



# Dickens Heath

## Proposed Housing Developments



Dickens Heath  
Parish Council

Keeping you informed

[www.dickensheathpc.org.uk](http://www.dickensheathpc.org.uk)

# Purpose of this meeting



Explain what's happening



Parish Council's position



What you can do about it

**answer your questions at the end**

## Jean Walters

- ❖ BSc (Hons) in Planning
- ❖ Member of the Royal Town Planning Institute for over 50 years
- ❖ Planning representative for CPRE Warwickshire
- ❖ CPRE: Campaign to Protect Rural England

## Jim Harte

- ❖ Highways (retired)

## Jane Carbray

- ❖ Environment Agency



## What is Sustainable Development?

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

### Economic Objective

- Support growth, innovation and improved productivity
- Identifying and coordinating the provision of infrastructure

### Social Objective

- Support strong, vibrant and healthy communities
- Well-designed places, with accessible services and open spaces

### Environmental Objective

- Protect and enhance our natural, built and historic environment
- Making effective use of land, improving biodiversity, low carbon

# Solihull Local Plan

What is the Solihull Local Plan

What is the NPPF

Examination in Public

Latest Update

Housing Figures

Blythe Ward Proposals

**Now out of date!**



A comprehensive blueprint that outlines how our borough will develop and thrive in the coming years up to 2038

Scan to download



What is the Solihull Local Plan

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## National Planning Policy Framework

From: Ministry of Housing, Communities and Local Government

Published 27 March 2012

Updated: 27 March 2012 - [See all updates](#)

The NPPF sets out the government's planning policies for England and how these are expected to be applied.

When the Parish Council wishes to comment on planning applications, the comments must be based on sound planning practises and policies.

The Planning Advisory Group was setup to help the Parish Council do precisely that.

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## Examination in Public

Once the Local Planning Authority has finished preparing and consulting on a local plan, it is submitted to the Secretary of State who appoints an Inspector to carry out an independent examination.

This is dealt with by the **Planning Inspectorate**.

# Solihull Local Plan

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On Thursday 5 September, Solihull Council sent an important update, stating that the Planning Inspectorate is recommending that the Solihull Local Plan should be withdrawn from the Examination in Public.

## What does this mean?

Solihull Council must now start the whole process again.

It's now more important than ever that the local community engages with the Parish Council on planning matters.

*"Where a plan is unable to be found sound, the local authority will need to work in partnership with their local community to bring forward a new plan."*

**Letter from the Minister of State  
to the Planning Inspectorate**



What is the Solihull Local Plan

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Solihull Local Plan Review (SLPR) states:

An additional **15,017** homes are needed  
for the period 2020-2036

which includes:

- ❖ Overspill from Birmingham: **2,000** homes
- ❖ Green Belt allocation: **5,000** homes
- ❖ Arden Cross at the NEC: **2,400** homes
- ❖ Solihull Town Centre: **1,450** homes

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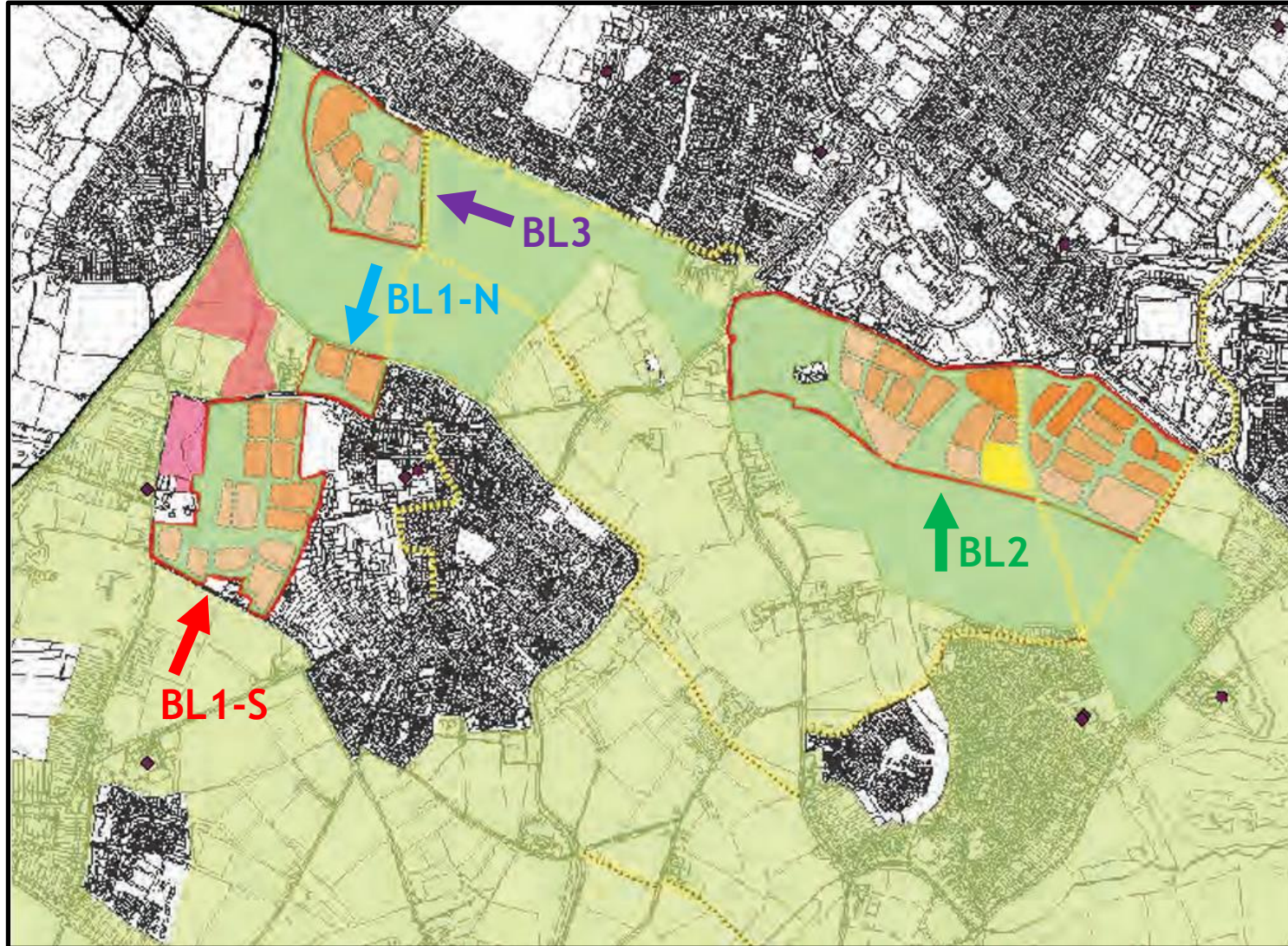
**1,840** new homes are proposed  
for the Blythe Ward area alone

- ❖ Site BL1 North – Tythe Barn Lane: **90** homes
- ❖ Site BL1 South – Tile House Lane: **450** homes
- ❖ Site BL2 – Dog Kennel Lane: **1,000** homes
- ❖ Site BL3 – Whitlocks End Farm: **300** homes

Planning applications have already been submitted for sites BL1 North (90), BL1 South (450), and BL2 (550)

No planning application has been submitted for site BL3 yet.

# Blythe Ward Proposals



## Blythe Ward Spatial Map

Solihull Concept Master Plans, page 43

- ❖ BL1 North - Tythe Barn Lane
- ❖ BL1 South - Tile House Lane
- ❖ BL2 - Dog Kennel Lane
- ❖ BL3 - Tilehouse Lane



Scan to  
download

# Blythe Ward Proposals



## Site BL1 North (Persimmon) by Akamba, Tythe Barn Lane

Planning Application for 90 homes  
**PL/2024/00728/PPFL**

- ✓ Within walking distance to the village centre
- ✓ Close to Whitlocks End railway station
- ✓ New footpath to Whitlocks End station
- ✓ Improved footpath to the canal
- ✓ No flooding
- ✓ Open space provisions
- ✓ Ecological provisions
- ✗ Loss of high-grade Green Belt
- ✗ Cumulative adverse effect on highways



# Blythe Ward Proposals



## Site BL1 South (Richborough) Tilehouse Lane, Tythe Barn Lane

Planning Application for 450 homes  
**PL/2023/02656/PPOL**

- × Cumulative adverse effect on highways
- × Not within walking distance to the village centre
- × Site prone to flooding
- × Loss of sports and recreational facilities
- × Affects local wildlife sites
- × Loss of historic landscape
- × Green Belt
  
- ✓ Closer to Whitlocks End railway station

# Blythe Ward Proposals



## Site BL2 (Taylor Wimpey) Dog Kennel Lane

Planning Application for 550 homes  
**PL/2024/00598/PPOL**

- ✓ New primary school
  - ✓ Local centre
  - ✓ Village Green
  - ✓ Good access to bus routes
  - ✓ Self-build and custom-build plots
- × Cumulative adverse effect on highways

This development is much more sustainable for the reasons above, although it may have a severe adverse impact on highways unless mitigated.

# Blythe Ward Proposals



## Site BL3 (Whitlocks End Farm) Tilehouse Lane

Proposal for 300 homes

**No planning application submitted yet**

- ✓ Improved junction at Bills Lane / Tilehouse Lane
- ✓ Natural rounding off southern Shirley
- ✓ Enhanced access to the Green Belt
- ✗ Reduced Green Belt gap with Dickens Heath
- ✗ Cumulative adverse effect on highways



# Highways

## Our Borough



Area **17,828** ha of which **67%** is Countryside & Green Belt

### Median House Prices:

Solihull	£277,500
West Midlands	£194,995
England & Wales	£235,000

Households **91,050**

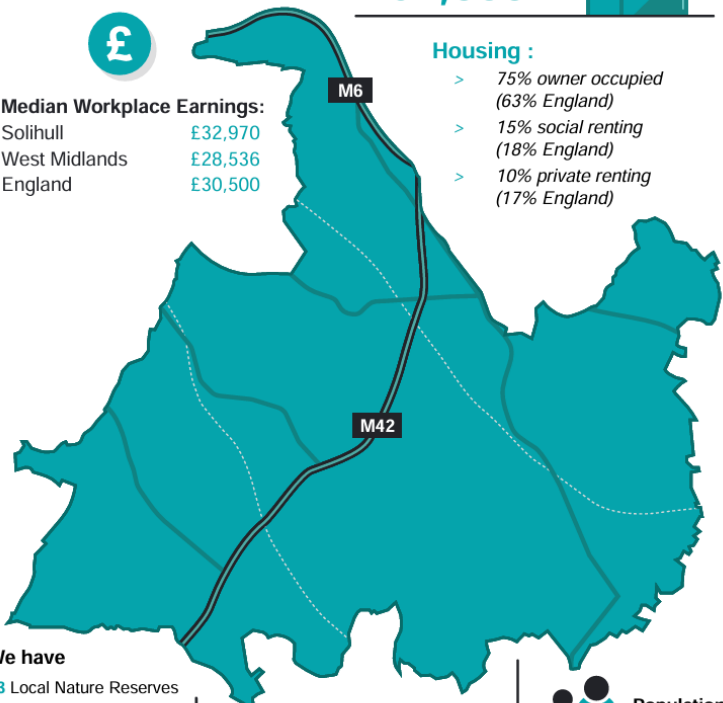


### Median Workplace Earnings:

Solihull	£32,970
West Midlands	£28,536
England	£30,500

### Housing :

- > 75% owner occupied (63% England)
- > 15% social renting (18% England)
- > 10% private renting (17% England)



### We have

- 23 Local Nature Reserves
- 16 Green Flag Parks
- 20 Conservation Areas
- 380 Listed Buildings

### Average number of cars/vans owned per household:



Solihull	1.34
East Solihull	1.68
West Solihull	1.42
North Solihull	0.98
England	1.16



Population **214,910**

around 75% of which live in the urban area of the Borough

Over 65s make up 21% of the population (England 18% & West Midlands 19%)

**20,000+** extra cars on the road from Solihull alone

The cumulative adverse effect on highways cannot be underestimated.

Solihull Council and Highways England are delaying any decisions on all the large planning applications while they await traffic modelling reports from the developers.

Considerable investment in public transport and highways infrastructure is needed for these developments to be sustainable.

### Average number of cars/vans owned per household:



Solihull	1.34
East Solihull	1.68
West Solihull	1.42
North Solihull	0.98
England	1.16

These figures are from 2020





# Parish Council's Position



- ❖ Dickens Heath Parish Council submitted letters to Solihull Council, objecting to both developments, BL1 South and BL1 North.
- ❖ Site BL1 South is unsustainable for many reasons.
- ❖ Site BL1 North, although in a sustainable location, adds to the adverse cumulative effect on highways.
- ❖ However, should Solihull Council approve the BL1 North planning application, Dickens Heath Parish Council would seek contributions to local infrastructure.

# News Articles on Unsustainable Developments



## The Telegraph

by Rosa Silverman and Ollie Corfe

9 August 2024



## Financial Times

by Joshua Oliver

26 January 2024

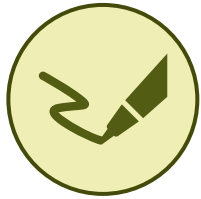


visit website



visit website

# Community Involvement



## Write a letter to Solihull Council

addressed to the Planning Department



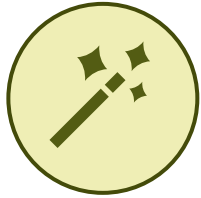
## Send an email to Solihull Council

[planning@solihull.gov.uk](mailto:planning@solihull.gov.uk)



## Comment directly on a planning application

[www.solihull.gov.uk/Planning-and-building-control](http://www.solihull.gov.uk/Planning-and-building-control)



## Use the Planning Application Response Wizard

quick and easy online app launched by Dickens Heath Parish Council

*"We recognise the important role that civic societies play in promoting the interests of local communities and I would like to assure you that community involvement in place-making is at the heart of the planning system."*

**Labour Government 2024**

**Whichever method you choose, you must always include your full name and address**

# Planning Application Response Wizard



## Available on any device

- ❖ Computer
- ❖ Laptop
- ❖ Smartphone
- ❖ Tablet

## We've made it easy for you!

Use the Planning Application Response Wizard to make your views known about the proposed developments in Dickens Heath. It's simple and it's quick.

## Why use this wizard?

- ✓ If you're not sure what to write when commenting on a planning application, especially if you have objections which must be valid planning objections, the wizard does the hard work for you.
- ✓ If you don't have time to comment on a planning application via the usual channels, the wizard provides a quick and easy solution. It literally takes just a few minutes to complete.

If you choose **not** to comment on a planning application or proposal, then Solihull Council will automatically assume that you have no objections.

# Planning Application Response Wizard

## Planning Application Response Wizard

This wizard is designed to simplify the process of commenting on large development planning applications submitted to Solihull Council. The process is very simple -

1. Select the planning application you wish to comment on
2. Choose how you wish to respond
3. Follow the steps based on your chosen response
4. Your response will be automatically emailed to Solihull Council

If you wish to comment on more than one planning application, please repeat this wizard for each planning application separately. For fairness and removal of bias, any questions requiring you to select an answer will be presented in random order.

**NOTE - Your email, full name and address are required when submitting your response. However, we don't keep your personal details once your response has been submitted to Solihull Council.**

Email \*

Your email

Next

Clear form

## Step 1

### Enter your email address

# Planning Application Response Wizard

## Please choose the planning application and how you wish to respond

If you need more information, you can view the planning applications by clicking on the links below, which will take you to the Solihull Council website.

[Site BL1 South - 450 houses on land south of Tythe Barn Lane \(PL/2023/02656/PPOL\)](#)

[Site BL1 North - 90 houses on land by Akamba on Tythe Barn Lane \(PL/2024/00728/PPFL\)](#)

If you are ready to comment on one of the above planning applications, please make your selection below:

### Select the planning application you are responding to \*

- Site BL1 South - 450 homes on land south of Tythe Barn Lane (PL/2023/02656/PPOL)
- Site BL1 North - 90 homes on land by Akamba on Tythe Barn Lane (PL/2024/00728/PPFL)

Back

Next

Clear form

## Step 2

Select the planning application you wish to comment on

Links are provided which will take you directly to the planning application for more information

# Planning Application Response Wizard

## Planning Application Response Wizard

planning.app.response.wiz@gmail.com [Switch account](#)



\* Indicates required question

Site BL1 South - 450 homes on land south of Tythe Barn Lane  
(PL/2023/02656/PPOL)

How do you wish to respond to this planning application? \*

- I wish to support this planning application
- I wish to object to this planning application

Back

Next

Clear form

## Step 3

Choose whether you are supporting or objecting to the selected planning application

These options are presented in random order to eliminate any bias

# Planning Application Response Wizard

## Comments

- FLOODING** - The land is liable to flooding as the sub-soil is deep boulder clay that does not allow adequate percolation. Most importantly the surrounding roads regularly flood to such an extent that the Dickens Heath Village is cut off. Surface water surveys have not been carried out by the applicant so other alternative sites that do not flood as much have not been evaluated by the Council.
- ACCESSIBILITY** - The site is not within walking distance of 800m from the facilities in the Village Centre; indeed, the applicant states that it is between 1.2 – 1.4 km from the Village Centre thus increasing car usage. There are no buses connecting the Site with the facilities in Dickens Heath and no new service can be provided due to the road restrictions.
- CHARACTER** - There would be a loss of character and identity as Site BL1 south is outside the confined, identifiable Village boundaries. The character and setting of the Village will be adversely affected and sense of community and identity compromised.
- SPORTS FACILITIES** - There would be a loss of playing fields with no suitable alternative proposals within the parish of Dickens Heath.
- TRAFFIC / HIGHWAYS** - Dickens Heath has increased in size from the original design of 850 dwellings to 1,757 units today. However, the roads and infrastructure have not been designed or improved to accommodate this increase and this has caused

## Step 4

**If you have chosen to object, just tick the comments which are important to you.**

**You can also add your own comments at the end of the list, but it's optional**

**These options are presented in random order to eliminate any bias**



# Planning Application Response Wizard

## Personal Details

Your full name and address are required when submitting your comments to Solihull Council. ***Without your full name and address, Solihull Council will not accept your response.*** We won't keep any of your personal details after the application has been submitted.

**Please make sure your address is correct and that you have included the postcode.**

**Full Name \***

Your answer

**Home Address \***

Your answer

Back

Submit

## Step 5

**Enter your full name and address, then click the **Submit** button at the bottom.**

**That's it!!!**

**Your comments will be automatically sent to Solihull Council planning department**

**Your views count!**  
scan to access the wizard



If you can't read QR codes, the web address for the Planning Application Response Wizard is:

**[www.dickensheathpc.org.uk/response-wizard](http://www.dickensheathpc.org.uk/response-wizard)**

Remember, you must always include your full name and address