

Dickens Heath Parish Council
Response to Solihull Draft Local Plan – Supplementary Consultation
Summary of Key Issues

The consultation relates to changes made as a result of the 2017 consultations and takes account of new information and changes in government directives. Mainly New Masterplans at UK Central: 1,000 homes increased to 2,500 and the Government's new standard methodology for calculating housing need, plus the introduction of additional Amber sites of around 900.

This consultation relates to housing site selection, numbers and availability in the plan period. Further consultation will take place later this year, and a public inquiry, when housing sites are more firmly proposed - with information on infrastructure, highways, schools etc.

At this stage the Parish Council has to address consistently the issues raised in the consultation document.

Objections in 2017 were made to site 4 by DHPC plus objections from local residents in South Shirley to site 13 also in our parish.

Main changes – success so far - site 4 reduced by 50% from 700 to 350 and site 13 for 600 homes deleted (that would have decanted onto Millar & Carter islands). New site 26 added for 300 homes in our Parish on the Xmas Tree Farm but accessed from Bills Lane. Site directly linked to South Shirley and will have almost no impact on Dickens Heath or village centre.

The net result reduces impact on DH by 73% from 1,300 to 350 homes.

This reduction has been added to other Green Belt locations - 575 at Balsall Common and 120 at Hockley Heath. Both of whom are very unhappy

Dickens Heath Parish Council objections to the plans for site 4:

This is two housing locations – the smaller Persimmon site for 100 homes between Akamba, Canal and village would be very difficult to refuse in principle given the criteria used. The larger site area is unacceptable over the loss of sports grounds that would need to be replaced and concerns on the impact on existing hedgerows, woodlands openness and character of the area.

DHPC is also taking the opportunity to press SMBC over present highway congestion issues and village centre parking - they are the subject of ongoing discussions that are being separately progressed.

Any new developments will need to ensure adequate infrastructure but those details will not be provided until later stages when sites are determined.

As some development is likely to take place on site 26 for 300 homes and 100 at Persimmon - the PC will prioritise the preparation of a Neighbourhood Plan.