

24 July 2024

For the Attention of Becky Matravers

Solihull Council
Planning Department
By email only

Dear Ms Matravers

PL/2024/00976/PPOL|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. Oak Farm Hampton Lane Catherine De Barnes Solihull B92 0JB

We are writing in response to the planning application referred to above which in many cases is almost identical to the application PL2023/01173/PPOL. We have made 2 earlier responses to the earlier application, copies of which are attached, but take this opportunity of highlighting several points we feel particularly relevant to both this and the earlier application.

- 1) In the SHLAA 2012 assessment it was concluded that this site was NOT suitable for family housing due to several factors which included i) outside desirable parameters for access to primary schools and ii) accessibility to secondary schools by cycle is along unsuitable routes. Nothing has changed in terms of improvements in the parameters or route improvements to negate the conclusion reached in 2012.
- 2) The application is for a development of up to 95 dwellings. All the documents indicate that the intention is to build 95 dwellings. This number of new dwellings represents a unacceptably significant increase in the size of the village and feel a figure of 70/75 homes might be more appropriate. Part of the site is in green belt and as the Local Plan Review is still ongoing – not yet adopted-we could support development on the previously developed brown field site with a significant reduction in dwelling numbers (appx 50% as the site is significantly smaller that is being applied for.
- 3) The northern corner of the site is on the junction of Hampton Lane and Friday Lane. The site is currently bordered with extensive vegetation, trees etc which presents a rural scene when approaching the village from Hampton in Arden or Catherine de Barnes Lane. At this time is it difficult to establish what size of dwellings are to be situated at this part of the site so its difficult to establish what the visual impact will be on the rural appearance from currently experienced. No vegetation, trees, shrubbery etc should be removed from this area but we would suggest that the vegetation, trees, bushes etc to all borders of the site should be maintained. If this is not possible the any replacement planting should be fast growing with semi mature trees where possible.
- 4) The site has a rural appearance and its vital that this appearance is maintained bearing in mind the location of the site in relation to Hampton Lane and Catherine de Barnes Lane and the Grand Union Canal
- 5) We agree that vehicular access should be restricted to Friday Lane. We also support the provision of a pedestrian crossing on the eastern side of the canal bridge to enable safe access to village facilities.

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- 6) The public transport service is unreliable and is an hourly service ceasing at around 7pm with no Sunday service.
- 7) The needs of the Canoe Club whose premises sits ate the southwest of the site should be maintained and any facilities they enjoy now should at least be maintained hopefully improved.
- 8) Finally, we draw your attention again to the attached earlier responses which are relevant to this application and should be read in conjunction with this response.
- 9) The site being in Green Belt and therefore any development of this type is deemed to be “inappropriate” and requires “Very special circumstances” to outweigh the negative impacts of the development. We draw your attention to the Planning Inspectors conclusion when considering the appeal for a Care Home on the site in the appeal App/2019/00048/REF. He confirmed SMBC’s own view that that development would cause a very significant reduction in openness. 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 encroachment would, in his view, amount to substantial harm conflicting with Policy P1 7 of the Local Plan.

Yours sincerely



Julie Barnes
Clerk on behalf of Hampton in Arden Parish Council