

**MANAGED GROWTH AND COMMUNITIES  
DIRECTORATE**

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Your ref: PL/2019/01591/COU

Date: 09<sup>th</sup> August 2019

Dear Alan Lynch

**PROPOSAL:** Change of use for part of garden adjacent to property to be established as an OFSTED registered outdoor nursery (12 places). The facility will operate solely from the garden and will not require access to any part of existing property or the erection of any buildings on site. The children will shelter in the tipi tent or under tarpaulins erected during bad weather.

**LOCATION:** Four Oaks, Back Lane, Meriden, Solihull.

Having undertaken a full assessment of the development proposals, the response of Solihull Metropolitan Borough Council as the Local Highway Authority to the above planning application is one of **OBJECTION**. The justification for this decision is provided below.

There is an existing vehicular access into the application site off Back Lane, which measures approximately 3.8m in width, when measured at the gates. The development proposals will increase the number of vehicles using the vehicular access, increasing the potential for two vehicles to meet at the access. The Highway Authority would therefore require the vehicular access to measure at least 5m wide, for a minimum distance of 7.5m as measured from the near edge of the carriageway. This will enable two vehicles to pass each other within the vehicular access.

At the existing vehicular access, Back Lane is subject to a 40mph speed limit requiring visibility splays of 120m to be provided in both directions, when measured 2.4m back from the near edge of the carriageway. Visibility splays of approximately 90m can currently be achieved to the right (west) of the existing vehicular access, when measured 2.4m back from the edge of the carriageway, and visibility splays of approximately 75m can be achieved to the left (east).

The Highway Authority considers the existing vehicular access to be below standard, and the development proposals will intensify the use of the below standard access, potentially to the detriment of public highway safety.

### **Conclusion**

The Highway Authority has undertaken a thorough and robust assessment of the development proposals. Based on this assessment, the Highway Authority raises an objection to the proposed development for the following reason:

1. The existing vehicular access is considered to be below standard and the development proposals will intensify the use of the below standard access, potentially to the detriment of public highway safety. It is therefore considered that the development proposals fail to accord with Policy P8 of the Solihull Local Plan 2013, and Paragraphs 108 and 109 of the National Planning Policy Framework (February 2019).

Yours sincerely



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