



Fulford Hall Road, Tidbury Green: Consultation Outcomes Report

Tuesday 3rd March 2026

Version Control

Report Version	Change Description	Date	Checked By	Reviewed By	Approved By
1	First Issue	03/03/2026	MD	PS	DW

Purpose

This document has been prepared for The Head of Highway Infrastructure for decision on the proposed establishment of a zebra pedestrian crossing and relocation of two vertical traffic calming features on Fulford Hall Road, Tidbury Green.

This report shall consider representations received to an advertised Section 23 and Section 90A 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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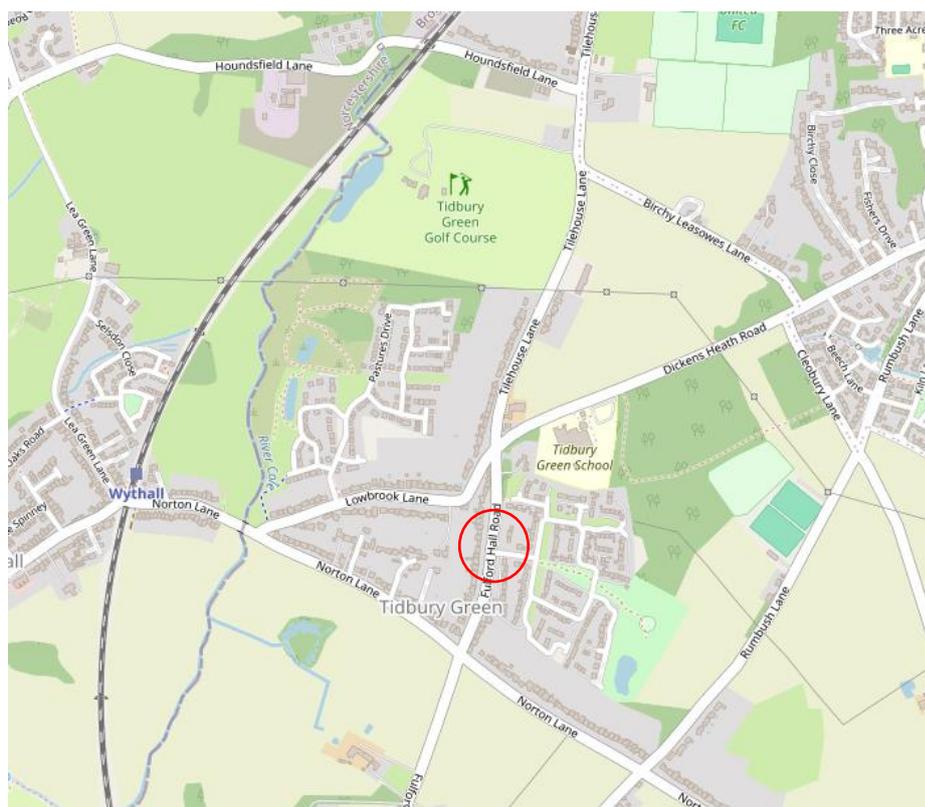
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1. Background

As part of the Tidbury Heights development, it is proposed to install a new zebra crossing on Fulford Hall Road near its junction with Dewberry Road. This improvement aims to enhance pedestrian safety and accessibility in the area. To facilitate the implementation of the zebra crossing it will be required to relocate two existing speed cushions approximately 10m north of their current location. As part of this scheme, it is also proposed that junction protection in the form of double yellow lines will be installed at the junction of Fulford Hall Road and Dewberry Road which has been advertised separately and the recommendations of which will form part of a separate outcomes report.

Figure 1.1: Location Plan of Proposals on Fulford Hall Road



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

2. Representations for Consideration

- 2.1. The proposals were formally advertised on 16 January 2026 and the closing date for the receipt of representations was 06 February 2026.
- 2.2. There were four representations received comprised of two objections and two in support of the zebra crossing and associated features.
- 2.3. The authority has consulted with Hollywood Travel who have a bus stop within the vicinity of the proposed location of the zebra crossing. They did not submit any objections to this scheme.
- 2.4. The representations received have been considered in full and responded to below.

Representation/Issue	Supporting Commentary
1 – Potential light pollution from amber flashing belisha beacons	Two respondents raised concerns regarding the potential light pollution from the proposed amber flashing belisha beacons into their properties.
Officers Comments/Response	
The authority is proposing to mitigate the respondents concerns by installing shrouds at this location. Shrouds will ensure that forward visibility to the amber flashing belisha beacons is maintained for motorists whilst significantly reducing visibility of them from adjacent residential frontages.	
Representation/Issue	Supporting Commentary
2 – Requirement for a zebra crossing at the proposed location	Two respondents questioned the need for a zebra crossing to be installed at this location when there is already an access located to the north of the site leading from Tidbury Heights to Fulford Hall Road and another zebra crossing at the junction of Lowbrook Lane.
Officers Comments/Response	
The proposed location of the zebra crossing is currently served by an uncontrolled tactile crossing point where a known demand exists to cross Fulford Hall Road when exiting the Tidbury Heights development and particularly by parents and children at peak times.	
Proposals to implement a controlled crossing facility in the form of a zebra crossing here would provide an upgrade to the current provision by providing pedestrians with a facility that is available 24/7 and gives them priority over motorists when using the crossing. The upgrade should encourage an increase in usage by residents accessing Fulford Hall Road, particularly from the southern end of Tidbury Heights.	
The provision of a zebra crossing at this location therefore is deemed by the authority to provide benefits to pedestrian accessibility and road safety when compared to the existing layout.	

3. Other Matters for Consideration

Ward Members' Views

- 3.1. The Ward Members for Blythe 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 reputation 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 Zebra Crossing and associated features is to be installed as per Drawing No. **P2540-SMBC-DR-C-001-C01** (Appendix A)

For Decision

4.2. The Head of Highway Infrastructure is asked to approve that:

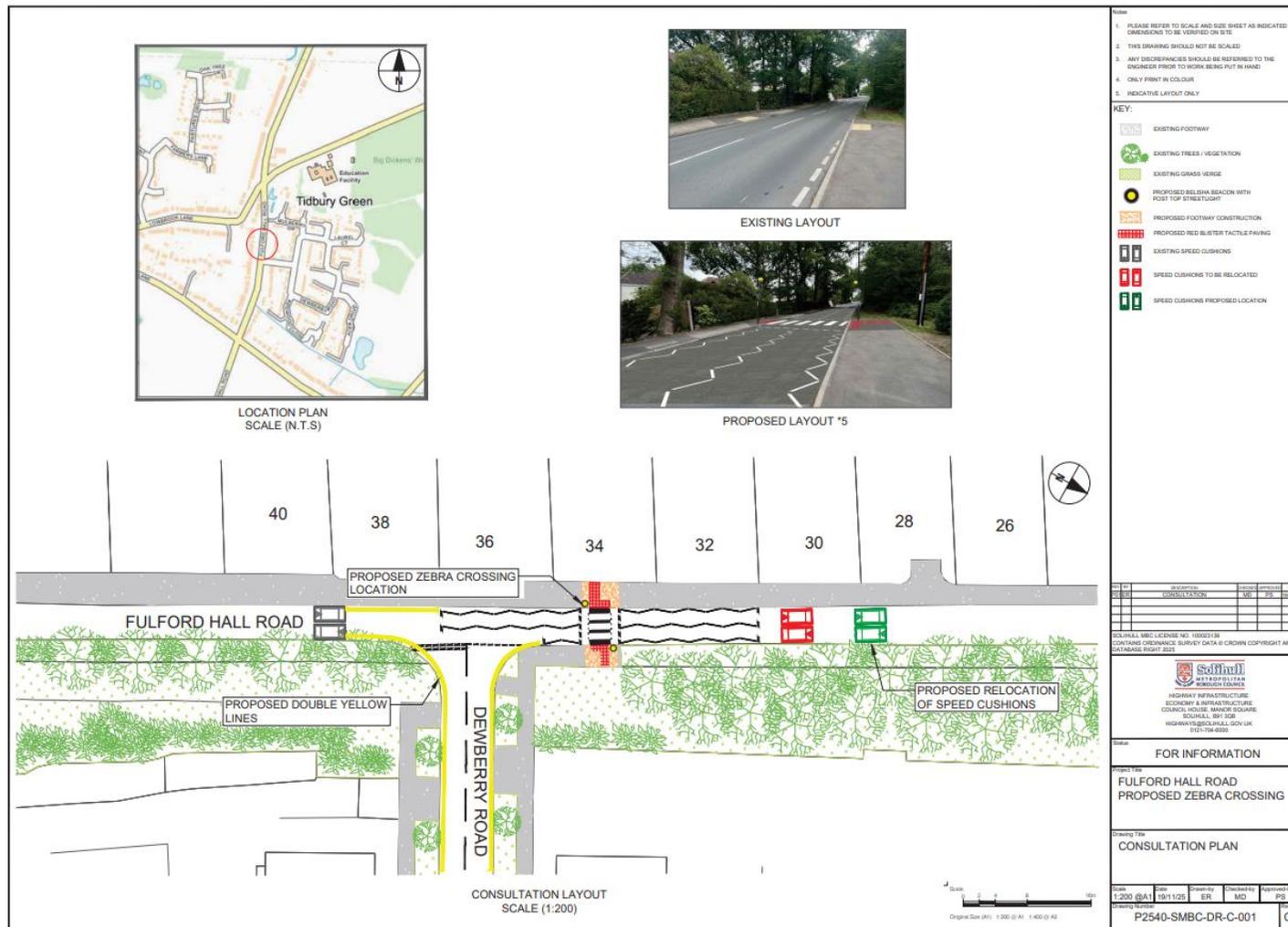
4.3. Proposed relocation of Traffic Calming Measures (two speed cushions) and Establishment of a Zebra Pedestrian Crossing is implemented at this location.

The recommendation as set out above is hereby approved:

Signature: Date: ...03/03/2026.....

Dean Ward
Head of Highway Infrastructure

Appendix A: Consultation Plan



Appendix B: Legal Notice

SOLIHULL METROPOLITAN BOROUGH COUNCIL

Fulford Hall Road, Tidbury Green - Proposed Traffic Calming Measures (Raised Table) and Establishment of New Zebra Crossing

NOTICE IS HEREBY GIVEN THAT the Council, in accordance with Section 90A of the Highways Act 1980 and in accordance with Section 23 of the Road Traffic Regulation Act 1984 (as amended), and after consultation with the Chief Officer of Police, intends to construct the following traffic calming measures and commission new Zebra Crossing facilities at the locations specified below:

SITE LOCATION (New Raised Table)	WIDTH	HEIGHT	LENGTH
Fulford Hall Road, Tidbury Green - approximately 35m north from the Dewberry Lane junction – 13m north from existing cushion location to be removed.	1.9m	75mm	3.0m
LOCATION OF PROPOSED NEW ZEBRA CROSSING			
Fulford Hall Road, Tidbury Green - approximately 35m north from the Dewberry Lane junction, sited upon the new Raised Table above.			

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 6 February 2026.

DEAN WARD
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 Solihull Metropolitan Borough Council
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16 January 2026