

05 September 2025

For the Attention of the Case Officer
Solihull Council Planning Department

PL/2025/01472/PIP Development of 2 No. two storey houses at rear of 135/137 Hampton Lane.

Land to the rear of 135 -137 Hampton Lane Solihull B91 2RS

By email only: planning@solihull.gov.uk

The Parish Council, based on information provided have some major concerns relating to this proposal and they are: -.

- i) The proposal would set a precedent for this type of development on Hampton Lane. Any such development would encroach on the openness of the Green Belt. The land proposed forms part of the last field separating the rural village of Catherine de Barnes from urban Solihull
- ii) As there are no dimensions that can be relied upon, we have concerns over the width of the access driveway and the ability of it to accept two-way traffic. We feel the driveway length dictates that it must be capable of accepting two-way traffic. Emergency vehicles should be able to access any dwellings on the new site
- iii) No details are provided as to the anticipated landscaping along the side of the driveway. Several trees, which can be viewed on Google Earth, were removed some time ago and no information has been provided as to intended landscaping. Any suggestion that the driveway will be constructed like the photographs on page 9 of the SMBC supplementary planning document Residential Backland Development will be strongly opposed.
- iv) In the absence of any detail, we suggest the street view of the access road appears as a driveway and not as a service type road and any gate installations do not breach the building line
- v) We do not believe a development of this nature confirms with Policy P5 SLP2013 "New housing will be supported on unidentified sites in accessible locations where they contribute towards meeting identified borough-wide housing needs **and towards enhancing local character and distinctiveness**. - we don't feel the proposal meets thus criteria
- vi) In our view it also fails to meet much of the criteria of Policy P7 Accessibility and Ease of Access part a bullet 2 and 3 of paragraph i which state: **All new development should be focused in the most accessible locations and seek to enhance existing accessibility levels and promote ease of access. Development will be expected to meet the following accessibility criteria, unless justified by local circumstances.**
 - **Within a 400m walk distance of a bus stop served by a commercial high frequency bus service (daytime frequency of 15 minutes or better) providing access to local and**

regional employment and retail centres; and/or •Within an 800m walk distance of a rail station providing high frequency services (3 or more per hour during peak periods) to local and regional employment and retail centres. No justification for failing to meet these criteria have been put forward

We trust our concerns will be taken into account when you are considering this application

A handwritten signature in black ink, appearing to be 'Julie Barnes', with a stylized flourish at the end.

Mrs Julie Barnes
Clerk & Responsible Financial Officer
Hampton in Arden Parish Council