

01 July 2024

For the Attention of Mr M Preece
Solihull MBC

Sent by email only

Dear Mr Preece

PL/2024/00975/PPFL | ERECTION OF RESIDENTIAL DWELLINGS (USE CLASS C3) WITH ASSOCIATED PUBLIC OPEN SPACE AND INFRASTRUCTURE. | LAND OFF LAPWING DRIVE HAMPTON IN ARDEN SOLIHULL

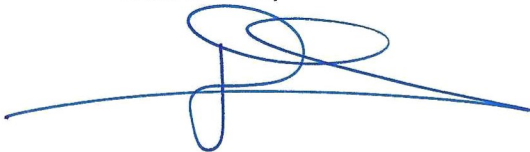
Several concerns and comments were expressed by members of the Parish Council's Planning Sub Committee regarding the planned development plus some additional matters are covered which became evident after the meeting. These are all detailed below: -

- a) Concerns the current design of the apartment building shown on drawing HIA2. SS.007view A-A. One section of the building comprises a wide expanse of brickwork with a row of windows below the gutter line. We feel a more sympathetic design solutions needs to be arrived to reduce this blank expanse of brickwork.
- b) Based on the information provided in para 4.10 of the Transport Statement plots 1-7 have provision for 5 car parking plots which we believe to be insufficient but drg HIA2.CPRS.001 – indicates there are 7. This needs to be clarified. As an absolute minimum there should be 1 space per plot ideally 2 otherwise there is a likelihood the vehicles will be parked on the roadside representing a safety hazard. There is no provision for visitor parking on the apartment block site. We were informed that instead, 2 visitor bays with provision for 1 car each have been provided on the main thoroughfare. We do not feel that these provide an adequate solution for visitors to the apartment block. It is not clear whether these bays are solely for apartment visitors or if they are also to cater for other visitors. We do have concerns that on road parking provision i.e. the bays encourage general on street parking which should be discouraged.
- c) We welcome the sustainability features that are being incorporated into the development e.g., solar panels with battery storage, e v charging points and air sourced heat pumps. We understand that each property has its own unit but did wonder whether a larger unit of either type of pump serving the total development would be appropriate.
- d) Regarding the affordable housing units. We would query whether a condition could be placed on these to the effect that preference might be given to interested members of the local population. Could the s106 agreement secure Nomination Agreement receiving priority for local people.
- e) Referring to drawing HIA2. SS.007 and to the view C-C on the drawing. We queried the design relating to the placement of the front entrance to both properties overlooking the rural open space not part of this site. We have concerns on safety and security grounds and there will be little lighting in this area.

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- f) We request that the appropriate S106 contributions are sought in respect of education at all levels, local health services and improved public transport services.
- g) We refer to para 3.16 of the Transport Statement which states "The 82 service calls at the bus stops on B4102 Meriden Road every hour during weekdays and on a Saturday in both directions, **which results in a bus every 30-minutes to and from Coventry**. On a weekday, the first bus calls at 05:55 hours and the last bus calls at 18:00 hours. This would therefore enable residents of the site to travel to Coventry and Solihull, as well as other smaller villages along the route, during weekdays and Saturdays without reliance on their car! We draw your attention to the statement in bold which we find confusing. As the bus service is an hourly service there is a bus to and from Solihull /Coventry every hour. There is no bus service of any type on a Sunday and the service is not the most reliable. Public transport options are fairly limited no direct access to Knowle, the airport. The NEC or Resort World is possible.
- h) We also refer to para 3.18 which states " **Hampton-in-Arden railway station offers step-free access to all platforms** and has 14 sheltered cycle parking spaces in the form of stands and locks, with CCTV in operation. This provides safe parking for bicycles and therefore allowing a combination of different transport modes. The statement highlighted in bold text is inaccurate -only 1 platform is step free- Birmingham-London, the other platform consists of several tiers of quite steps, which again we are sure are not DDA compliant, and inaccessible to people in wheelchairs or who have major mobility issues.
- i) The penultimate paragraph page 3 of the BNG letter states that a total of 38 small trees will be planted across the development proposed development site. During our discussions with Savills on the 28th of June we were assured that in semi mature trees will be planted at various points within the development.
- j) During our discussions the height of the 2 properties shown on drg HIA2. SS.008 view D-D was discussed. It was felt by us that the height of these buildings being 2.5 storey. It was felt that as designed these properties were too high tending to dominate the surrounding properties – see Stret Scene D1. We suggest 2 storey dwellings would be adequate and the various visual appearances of the properties providing sufficient design variety.
- k) We recognise that the number of affordable units complies with SMBC policy requiring sites of this size to comprise at least 40% of the built units but have difficulty in accepting that the fact they have done so enables this compliance to be promoted as "Very Special Circumstance" in the planning balancing.

Yours sincerely



**JULIE BARNES
CLERK
HAMPTON IN ARDEN PARISH COUNCIL**

Hampton-in-Arden Parish Council