

7 August 2024

For the Attention of Benn Watkinson

Planning Department
Solihull MBC

Sent by email only:

Dear Mr Watkinson,

PL/2024/01198/PPFL REPLACEMENT DWELLING AND ASSOCIATED LANDSCAPING. HEATH FARM, 26 HENWOOD LANE, CATHERINE DE BARNES SOLIHULL B91 2TH

The Parish Council wish to record its objection to the proposed development on the the following grounds:

- A) The site is in Green Belt – part of the site is previously developed with an existing derelict bungalow and outbuildings occupying a small part of the site.
The proposed development does not meet the condition as specified in para. 154d of the NPPF Dec 2023 which states “the replacement of a building, provided the new building is in the same use, and nor materially larger than the one it replaces “. The proposed development is significantly larger than the one it replaces and as such should be treated as inappropriate development and as such requires “very special circumstances (VSC)” which must outweigh appropriateness of the development in the Green Belt. No VSC’s have been put forward.
- B) NPPF Dec 2023 para 154 g permits infilling of Previously Developed Land provided that the impact on the openness of the Green Belt. As the proposed development is significantly larger than the existing footprint, we believe the proposal does not meet this condition and therefore should be regarded as inappropriate development requiring VSC’s being put forward to outweigh its inappropriateness. As in item A) no VSC’s have been put forward in the application. The Parish Council support the response submitted by SMBC Policy and Engagement team in its response.
- C) The proposed development does not conform with Policy P7 para a) clause i) bullets 1 and 3 of the adopted SLP 2013 or Policy P7a of The Emerging Local Plan being 1.5 miles from the nearest primary school.
- D) Due to the size and mass of the proposed development it is our view that the application fails to meet para i of Policy P15 (Securing Design Quality) of the SLP Dec.2013 which states “*All development proposals will be expected to achieve good quality, inclusive and sustainable design, which meets the following key principles: i) **Conserves and enhances local character, distinctiveness and streetscape quality, and ensures that the scale, massing, density, layout materials and landscape of the development respect the surrounding natural, built and historic environment.***”

Hampton-in-Arden Parish Council

We wish to make several comments concerning various statements and diagrammatic impressions found in the Planning and Design Statement and do so in page order.

- 1) Page 4: Current Site Use – this statement makes no mention of the existence of Catherine de Barnes Village Hall which is located to the North East of the larger site bordered in blue on page 11 of the statement.
- 2) We refer you to the surroundings to the existing property found on pages 5 and 6 of the statement. We feel it's important to bear the surroundings in mind especially when viewing figures 12 to 16 which shows the new dwelling in an area of openness which in our view is misleading as the existing site does not appear to be as open as shown in the figures 12/16.
- 3) We refer to para. 3 bullet 1 on page 10. In our view the proposed development does not respond to the local context and will not enhance the character of the area due to its excessive size and mass.
- 4) We now refer to bullet 2 on page 15. The bullet states..... with a slight increase in volume that we feel should be within acceptable limits. We cannot agree that these proposals represent a slight increase in volumes being excessive in size mass. The applicant in bullet 4 accepts that the proposal is larger than a previously approved scheme.
- 5) We cannot accept the statement included in the Scale and Massing section on page 17 which states "The new home will be of a scale relative to the size of the plot(which the Parish Council believe to be the area bordered in red on the diagram shown on page 11) and the character of similar large scale properties in the area. Here we refer to the pictures of local properties in the immediate local area which are included on pages 7 and 8 of the P&D Statement .
- 6) We cannot agree with the statement included in the text on page 22 that the design is sensitive to the site context, sustainable and enhances the local area. The size and mass of the proposal in our view does exactly the opposite.
- 7) We refer to Community. Engagement on page 27 of the statement. We wish to place on record that there has been no dialogue neither the Residents Association, Trustees of the village Hall or the Parish Council prior to this application being submitted.
- 8) Finally, we cannot agree with the statement in the Conclusion para 8 on page 28 that the design is sensitive to the site context and enhances the local area for the reasons previously stated.

Yours sincerely



JULIE BARNES
Clerk and Financial Officer
Hampton in Arden Parish Council

Hampton-in-Arden Parish Council