

# TIDBURY GREEN PARISH COUNCIL

Clerk: Mrs Charlotte Kirby  
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28<sup>th</sup> August 2015

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Rt Hon Caroline Spelman MP  
631 Warwick Road  
Solihull B91 1AR

**Dear Mrs Spelman**

## **Appeal by Lioncourt Homes – Reference APP/Q4625/A/14/2220892**

Outline application for residential development of up to 190 dwellings with associated infrastructure, including means of access, SUDS and open space at Tidbury Green Farm, Fulford Hall Road, Tidbury Green

As you are aware there are two undetermined planning appeals for proposed large housing developments in Tidbury Green. One is the above detailed appeal at Tidbury Green Farm and the other is the appeal by Gallagher Estates to develop 200 homes at Lowbrook Farm (**APP/Q4625/A/13/2192128/NWF**).

We have been informed that the planning inspector dealing with the Tidbury Green Farm appeal has submitted his final report to the Secretary of State for him to make his decision. Based on available information, as we understand it, under the current timetable for appeal decisions to be made by the Secretary of State the date for a decision is on or before the 15 September 2015.

The Parish Council objects to the two proposed developments on the basis of them being unsustainable, being poorly served by transport and having no local amenities and the detrimental impact that they would have on the visual amenity and character of the area.

Tidbury Green has extremely poor accessibility to services and amenities and train and bus links are not considered suitable for additional housing development, meaning that proposals do not constitute sustainable development. The Parish Council believe that the proposed developments conflict with Solihull's adopted Local Plan Policy P7 – Accessibility and Ease of Access, as there are no services or facilities within the defined distances.

The Parish Council objected to both proposals on the basis of the detrimental impact that such large development would have on this current small rural village, which is defined by its rural character with houses set back from the road on large plots. The proposed high density developments would be out of keeping with the character of the area.

The proposed developments would overwhelm the existing community and have a highly detrimental impact on the visual amenity of the area by destroying the open look and feel of the village, completely changing the character of the village forever.

As you are aware a number of development proposals within close proximity to Tidbury Green, including Braggs Farm Lane and Dickens Heath Road/Cleobury Lane have been brought forward in order to help Solihull MBC demonstrate their ability to meet its 5 year housing land supply, meaning that there is already increased demand for limited services and amenities in the area and increased pressure on the local highway network.

The map enclosed "Development-sites within vicinity of Tidbury Green" demonstrates the level of development that has either been approved or is scheduled for the area.

If the two proposed Tidbury Green developments were approved this would result in an additional 390 homes, increasing dwellings in the core area from 285 (2011 census data) to 675, a 137% increase. Given the level of recent and ongoing development in the surrounding area the lack of facilities, amenities and availability of public transport, this level of development would not be sustainable and this level of density would be totally out of keeping with the rural character of Tidbury Green.

Following the April 2015 Planning Hearing for the Tidbury Green Farm appeal, the Planning Inspector provided the Parish Council an opportunity to submit further written evidence regarding the accessibility of the site to facilities and amenities and the site not being in accordance with Solihull Local Plan Policy P7. The Parish Council completed data collection, detailed analysis and produced and submitted the enclosed report "Tidbury Green PC Final Statement - Appeal APP-Q4625-A-14-2220892 - Tidbury Green Farm"

More recently the Parish Council adapted the report, so it was made relevant to the Lowbrook Farm proposal, as the two sites are very close together and the sustainability issues are relevant to both proposals. The report was submitted to the Planning Inspector with a request that it be considered as part of the decision making process. The Parish Council are waiting to see if the Planning Inspector has accepted the request.

Whilst we acknowledge that the two appeals are independent of each other, given the cumulative impact that the developments would have if approved, in terms of poor sustainability and the detrimental impact that they would have on the visual amenity and character of the area the Parish Council believes that the Secretary of State should have both appeal reports before him and should make a decision on both at the same time. The Parish Council believes that this approach would both ensure consistency of decision making and to ensure that due consideration is applied to the cumulative effect that the proposals would have on this rural location.

We would be extremely grateful if you would support the Parish Council and lobby the Secretary of State requesting that a decision on the Tidbury Green Farm be deferred and that, supported by the Parish Council's views, a final decision for both developments is reached and published on the same day.

We would be most grateful for any support that you can provide and we thank you in advance for any assistance that you are able to provide with this matter.

Yours sincerely



Charlotte Kirby - Clerk to the Council

**Enc – Map - Development-sites within vicinity of Tidbury Green & Tidbury Green PC Final Statement - Appeal APP-Q4625-A-14-2220892 - Tidbury Green Farm**