



Marston **G**reen **O**ptimising **O**ur **D**evelopment
'Local Decisions For Local People'
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LOCAL DEVELOPMENT FRAMEWORK CONSULTATION THE BLUEPRINT FOR MARSTON GREEN.

Summary of Public Meeting held 18th October 2010

The local development framework, which can be viewed in the Emerging Core Strategy document at www.solihull.gov.uk/ldf, will be the blueprint for future development in Marston Green. This document, together with the consultation response forms, was issued on the 1st October 2010. Responses need to be returned by the 10th December. You could also write a letter directly to: Mrs Anne Brereton, Director of Places, Solihull MBC, P.O.Box 19, Council House, Solihull B91 9QT. email: abrereton@solihull.gov.uk

When the new government came into power it scrapped housing development density targets and told local Councils to give local people a real say in how they wanted their communities to look in the future. Councils were told to forget old numbers and targets and start from scratch – asking the community what they wanted and what their needs are. We want to make the council aware of what we consider to be important to the village. The questionnaire generally asks “Have we got it right - if not what is your view?” Locally there are three important issues:

Chelmsley Lane: proposals for 150 homes

Moat House Farm, Elmdon Road: proposals for 120 homes but with a developer currently proposing 134

Coleshill Heath Road: 23 acres of Green Belt land up for commercial development.

The land in Marston Green. (Questions from the Consultation Document)

Chelmsley Lane (Page 50 – Q2, 3, other issues). This land was originally identified as a potential long term housing site with 200 other sites across Solihull. With no development density previously defined. It has now been prioritised as land available for development in phase 1 (2011 – 2016) of the plan for 150 homes. This land is now the front line. Only two other sites in Solihull have been given phase 1 status, both in the regeneration zone in Chelmsley Wood.

Moat House Farm, Elmdon Road (Page 51 – Q2, 3, other issues). (Identified in the same way as Chelmsley Lane and with no density defined.) It has now been prioritised as land available for development in phase 2 (2016 to 2020) of the plan, for 120 new homes. Having put it in the early phase and given it a numbers target it is prime land for large scale development. A developer has now come forward with proposals to build 134 homes.

Green Belt Land Coleshill Heath Road (Page 65 - Q4, other issues). The purpose of Green Belt land is to prevent urban sprawl and to protect the distinctiveness of existing communities. This land is the green buffer between Marston Green and the business park.

The proposal in the consultation is to give up 23 acres of the land along Coleshill Heath Road to industrial development. We have fought for this land twice and the planning inspector has said that no economic case has been made to give it up for development. 1500 people have signed a petition to save it. There is a still considerable amount of land within the business park to build more units to provide employment and many units remain empty.

The issues

Do you believe the views of communities should have been gathered before any sites were identified for development?

Can we absorb nearly 300 new homes in such a short period of time?

Do we believe it is right to put Marston Green at the top of the list?

What will be the impact on Marston Green:

- On traffic
- On the Schools
- On the health services provided
- On the businesses in the village
- On the quality of our environment
- If we did take more development what type of development would we want
- Would we want to build starter homes to buy
- Would we want accommodation for the over 50s
- Would we want larger family homes
- Would we want homes for the rented sector
- What are your personal feelings
- How could the proposals affect your quality of life
- On the life of your family?

Community Consultation by Bickenhill Parish Council.

Along with the questionnaire being issued by SMBC, the Parish Council are issuing a Community Survey questionnaire to all households in Marston Green to gain the views of residents, to formulate their response. **This consultation is focused on Marston Green and is the more important of the two.** When you have answered the Parish Council questions, please return your responses in the collection boxes around the village, locations of which will be in the questionnaire, or put them through your Borough Councillor's letter boxes.

Councillor addresses:

Cllr Bob Sleigh – 3 Holly Lane, Marston Green bob.sleigh@solihull.gov.uk

Cllr Alan Martin – 16 Land Lane, Marston Green amartin@solihull.gov.uk

Cllr Jim Ryan – 32 Fentham Road, Hampton in Arden jiryan@solihull.gov.uk

Large numbers of responses are vital for this consultation. Please don't put the questionnaire in a cupboard and forget about it - your views could decide the future of Marston Green.