

PL 2020/01908/PPFL - Land adjacent to 339 Lugtrout Lane

Clerk <clerk@hamptoninarden.org.uk>

Mon 14/09/2020 09:53

To: laura.taylor@solihull.gov.uk <laura.taylor@solihull.gov.uk>

Dear Laura,

The site is within the Green Belt and as such is deemed to be inappropriate development as we can find no “*very special circumstances*” to support the application.

We recognise that there is a shortfall in local housing requirements but suggest that a scheme for a single five bedroomed home does not make a significant contribution to the shortfall and little weight should be attributed to it. The size of the proposed property is unlikely to meet the needs of most people who are currently unable to find a home of their own. In addition, we have some concerns relating to the height of the proposed property being 3 storey and is out of character with the existing street scene.

We are aware that policy P17 of the Solihull Local Plan 2013 states “*Limited infilling will not be considered to be inappropriate development within Green Belt settlements, providing this would not have an adverse effect on the character of the settlement*” Lugtrout Lane is characterised by a series of properties separated by fields, recreational grounds with well establish hedges and trees. This character will be lost if ‘infill’ development is permitted along the length of the Lane. Already there is a current outline application for a further 2 dwellings which would result in the loss of two green fields changing the character of this part of the settlement completely. As justification, Policy P17 paragraph 11.6.8 does not specifically mention that infill development in Catherine de Barnes would be deemed as inappropriate development, however, a subsequent paragraph, 11.6.11, describes how the Council will take into account the rural setting and special character of the settlement and we request that this is taken into account during the decision making process.

The applicant makes a number of references to the NPPF and Solihull Local Plan in seeking approval but we suggest that these and the justification put forward do not meet the “*very special circumstances*” required to warrant approval of the application and we request its refusal.

Kind regards.

Julie Barnes

Clerk for Hampton-in-Arden Parish Council

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