

## Hampton In Arden Parish Council

Further response to planning application 2023/01173- Oak Farm – up to 95 dwellings following new documents presented on the planning portal .

Hampton in Arden Parish Council remains committed in principle to protect the Green Belt within the Parish and **continues to object to building on this site** which is partly Green Belt designated. This is in line with the decision locally and on appeal to reject the earlier application to build a Care Home on the same site. We believe the same criteria apply now, as do the arguments set out in the SHELAA conclusions for the site in 2012-that the site was not suitable for family housing .

We are conscious that thinking within the local council has now have changed and that the site is now earmarked for development in the Draft Local Plan. However, since that Plan is not yet approved and adopted, we feel it would be premature to consider this outline application at this stage.

Should the Council be mindful to proceed with a favourable consideration of this outline application, we would raise a **number on concerns** about the proposal as presented. We recognise that comments at the outline stage should primarily focus on matters of access and density, however there are several issues we feel we should flag up now before this application moves on to a Reserved Matters stage.

### Outline Matters

**Access** – If despite our objections this development were to proceed, we would say we are **largely in agreement** to the level of access proposed, i.e. a single point of entry from Friday Lane, and pedestrian access only at the existing entrance onto Hampton Lane. We are **very pleased** with the proposals for pavements and the level crossing. These routes are vital to maintain an effective link between this development and the rest of the village.

**Density** – We **cannot accept** that it is feasible to build 95 properties on this site. We support the density ratios set out in the Draft Local Plan of 30-35 dwellings per hectare( equating to 68/79 dwellings on this site rather than the 42dph as detailed in the D&A document. **This suggests a realistic allocation of around 70/75 dwellings**. A figure of 95 would only be feasible we feel , on the basis of apartment blocks of possibly three storeys. The demand within the area is for family three-bedroom homes, not apartments. In any case apartment blocks would not easily be accommodated into a village environment and skyline on the edge of green belt. The Design & Access Statement recently placed on the Planning Portal makes no reference to apartments being planned for the site, in fact the data box on page 41 of the document specifically mentions houses only.

## Reserved Matters

We would like to flag up the following concerns that we would wish to see addressed should this application obtain outline approval and proceed to the detailed stage.

the Design & Access Statement “ *The creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve.....*” We are anxious to ensure beauty in design and concepts in keeping with village vernacular; we would like to see “beautifully” designed homes built in redbrick and gabled roofs, and look forward to the opportunity of discussing this aspect of the development with the developers at the appropriate time.

**Protection of views into Catherine de Barnes from the roundabout** – We are very concerned that the green approach to the village is maintained, and that greenery on the Northwest corner of the site is preserved and if possible enhanced. We have heard that as a sound proofing measure consideration is being given to a 2-metre-high fence. We have not seen actual designs and are worried that this might be done in a way that destroys the green aspect. At least one of the residential blocks located in this corner looks to be of a size that suggests to us it might be a multi-storey block. We are very much against any multi storey buildings fronting Hampton Lane and Friday Lane. The Design and Access Statement refers to the possibility of dwellings 2.5-3 storey high to be included on this development and we would not wish to see dwellings of this size placed on the edge of the site bordering the two roads mentioned which should would eliminate the chances of a imposing significant visual impact of the development .

**Amenities** – We will taking a close interest in detailed proposals for:

- **Energy efficiencies** designed into the dwellings.
- Extent to which access and visibility of **refuse collection** is tackled.
- Provision of **broadband connections** to properties.
- How the needs of security will be balanced against the minimisation of **light pollution**.
- Effectiveness of **off-street parking** provision.
- Provision of **EV Charging points**.

## Green space, and the Protection of Trees and Habitats

- We note that the full detail of **ecological surveys** is not yet available. We struggled to fully understand the proposals for tree removal/retention and have sought further clarification. We expect the maximum amount of mature growth to be retained.
- We would ask that measures be taken at the commencement of construction to plant a mixture of whips and semi mature trees and shrubs along **the strip owned**

by SMBC along Hampton Lane to build up a screen and wildlife corridor at an early stage.

- We would ask that special attention be given in the design to create an attractive **canal side aspect** to the development in keeping with an open, rural village environment.
- We do not believe the community should need to wait 15 years for a development to be visually integrated into the village and that the use of whips/saplings for new landscaping planting to be kept to an absolute minimum.
- We understand that the **local Canoe Club** has submitted a response, a copy of which has been sent to the Planning Agent for the development, and would ask that that their requests are viewed sympathetically .

We note there are ongoing discussions with SMBC on the location of the **play area** and await further proposals on this. Our preference would be for a more central location away from either the canal or the pond.

### **Sustainability**

- There is no direct public transport route to any secondary school ,the nearest at Lode Heath would require the use of 2 buses. The nearest primary school is Yew Tree with pedestrians potentially using Lugtrout Lane which for much of its length has no footpath. The local bus service is an hourly service running from 7am – 7pm Coventry to Solihull Station with no service at all on a Sunday . There is no direct access by public transport to the Airport, NEC, Resort World and Knowle.

### **Green Belt – Housing Numbers**

- As part of the site is still within Green Belt and therefore any development represents “ inappropriate development” and “ very special circumstances” need to be proposed and accepted in order for an application to be approved . In the absence of a 5 year housing plan the question of need will obviously be paramount in the VSC’s argument . However we suggest a contribution of 2% or less to the shortfall, is insufficient to overcome the refusal on the Green Belt grounds .

Clerk and Financial Officer to the Parish Council

10<sup>th</sup> April 2024