

Berkswell Parish Neighbourhood Development Plan (NDP)

Minutes of the meeting held on 4th January 2019 in The Westlake Room, Station Road, Balsall Common at 2.00PM

1) Evacuation procedures

Evacuation procedures were explained.

2) Open Forum

Four members of the public. Who were invited to contribute to proceedings as they progressed.

3) Attendance

Andrew Burrow (AB) Chairman

Vince Ritters (VR)

Geoff Wheeler (GW)

Jane Edwards (JE)

Keith Tindall (KT)

Richard Drake (RD) Secretary

4) Apologies for absence

Kay Howles.

5) Declaration of interest

AB advised that he owned a property on Old Waste Lane which included a field that could be removed from the greenbelt in the current SMBC Draft Local Plan. He will not take part in any discussions where he could compromise any decisions.

GW advised that he owns a property on Meeting House Lane (backing on to proposed developments on Barratts Farm). He would not vote on any matters directly affecting his property.

6) Confirmation of minutes of 4th September 2018

The minutes were approved and signed. The signed copy will be held by the Berkswell Parish Clerk. It was also agreed that the final set of minutes of this steering group would be approved by the Parish Council

7) Matters arising not covered by the Agenda:

It was reported that the NDP Steering Group had held informal briefing meetings with all 3 local SMBC District Councillors which had been well received.

8) Update on Regulation 16 Consultation of the Berkswell Draft NDP

Favourable comments received from Historic England and Tyler Parkes (on behalf of the West Midlands Police).

SMBC response is supportive and makes some further suggestions to be considered by the Examiner.

The PC has confirmed that they are content with one of the two candidates for the role of Independent Examiner (this was after obtaining feedback from our Consultant, SMBC and other Parish Councils).

9) Response to Balsall Parish Draft NDP Regulation 14 Consultation

The Steering Group discussed the Draft NDP. It was agreed that as a general principle it was not the place of this group to comments on the plans and/or processes of the Balsall Draft NDP other than where it impacts on Berkswell Parish and/or Berkswell Parish residents.

A draft response to the Balsall Parish NDP based on the Steering Groups discussions is attached for approval by Berkswell Parish Council on 17th January.

Date of next meeting: TBC. It is likely that the Steering Group will meet following the Examination.

Approved:

Draft Response to Balsall Parish Draft NDP

“Dear.....

We welcome the production of the Balsall Parish NDP. It is our position that it is inappropriate for a parish council to comment on policies that will not have effect outside of the designated area. However, in the spirit of good relations, we would note that there is much within it that we welcome and support.

It is, however, disappointing to note:

- that in several places it confuses Balsall Parish with Balsall Common;
- makes proposals for parts of Balsall Common not within Balsall Parish; and
- that both Balsall Parish Council and their NDP Committee refused to meet or consult with Berkswell Parish Council or our NDP Steering Committee on any issue including issues that cross parish boundaries. There are several areas where adopting proposals in the Berkswell Parish NDP, which is at a more advanced stage, would have aided a common approach to development within Balsall Common.

Introduction & Background

Much of this is unnecessary to support an NDP and has some material inaccuracies and omissions which would mislead those reading it. A discussion of the Governance Review seems inappropriate in this document. We would remind you that the residents of Berkswell Parish to the west of the HS2 line (i.e. Balsall Common) overwhelmingly rejected a change to the parish boundary. 691 responded for no change with only 134 supporting Balsall PC's proposal to move the boundary. The turnout was 54% and 84% of our residents west of HS2 rejected a change in boundary.

We suggest this section is reduced to that which is relevant and accurate so we could support it. We are happy to meet in public to discuss. However, to be clear we take no exception to your council having sought the views of Berkswell Parish residents given that many have legitimate interests in the development of Balsall Parish and perhaps that is all this section needs to record.

Community Engagement

No meetings took place with Berkswell Parish Council or the Berkswell Parish NDP Steering Committee. Offers to meet were refused.

Employment

We do not agree that Balsall Common is well placed for commuting (3.7). It is an unsustainable location with infrequent bus services and normally only 2 trains per hour. The Berkswell/Balsall area has the highest car dependency for daily activities in the whole borough (see Solihull Connected Transport Strategy 2016 page 41) 3.8 is one of a number of places Balsall Common village appears to be confused with Balsall Parish in this document.

Vision & Aspiration

5.12-5.14 These paragraphs consider the Balsall Common Village centre but make no reference to the fact that this is shared with Berkswell Parish. No discussions have taken place with Berkswell Parish Council or the Berkswell Parish NDP Steering Committee on this or any other matters. This must be amended to make the position clear. However, we would welcome dialogue and joint working in the future to ensure changes provide the best and most positive outcomes for the shopping centre as a whole.

5.16 We note the support for a bypass and assume this is to be through Balsall Parish.

Approved:

Strategic Objective

Berkswell Parish Council does not support removing land from Greenbelt as proposed in the Solihull Local Plan but Balsall Parish is free to support this for housing allocations within its designated area.

Policy H.1

This appears to confuse Balsall Parish with Balsall Common. The colouring of lines on the map is confusing. We suggest that either the colour of the village boundary is changed or the parish boundary between Berkswell and Balsall are changed from black to ease understanding of the map on page 29

Policy H.3

It is understood that the total of houses proposed for Balsall Common as a whole is 1215. Made up as follows

Barrett's Farm	800
Hallmeadow Road	65
Windmill Lane/Kenilworth Road	200
Balsall Street East/Frog Lane	150

We do not understand why houses proposed for Berkswell Parish are included here and the wording should be amended to remove (as far as is practical) references to Berkswell Parish housing. Incorrect housing numbers appears in other places.

CA.01

We do not support limiting construction of new homes to such a short time frame. This will lead to a more rapid growth in population making it harder for local services that support the community in both parishes to adapt in the period 2026 to 2033. Some of the housing sites will not be impacted by HS2, for example, the brownfield site behind the George in the Tree shown on page 29 with references 4, 5 and 6.

Policy H.4

We support this policy but it should be made clear in the last sentence that the policy applies to sites within the greenbelt and not those removed from the green belt by the local plan or those already outside of the greenbelt. To do other wise would result in the inefficient use of land causing more pressure for the building on greenbelt land.

Policy H.5

This is supported.

Policy H.9

We believe this should also include Mobility Scooters to reflect the increasing numbers already in use in both parishes.

Approved:

Policies BE.3&4

These two policies do not appear to dovetail. The document should be reviewed to ensure the policies are compatible with each other. In addition, there are elements of the Berkswell Parish NDP that could also be adopted. In particular, relating to Green Space between Old and New properties and minimum distances where this is not possible.

Policy BE.6

We strongly support this and request that the wording is amended to include other Heritage Assets whose "setting" might be affected by developments in Balsall Parish.

CA.02

We fully support a professional review of the Balsall Common Village centre which should be led by SMBC. Figure 9 includes 6 retail outlets that are within Berkswell Parish. Your NDP makes proposals for areas outside of Balsall Parish and the designated area for your NDP. That is not lawful. This is particularly inappropriate because there has been no consultation with Berkswell Parish. We have major reservations about a shared space concept for Balsall Common Village Centre as shown in the photo montage covering the Berkswell Parish end of the centre. My council does not oppose the concept of shared space in principle but rejects the inclusion of proposals within the Balsall NDP which have major defects at the Berkswell end. This is exacerbated by your Council's refusal to work with Berkswell PC.

We would propose two alternatives to the current CA.02 section:

- The removal of this community aspiration completely; or
- A commitment within the NDP to work with Berkswell PC on the improvement of Balsall Common Village centre.

CA.03

As stated earlier we can only assume you support a bypass through Balsall Parish as your NDP cannot allocate land elsewhere.

Policy NE.5

Whilst we support the belief that residents should not be exposed to unreasonable aircraft noise, my Council considers that the 3rd paragraph of policy NE3 is inappropriate in view of modern building standards/techniques. It also removes a potential Brownfield site that will increase pressure on Greenfield developments. Homes built to British Standard 8233 will meet, with relatively low additional cost, the WHO guidelines referred to in your NDP. In summary, insulation in the roof space which reduces noise as well as heat transmission can easily be installed during construction at a marginal cost change. Windows glazed with noise reducing laminated glass coupled with modern passive noise reduction ventilation systems will control noise through the windows. Brick built walls are satisfactory noise insulators.

We would propose that the last sentence of the 3rd paragraph of policy NE.3 is amended to say that:

- “- Such proposals will be resisted unless the design of the homes can be shown to meet the World Health Organisation Guidelines using the principles laid out in British Standard 8233.

In conclusion:

- We find much to support; and
- Are ready to meet to discuss in public.

Approved: