



Public Meeting
Cheswick Green Village Hall
6th November 2013

**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)
Risk of over development in the 3 local parishes**

Agenda

- Background to the planning application
- Development in the 3 local parishes
- Mount Dairy Farm application
- Cheswick Green Residents Association
- Your views and questions
- Summary

Solihull Development Plans

- UDP 1997
- UDP 2006 (expired March 2013)
- No current plan
- New Local Plan 2013 to last till 2028 (15 yrs) is still only a draft and is currently being examined by a planning inspector

Why no New Plan?

- Jun 2010 General Election – new government
- New planning policy – delayed new Solihull Plan
- 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- If a Council has an out of date plan and no 5 year housing site supply then a developer can win on appeal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 Shottonery (Anne Hathaway)
- Nearer to home – Marston Green
- Urgent need for a new Solihull Plan as the current plan expired in March 2013

Original Proposals for Cheswick Green Parish

- 2010 NPPF meant that existing work towards new plan was 'scrapped'
- Nov 2010 Solihull published a list of possible sites
- There were 12 sites in Cheswick Green Parish
- Parish Council published these in a newsletter
- None of these sites were recommended by Solihull Council to be included in the development plan
- Public meeting in Village Hall (65 people)

Response to the Original 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 was finally released in December 2012 despite being promised for March 2012

New Plan Nov 2011 (3 parishes)

Due to loss of sites in North Solihull

- Three phases

– Phase 1	2013-2018	350 dwellings
– Phase 2	2018-2023	405 dwellings
– Phase 3	2023-2028	385 dwellings

Total 1140 dwellings in 15 years

New proposals for Cheswick Green Parish – 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 after limited consultation
- 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

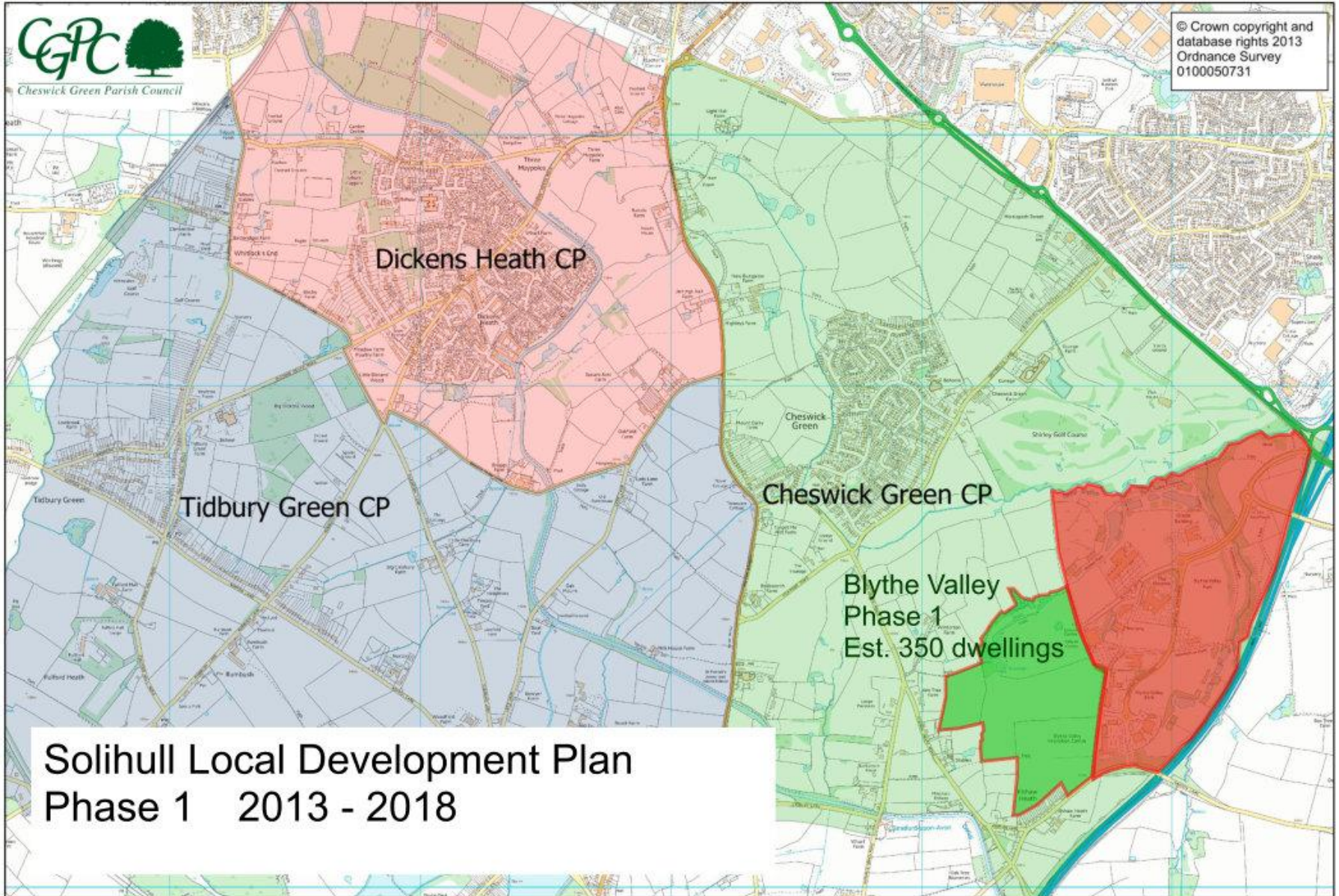
- Published the new proposals
 - Website
 - Notice Boards
 - Newsletter
- The Parish Council sought professional advice and objected strongly to the proposals

Current Situation

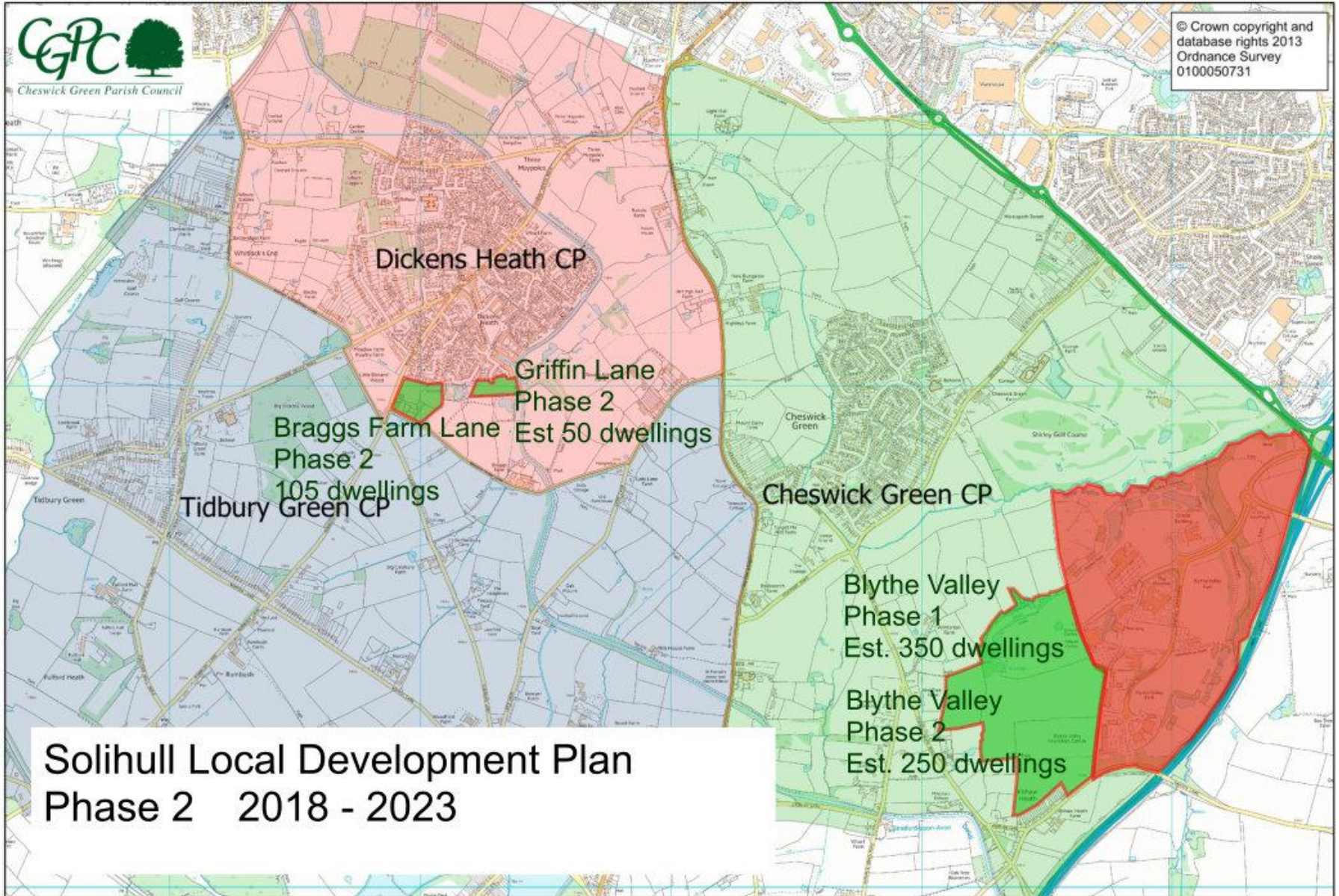
- There was an enquiry into the plan January 2013
- Parish Council used professional help
- Only those who objected originally could participate
- No new material
- Arguments were strictly on legal or soundness grounds – difficult for most people
- Report on the plan due to be published by end of year(?)
- New plan to be adopted by Solihull in Jan 2014(?)

Risk of over development

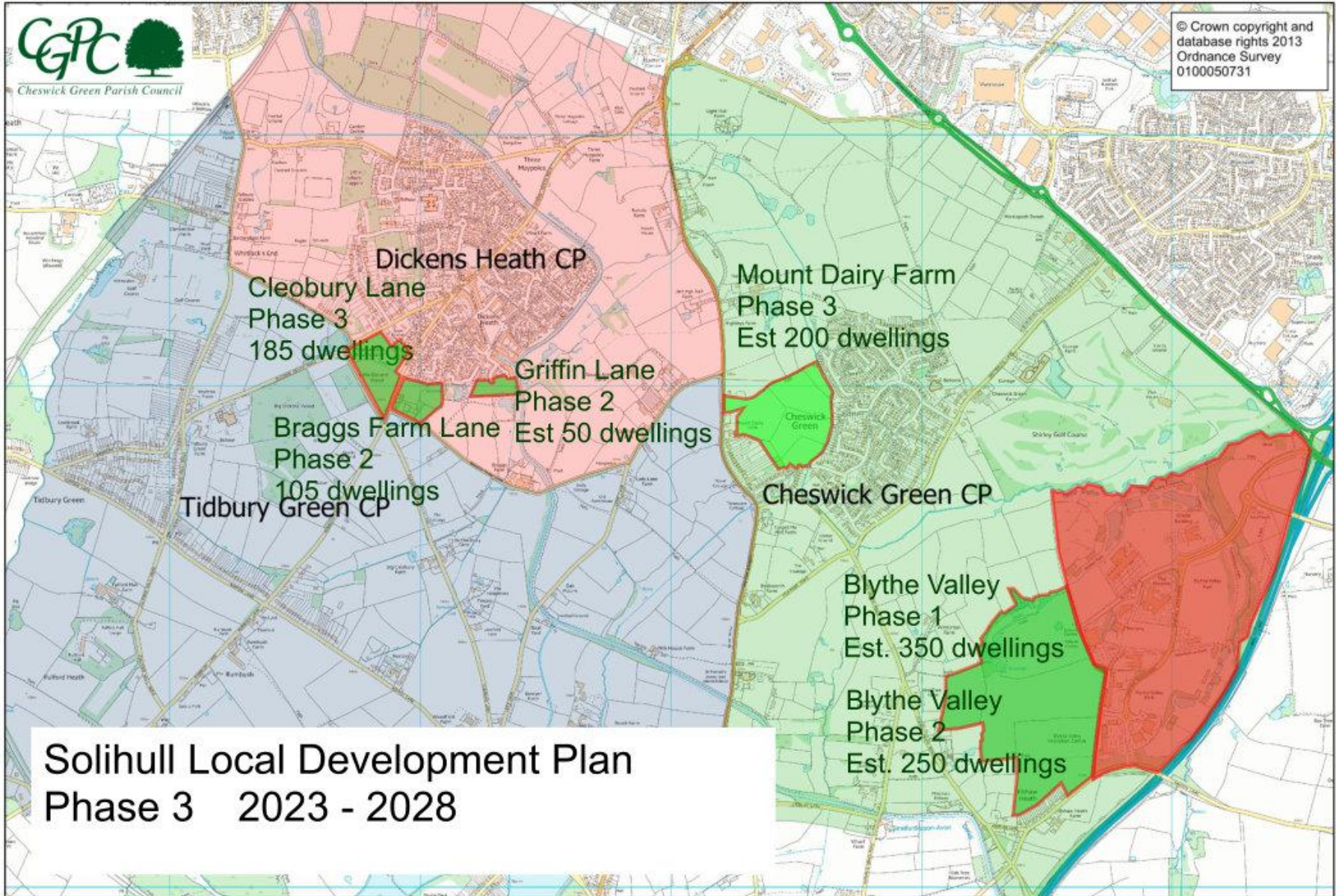
- Developers have taken advantage of NPPF to propose unwanted development
- There are three categories
 - Early applications – sites in the plan brought forward from phases 2 and 3 (Mount Dairy Farm)
 - Intended Green Belt sites (Lowbrook Farm)
 - Exceptional reasons for development in the Green Belt (Shirley Golf Club)



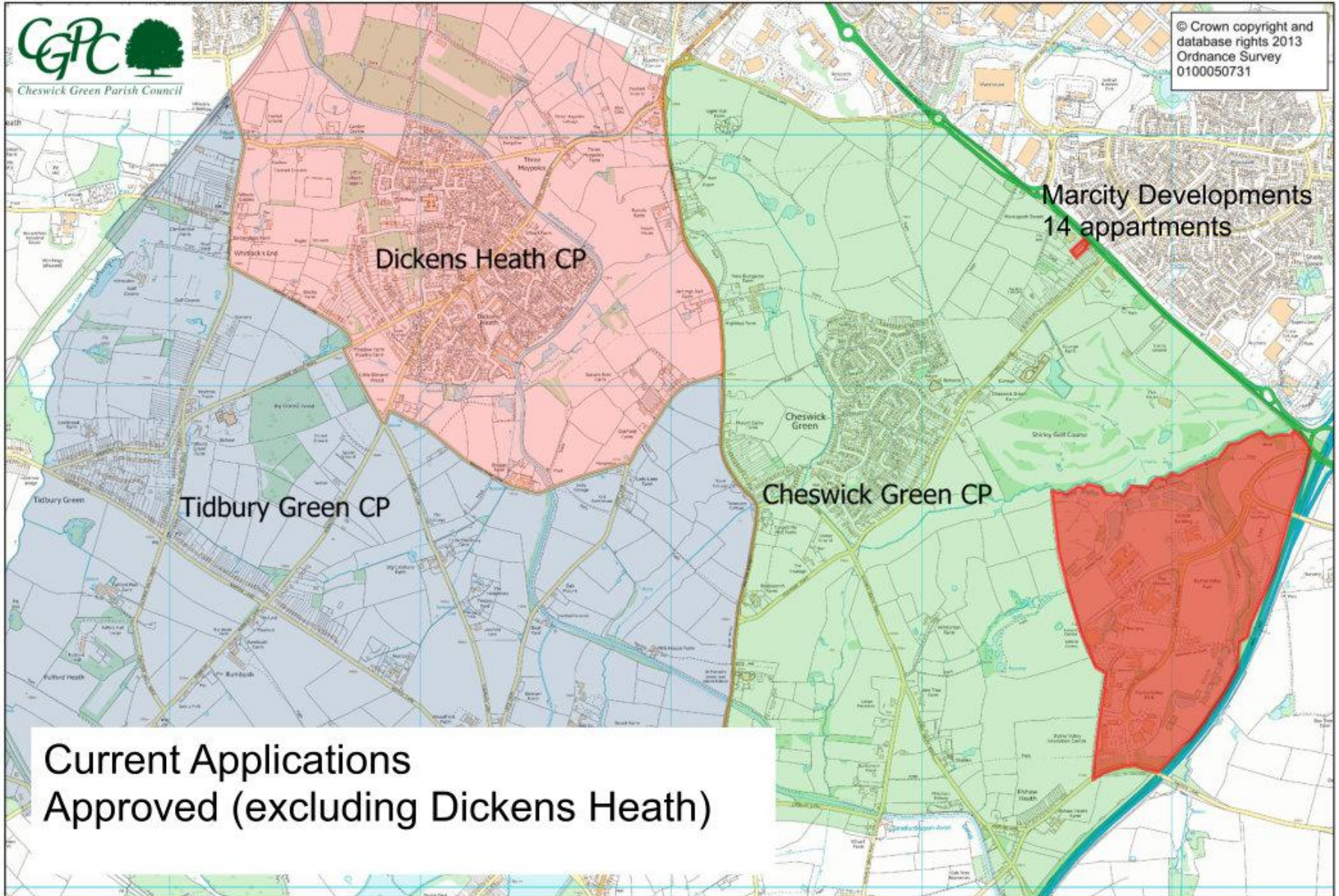
**Solihull Local Development Plan
Phase 1 2013 - 2018**

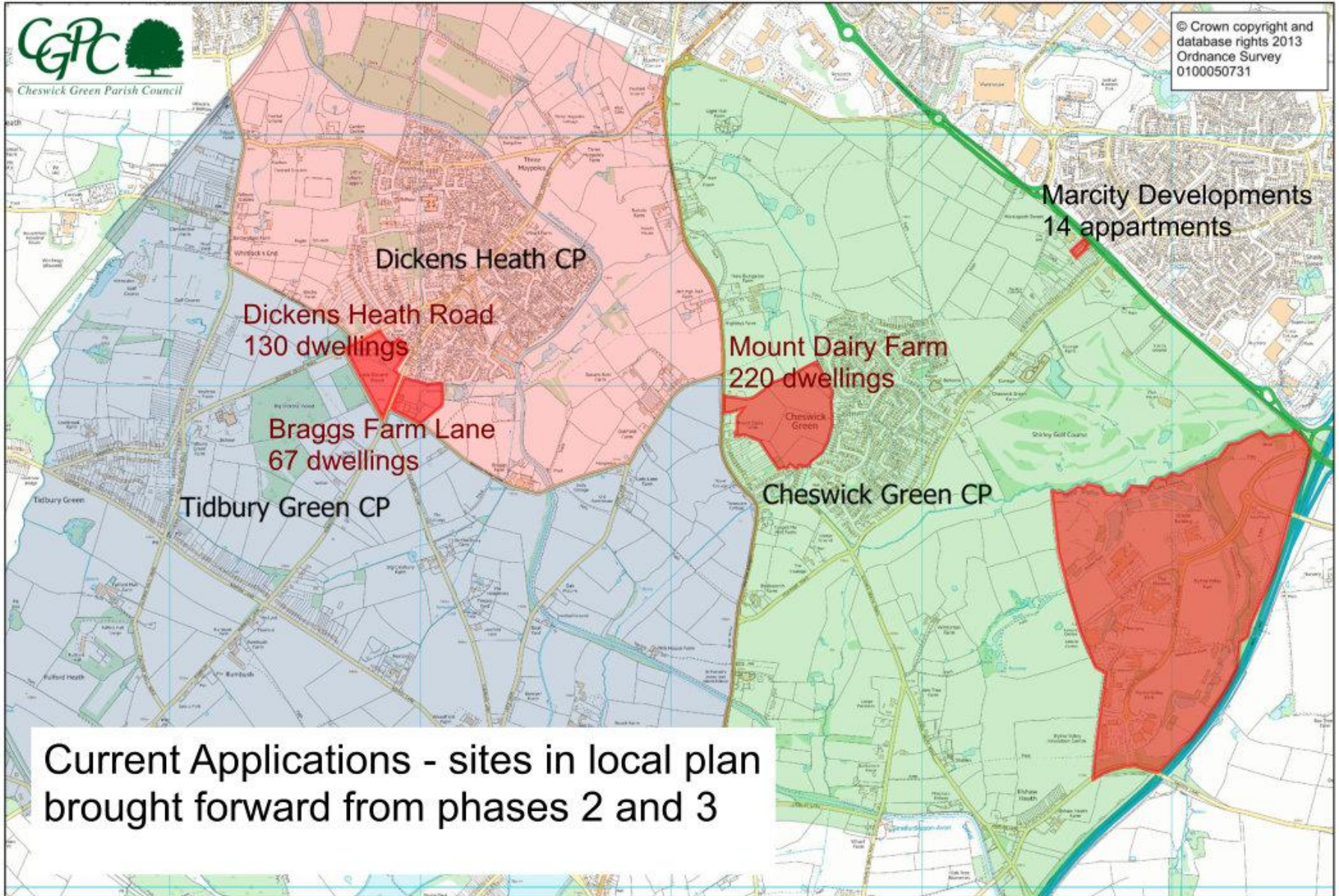


**Solihull Local Development Plan
Phase 2 2018 - 2023**

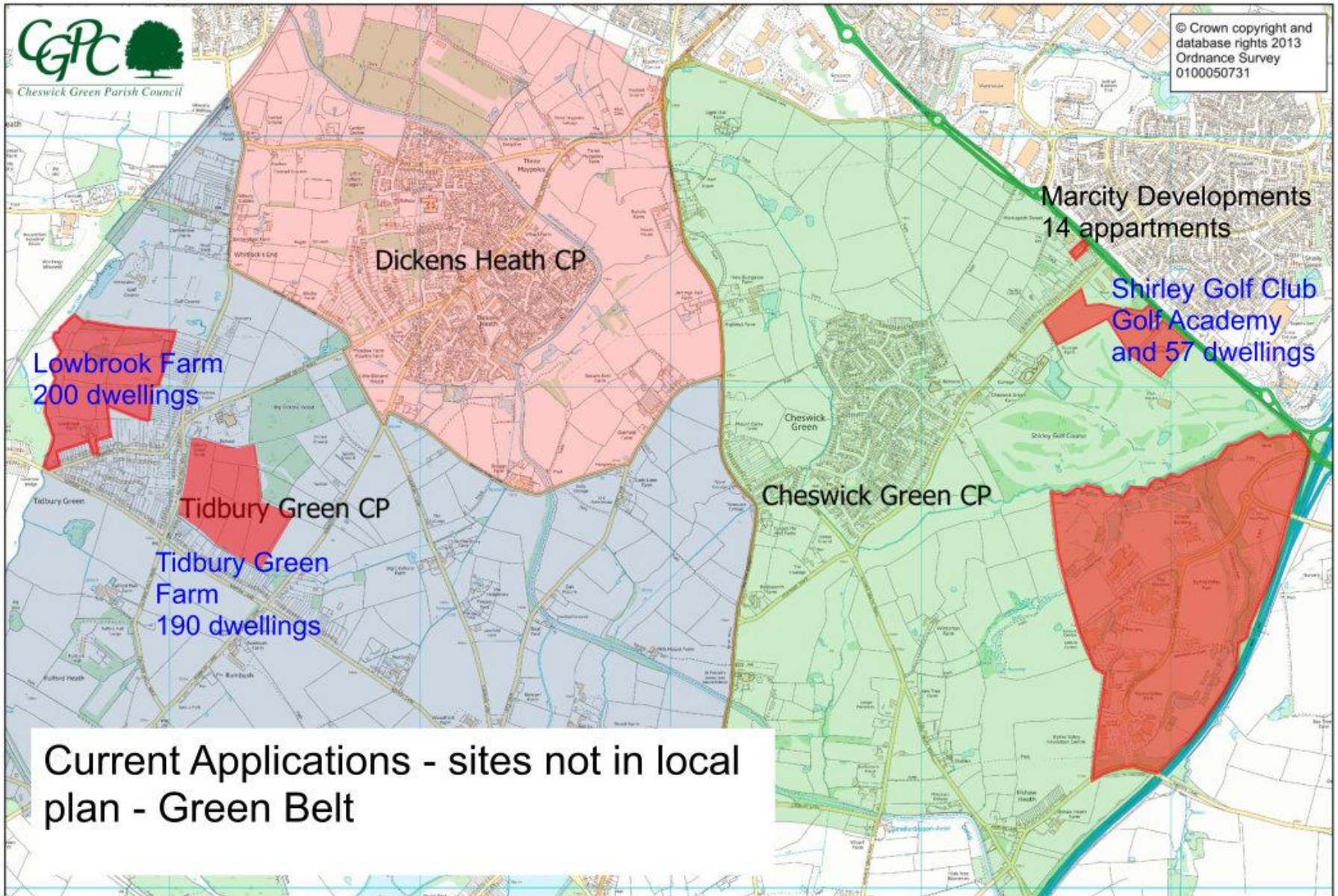


**Solihull Local Development Plan
Phase 3 2023 - 2028**

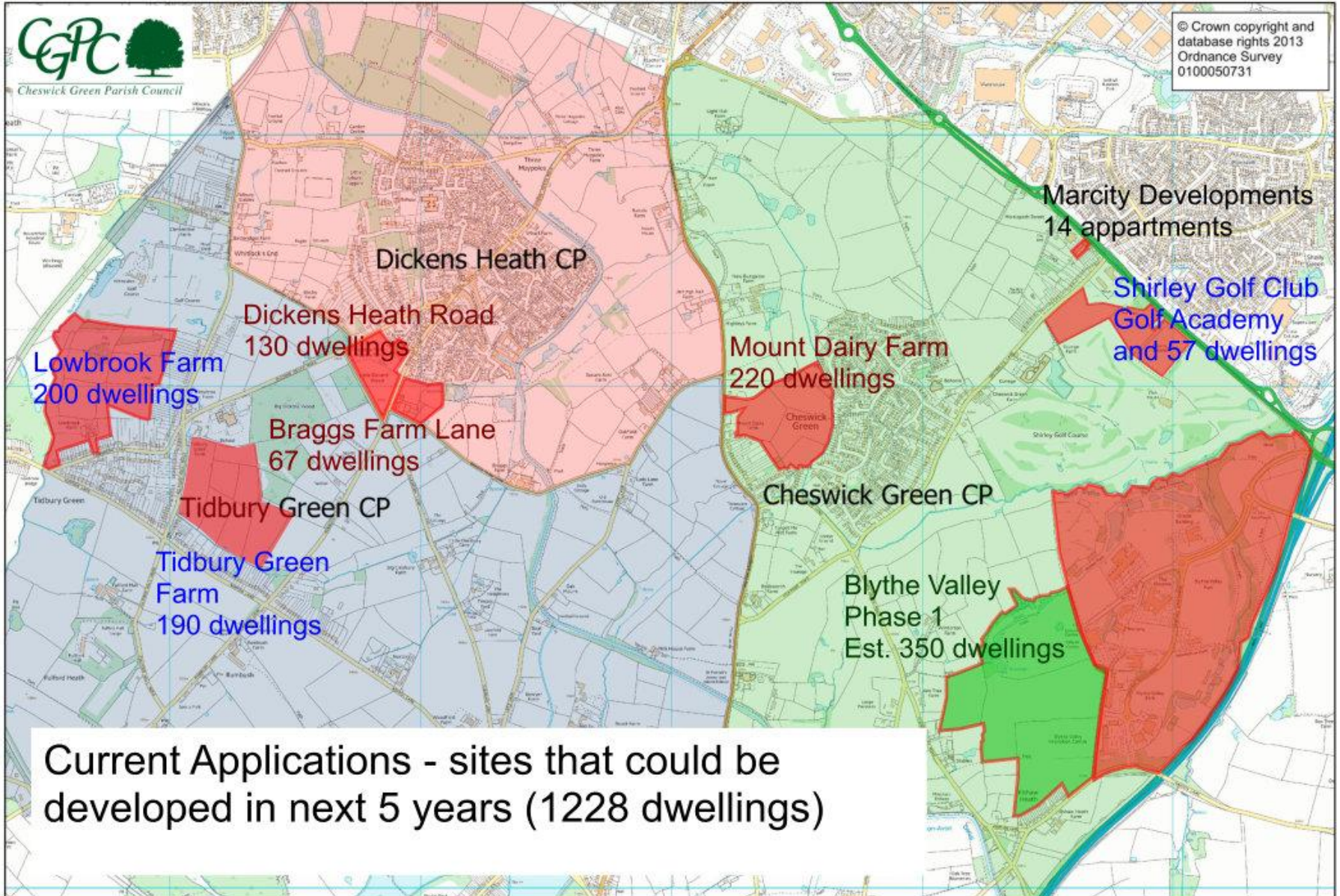




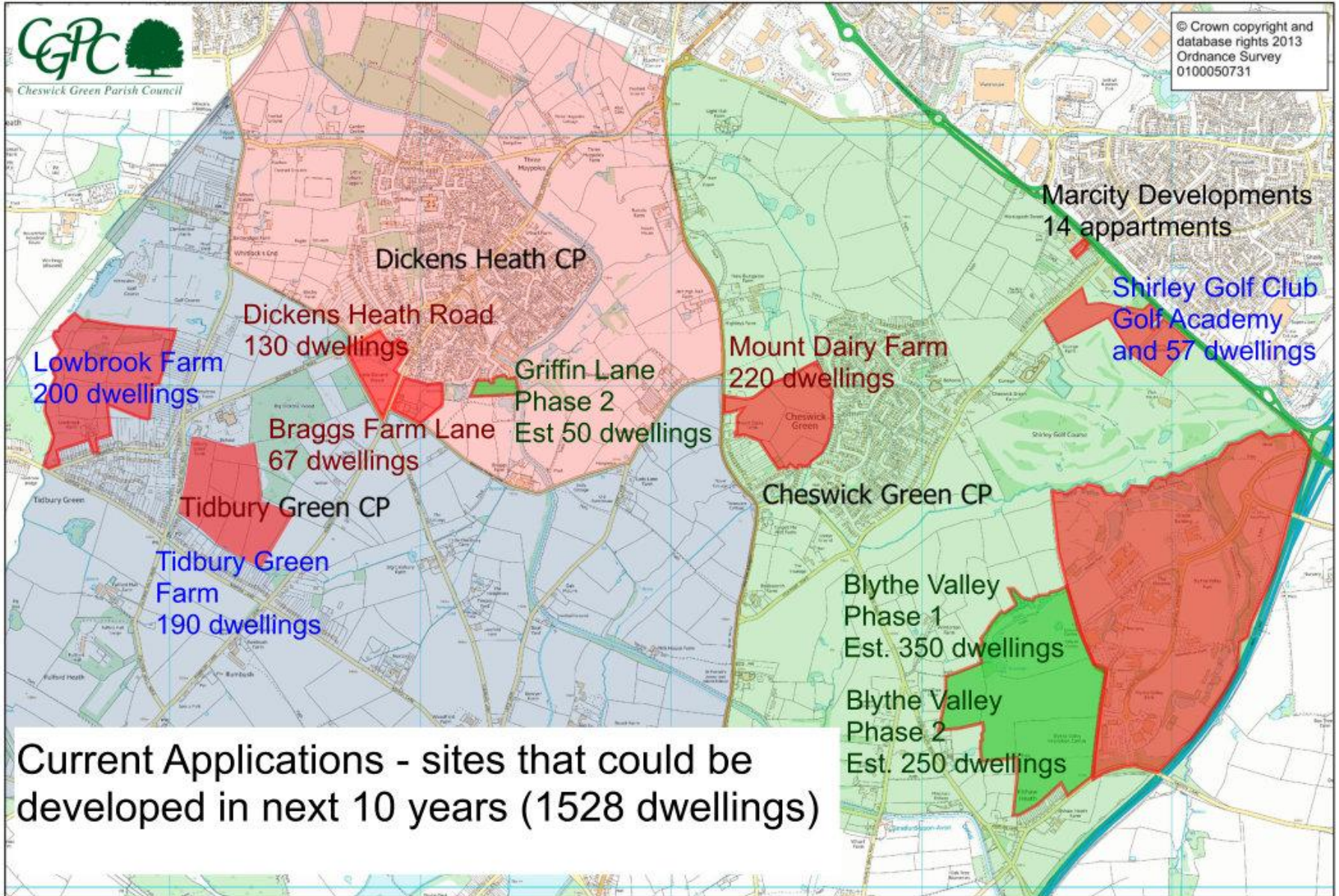
Current Applications - sites in local plan brought forward from phases 2 and 3



Current Applications - sites not in local plan - Green Belt



Current Applications - sites that could be developed in next 5 years (1228 dwellings)



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

Mount Dairy Farm site

Planning Application 2013/1679

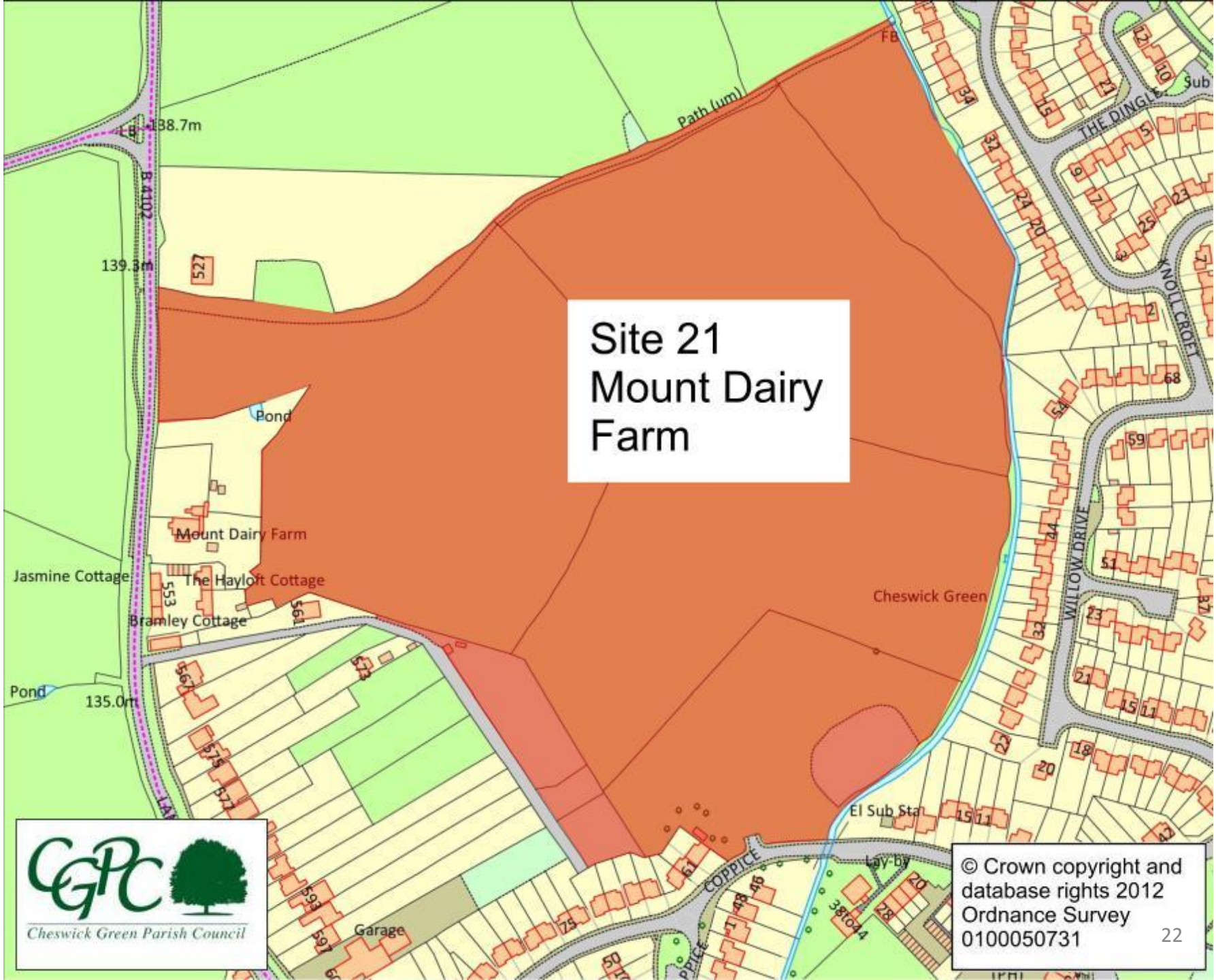
Land at Tanworth Lane, Cheswick Green

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 will decide this application
- The site is in Cheswick Green Parish and Solihull MBC have a statutory responsibility to consult the Parish Council
- The site is in Blythe Ward
- Details of this application are available on Solihull Council website (via Parish Council website)
- Need for you to comment

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- KEY:**
- SITE LOCATION [11.36HA]
- LAND AREAS:**
- RESIDENTIAL [6.7HA]
- APPROXIMATELY 220 DWELLINGS AT 33DPH
 - PUBLIC OPEN SPACE [4.1HA]
- RESIDENTIAL BUILT FORM:**
- BUILT FORM FRONTING THE PRIMARY ROUTE THROUGH THE DEVELOPMENT
 - LARGE DETACHED DWELLINGS FRONTING OPEN SPACES TO THE NORTH
 - CORE FAMILY HOUSING
- ACCESS:**
- PRIMARY VEHICULAR ACCESS ROUTES INTO THE PROPOSED SCHEME
 - EXISTING PUBLIC FOOTPATH
- GREEN INFRASTRUCTURE:**
- EXISTING TREES TO BE RETAINED
 - INDICATIVE PROPOSED TREE PLANTING
 - NATURAL PLAY AREA
 - INDICATIVE DRAINAGE STRATEGY

TANWORTH LANE, CHESWICK GREEN - INDICATIVE MASTERPLAN

Timing is important

- Planning Inspector's report
 - Reject Mount Dairy Farm site (unlikely)
 - Accept request to include in phase 1 (possible)
 - Leave in phase 3 (most likely)
- Solihull Council to adopt the plan (Early Jan 14)
- Solihull Council Planning Committee Decision (Mid Jan14)
 - Refuse as application does not comply with plan
 - Accept ?

Summary

- We have to face the fact that probably Mount Dairy will be developed
- The question is when? Now or 2023?
- In 2023 there will have been 10 years to plan for it
- Campaign for a solution to the flooding problem before development
- Sort out school places, medical facilities and roads etc which take time

Bad news

- The flooding officer for Solihull is leaving to go to another authority – his deputy is going with him – who will argue against the developers?
- Need to ensure Solihull appoint a replacement
- The Environment Agency will not fund flood improvement work in Cheswick Green
- They suggest section 106 agreements or a Community Infrastructure Levy (CIL) from developers to fund any flood alleviation work

Good news

- Under the Localism Act parished areas get a share of the CIL which for Solihull will be £150 per square metre for new dwellings
- With a Neighbourhood Plan this share is 25% of the CIL
- Without a Neighbourhood Plan this share is 15% of the CIL capped at £100/dwelling for the number of dwellings in the Parish that pay council tax (about 850)

Neighbourhood Plan

- The Parish Council have decided to start a Neighbourhood Plan
- There is a lot of work involved – need for community support and involvement
- This would give Cheswick Green control of the CIL raised in the Parish and ensure this is spent for the benefit of the Parish such as flood protection
- This will be your decision – a Neighbourhood Plan has to be approved by a referendum

Conclusion

- The Parish Council has consistently opposed development on the Mount Dairy Farm site
- Money spent on Planning Consultants - SLP responses, Planning Enquiry, Golf Club
 - 2012/13 £6554.82
 - 2013/14 £2296.50
- The response of the Parish Council to this application will be considered at our next meeting (Nov. 13th)
- The Residents Association can advise you on how to respond
- Please make a response – your views are important