

Cheswick Green Parish Council Meeting 12th December 2012

Items raised in public forum

Flooding in Cheswick Green and
Plan to construct 200 houses on
Mount Dairy Farm site



Planning

Solihull Development Plans

- UDP 1997
- UDP 2006
- Local Plan 2013?

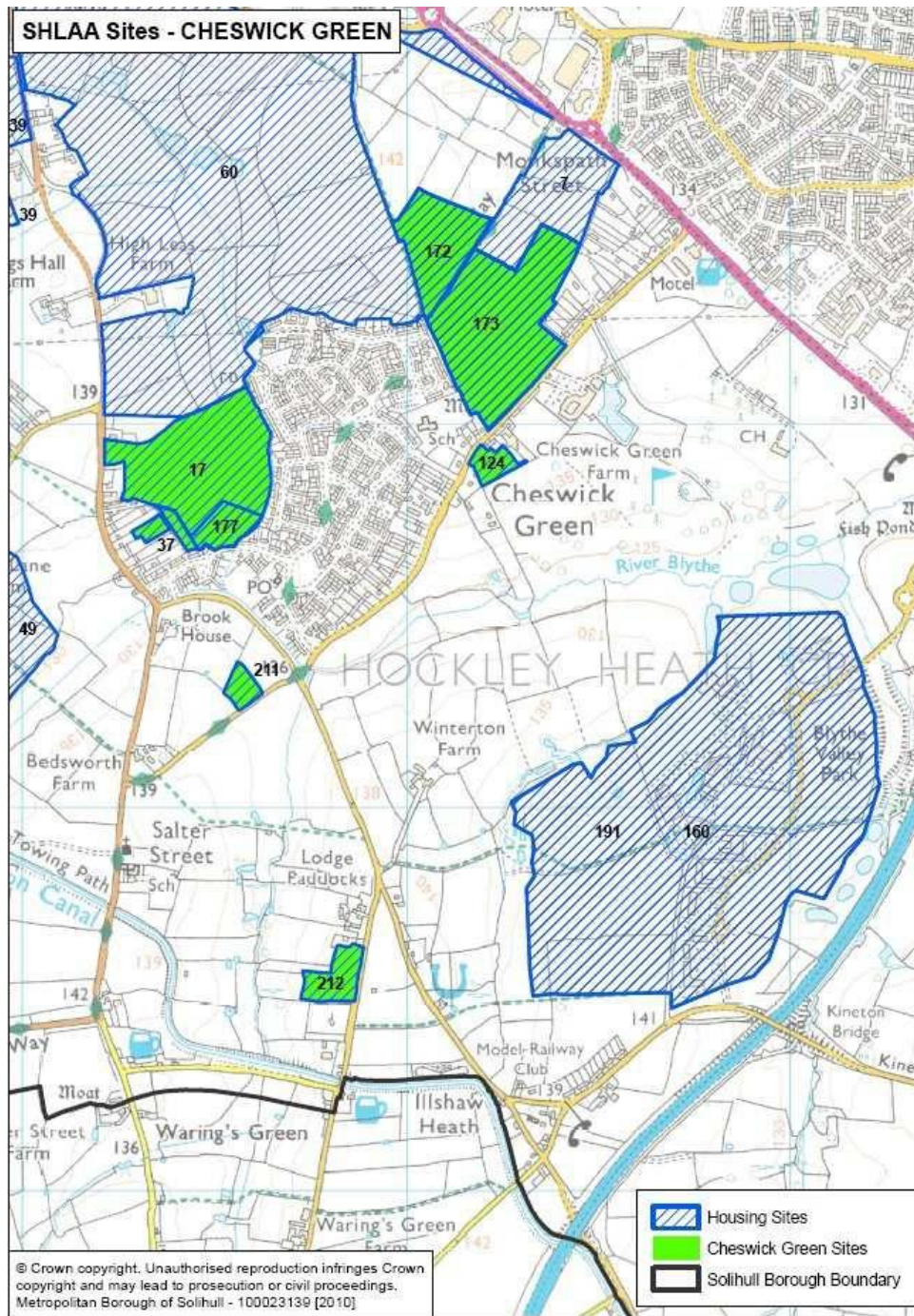
New Plan?

- Jun 2010 General Election – new government
- New planning policy
- National Planning Policy Framework (NPPF)
- The presumption in favour of sustainable development – Very important!
- If a Council has an out of date plan and no 5 year housing site supply then a developer can win on appeal
- Example – Stratford at Shottery (Anne Hathaway)
- Nearer to home – Low Brook Farm in Tidbury Green
- Urgent need for a new Solihull Plan as the current plan expires in March 2013

Proposals for Cheswick Green Parish

- 2010 NPPF meant that existing work towards new plan was 'scrapped'
- Nov 2010 Solihull put forward suggested sites
- There were 12 sites in Cheswick Green Parish
- Parish Council published these in a newsletter
- None of the sites was being supported by Solihull Council
- Public meeting in Village Hall (65 people)

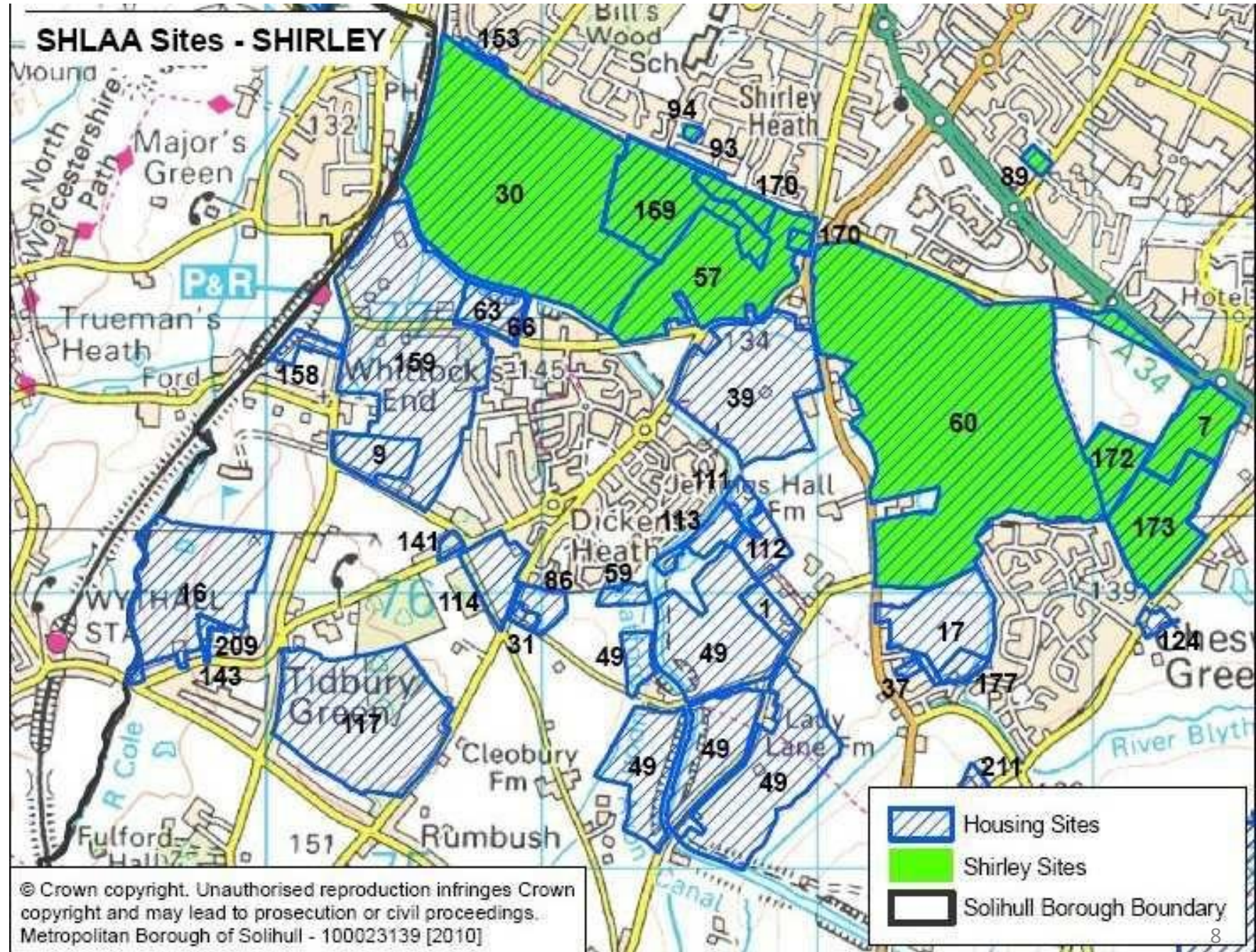
SHLAA Sites - CHESWICK GREEN





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-  Housing Sites
-  Cheswick Green Sites
-  Solihull Borough Boundary

SHLAA Sites - SHIRLEY



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	Housing Sites
	Shirley Sites
	Solihull Borough Boundary

Response to the Proposals

- As there were no sites in Cheswick Green Parish and the Mount Dairy Farm site to be changed from a 'long term' housing site to Green Belt the Parish Council responded by objecting to all of the sites but with minimum detail.
- The Parish Council also produced a 'flood report' based on the 2007 floods (website)
- A copy of the flood report was also sent to the Environment Agency

Flooding Study

- The Environment Agency responded to our report and asked for evidence photos etc
- There was a meeting involving the PC, Environment Agency, Natural England and Solihull Council
- The report has not yet been published despite being promised for March 2012

All change

- May 2011 change of political control in Solihull
- Lib/Lab to Conservative
- Despite the risks of delaying a new plan
- Existing work towards new plan was again 'scrapped'
- June 2011 – Consultation – Planning Conference at the Village Hotel – Dog kennel Lane
- Nov 2011 – Consultation – Second Planning Conference at the Village Hotel – Dog kennel Lane
- New plans unveiled!

New proposals – Nov 2011

- 200 houses for Mount Dairy Farm in phase 3 (2023 to 2028)
- 500 houses for Blythe Valley (now 600) in 2 phases between 2013 to 2023
- It was expected that there would be full public consultation on these proposals
- 8th December 2011 Solihull Council published the new draft plan
- Consultation deadline of March 5th 2012 but only on legal and soundness grounds (technical)
- The general public were denied the opportunity to make comments

Parish Council response

- Published the new proposals
 - Website
 - Notice Boards
 - Newsletter
- The Parish Council sought professional advice and objected strongly to the proposals

Current Situation

- Enquiry into the plan January 2013
- Parish Council are using professional help
- Only those who objected originally can participate
- No new material
- Arguments must be strictly on legal or soundness grounds

Survey work


- The recent survey
 - Not Environment Agency
 - Probably working for the developers
 - Three possible reasons
 - A quick application to get in using NPPF rules
 - To get evidence for the enquiry
 - To see if it is still worth their while? (Originally it was 328 to 548 units now 200)

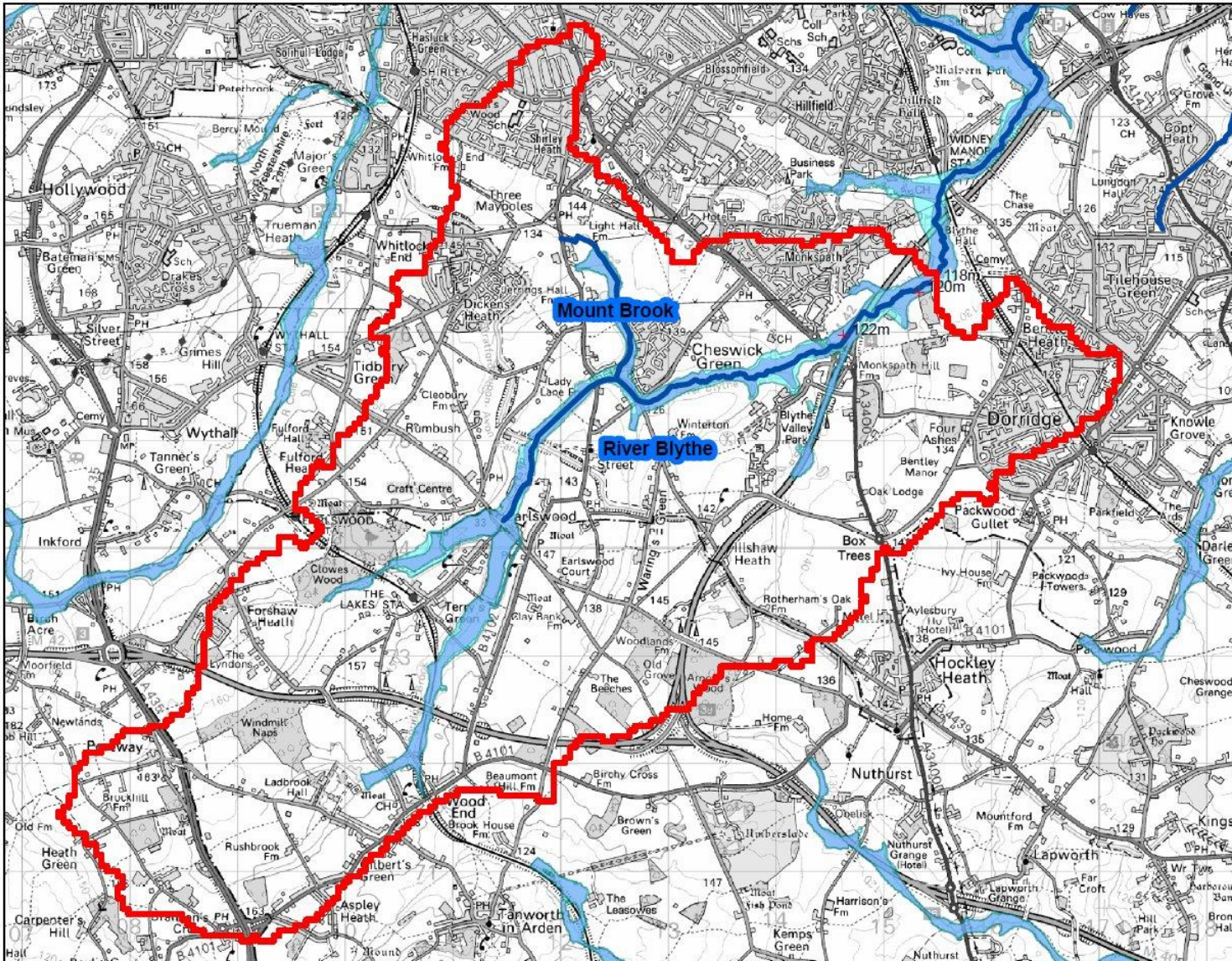
Flooding

River Blythe (Cheswick Green) Catchment Map - created 20 December 2010 (MC20847)



Legend

-  EA Main Rivers
-  Flood Zone 3
-  Flood Zone 2



Flood Map Areas (assuming no defences)
 Flood Zone 3 shows the area that could be affected by flooding from a river with a 1 in 100 (1% or greater chance of happening each year)
 Flood Zone 2 shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 (0.1 - 1% chance of occurring each year.

Scale 1:50,000



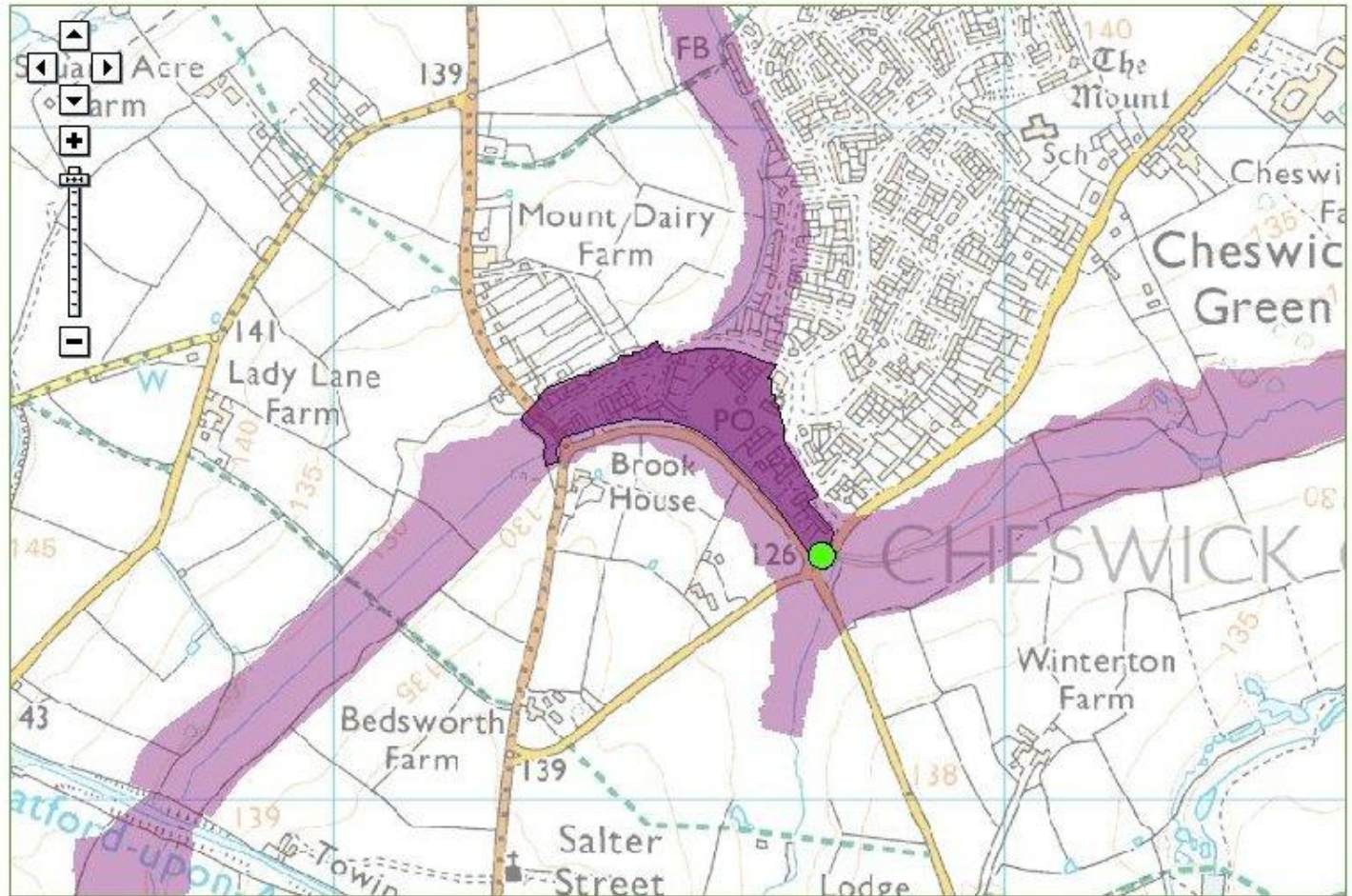
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Flood alerts and warning areas

map legend

Click on an area for details.

- Flood Warning Areas
- Areas where we issue flood warnings
- Flood Alert Areas
- Areas where we issue flood alerts
- River level monitoring (hi-flows)
- River level monitoring (hi-flows)
- River and Sea levels
- River and Sea levels



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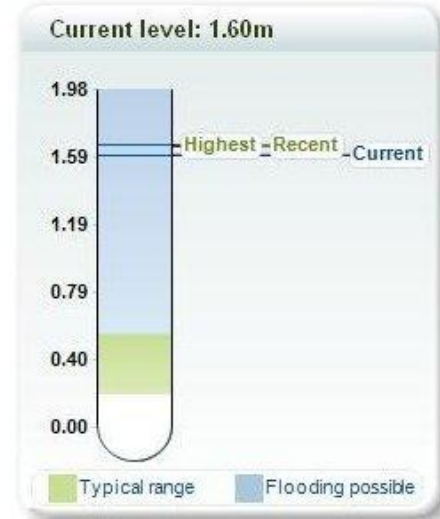
Summary

The river level at Cheswick Green is 1.60 metres.

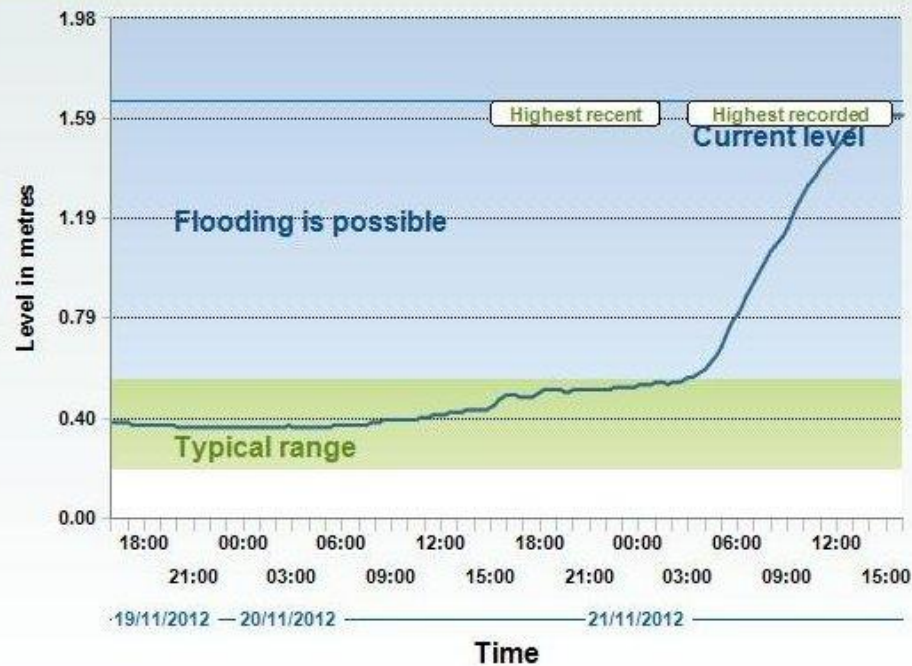
This measurement was recorded at 16:00 on 21/11/2012.

The typical river level range for this location is between 0.19 metres and 0.55 metres.

The highest river level recorded at this location is 1.65 metres and the river level reached 1.65 metres on 20/07/2007.



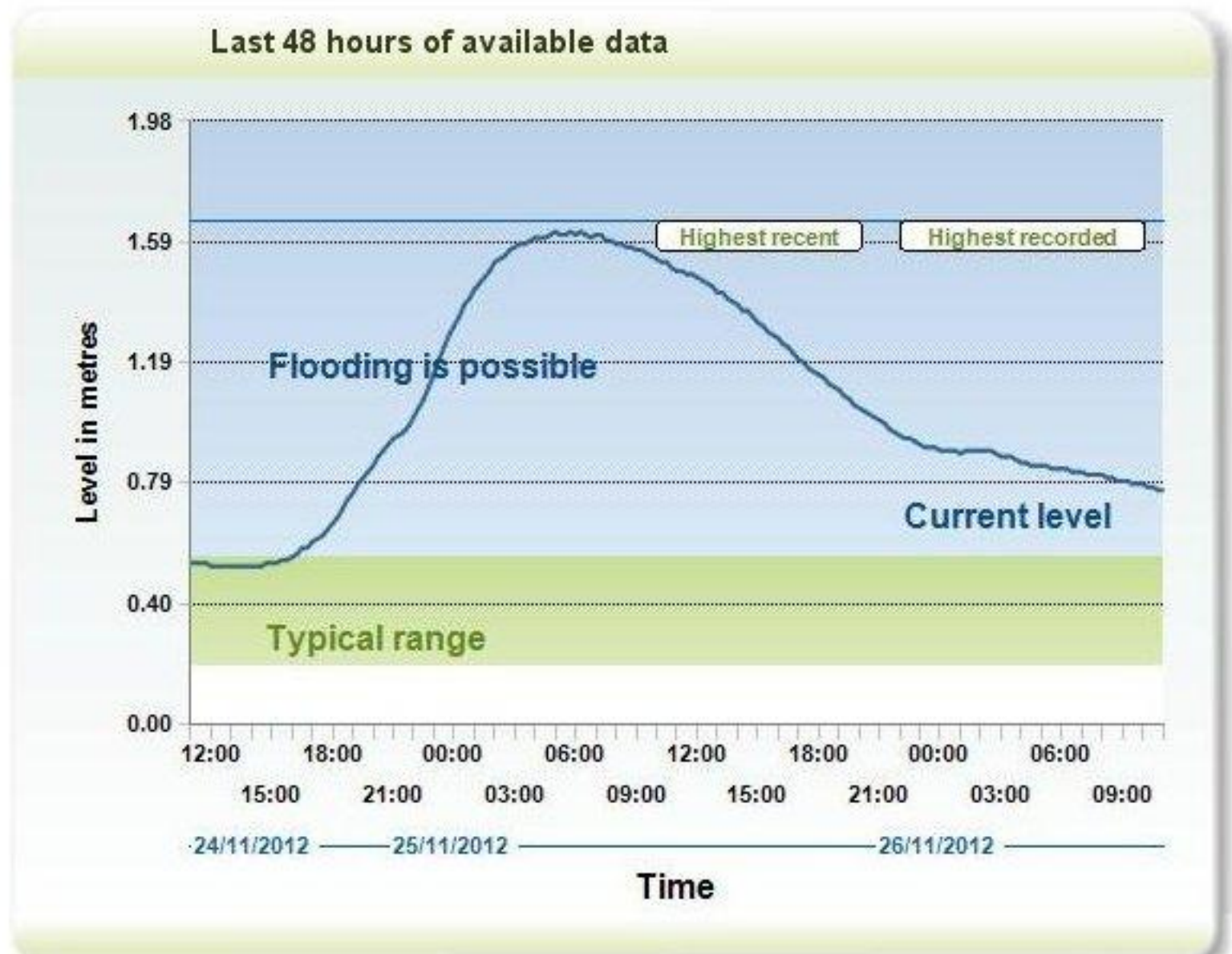
Last 48 hours of available data



Wednesday 21st
November
Maximum was
1.60m

Sunday 25th November

Maximum was 1.61m



Current Situation

- I sent an email to all 51 Solihull councillors
- **To alleviate the worries of residents the local view is that any proposal even to consider building on the Mount Dairy Farm should be abandoned until:**
 - **i) the current Environment Agency Study on the River Blythe and Mount Brook is completed and published**
 - **ii) prevention work to solve the existing problem is carried out and given time to prove it works**

Flooding prevention

- Work on flood prevention needs to be done urgently
- If Mount Dairy Farm construction goes ahead it will not be until 2023 (unless there is quick application)
- Any work the developers will be required to do to help the flooding will be too late

What can be done?

- The Parish Council and others opposing this site at the Enquiry
- Two letters
 - Flooding The Director for Places
 - Planning The Chief Planning Officer
 - (Details are on the website)
- Need to watch out for a quick application – (Christmas is a favourite time)
- A swift and mass response

Parish Council Website

- Please look for updates on the website
- www.cheswickgreen-pc.org.uk
- Or
- Search for Cheswick Green Parish Council