
PL/2025/01572/PPOL Land Off Old Station Road Hampton In Arden Solihull

From Clerk <clerk@hamptoninardenparish.gov.uk>

Date Fri 17/04/2026 09:29

To Laura Taylor (Solihull MBC) <laura.taylor@solihull.gov.uk>; Planning (Places Directorate - Solihull MBC) <planning@solihull.gov.uk>

Dear Planning/Case Officer Laura Taylor

We refer to the Travel Plan document relating to this application in particular to the para.3.8 in the section entitled "Access by Non-Car Modes of Transport". The applicant makes reference to the document "Manual for Streets" which states "that walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800m) walking distance of residential areas which residents may access comfortably on foot. However, it goes on to state that this is not an upper limit, and that walking offers the greatest potential to replace short car trips, particularly those under 2km."

In para. 3.10 they go onto say that "The site is within an acceptable walk distance of areas surrounding Hampton-in-Arden, as well as some local facilities this area have to offer." This is followed by a table of distances to local facilities from the site designated Table 3.1- Local Facilities.

The Parish Council wish to emphasise that the site location is not in conformance with para-a) section I of Policy P7 Accessibility and Ease of Access of the Solihull Local Plan 2013 which states :-

"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. i. Proposed housing development should be:

- *Within an 800m walk distance of a primary school, doctor's surgery and food shop offering a range of fresh food; and*
- *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".*

The applicant recognises in para.2.18 bullet 1 that Policy P7 applies to this application but fails to acknowledge that the distances within the policy fall well below the actual distances as described in the table 3.1 referred to later in the Travel Plan.

Most, if not all, of the potential occupiers will be totally car dependent .

The application is not in a sustainable location and should be **refused** .

Kind regards.

Julie Barnes on behalf of Hampton in Arden Pari

Parish Clerk, Responsible Financial Officer & Data Protection Officer

to Hampton-in-Arden Parish Council

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