



Knowle, Dorridge and Bentley Heath (KDBH)

Neighbourhood Forum

Response to Planning Application: Ref. No: PL/2021/01477/PPFL

**Demolition of Vacant Church Hall and Development of 4 Town Houses
Widney Evangelical Free Church, Widney Road, Bentley Heath, Solihull, B93 9BN**

FAO: Benn Watkinson, Case Officer

The Forum wishes to update its response dated 5th July 2021, which stated that we had no objection in principle to the above application *subject to* the layout and design meeting the criteria set out in the Council's recent Residential Backland Development Supplementary Planning document. These criteria include the need for satisfactory access arrangements.

We have since re-visited the site to observe delivery vehicles using the narrow roadway immediately adjacent to the Dark Horse café leading to the former Widney Evangelical Free Church. We have also spoken to a senior representative from the Co-Operative store on Widney Road, who confirmed that delivery vehicles use the access road at all times of the day and virtually every day.

Consequently, the Forum now concludes that the access is not suitable for the proposed development given the number and nature of delivery vehicles using the access road; and also the road's narrowness at the point it emerges onto shop-frontage car-parking and the busy Widney Road.

Our concern is that access to the proposed housing development on the former church site would be severely compromised by delivery and other vehicles; and that this would present a serious and potentially hazardous issue for residents, as well as for the safety of pedestrians and road users in the vicinity.

The Forum therefore wishes to update its response and object to the planning application on the basis that it does not comply with the Residential Backland Development SPD, and specifically para 2.27 in respect of access arrangements.

Roger Cook
Chair
Knowle Dorridge and Bentley Heath Neighbourhood Forum