

Your Draft Local Neighbourhood Plan

A consultation

**How do you want your area to look in
the future?**

More Housing? Protected Green Belt and countryside?

Medical facilities? School?

Employment? Social facilities?

Play and sport facilities?

Roads and footpaths?

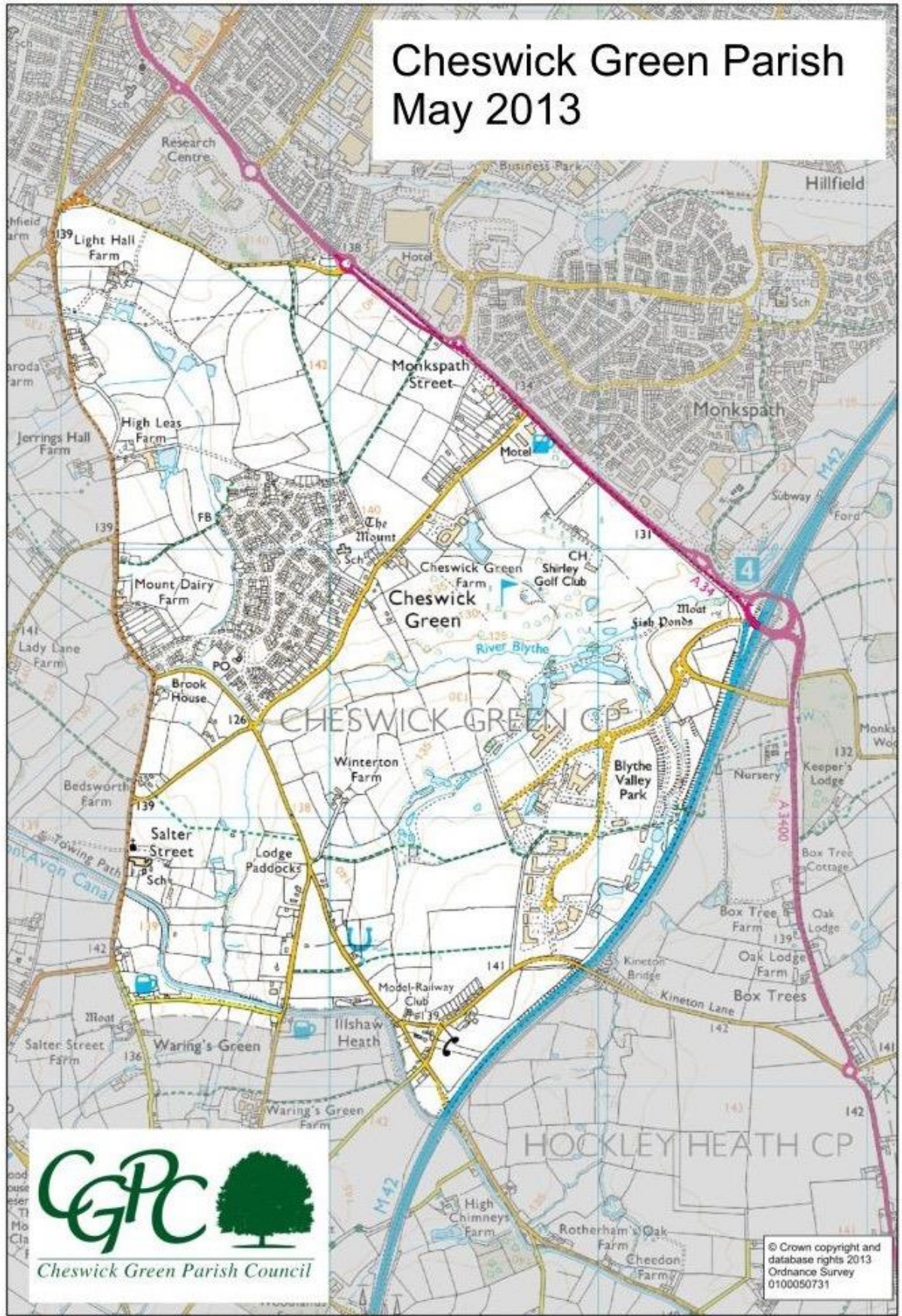
Other facilities?

**Please let us have your comments and ideas using the
attached response sheet.**

**Then please attend one of the consultation meetings which will be
held to discuss these responses.**

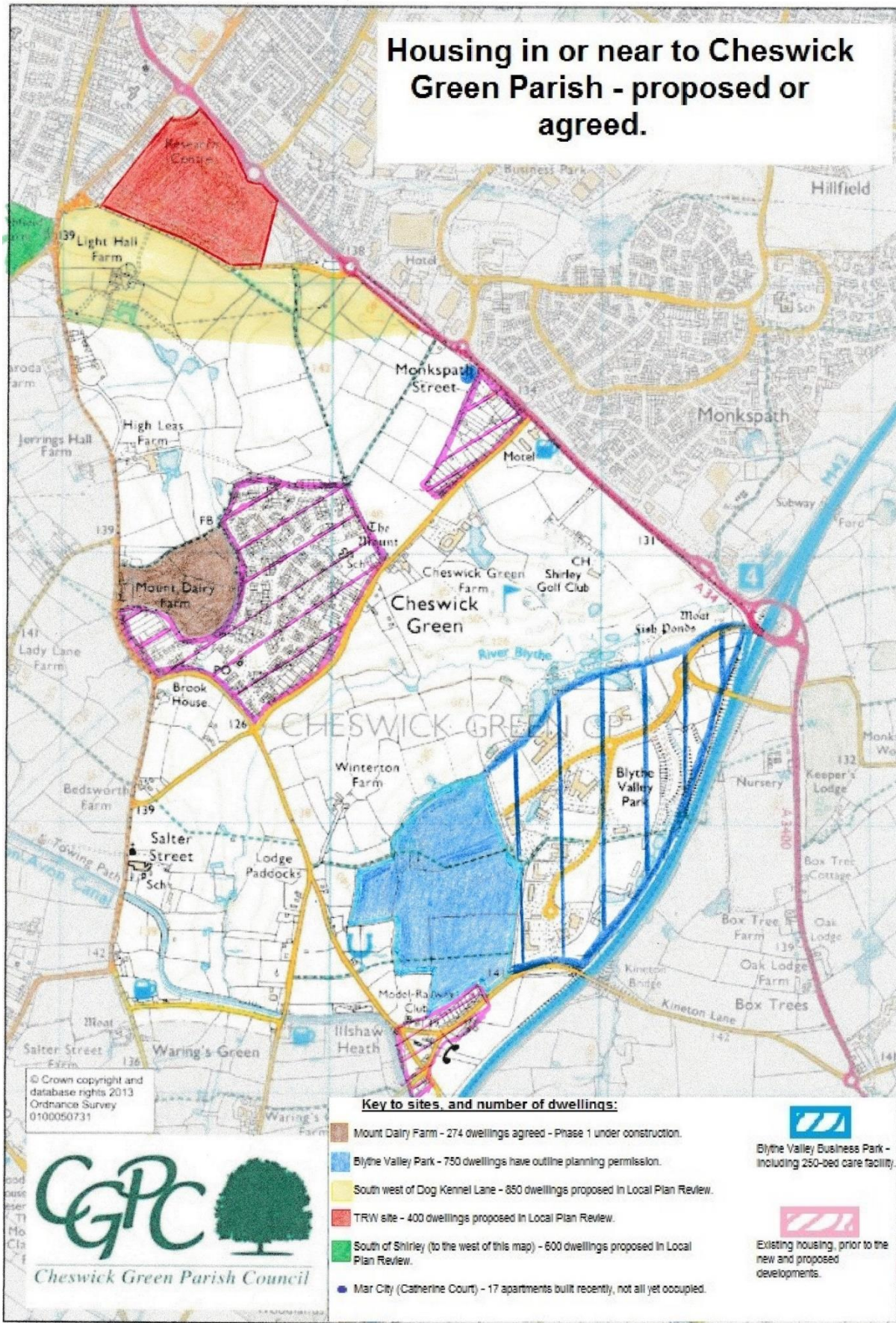
**The Parish Council needs and will value your views,
which are vital to develop the Plan, which will
influence Solihull Borough Council's future plans
for the Borough**

**Cheswick Green Neighbourhood
Plan**



Cheswick Green Parish, prior to the new developments.

Housing in or near to Cheswick Green Parish - proposed or agreed.



Total number of extra homes already approved, given outline planning permission, or proposed in the Solihull Local Plan Review either in, or next to, Cheswick Green Parish: 2891; plus a 250-bed care facility, giving a potential total of 3141 dwellings in the next few years.

THIS IS IMPORTANT

Planning affects all of us.

You will have seen the new housing being built off Tanworth Lane, and have heard of the approval for many hundreds of new houses at Blythe Valley, adjacent to Illshaw Heath. These will double the number of households in Cheswick Green since 2016. And Solihull Council's new house building ambitions don't end there. North of Cheswick Green Village, approaching 2000 more houses are proposed either side of Dog Kennel Lane and off Tanworth Lane/Dickens Heath Road.

Cheswick Green Parish Council believes this proposed vast increase will cause harm to area and cause serious problems for most of us who live here.

The two maps illustrate the likely impact.

The Parish Council will continue to oppose harmful new development, but wants to ensure that the community supports and backs this action.

The most effective way to do this is to propose an alternative plan for Cheswick Green Parish, one with less new development, and with the importance of our green belt surroundings being recognized and enhanced: an alternative that the majority of residents' appear to support.

Your views will be incorporated into a Neighbourhood Plan for the Parish

Please take time to read through the rest of this document, and help us all by making your views known, as explained at the end.

Introduction to the draft Neighbourhood Plan

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to recommend where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and be granted planning permission. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community, where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. The Parish Council considers it is essential that it has such a plan because a Neighbourhood Plan forms part of the overall development plan and sits alongside the Local Plan prepared by the local planning authority. Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations. The Neighbourhood Plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan.

This document is drafted as an outline of the content for a Neighbourhood Plan that will be revised to reflect the views of the local population. It has been divided into sections to make it easier to follow and comment on. This Plan is important for the future of our community as by having an agreed Plan both SMBC and Planning Inspectors have to take it into consideration when making planning decisions.

Your views are essential to make this plan a success.

Overview

Cheswick Green Parish has a predominantly rural character with agriculture being the largest land use. Almost the whole parish is green belt, which washes over the main settlements; the village of Cheswick Green and the hamlet of Illshaw Heath. This pattern of individual settlements separated by agricultural and woodland is the essential characteristic of the Arden landscape which continues into Warwickshire and Worcestershire. It's what makes Cheswick Green a good place in which to live, and helps to create an identifiable community.

Threats

In 2016 there were about 950 households in the parish. Currently the approved Solihull Local Plan purposes to more than double this. Whilst this enormous expansion was very strongly opposed by all within the parish, the three sites are within existing development on the Stratford Road, within Blythe Valley Park, and the third does not extend significantly the built outline of Cheswick Green Village.

However, the proposed new Local Plan for Solihull suggests a further 850 houses in the parish to the south of Dog Kennel Lane. (See map). This would be on the open land that stretches north from Cheswick Green, without any obvious natural boundary. The real concern is that without any boundary, development would continue southwards to join up with, or swallow up, Cheswick Green village. The potential impact is compounded by a proposal for a further 1000 houses just over our boundaries of Tanworth Lane and Dog Kennel Lane. Thus in a few short years the 950 households in our area could grow to over 4000.

The development proposals do not say how the increased demand for medical, educational, or travel/transport facilities would be met. Nor do they address flood risk.

Housing

The large amount of housing development that has been approved by SMBC will, when built, more than double the number of dwellings occupied at present. These comprise the 274 houses under construction on the Mount Dairy Farm, 17 apartments on the Stratford Road, and the 750 dwellings that have outline planning permission on Blythe Valley Park, plus provision for 250 or more care/retirement units. That is 1291 extra households, a 236% increase. SMBC propose a variety of house sizes and styles; a mixture of freehold and 'affordable' ownership, and houses for rent. This should cater for the differing housing needs of our population.

In the Local Plan Review SMBC now propose that another 850 new houses should be built south of Dog Kennel Lane, in our parish.

In addition, SMBC have put forward further housing on the TRW site on the other side of Dog Kennel Lane plus another large site abutting our parish, but within Dickens Heath Parish. Together these 1850 make up about 40% of the extra housing earmarked at present for the entire borough. Please see included map of these sites.

All the above-mentioned sites, apart from the TRW one, lie on Green Belt land.

It is considered that with the large number of houses already approved in this part of the borough, no more major development should be allowed before building has been completed on the sites already approved, and the impact of this development has been properly assessed.

Development of land south of Dog Kennel Lane would encourage urban sprawl, increase the size of the West Midlands conurbation, and reduce significantly the green belt gap between the conurbation and the existing village of Cheswick Green. Also, there is no defensible boundary to this site, which means there would be little or nothing to stop further development reducing or infilling this gap. The area lies within the Mount Brook catchment which already causes flooding in Cheswick Green. Development could make this worse. The whole parish is a typical part of the Arden Landscape, extending into Warwickshire and Worcestershire. This character would be lost if further development is permitted. There would also be a considerable further impact on the already busy narrow lanes and on services such as medical facilities and schooling.

Highways

The majority of the roads within the parish are narrow country lanes, much as they were 50 years ago, and are already very busy at peak times. These rural lanes form part of the character of the area, so only minor changes that improve safety should be permitted. This is particularly important around Illshaw Heath where a new access to Kineton Lane is being created to service the Blythe Valley Park residential development. Measures to mitigate the already significant traffic flows in the local area are planned but are unlikely to satisfy the residents' needs. It is inevitable that similar problems will occur around the newly proposed developments. Each development will magnify the overall impact on the road network, and will make it ever more necessary that safe routes for pedestrians and cyclists are developed throughout the Parish particularly linking homes with schools, shops and workplaces.

Schools

Care should be taken to ensure that all future residents of the Parish have access to nearby primary education. This should be safely accessible on foot. Transport should be provided for secondary school pupils to be able to reach their designated school. This is important in order to limit the amount of extra traffic on our already busy roads at peak times. Note that the already permitted developments will quite possibly double our existing population. There appears to be no corresponding proposal for new school places.

Medical Facilities

All residents of the Parish should have access to nearby medical facilities. This is important to the population of the existing settlements as well as those moving into our area. The existing provision serves the community well, being within walking distance for the majority of residents, as well as being on a bus route. If a care facility is to be built at Blythe Valley this should also have medical provision.

Flooding issues

The lower parts of Cheswick Green village are within an Environment Agency identified flood risk area including the area around the shops and the Village Hall. Floodwater comes from both Mount Brook and the River Blythe both of which have 'flashy' regimes. Some flood relief measures are being installed by Bloor Homes during the construction of the Cheswick Place development but, until they are complete and all the houses have been built, it is impossible to determine whether they have been effective. The situation here needs to be continually monitored especially after periods of heavy rain. Further action should be taken in working out a scheme that will benefit the whole of the parish and control flooding from both rivers. Please note that the River Blythe is the only river in the Midlands which is water quality 1, and parts of this catchment are Sites of Special Scientific Interest (SSSI's), including within Cheswick Green Parish. Any flooding will affect water quality.

Employment

There are employment opportunities within the Parish in the local shops, schools and pubs. There are also opportunities in the businesses situated in Blythe Valley Park and the wider local area within Solihull Borough and also in the greater Birmingham area. There is no great need to provide for further opportunities within the Parish. However, it is essential that there is adequate access to all sources of employment and that workers should be able to use public transport, walk or cycle wherever possible.

Other infrastructure and facilities

What can be done to enhance the facilities available to all residents in our parish? Do we need more play facilities for example within the new developments? What about any recreational facilities for older age groups? Are the public footpaths within the parish of an adequate standard? Is the Village Hall an adequate meeting facility for the new as well as the existing developments or should new provision be made in Blythe Valley? Are sufficient open spaces being allowed for with all the new development?

Questionnaire

Please tear off and complete this page, returning it by 12th June 2017 to
The Clerk to the Parish Council, Cheswick Green Village Hall, Cheswick Way, Cheswick
Green, Solihull, B90 4JA

Thank you.

After reading the outline for a Neighbourhood Plan, please take a short while to answer the
questions below regarding each of the sections outlined. Your answers will help us to revise
this document so that when the Plan is submitted for approval it reflects the views of all
residents as far as possible.

Please let us have **your** view – don't leave it to others.

Overall

Do you generally support the ideas and concerns proposed for the Neighbourhood Plan?

Yes No

If No, why not?
.....

Housing:

Should more housing developments be permitted within the Parish beyond those which
already have planning permission?

Yes No

If Yes: where should they go?

If No: why do you not want further development?
.....

Should all the existing Green Belt areas be protected within the Parish or should some areas
be sacrificed?

All protected Some sacrificed None protected

How important do you think it is to have green spaces?

Highways:

What sort of measures could be put in place to reduce excessive speed?

Lower speed limits Speed humps, etc. Different road surface Other
(please specify)

Which Roads, if any, need these measures?

Schools:

Where should more primary school places be provided?

In existing schools? Yes No

If yes, which ones?

Build a new school? Yes No

If yes, where should it be?

How should access to secondary education be provided?

Medical Facilities:

How best can medical care be provided for all residents of the Parish?

Extend the existing practice in Cheswick Green Village? Yes No

Provide medical care on Blythe Valley, especially for the care/retirement facility, in addition to the above? Yes No

Flooding issues:

Do you have any suggestions as to how the flood risk could be further mitigated?

.....

Employment:

Are you happy that there is sufficient employment in the local area?

Yes No

If no, what else could be provided?

Is access to employment satisfactory?

Yes No

If no, how should it be improved?

Better bus service Safer cycling routes Safer footpaths

Improved roads

Or please suggest other measures.....

Other infrastructure and facilities:

What suggestions do you have to enhance the facilities provided within the Parish?
Is there any matter we have missed, or any other comment you wish to make?

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.....
.....

Please use additional sheets if there is insufficient space in any part of this survey

Please give us your post code: ___ ___ Add your name and address if you wish

.....
.....
.....

Look out for the public consultation meetings that will be arranged for late June / early July.

A copy of this Neighbourhood Plan Consultation leaflet and questionnaire can be downloaded from the Parish Council's website www.cheswickgreen-pc.gov.uk