

For the Attention of Becky Matravers

Planning Case Officer

By email only

OUTLINE APPLICATION FOR 95 DWELLINGS AT OAK FARM

Ref PL/2023/01173/PPOL

We are unable to support this outline planning application as submitted.

The site identified lies entirely within the Green Belt, and although the current draft Solihull Local Plan contains proposals to alter that situation, this plan is currently un-approved and un-adopted and until that changes we feel it would be premature to proceed on any other basis than that this site should be fully protected as Green Belt.

In support of this view, we cite the decision of Solihull Council to reject the application PL/2019/01215/PPFL, for the construction of a care village on this site in 2020, and the decision of the Planning Inspector to dismiss the appeal AP/2019/00048/REF and uphold the decision of refusal.

In his conclusions the Inspector confirmed SMBC's own view that this development would cause a very significant reduction in openness. He confirmed that the fundamental aims of Green Belt policy were to prevent urban sprawl and to assist in safeguarding the countryside from encroachment; Solihull's Local Plan had additionally emphasised the importance of safeguarding the key gaps between settlements such as the Meriden Gap. He recognised that part of the site already had some brownfield development but the undeveloped part which ran up to the roundabout was free of development, was distinctly rural, and contributed towards maintaining the strategically important Meriden Gap. He therefore considered that the development proposed would result in significant encroachment into the countryside. This significant encroachment would, in his view, amount to substantial harm, conflicting with Policy P17 of the Local Plan.

The Inspector concluded that despite the significant merits of the Care Home proposal, these would not clearly outweigh the conflict with the development plan and national policy regarding the totality and permanence of harm. For these reasons, he concluded that the very special circumstances necessary to justify the proposed development were not demonstrated and dismissed the appeal.

We believe those conclusions remain equally valid in relation to the latest proposal concerning the construction of the 95 houses on this site.

We would also wish to draw your attention to the conclusion reached in the SHLAA 2012 assessment of the site, then known as site 196 which stated "*Consider Further for Allocation No Outside desirable parameters for access to primary schools, so not suitable for family housing. Good accessibility to other local services and facilities. However, accessibility to secondary schools by cycle is along unsuitable routes. Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.*"

Hampton-in-Arden Parish Council

Clerk : Mrs. Julie Barnes, Parish Office, Marsh Lane, Hampton-in-Arden, Solihull, West Midlands B92 0AH

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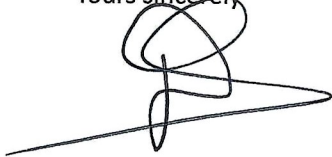
clerk@hamptoninarden.org.uk

The accessibility to primary schools has not changed although we do appreciate some cycle lanes have been introduced to various parts of the route to the nearest secondary school which is Lode Heath, we remain unconvinced that these routes are along suitable routes.

We have concerns over the number of dwellings suggested for the site, which would at 95 represent nearly a 30 % increase in the size of the village over a small site, which has limited facilities and poor access to local primary and secondary schools as recognised in the 2012 SHLAA assessment when SMBC concluded the site was not suitable for family housing. We find it difficult to understand what has changed since 2012 as access to local schools has not improved in fact the bus service is probably less reliable than it was then.

We are prepared to recognise that a case *could possibly be made* to seek permission to redevelop the brownfield part of the site, whilst leaving the open part of the Green Belt untouched, but this would need to be very different from the proposal under consideration here but the comments relating to accessibility to local school still applies. It would need to fully address issues of over development, provision of affordable housing, building height and density, lack of sufficient supporting infrastructure and public transport provision, traffic, and road safety impacts, and many of the design features covered in the comments from Solihull's Urban Design team. As it stands, we cannot support this planning application.

Yours sincerely



JULIE BARNES

Clerk and Financial Officer
Hampton in Arden Parish Council

Hampton-in-Arden Parish Council

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Consultation on Planning Application - **PL/2023/01173/PPOL**

Proposal:	Outline application for residential development for the construction of up to 95 dwellings with associated infrastructure and open space with all matters reserved except access.
Location:	Oak Farm Hampton Lane Catherine De Barnes Solihull
Case Officer:	Becky Matravers
Consultation Date:	31 May 2023
Consultation Expiry Date:	21 June 2023

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