



Lowbrook Lane: Consultation Outcomes Report

Tuesday 24th November 2026

Version Control

Report Version	Change Description	Date	Originated By	Checked by	Approved By
1	First Issue	24/11/2026	RH	MD	DW

Purpose

This document has been prepared for The Head of Highways for a decision on the proposed installation of a Zebra Crossing on Lowbrook Lane.

This report shall consider all representations received during the period of consultation undertaken for the proposed Zebra Crossing.

Solihull MBC accepts no responsibility or liability for any use that is made of this document other than by the Highway Infrastructure department for the purposes for which it was originally commissioned and prepared.

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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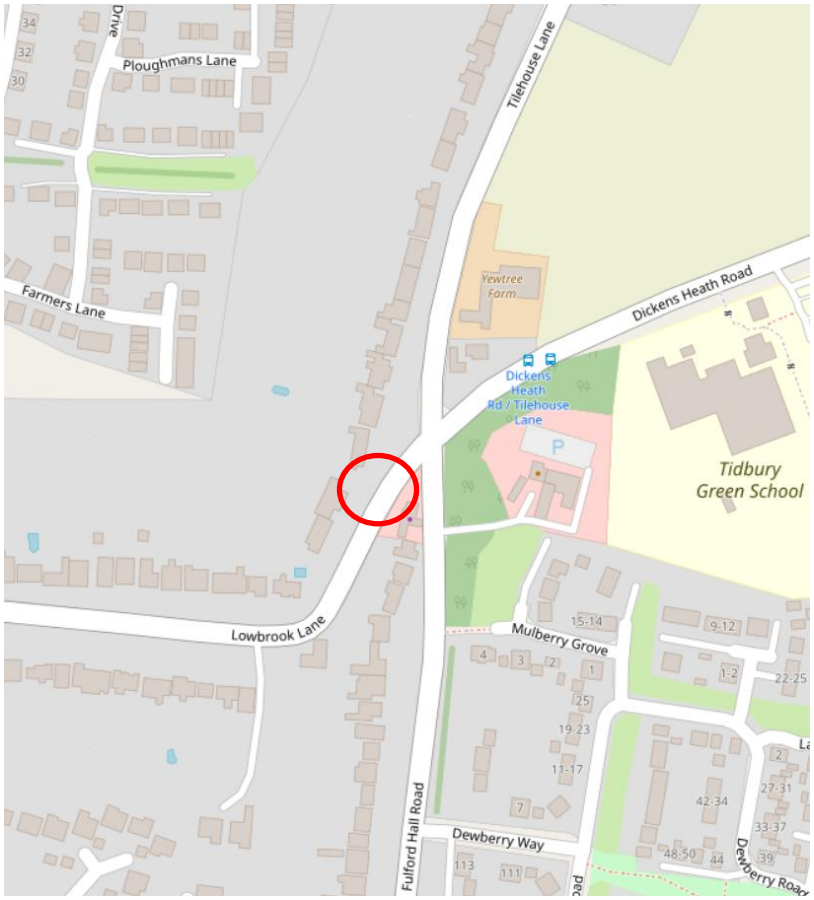
1. Background

1.1 The Authority has undertaken a review to identify areas that would benefit from having highway improvement schemes installed that promote and enhance active travel options as part of the 2026/2027 Integrated Settlement Funding. As part of this process Lowbrook Lane near its junction with Fulford Hall road, Tilehouse Lane and Dickens Heath Road was identified and has now been prioritised as a site that would benefit from the installation of a new zebra crossing facility.

1.2 The location of the proposed facility on Lowbrook Lane serves an established pedestrian desire line, particularly supporting parents and children on their journeys to and from local educational facilities. The location of the proposals can be seen below in Figure 1.1.

Figure 1.1: Location Plan of Proposal on Lowbrook Lane



1.3 The proposals as advertised are detailed in the consultation plan in Appendix A

1.4 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 2 October 2026 and the closing date for the receipt of representations was 23 October 2026.

2.2. Two representations were received during the advertisement of the notices. It is noted that no direct objections were received, and both were in support of the proposals but provided feedback and suggested considerations.

2.3. Additionally, The Warwickshire, Coventry and Solihull Local Access Forum and Transport for West Midlands were consulted and raised no objections to the proposals.

2.4. The two representations received which provided suggestions have been considered in full and responded to below:

Representation/Issue	Supporting Commentary
1 – Suggested alternative location	Both respondents offered a suggestion to relocate the zebra crossing further south along Lowbrook Lane along with improvements to the existing footway and the provision of additional parking restrictions between the crossroad junction and the new suggested zebra crossing location.
Officers Comments/Response	
The suggested relocation of the crossing further from the junction has been assessed but is not feasible due to insufficient widths required to accommodate a compliant crossing arrangement further south on Lowbrook Lane. The proposals as advertised present a controlled crossing facility at a known desire line at the junction which will aid pedestrians travelling northbound on Lowbrook Lane as well as southbound on Tilehouse Lane by linking into both the existing zebra crossing on Fulford Hall Road as well as the wider, recently resurfaced northern footway on Lowbrook Lane. The zig-zag road markings that will be installed as part of the proposals on the northbound approach to the zebra crossing on Lowbrook Lane should deter errant parking and particularly parking which obstructs movements of pedestrians travelling along the route. Any additional parking restriction measures would need to be considered following construction and would be subject to a separate consultation process if they are deemed to be necessary. Additionally, an independent Stage 1&2 Road Safety Audit did not identify any road safety issues relating to the proposed crossings vicinity to the junction, impact of kerbside parking or the existing or proposed footway provision at this location.	
Representation/Issue	**Supporting Commentary**
2 – Potential light pollution from Belisha Beacons	A single respondent raised concerns regarding the potential light pollution emenating from the amber flashing belisha beacons once constructed and operational and asked that shrouds be fitted to mitigate this.
Officers Comments/Response	
We acknowledge the potential negative impacts relating to light pollution and we therefore propose to install protective shrouds so that forward visibility is maintained whilst mitigating side-ways light spill from the belisha beacons.	

3. Other Matters for Consideration

Ward Members' Views

3.1 The Ward Members for Blythe were consulted on the proposals prior to the advertising of the notice and did not submit any representations to the proposals.

Democratic Services

3.3 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

3.4 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.

3.5 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 is constructed as advertised (Drawing no. 236228-SMBC-CON-DR-C-0001) in Appendix A.

For Decision

4.2 The Head of Highways is asked to approve:

Proposed Installation of a Zebra Crossing on Lowbrook Lane at its junction with Fulford Hall Road is implemented.

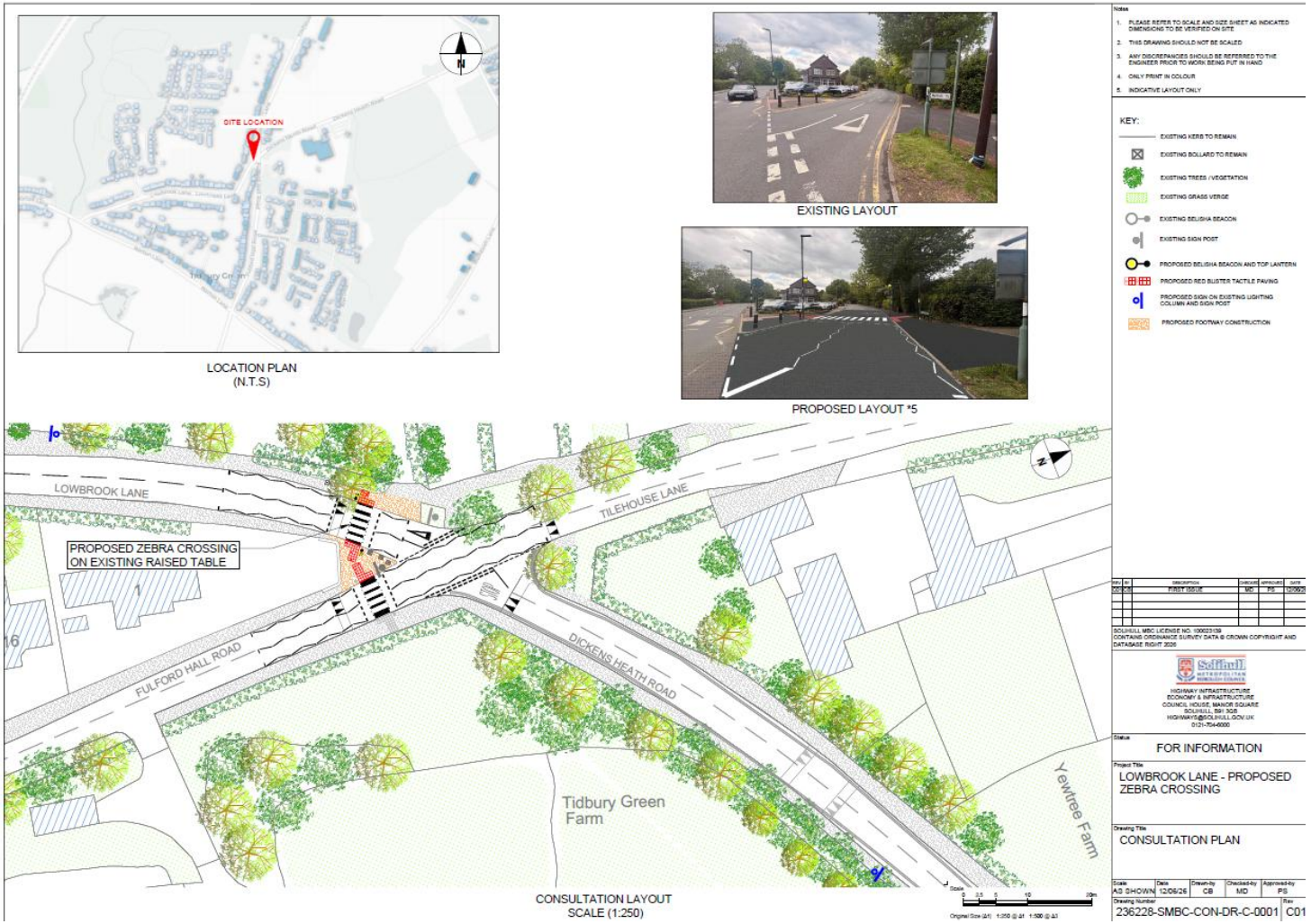
The recommendation as set out above is hereby approved:

Signature: 

Date: 24/11/2026

Dean Ward
Head of Highways

Appendix A: Consultation Plan



Appendix B: Section 23 Legal Notice

SOLIHULL METROPOLITAN BOROUGH COUNCIL

Lowbrook Lane, Tidbury Green - Proposed Establishment of New Zebra Crossing

NOTICE IS HEREBY GIVEN THAT the Council, 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 new Zebra Crossing facilities at the location specified below:

LOCATION OF PROPOSED NEW ZEBRA CROSSING
Lowbrook Lane, Tidbury Green - located near to its junction with Fulford Hall Road, sited upon the existing raised table.

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 23 October 2026.

DEAN WARD
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Manor Square, Solihull, B91 3QB
tro@solihull.gov.uk

2 October 2026