

For the Attention of Matt Preece, Solihull MBC Planning Officer: -

PL/2022/01660/PPRM | Erection of residential dwellings with parking, internal access roads, landscaping and all other details required by condition No. 1 relating to the reserved matters of landscaping, appearance, layout, and scale pursuant to planning permission reference PL/2019/02546/PPOL. | Land Rear Of 86 Meriden Road Hampton in Arden Solihull

The Parish Council have several comments and concerns relating to this Reserved Matters application and these are detailed below: -

Design and layout

Urbanisation: When compared to the neighbouring development at Lapwing Drive and Hampton in Arden generally, the scheme is appearing regimented and urbanised. Whilst we appreciate the shape of the site is quite regular, we believe the drive to maximise the number of dwellings of the site has dictated the layout we see before us. We feel that this contravenes Para 5.48 of SMBC Meeting Housing Needs SPD” adopted July 14.

The adjacent land to the east of the site has been allocated in the Solihull Local Plan currently being reviewed (site HA1). Whilst we accept that any further development might be undertaken by others, we have doubts that the current layout would provide a harmonious link to it.

It is vital that the overall site is seen as one and any layout which results in the developments appearing as 2 separate sites should be avoided.

Materials: We note from the plans that the materials being used for the affordable housing and the market homes are different and the affordable homes are all placed on the eastern side of the development. This is contrary to para.5.49 and 5.50 of Solihull MBC” Meeting Housing Needs SPD” adopted in July 2014.

Trees:-When we meet with the developers in July among the issues raised was the planting of semi mature trees on the footpaths/pavements .Although some are evidenced in the plans we feel these are a small gesture .We do not feel that the current proposals meet with NPPF chapter 12 para 131 .We also believe the current proposals impact on the RPA of some of the retained trees and where this is evident the layout needs revising. Where new tree planting is required the use of saplings should be avoided as they taken an inordinate amount of time to achieve the appearance given in any plans.

Pedestrian Crossing: We note that the developer is offering £ 20K for the installation of a zebra crossing. The informal crossing close to Deddington Lane should be upgraded to a full pedestrian crossing and access to it from the new development will require a new portion of footpath from a crossing point of lapwing drive to the existing footpath. This will avoid pedestrians crossing grass inclement weather and damaging the grass area. If this cannot be achieved by the £20 k offered by the developer, it should be part of a 106 agreement to cover the full costs.

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Junction: Residents are of the opinion that with the increased traffic now using these local roads that the junction between Meriden Road and Diddington Lane should be a roundabout rather than a convention T junction. This would also go some way to act as further traffic calming measures in that area.

Car Parking: We note that some properties have garages, others don't and there a communal parking area for some other types of dwelling. We wish the potential for excessive on road parking to be avoided and know that this is evident where parking spaces are provided away from the residents dwelling. We would like to see the layout design amended to minimise the potential for on street parking to occur.

Environment/Climate Change

Climate Change: In October 2019 SMBC declared a Climate Change Emergency. Para 8 of the statement agreed reads "Engage with businesses, schools, and the wider community to promote less polluting technology and modes of transport, and more energy-efficient buildings in the Borough.

At our meeting with the developers in July we suggested that this was an opportunity to produce an "Eco-friendly" development and suggested they include solar panning, a heat pump that would provide energy to the estate as well as EV charging points for each property. We are disappointed that only EV points have been included together with the properties being insulated to the latest standards.

Public Open Space: We see from the plans that NEAP provision has been adopted for this site. Bearing in mind the excellent sports facilities that are available at the nearby sports ground is this necessary. Would LEAP facilities not be acceptable? We believe this would also help to alleviate the impact on neighbouring residents who back on to the area who are bound to suffer noise nuisance. Substantial planting will be required to mitigate this potential nuisance.

To Summarise: There are several concerns we have in terms of the layout which we would like to see addressed but there are three main issues on which the current application should be refused. Namely: -

- 1) Fails to meet Para 5.48 SMBC "Meeting Housing Needs "SPD adopted July 14 which states "The Council expects high standards of design, layout and landscaping for all developments, which respect the character of the area and reflect local distinctiveness "
- 2) Fails to meet Para 5.40 and Para 5.50 SMBC "Meeting Housing Needs "SPD adopted July 14 which states:

5.49: The affordable housing should be tenure blind and fully integrated with the market housing. To ensure the creation of tenure blind developments, mixed and integrated communities, the affordable housing should not be visually distinguishable from the market housing on the site in terms of build quality, materials, detailing, level of amenity space and privacy.

5.50; It should be evenly distributed across the site or in the case of flats, in small clusters distributed evenly throughout the development. For effective housing management by Registered Providers of the Council will negotiate clusters of between 6-8 to be included on sites of up to 50 dwellings and clusters of 8-12 on larger sites. Tenure blind integration should be considered at an early stage of the detailed design and layout of the site and discussed with the Registered Providers

3) The affordable housing proposals do not satisfy Solihull MBC's Meeting Housing Needs Supplementary Planning Document" dated |July 14 para. 5.49 and 5.50 and the street tree planting proposals do not accord with NPPF chapter 12 para 131 ". Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵⁰, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."

Julie Barnes
Clerk and Financial Officer
Hampton in Arden Parish Council