

**** Additional Comments ** PL/2026/00558/VARMJ Proposed Motorway Service Area Solihull Road Hampton In Arden Solihull**

From Clerk <clerk@hamptoninardenparish.gov.uk>

Date Mon 27/04/2026 10:21

To Lawrence Osborne (Solihull MBC) <losborne@solihull.gov.uk>

Dear Lawrence

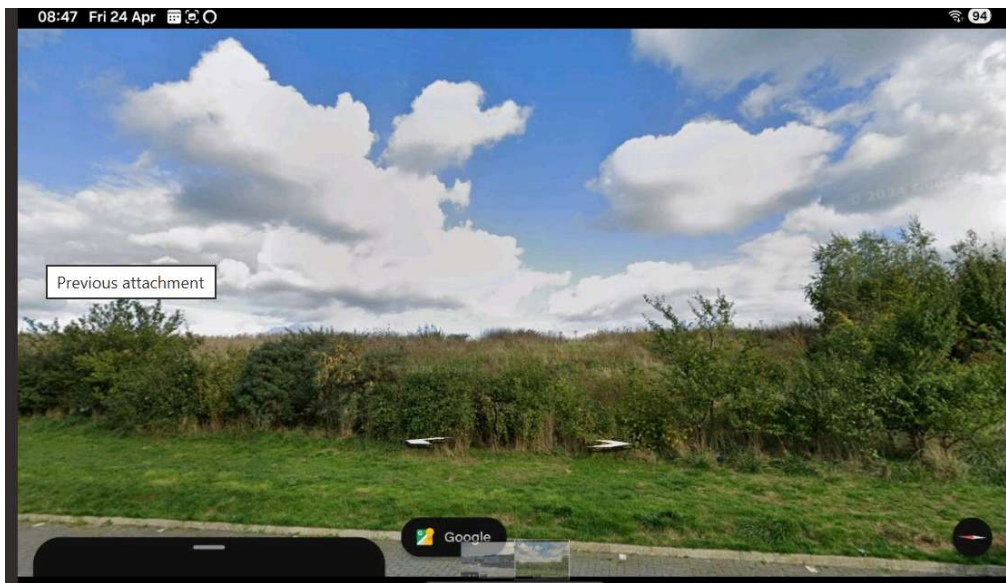
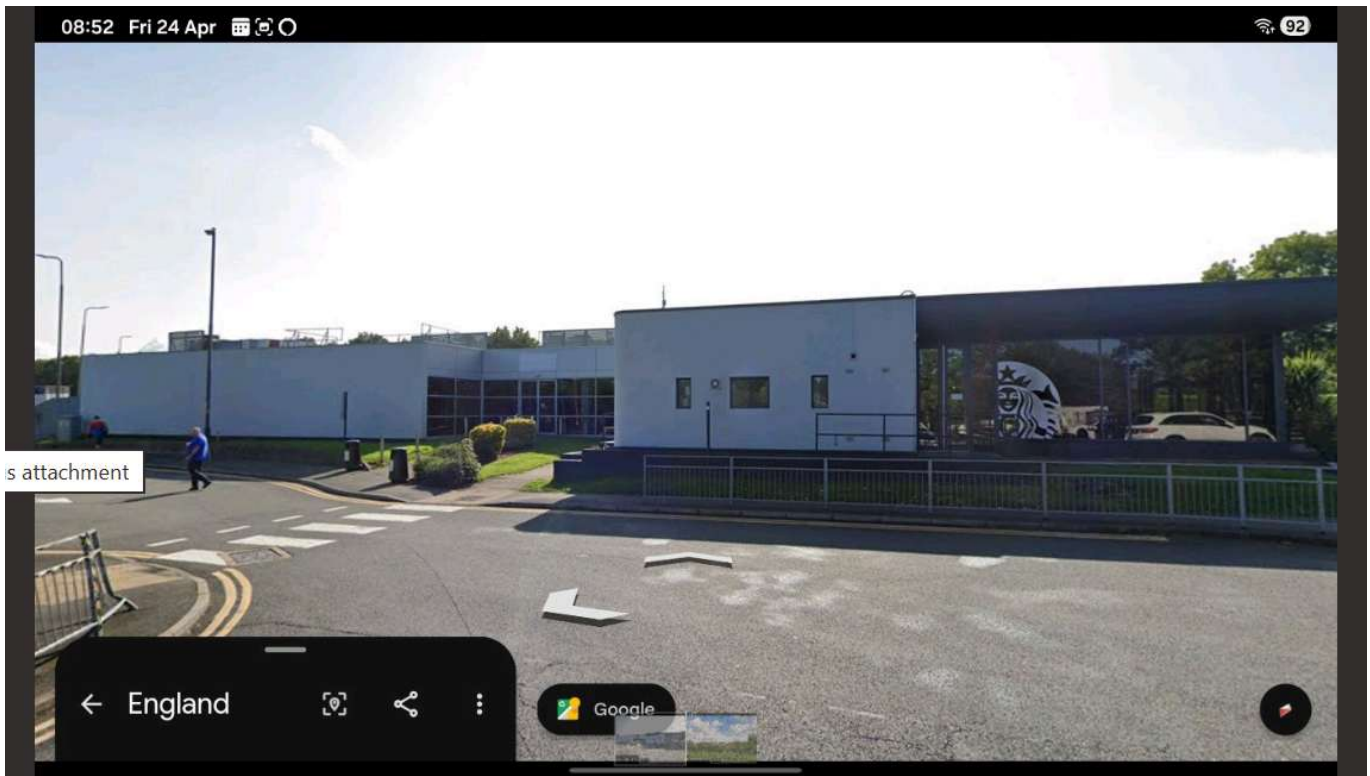
The Parish Council wish to submit additional comments, as follows:

Further to our recent response to the above planning application. We attach a couple of drawing showing the main building of an existing service area. The first photograph shows a conventional view of the building on the site, but the second one shows the green roof which has been installed on the building. It appears from the adjacent highway as a green mound feature blending very well with the border vegetation.

Whilst we accept that the location of the site pictured here and the site covered by this application are different, it is clear to see how effective the green roof is in minimising and in this case almost eliminating any visual impact.

As was said in our previous response, this was wholly recognised by the Planning Inspector in his appeal response, warranting special mention.

This application site is being built in what is currently open countryside and we feel every attempt should be made to minimise any visual impact of the site on, what is after all, the valued Arden landscape by endeavouring to re-create the illusion of open countryside.



Kind regards.

Julie Barnes

Parish Clerk, Responsible Financial Officer & Data Protection Officer
to Hampton-in-Arden Parish Council

Telephone: 01675 442017

Website: hamptoninardenparish.gov.uk

Clerk: Julie Barnes, clerk@hamptoninardenparish.gov.uk

Address: The Parish Office, Fentham Hall, Marsh Lane, Hampton-in-Arden, Solihull, B92 0AH

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From: Lawrence Osborne (Solihull MBC) <losborne@solihull.gov.uk>

Sent: 23 April 2026 10:56

To: Clerk <clerk@hamptoninardenparish.gov.uk>

Subject: RE: PL/2026/00558/VARMJ Proposed Motorway Service Area Solihull Road Hampton In Arden Solihull

Morning Julie.

I hereby acknowledge receipt.

Note the comments made therein.

Kind regards.

Lawrence Osborne
Team Leader – Major Projects
Development and Regulatory Management
Economy and Infrastructure Directorate

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From: Clerk <clerk@hamptoninardenparish.gov.uk>

Sent: 23 April 2026 10:41

To: Lawrence Osborne (Solihull MBC) <losborne@solihull.gov.uk>

Subject: PL/2026/00558/VARMJ Proposed Motorway Service Area Solihull Road Hampton In Arden Solihull

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Dear Lawrence

We are writing in response to the above planning application.

The applicant intends removing up to 95% less soil than in the original application, which effectively raises the height of the development by at least 4 metres. This increases the visual impact of the site from most points identified in the application, but particularly from Solihull Road, our main concern. In addition, the currently approved green roof is to be superseded with the installation of solar panels.

The Planning Inspector, in his review of the appeal, pointed out that the then green roof helped to reduce the visual impact of the development, but this variation does exactly the opposite. The point could also be made that the scheme he considered is not the scheme we seem to be ending up with, and we wonder if he would have made any further comments bearing in mind the changes.

Whilst we fully appreciate the benefits to both the applicant, in significantly reduced costs, and to the local community by virtue of the fact that there will be a significantly reduced number of vehicle movements, the visual impact has also increased.

All through the discussions between the Parish Council, the applicant, and yourselves, the constant theme has been the level of visual mitigation we wish to see, particularly from Solihull Road. Currently the view is of open countryside, and we would like to believe that it was not impossible to arrange for suitable mitigating planting so that the impact is reduced to a minimum in the short/medium term, certainly not the 15 years which the line drawing indicates. With the significant financial savings being made through these variations, we would hope to see a significantly higher level of mitigated planting addressed along the Solihull Road, particularly in the forthcoming Reserved Matters application.

Finally, we feel the applicant could have provided more detailed GI drawings of the potential views from Solihull Road at various times. The line drawing provided in the Supplementary Viewpoint Assessment (SVA) are totally inadequate to be able to reasonably assess the potential future visual impact. We did discuss this with you during an earlier conversation, but as yet nothing has materialised.

Drawings 1.4 and 1.5 in the SVA mention DCO planting along the Solihull Road roadside adjacent to the site. If in fact this is the case, it certainly isn't evident at the moment.

We hope our concerns and expectations will be addressed in the Reserved Matters application to follow.

Kind regards.

Julie Barnes

Parish Clerk, Responsible Financial Officer & Data Protection Officer
to Hampton-in-Arden Parish Council

Telephone: 01675 442017

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