



LOCAL ACCESS FORUM

**Application W/25/1214 (W/20/0617) to Vary Conditions 30 and 31
Appeal Decision 12 August 2021**

Deputation to Planning Committee Meeting 04 November 2025

(On behalf of the Warwickshire Solihull and Coventry Local Access Forum)

Conditions 30 and 31 were hard won mitigation against the serious road safety issues resulting from the single access route and dangerous PRoW bridleway crossing into the development.

The Road Safety Audit and Tucker response, commissioned on behalf of WCC, were Core Documents at the 2021 Appeal on which approval was based. The serious safety issues highlighted were factual and accepted in the response.

The Construction Management Plan also evidenced road safety issues from construction traffic using narrow estate roads for access.

Evidence determined the appeal decision with Conditions 30 and 31 'Necessary in the interests of road safety'.

Dangerous queuing and idling HGVs, breaches of school run moratoriums, muddy road hazards, overrun groundwork, heavily laden HGVs and low loaders blocking bends and 'lost' within the estate, are road safety nightmares. The dangerous temporary bridleway/footpath surfaces, intrusive fencing, mud and trip hazards and uncontrolled construction traffic, confirms variation of Conditions 30 and 31 should be REFUSED. Work on the permanent PRoW access and surfacing, including carriageway narrowing, finished roads, give way and priority signage and bollards to prevent misuse should be expedited alongside FULL estate traffic calming including 20mph speed limits.

Bellway must also provide fully operational, site access and traffic control measures. during working hours.

The safety and wellbeing of affected residents and ALL users of the public right of way are at risk with parents deeply concerned for the safety of their children.

Without permanent safety mitigation this is a catastrophe waiting to happen. Who will take responsibility for a minor incident or be

accountable for a fatal or life changing accident?

Conditions 30 and 31 should be immediately triggered with urgent construction of the permanent PRoW crossing and estate traffic calming.

After 'full assessment' Highways gave the prevention of damage to permanent works and the developer 'providing the works at a more appropriate time' as the reasons for Not Objecting.

More appropriate for whom? Developer convenience and saving money on maintenance, against the safety of affected residents and their families, raises questions on the entire decision making process and especially the probity in officer recommendations.

If an unreliable approval precedent is set for 'developer convenience' and against possible future cost, at the expense of the safety and wellbeing of local residents and their families, it is a sad day for the credibility of planning due process.

Please REFUSE application W/25/1214

