



Holly Lane: Consultation Outcomes Report

5 November 2025

Version Control

Report Version	Change Description	Date	Originated By	Checked by	Approved By
1	First Issue	05/11/2025	JB/ MD	PS	DW

Purpose

This document has been prepared for The Head of Highway Infrastructure for a decision on the proposed installation of several raised traffic calming features on Holly Lane, Marston Green.

This report shall consider representations received to an advertised Section 90 notice as seen in Appendix B.

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The conclusions and recommendations contained herein are limited by the availability of background information and the planned use for the Site.

Third party information has been used in the preparation of this report, which Solihull MBC, by necessity assumes is correct at the time of writing. Whilst all reasonable checks have been made on data sources and the accuracy of the data, Solihull MBC accepts no liability for same.

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CDM

The revised Construction (Design and Management) Regulations 2015 (CDM Regulations) came into force in April 2015 to update certain duties on all parties involved in a construction project, including those promoting the development. One of the designer's responsibilities under clause 9 (1) is to ensure that the client organisation, in this instance by provision of this document the Highway Infrastructure department, is made aware of their duties under the CDM Regulations.

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1. Background

- 1.1 The HS2 Road Safety Fund allocation aims to facilitate highway improvement schemes that will contribute to a lasting road safety legacy in areas affected by or near the HS2 corridor. Holly Lane was identified as a site that would benefit from the installation of vertical traffic calming measures between its junction with Station Road and the Birmingham / Solihull administrative boundary located where Holly Lane crosses Hatchford Brook.
- 1.2 The proposals consist of the installation of six (three pairs) speed cushions and a raised table junction with Chelmsley Lane.

Figure 1.1: Location Plan of Proposal on Holly Lane



- 1.2 The proposals as advertised are detailed in the consultation plan in Appendix A
- 1.3 The proposals as advertised in the legal notice are contained in Appendix B.

2. Representations for Consideration

- 2.1. The proposals were formally advertised on 10 October 2025 and the closing date for the receipt of representations was 31 October 2025.
- 2.2. Three representations were received during the advertisement of the notices. Two respondents objected to the plans as advertised. The other respondent raised concerns around the proposals which have been considered below.
- 2.3. The Warwickshire, Coventry and Solihull Local Access Forum were consulted and raised concerns in relation to vertical traffic calming measures across the Borough.

Representation/Issue	Supporting Commentary
1 – Objection to Positioning of Speed Cushions Outside of Properties	Two respondents objected to the proposed speed cushions being located directly outside of their properties. They requested that the features be moved further along Holly Lane, closer to the bridge at the Solihull/Birmingham administrative boundary.
Officers Comments/Response	
As Holly Lane is residential in nature, there are numerous existing Vehicle Access Crossings (VACs) to private driveways which restrict the available locations where speed cushions can be positioned without the need to alter existing VACs and ensuring that a consistent spacing of vertical traffic calming measures along the route is achieved. In addition to this and in line with current guidance on traffic calming, no vertical speed measures can be constructed within 25m of a structure. The proposals have been developed to provide a compliant design solution which will help to mitigate vehicle speeds along the route and therefore improve road safety as a result.	
Representation/Issue	Supporting Commentary
2 – Concern Over Speed Cushions Across the Borough	The Warwickshire, Solihull & Coventry Local Access Forum raised concerns around the height and inconvenience caused by some speed cushions elsewhere in the Borough (e.g. Lugtrout Lane).
Officers Comments/Response	
We can confirm that the bolt-down speed cushions referenced in the representation (such as those on Lugtrout Lane) are installed in accordance with current national guidance. The number and spacing of cushions on Lugtrout Lane are consistent with the requirements set out in Local Transport Note 1/07, which outlines effective spacing to mitigate vehicle speeds along a given route.	

3. Other Matters for Consideration

Ward Members' Views

- 3.1. The Ward Members for Bickenhill & Marston Green were informed of the proposals prior to the advertising of the Notice and did not submit any objections.

Democratic Services

- 3.2. Democratic Services have confirmed that the notice was subject to the statutory advertisement on the dates reported and that representations were received as noted above.

Risk Implications

- 3.3. The Corporate Risk Management Approach has been complied with to identify and assess the significant risks associated with this decision/project. This includes (but is not limited to) political, legislation and reputational risks.
- 3.4. The Approach is not intended to eliminate all risks and not all the risks identified can be managed all of the time. Also, risks will still exist that have not been identified.

4. Recommendations for Decision

Officer Recommendations

- 4.1 It is recommended that the raised table and speed cushions (Drawing no. 236116-SMBC-GEN-DR-P-0001 and 236116-SMBC-GEN-DR-P-0002) shown in Appendix A is constructed as advertised.

For Decision

- 4.2 The Head of Highway Infrastructure is asked to approve:

Proposed Installation of Traffic Calming Measures on Holly Lane is implemented.

The recommendation as set out above is hereby approved:



Signature:

Date: 06/11/2025

Dean Ward
Head of Highway Infrastructure

Appendix A: Consultation Plans



Appendix B: Legal Notice

SOLIHULL METROPOLITAN BOROUGH COUNCIL

Holly Lane, Marston Green - Proposed Traffic Calming Measures

NOTICE IS HEREBY GIVEN THAT the Council, in accordance with Section 90A of the Highways Act 1980, and after consultation with the Chief Officer of Police, intends to construct the following traffic calming measures at the locations specified below:

LOCATION OF NEW SPEED CUSHIONS AND RAISED TABLE	WIDTH	HEIGHT	LENGTH
Speed Cushions – Holly Lane, between property numbers 67 & 69, and 78 & 80	1.9m	75mm	3m
Speed Cushions – Holly Lane, between property numbers 47 & 49, and 58 & 60	1.9m	75mm	3m
Raised Table – Raised table junction with Chelmsley Lane	8.15m	75mm	21m
Speed Cushions – Holly Lane, between property numbers 26 & 28, and 11 & 13	1.9m	75mm	3m

A copy of the draft scheme, together with a map and details of the Council's reasons for proposing it, may be obtained via <https://www.solihull.gov.uk/Roads-pavements-and-streetcare/Traffic-regulation-orders> or by written request from the address below or inspected at Solihull Connect, The Core, Theatre Square, Touchwood, Solihull during normal opening hours. Anyone wishing to object to the scheme should apply in writing to tro@solihull.gov.uk or to Mr L Stevenson, Legal & Democratic Services at the address given below, stating the grounds on which the objection is being made by 31 October 2025.

DEAN WARD

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10 October 2025

