Solihull MBC- Planning

For the attention of Matthew Heynes

By email 19th February 2024

**PL2024/00195/MINFDW | Construction of 2No detached executive house to include external access, infrastructure and landscaping. | Land to the south of Destiny Cottage Friday Lane Barston Solihull**

The Catherine de Barnes Residents Association wish to object to the above planning application on the following grounds:

1. Other than some exceptions most development within the Green Belt is regarded as inappropriate. As this application does not fall within the exception categories “ very special circumstances(VSC) are needed to outweigh the impacts and effects on the purposes of the Green Belt. No such VSC’s have been put forward by the applicant and therefore the development represents inappropriate development and the application should be refused on Green Belt grounds.
2. As a result of its location the site is not in conformity of Policy P7 of the Local Plan 2013 or Policy P7 of the Emerging Local .
3. There are no footpaths along Friday Lane and pedestrian access to local facilities in Catherine de Barnes would be along a 50-mph limit road. The road has already seen one fatality in recent years.
4. We appreciate that you cannot demonstrate a 5 year land supply but this application represents such a negligible contribution to it, that it does not justify, in our opinion the negative impact to the character and openness to the Green Belt at this location. . We understand that there has been a legal case involving Hertsmere Borough Council where a planning inspector dismissed an appeal on the same grounds .
5. An application for a similar scale development in Catherine de Barnes PL/2020/01821/PPOL for 2 dwellings on a field was refused in Oct 2020 on Green Belt grounds .

Based on these points we request the application be refused .

Dave Cuthbert – Chair

For and on behalf of Catherine de Barnes Residents Association