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Planning Department
Solihull Metropolitan Borough Council
Manor Square
Solihull
B91 3YA

30 November 2023

Dear Sir

Re: Full Planning Application for Shell UK Oil Products Limited at Shell Solihull, Warwick Road, Solihull, West Midlands, B91 1BB for "*Partial Redevelopment of Existing Petrol Filling Station; Including the Demolition of the Existing Sales Building and Canopy Link and Car Wash Area (Retention of Forecourt) and Erection of a New Sales Building; Provision of Car Parking Spaces; Provision of EVC Hub; New Jet Wash; Erection of a New Bin Store; Landscaping and Associated Works*"

I act on behalf of Shell UK Oil Products Limited and I am instructed to submit an application to your Authority "*for partial redevelopment of existing petrol filling station; including the demolition of the existing sales building and canopy link and car wash area (retention of forecourt) and erection of a new sales building; provision of car parking spaces; provision of EVC hub; new jet wash; erection of a new bin store; landscaping and associated works*" at Shell Solihull, Warwick Road, Solihull, West Midlands, B91 1BB.

The application has been submitted via the Planning Portal (Ref: PP-12625148). Accordingly, please find enclosed the following attached in support of the planning application:

- (i) The Planning Application Form, signed and dated;
- (ii) The Relevant Ownership Certificate and Agricultural Land Declaration signed and dated;
- (iii) Location Plan - 10019130 PLNG 00;
- (iv) Block Plan –10019130 PLNG 09;
- (v) Existing Site Layout - 10019130 PLNG 01;
- (vi) Existing Site Elevations 10019130 PLNG 02;
- (vii) Proposed Site Layout - 1 10019130 PLNG 03 Rev B;
- (viii) Proposed Site Elevations- 10019130 PLNG 04 Rev A;
- (ix) Proposed Sales Building Elevation - 10019130 PLNG 05;
- (xi) Proposed EV Equipment - 10019130 PLNG 07;
- (xii) Tracking Plan - 10019130 PLNG 08 rev B;

- (xiii) Community Infrastructure Levy form;
- (xiv) Tree Survey Report, and Tree Constraints Plan & Arboricultural Impact Assessment prepared by Squires Young dated October 2023, Ref: SY23-358-ARB-23-01;
- (xv) Landscape Management Plan prepared by Squires Young ref SY23-358-LMP-23-01 dated October 2023;
- (xvi) Landscape Scheme prepared by Squires Young dated 17.11.2023, Ref: SY23-358-LPP-23-01; and
- (xvii) Preliminary (Phase 1) site assessment report prepared by RSK dated August 2023 (Project no. 252860) (uploaded in parts);
- (xviii) Planning Statement, including Design and Access Statement prepared by JMS Planning, dated November 2023.

The application fee has been paid via the Planning Portal.

The National Planning Policy Framework identifies the need for planning positively for community facilities and roadside services that support the safety and welfare of road users. Petrol Stations are a vital necessity and provide an important role in ensuring that motorists travel safely especially as the number of vehicles on the roads continues to increase, increasing demand on existing petrol stations.

The principle of redevelopment of the site should be accepted given that the site is an existing long-established petrol filling station on the A41 in the urban area of Solihull. The site is unallocated, albeit is adjacent to TPO'd trees but due consideration has been given to this element and the scheme designed to retain as many trees as possible and provide enhancement. The proposal will bring a wide range of economic benefits and accord with the role and the focus as contained within the NPPF and the Development Plan.

At present there are no formalised parking arrangements for the public using the site. These proposals will enable the provision of nine spaces across the site including one DDA space plus an EVC hub. Detailed consideration has been given to the layout of the site to ensure the operation of the site and traffic flows through it are optimised.

Due to the layout of the proposal it is considered that the amenity of adjoining properties will remain broadly unchanged possibly with positive benefits arising from the removal of the car wash and vehicles from the rear boundary. It is not considered that the impact on surrounding properties as a result of these proposals will be any greater than the impact of the current petrol filling station.

Based on national and Development Plan policies and the size of the development, retail impact is not a consideration which is material to the application. Notwithstanding this, given the small size of the proposal and its function and existing use on the site it is not considered that the application proposal will have any trade diversion or adverse impact on any designated shopping centre or other retail floorspace of acknowledged importance, albeit the site will continue to provide a local shop as it currently does. Due to the scale of the proposal and its relationship to the



existing site, the application of the sequential assessment is not considered to be relevant.

I look forward to receiving acknowledgement of this application and if you have any queries please contact me on 07770 328674 or at Jackie@jmsplanning.com.

Kind regards

Yours faithfully



Jackie Ford
JMS Planning & Development

Encs