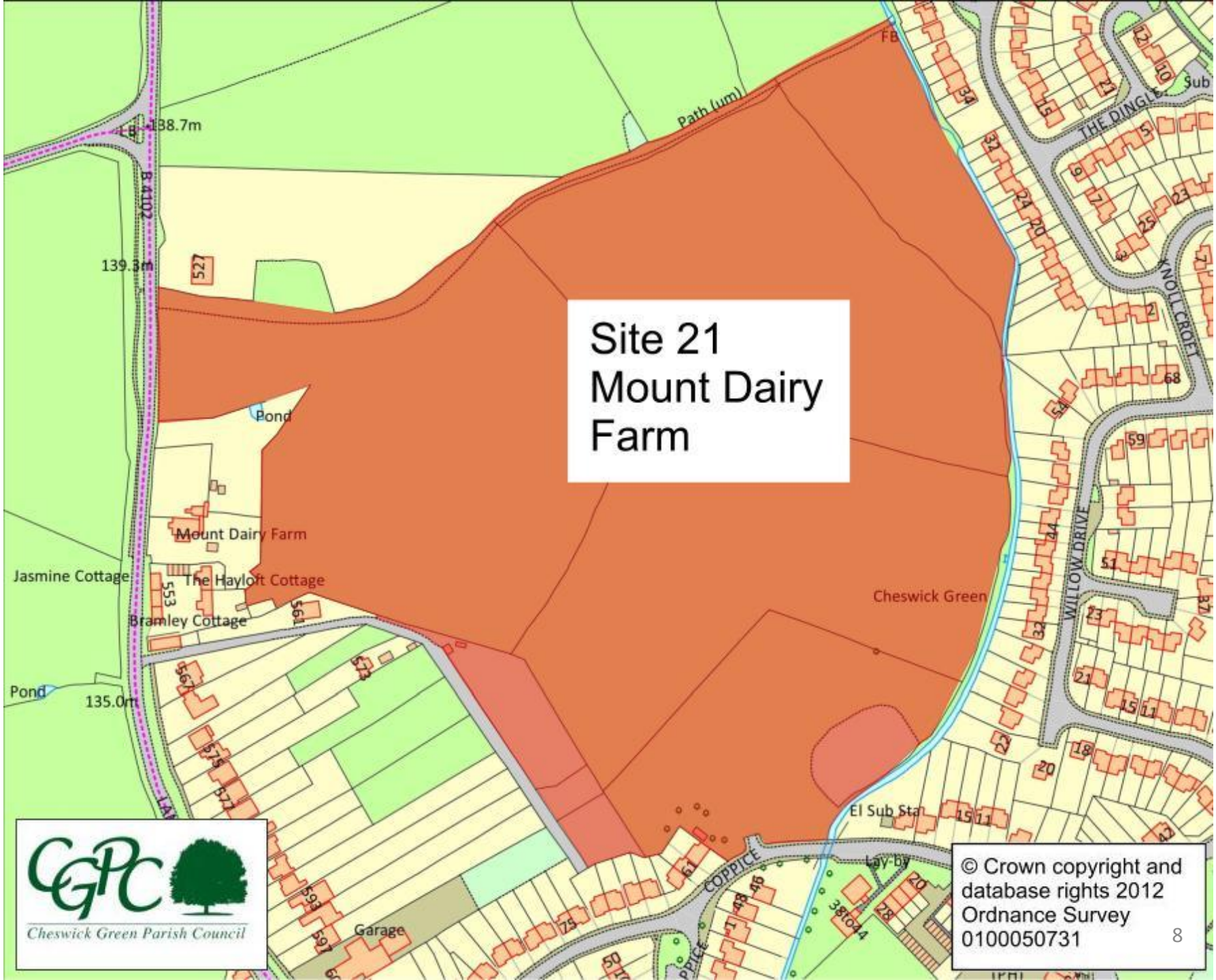
Previous Planning Application 2013/1679  
Land at Tanworth Lane, Cheswick Green

Outline application for residential  
development of up to 220 dwellings with  
access, associated open space, infrastructure  
and parking provision (access unreserved)

# Site 21 Mount Dairy Farm



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# Planning Decision

- The Planning Committee of Solihull MBC decided to refuse the application in January 2014
- The reasons for refusal were:
  - i) Application is premature – scheduled for phase 3 (2023-2028)
  - ii) Flooding concerns

# New Planning Application

## Mount Dairy Farm

- Planning Application 2014/1163
- Outline application for residential development of up to 220 dwellings with access, associated open space, infrastructure and parking provision (access unreserved).
- This is a new application, and any concerns or objections **must** be made again.

# Points previously made include:

- Development is premature (2023)
- Very seriously increased risk of flooding
- Traffic congestion and safety concerns
- Impact on Primary and Secondary schools
- Impact on local medical services
- Ecological and wildlife impact
- New point – former Sewage Works

# Site of former sewage works

Cheswick Green

Bulldozed pile of sewage tank debris



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# Additional concerns

- Land formerly a Sewage Treatment Works
- Designed to provide treatment for 800 houses
- Built 1968 – scrapped in the mid 1970's when the new sewer was completed
- Bulldozed into a pile
- Potential contamination in the ground



Site of former sewage works

Pile of debris





Site of former sewage works

Pile of debris



# Additional points to make in objections

- Sewage Farm site must be cleaned up and the mound removed
- Area could be used to store flood water
- If the developer does not clear the site then who will?
- Difficult to maintain if left uncleared

# Summary

- We have to face the fact that Mount Dairy Farm will eventually be developed
- The question is when? Now or 2023?
- By 2023 there will have been 9 years to plan for it
  - Continue to campaign for a solution to the flooding problem before development
  - Sort out school places, medical facilities and roads etc which will take time

# Neighbourhood Plan

- Cheswick Green Parish Council is planning to produce a Neighbourhood Plan
- The Parish Council applied to Solihull to designate Cheswick Green Parish as a Neighbourhood Area.
- Solihull Council approved the application which becomes effective on 2<sup>nd</sup> August.
- There will be a lot of work involved – need for community support and involvement.



# Benefits of a Neighbourhood Plan

- This would give Cheswick Green control of development money raised in the Parish and ensure that it is spent for the benefit of the Parish residents e.g. flood protection and local facilities
- This will be your decision – a Neighbourhood Plan has to be approved by a referendum

# Bad news

- If development of Mount Dairy Farm takes place before the Neighbourhood Plan is developed then opportunities for local influence will be lost
- Localism is a flag ship government policy to give local communities the opportunity to have 'their say'
- A Neighbourhood Plan will not stop planned development but can modify it to meet local needs – type of housing, community facilities

# What to do now

- Object to the Council quoting planning reference 2014/1163
- Write again to SMBC with additional points
- Write to our ward councillors
  - Cllr Linda Brown
  - Cllr Ken Hawkins
  - Cllr Richard Holt
- Write to our MP – Caroline Spelman
- Handouts are available on the way out

# Points for letters

- Planning Applications have to be determined in accordance with the local plan
- The local plan said this land should not be developed before 2023
- Legal challenge has raised doubts about the timing/phasing and total requirement for housing development in Solihull
- This will only be clarified when the legal process is completed, probably in the Autumn
- SMBC therefore should not make a decision on this application until the legal process is complete and the housing requirement is known.