



chartered town planners

01564 730 191

info@progressiontownplanning.com

the dairy . packwood road . lapworth . b94 6ej

RESPONSE TO BDS SUBMISSION



RTPI

Chartered Town Planner

OUR REF

PPL.CHEB904HG

DATE

10/01/2022

Cheswick Green Primary School Cheswick Way Cheswick Green B90 4HG

Expansion of the existing 1FE primary school to form a new 2FE school for 420 pupils ranging from Reception to Year 6. In addition to the 420 pupil intake, there will be 30 pre-school and 60 nursery children attending the school as a result of the proposal. The existing school site area will increase to 19,828m² from 16,305m². The proposal will consist of an additional 5 new class bases for year 1 to year 6. An additional reception class base and extended nursery provision together with internal alterations, additional on staff site parking provision an external enclosed MUGA and minor reconfiguration of the external play space for the KS1 play areas and access paths. The proposal will also seek permission for a temporary access route to be established via Creynolds Lane from the east of the site via the existing adjacent field next to the school sports field.

Cheswick Green Parish Council has submitted a detailed objection to the plans to extend Cheswick Green Primary School.

The Council's Building Design Studio (BDS) has submitted correspondence dated 25th November 2021 that seeks to respond to the objections that have been raised by the Parish Council.

The Parish Council has examined the information put forward by BDS. The information does not respond to the objections that have been raised by the Parish Council.

The Parish Council is concerned that misleading information has been put forward that does not properly assess the application against Green Belt policy.

We request that the following comments that reinforce the Parish Council's objection to the proposed development are taken into consideration by Solihull MBC when determining the application.

Paragraphs 1.01 to 1.04 are concerned with reasons for expanding the existing school. We appreciate that educational facilities need to be improved to respond to changing needs. That however, should not be at the expense of the amenity of local residents.

The Parish Council maintains its objection to the development on the grounds that local residents will see existing access, congestion and parking matters exacerbated by the proposed development.

The Parish Council's objection to the development on these grounds is not addressed by the comments made by BDS.

Paragraphs 1.05 to 1.10 deal with Green Belt issues.

The comments that are made do not respond to the Green Belt objections that have been previously made by the Parish Council.

The Parish Council was not able to fully examine the planning history of the site due to the Council offices being closed due to Covid.

However, it is clear from the planning history of the site that is available via the Council's web site and through the historic aerial photographs of the site that the coverage of buildings has been substantially increased over time.

Paragraph 1.09 refers to a 35% increase of the **current layout** of buildings.

The Council is fully aware that additions to buildings in the Green Belt are calculated on the size of the original building not what is currently in situ.

We consider that the percentage increase based on the size of the existing not the original building is incorrect and brings forward misleading information that fails to properly consider the overall, cumulative impact of extensions and alterations to the site.

The assessment should not be based purely on extensions to the main building. Any development such as the provision of temporary class rooms that have remained on site and any ancillary buildings must also be considered.

We therefore maintain our view that the cumulative number of extensions will be in excess of the 35% that is referred to by BDS in their correspondence.

The site is not within a Development Boundary. It is Green Belt and as such inappropriate development must be justified. The reliance on the built-up nature of the area is not sufficient justification to allow inappropriate development.

Paragraphs 1.11 to 1.17 deal with the extension to the school boundary and temporary contractors' area.

We have no comments on that part of the proposal.

Paragraphs 1.18 to 1.24 deal with the Very Special Circumstances (VSC) that are being relied on to support the development.

There is no assessment of the harm that is brought forward to the Green Belt. This must be taken into consideration if the balancing exercise that is required to demonstrate VSC is to take place.

The commentary in paragraphs 1.18 to 1.24 refers mainly to the Section 106 Agreement that is in place at Blythe Valley and the similarities in travel distances between Blythe Valley and Hockley Heath Primary School.

The assessment overlooks the fact that Cheswick Green Primary School is within the Green Belt whereas Hockley Heath Primary School is within a development boundary and is adjoined by land that is proposed to come out of the Green Belt in the Local Plan review.

Therefore, if the issues that are associated with extending Hockley Heath Primary School are similar to those at Cheswick Green Primary School, then it would seem more logical to extend the site that is not within the Green Belt.

The commentary on the availability and access to school places for residents of Blythe Valley is a matter that should be addressed through relevant amendments to the Council's Education Policies. It is not a justification to override Green Belt policy that is set out in the Local Plan and the NPPF.

Paragraphs 1.25 to 1.26 relate to parking matters. The Parish Council maintains its objection on these grounds and will continue to rely on the traffic report that has been commissioned and submitted by Pell Frischmann.

In summary, the submission by BDS does nothing to resolve the objections that have been previously submitted by the Parish Council.

The Parish Council therefore requests that its original objection and this response to the BDS submission is given full consideration by Solihull MBC when determining the application.