

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Application Number	PL/2022/00371/PPFL
Address	Stable Building, Oldwich Lane East, Fen End, Solihull.
Proposal	Erection of replacement stable block, detached barn, new green house and new three bedroom bungalow.
Case Officer	Rebecca Hadley

Date comments sent	13 th May 2022
Name of consultee department	Highways
Consultation response author	Ben Malin CMILT MCIHT

No Comments	
No Objection	
No Objection Subject to Conditions	
Objection	
Further information Requested	X

Comments:

(Please explain the reason for your response)

The development proposals include the erection of a new three-bedroom bungalow. The Highway Authority has concerns that the application site is not in an accessible location. There are no local facilities or amenities located within a reasonable walking distance of the site. The existing pedestrian facilities within the vicinity of the site are relatively poor, with a very narrow footway provided on one side of the carriageway.

Policy P7 of the Solihull Local Plan 2013 states the following:

“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 proposals do not appear to comply with the accessibility criteria set out within Policy P7 of the Solihull Local Plan 2013 for residential developments. Due to the lack

local facilities, amenities (i.e. foodstores, retail units, primary school, doctor's surgery, train station, etc.) and poor quality footways available within an acceptable walking distance of the application site, it is considered that the proposals fail to accord with Policy P7 of the Solihull Local Plan 2013.

Further information required (if applicable):

(Please explain the reason for your response)

It should be demonstrated that the application site is in an accessible location to comply with Policy P7 of the Solihull Local Plan 2013.

Should further information not be submitted to address the concerns outlined above, the Highway Authority would recommend that the proposed development is refused for the following reason:

1. The application site is not considered to be in an accessible location and therefore fails to accord with Policy P7 of the Solihull Local Plan 2013.

Amendments recommended (if applicable):

(Please explain the reason for your response)

Recommended conditions (if applicable):

(Please provide justification for any pre-commencement conditions)

If the application is to DISCHARGE CONDITIONS, please confirm the list of documents you are approving below:

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If the application requires a S106 contribution/ requirement, please include the following information:

Please note: The legal tests for when a S106 contribution can be requested are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). The regulations and guidance can be viewed here:

<https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122> and

<https://www.legislation.gov.uk/ukdsi/2010/948/contents/made> and

<https://www.gov.uk/guidance/planning-obligations> and

The tests are:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.

- Contribution description

- Contribution amount £ (if applicable). Please provide justification.

<ul style="list-style-type: none"> • Trigger point for payment (i.e. upon commencement of development, upon first occupation, upon 50% occupation...) 	
<ul style="list-style-type: none"> • Trigger point for works to be undertaken (if applicable) 	