

Decision Statement: Balsall Parish Neighbourhood Development Plan

Examiner's Recommendations and Local Authority's Response (Regulation 18 of the Neighbourhood Planning (General) Regulations 2012)

This document provides a detailed assessment of the Examiner's recommended modifications to the Balsall Parish Neighbourhood Development Plan. The table below sets out the Examiner's recommended modifications and his reasons for these modifications. In accordance with Regulation 18 of The Neighbourhood Planning (General) Regulations 2012, the Local Planning Authority must decide what action to take in response to each of the Examiner's recommendations. The table also sets out the Council's decision and the reasons for its decision, along with the changes that are required to the Balsall Parish Neighbourhood Development Plan.

Balsall Parish Submission Plan Ref: (Section/Page No/Policy/para)	Examiner's Recommended Modification	Examiner's Reason(s)	Council's Decision and Reason(s)	Change to the Balsall Parish Neighbourhood Plan¹
Front cover	Recommendation 1: Remove the "Submission Version" label on the front cover and amend the page footers to read: 'Balsall Parish Neighbourhood Development Plan 2018 – 2033'.	For clarity.	Examiner's comments noted and recommended modification agreed.	Plan to be modified as recommended by the Examiner.
Page 2 Contents and Appendices Page 4 onwards Footnotes	Recommendation 2: 2.1 Review the "Table of Contents" pages once the text has been amended to accommodate the recommendations from this Report. 2.2 Remove section 6.6 and create an Annex or Appendix where all the 6.6 indexed content is brought together under the title: 'Community Aspirations beyond the scope of the Neighbourhood Development Plan'. 2.3 Review and improve the footnote references within the Plan to ensure that it is	For clarity and accuracy.	Examiner's comments noted and recommended modification agreed for the purposes of clarity and accuracy.	Plan to be modified as recommended by the Examiner.

¹ These changes will be incorporated in the Referendum Version of the Plan.

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	clear (with a hyperlink where possible) how documents can be accessed; because of the likelihood of duplication, remove the sections headed "Reference Documents".			
Pages 4 and 5 Section 1 Neighbourhood Plan Area	<p>Recommendation 3:</p> <p>3.1 Delete paragraphs 1.5 – 1.7 and replace with: 'On 11th February 2017 an application was made to SMBC for the designation of the Balsall Parish Neighbourhood Area'.</p> <p>3.2 Add at the end of a renumbered paragraph 1.8: 'The Berkswell Neighbourhood Plan was 'made' by SMBC in 2019 and is now part of the Local Development Plan'.</p> <p>3.3 Delete paragraph 1.9 and amend and renumber paragraph 1.10 as: '1.7 The Balsall Parish Neighbourhood Area was designated by SMBC on 18th July 2017 and is illustrated as Figure 1.'</p> <p>3.4 Renumber subsequent paragraphs accordingly.</p>	For clarity.	Examiner's comments noted and recommended modification agreed for the purposes of clarity.	Plan to be modified as recommended by the Examiner.
Pages 7 and 8 Plan Period	<p>Recommendation 4:</p> <p>4.1 Amend (the presently numbered) paragraph 1.15 by replacing "2013 – 2028" with '2011 – 2028' and "will cover" with 'covers'.</p> <p>4.2 Delete paragraphs 1.16 - 1.18 (including the related timeline) but carry forward the second</p>	For clarity and accuracy.	Examiner's comments noted and recommended modification agreed for the purposes of clarity and accuracy.	Plan to be modified as recommended by the Examiner.

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	<p>sentence of paragraph 1.18 to the start of paragraph 1.19.</p> <p>4.3 Amend paragraph 1.19 by taking in a new opening sentence as above, adding 'new' before "Solihull Local Plan", adding 'could' between "proposals" and "mean", and deleting the last sentence.</p> <p>4.4 Amend paragraph 1.20 by replacing "policy on housing allocations will be determined by" with 'policies will be applicable to', deleting "housing mix and design" and replacing "gathered through" with 'influenced by'.</p>			
Page 9 Plan Context	<p>Recommendation 5:</p> <p>Reword the section under sub-heading "The Plan Context" as:</p> <p>'The Balsall Parish Neighbourhood Plan must:</p> <ul style="list-style-type: none"> • have regard to national policies and advice contained in guidance issued by the Secretary of State; • contribute to the achievement of sustainable development; • be in general conformity with the strategic policies of the development plan for the area; • be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations; • not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and 	For correction.	Examiner's comments noted and recommended modification agreed for accuracy.	Plan to be modified as recommended by the Examiner.

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	Species Regulations 2017(d).'			
Pages 10 to 12 Section 2 Process Overview	<p>Recommendation 6:</p> <p>Under the sub-heading "2. Process Overview":</p> <p>6.1 In paragraph 2.2, second sentence, delete "Principal Authority"; in the third sentence replace "meets" with 'met'; in the fourth sentence replace "provides" with 'provided'.</p> <p>6.2 In paragraph 2.10 show "WRCC" as 'Warwickshire Rural Community Council (WRCC)'.</p> <p>6.3 In paragraph 2.15 provide hyperlinked references and mention of the on-line Evidence Base held by Balsall Parish Council as a source for local evidence and reference documents.</p>	For clarity.	Examiner's comments noted and recommended modifications agreed for the purposes of clarity.	Plan to be modified as recommended by the Examiner.
Pages 13 to 19 Balsall Parish Today	<p>Recommendation 7:</p> <p>Under the heading "3. Balsall Parish Today":</p> <p>7.1 Remove Figure 3 and amend the reference paragraph 3.3 accordingly.</p> <p>7.2 Under the sub-heading "Employment":</p> <p>7.2.1 Add a reference to Table Oak Lane to paragraph 3.8.</p> <p>7.2.2 Add a source reference to paragraph 3.14.</p> <p>7.3 Correct the reference in paragraph 3.26 to the location of the burial place of Harry Williams.</p>	For clarity and accuracy.	Examiner's comments noted and recommended modifications agreed for the purposes of clarity and accuracy.	Plan to be modified as recommended by the Examiner.
Pages 20 to 24 Section 4 Character	<p>Recommendation 8.1 – 8.4:</p> <p>Under the heading "4. Character Appraisal":</p>	For clarity and correction.	Examiner's comments noted and recommended modifications	Plan to be modified as recommended by the

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Appraisal Page 16 Balsall Parish Today Employment Page 45 Conversion of Rural Buildings	<p>8.1 Replace Figure 4 with a larger scale map with an inset map for the Balsall Common area (and clarify the boundaries as necessary).</p> <p>8.2 Under the sub-heading "Balsall Common" in paragraph 4.12 delete the contentious and unevidenced fifth and sixth sentences.</p> <p>8.3 Under the sub-heading "Fen End and nr. Temple Balsall (P, O)":</p> <p>8.3.1 Add 'R' to "P, O".</p> <p>8.3.2 Move paragraph 4.15 to become a new paragraph 4.14 and amend the place references where appropriate.</p> <p>8.3.3 Delete the sub-heading "Oakley (R) and amend references to Oakley as a "hamlet" throughout the Plan.</p> <p>8.4 On page 23 (as well as pages 16 & 45) reword the references to "many" or "a high proportion" of farms in the Fen End, Meer End & Temple Balsall areas as "a number" of farms.</p>		agreed for the purposes of clarity and accuracy.	Examiner.
Appendix Pages 9 to 48 Character Assessment	<p>Recommendation 8.5 – 8.8:</p> <p>Within the Appendix "Character Appraisal":</p> <p>8.5 Within the Character Zone A section under the sub-heading "Buildings":</p> <p>8.5.1 Add a third sentence to the Character Assessment Zone A description: 'Two new estates flank an area of four detached properties set within extensive garden land and some semi woodland.'</p>	For clarity and correction.	Examiner's comments noted and recommended modifications agreed for the purposes of clarity and accuracy.	Plan to be modified as recommended by the Examiner.

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	<p>8.5.2 Replace "Elysian Fields" with 'Elysian Gardens' throughout.</p> <p>8.6 Within the Character Zone P section under the sub-heading "Landmarks" correct the wording error "Fen and Lodge" with 'Fen End Lodge'.</p> <p>8.7 Within the Character Zone R section under the sub-heading "Landmarks" delete the references to "Balsall Cottage Farmhouse and the barn at Balsall Cottage Farm".</p> <p>8.8 The attachment which provides a schedule of Neighbourhood Area Listed Buildings, which is not fully incorporated within the Character Areas, is to be deleted (although an appropriate reference will be included in relation to Policy BE.6 – see below).</p>			
<p>Pages 25 to 27 Section 5 Our Vision, Our Aspirations</p>	<p>Recommendation 9: In the section headed "5. Our Vision, Our Aspiration":</p> <p>9.1 Retitle the section as '5. Vision and Aims'.</p> <p>9.2 At the beginning of paragraphs 5.2, 5.11 & 5.14 and within paragraphs 5.3, 5.4 & 5.7 replace "our" with 'the'.</p> <p>9.3 Within paragraphs 5.3 and 5.6 replace "we" with 'the Parish Council'.</p> <p>9.4 Within paragraph 5.16 delete ", but the time has come to alleviate this ubiquitous and</p>	<p>For clarity.</p>	<p>Examiner's comments noted and recommended modifications agreed for the purposes of clarity.</p>	<p>Plan to be modified as recommended by the Examiner.</p>

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	oppressive hegemony".			
Page 28 Section 6 onwards	<p>Recommendation 10:</p> <p>10.1 Throughout the Policies section of the Plan replace the sub-heading "Strategic Objective" with 'Objective'.</p> <p>10.2 Reword the Strategic Objective for "6.1 Future Housing Development" as follows: 'It is acknowledged that the area of Balsall Common (Balsall Parish) excluded from the Green Belt will be modified by the strategic housing site allocations identified in the Solihull Local Plan when adopted. The Housing Policies in this Neighbourhood Plan will therefore seek to achieve the following: To ensure future housing developments successfully incorporate different open market and affordable housing types for all stages of life. To enhance walking and cycling infrastructure. To ensure brownfield sites are appropriately developed and are in keeping with the local environment. To provide clear guidance upon garden infilling ensuring the practice is well-controlled and that future developments contribute positively to the Neighbourhood Area.'</p>	For clarity and accuracy.	Examiner's comments noted and recommended modifications agreed for the purposes of clarity and accuracy.	Plan to be modified as recommended by the Examiner.
Page 28 to 32 and 36 Policies H.1; Built-Up Area Boundary, H.2:	<p>Recommendation 11:</p> <p>11.1 Merge Policies H.1, H.2 and H.4 as follows: 'Policy H1: Residential Development within</p>	For clarity and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic	Plan to be modified as recommended by the Examiner.

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Infill within the Built-Up Area Boundary, and H.4: Use of Garden Land	<p>Balsall Common (where within Balsall Parish) Proposals for infill residential development within the parts of Balsall Common excluded from the Green Belt will be supported provided they:</p> <ul style="list-style-type: none"> a) Positively contribute to the character of the village with reference to the Character Assessment (see Appendix to this Plan); and b) Are in proportion to the size of the site and designed to respect the context and amenity of neighbouring properties as well as the wider settlement; and c) Apply the design and character principles in Policy BE.2 [as renumbered below]; and d) Have an appropriate access and off-road parking; and e) Do not conflict with other relevant policies in this Plan. <p>Proposals that relate to garden land will be required to demonstrate that they will:</p> <ul style="list-style-type: none"> f) Preserve or maintain the character of the area including in particular the mature garden landscape retaining mature trees wherever possible; and g) Not introduce an inappropriate form of development and have regard for the characteristic open space between dwellings; and h) Not significantly and demonstrably harm the 		conditions.	

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	amenity of the host dwelling(s) and neighbouring properties.' 11.2 Delete Figures 5 & 6. 11.3 Merge the Explanations for Policies H.1, H.2 and H.4 as follows: 11.3.1 Delete paragraphs 6.1.1 – 6.1.4 and move paragraph 6.1.5 to after 6.1.19; renumber the remaining paragraphs accordingly. 11.3.2 In paragraph 6.1.19 replace "compromising" with 'comprising' and delete "back" at the beginning of the third sentence.			
Pages 34 to 35 Policy H.3: Use of Brownfield Land in the Green Belt	Recommendation 12: Move the content of Policy H.3 to be merged with Policy BE.1 (see later).	For clarity.	Examiner's comments noted and recommended modifications agreed for the purposes of clarity.	Plan to be modified as recommended by the Examiner.
Pages 37 to 38 Policy H.5: Affordable Housing	Recommendation 13: Move Policy H.5 and its related Explanation, amended as required, to the Appendix or Annex of Community Aspirations.	For clarity and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.
Pages 38 to 41 Policy H.6: Housing Mix and Policy H.7: General and Specialist Accommodation	Recommendation 14: 14.1 Renumber and reword merged Policies H.6 and H.7 as follows: 'Policy H.3: Housing Mix Proposals for housing development should provide a mix of dwelling types and sizes which reflects the most up-to-date needs of the Parish	For clarity and correction and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by Examiner.

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	<p>and be informed by the Strategic Housing Market Assessment, Parish level surveys and housing needs surveys as well as any site-specific issues, including viability testing, and evidence of market circumstances.</p> <p>The following is a guide to dwelling size needs at the date of the publication of the Plan:</p> <p>Market housing:</p> <table border="0"> <tr> <td>1 bed</td> <td>2 bed</td> <td>3 bed</td> <td>4 bed+</td> </tr> <tr> <td>5-10%</td> <td>30-40%</td> <td>25-35%</td> <td>25-35%</td> </tr> </table> <p>Affordable housing:</p> <table border="0"> <tr> <td>1 bed</td> <td>2 bed</td> <td>3 bed</td> <td>4 bed+</td> </tr> <tr> <td>15-25%</td> <td>30-40%</td> <td>30-40%</td> <td>5-15%</td> </tr> </table> <p>Particularly on larger sites, some of the smaller dwelling sizes, both market and affordable, should be capable of meeting the needs of the elderly and downsizers and could be provided as bungalows and/or sheltered and extra-care housing.'</p> <p>14.2 Merge the Explanation sections for Policies H.6 and H.7 as follows:</p> <p>14.2.1 Move paragraph 6.1.34 to follow paragraph 6.1.26 and renumber accordingly.</p> <p>14.2.2 Delete paragraphs 6.1.32 & 6.1.33 and 6.1.35 & 6.1.36.</p>	1 bed	2 bed	3 bed	4 bed+	5-10%	30-40%	25-35%	25-35%	1 bed	2 bed	3 bed	4 bed+	15-25%	30-40%	30-40%	5-15%			
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Page 42 to 43 Policy H.8: Walking and Cycling Infrastructure	Recommendation 15: Merge Policy H.8 with Policy COM.4	For clarity and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.
Page 44 to 45 Policy BE.1: Conversion of Rural Buildings and Policy H.3: Use of Brownfield Land in the Green Belt	Recommendation 16: 16.1 Reword Policy BE.1, incorporating Policy H.3, as: 'Policy BE.1: Re-use of Buildings and Brownfield Land in the Green Belt The reuse of existing buildings and brownfield land in the Green Belt to provide for new dwellings and other acceptable uses such as tourism is encouraged within the terms of policies set out in the NPPF and the Solihull Local Plan. The re-use of sites comprising historic farmsteads and agricultural buildings should be sensitive to their distinctive character and form.' 16.2 Merge and renumber the Explanation paragraphs for Policies H.3 and BE.1 as follows: 16.2.1 Amend paragraph 6.1.15 by deleting the second sentence. 16.2.2 Delete paragraphs 6.1.16(a) – 6.1.18. 16.2.3 Delete paragraphs 6.2.3 and 6.2.4 since they are respectively a partial quotation from the NPPF and a repetition.	For clarity and correction and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.

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Page 46 to 47 Policy BE.2: Replacement Dwellings	Recommendation 17: Delete Policy BE.2 and its Explanation.	To meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.
Pages 48 to 53 Policy BE.3: Design and Policy BE.4: Responding to Local Character	Recommendation 18: 18.1 Merge Policies BE.3 and BE.4 and retitle as follows: 'Policy BE.2: Local Character and Design Development proposals must demonstrate how scheme design has considered and addressed the factors listed a) to n) below, where applicable, as well as the relevant part(s) of Appendix 1 Character Assessment. Proposals should: a) Be compatible with the distinctive character at the location, respecting the local settlement pattern, building styles and materials; b) Be of a density that is in keeping with the character of the surroundings and landscape; c) Be of an appropriate scale so as not to dominate or adversely affect the amenity of neighbouring uses; feature buildings that are taller and that add interest and increase the efficient use of land can be considered in the village centre (Character Zone K) and where they are not adjacent to existing, lower dwellings or to boundaries with the open countryside; d) Conserve or enhance heritage assets	For clarity and correction and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.

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	<p>including listed buildings and their setting, and the designated Conservation Area;</p> <p>e) Protect and where possible enhance landscape and biodiversity by incorporating high quality native landscaping, retaining or where necessary replacing hedges (it is preferable that hedges are provided rather than brick walls to enhance the existing green infrastructure);</p> <p>f) Retain the rural feel of approaches to the village and older through routes within the built-up area with their hedges, trees and grass verges;</p> <p>g) Respect, maintain and, so far as is reasonably practicable, enhance the green character of all residential roads especially where replacement frontage planting is necessary;</p> <p>h) Be consistent with current landscape guidelines*;</p> <p>i) Ensure key features of views to and from higher slopes, skylines and sweeping views across the landscape can continue to be enjoyed;</p> <p>j) Have regard to their impact on tranquillity;</p> <p>k) Not increase the risk of flooding, including that from surface water, within the village or exacerbate any foul drainage capacity issues;</p> <p>l) Demonstrate how the design has been influenced by the need to plan positively to</p>			

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	<p>reduce crime and the fear of crime and how this will be achieved; m) Demonstrate how the design has been influenced by the need for a positive impact on public health**; n) Within the curtilage of existing dwelling houses, respect the character and appearance of the immediate Character Zone and consider and address impacts on the living conditions of nearby occupiers.'</p> <p>Footnotes: * see Warwickshire Landscapes Guidelines (Arden), Solihull Borough Landscape Character Assessment 2016 and successor documents. ** see Policy P18 Health and Wellbeing in the Solihull Local Plan and successor documents.</p> <p>18.2 Merge the Explanations for Policies BE.3 and BE4 by deleting paragraphs 6.2.11 – 6.2.18 since these are repeated in the subsequent paragraphs; renumber the paragraphs accordingly.</p> <p>18.3 Add to paragraph 6.2.29: 'Solihull MBC has no plans currently to establish Design Review Panels.'</p> <p>18.4 Amend paragraph 6.2.30 to replace "guide will ensure" with 'guide will help to ensure'.</p> <p>18.5 Delete paragraph 6.2.31.</p>			
Pages 53 to 54 Policy	Recommendation 19:	To meet Basic Condition 1.	Examiner's comments noted and	Plan to be modified as

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BE.5: Design Review Panels	Move the content of Policy BE.5, suitably amended, to the Community Aspirations section.		recommended modifications agreed in order to meet the basic conditions.	recommended by the Examiner.
Pages 55 to 58 Policy BE.6: Heritage Assets	<p>Recommendation 20:</p> <p>20.1 Repword Policy BE.6 as: 'Policy BE.3: Temple Balsall Conservation Area and Heritage Assets The Temple Balsall Conservation Area, which includes significant relics of the Knights Templar and the Grade 1 Parish Church of St Mary's, is a major historic asset in the Balsall Parish. All heritage assets, whether or not designated and whether or not immediately visible, must be conserved in a manner appropriate to their significance to allow enjoyment of their contribution to the quality of life for this and future generations.'</p> <p>20.2 A source needs to be added to Figure 7 – which now needs renumbering as Figure 4.</p> <p>20.3 Amend paragraph 6.2.38 by deleting "All heritage assets are afforded statutory protection and" and deleting the second sentence.</p> <p>20.4 In paragraph 6.2.39 delete the second sentence beginning "We recognise...".</p> <p>20.5 In paragraph 6.2.40 delete the second sentence.</p>	For clarity and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.

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Pages 58 to 59 Policy BE.7: Renewable Energy	<p>Recommendation 21:</p> <p>21.1 Amend Policy BE.7 as follows</p> <p>21.1.1 Renumber the Policy as BE.4.</p> <p>21.1.2 Delete the second paragraph.</p> <p>21.1.3 In the third paragraph add 'proposals' after "development".</p> <p>21.2 Replace paragraph 6.4.42 (sic) with '6.2.42 One of the elements of the Spatial Strategy included in the Solihull Local Plan is: "Enabling a low carbon future, by promoting the Borough as a location for green business, ensuring that new development minimises greenhouse gas emissions, and embracing initiatives aimed at improving energy efficiency and affordable warmth in existing buildings, whilst contributing to resilience against the adverse effects of climate change."</p> <p>21.4 Delete paragraph 6.2.43.</p>	For clarity and correction and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.
Page 60 Policy BE.8: Highway Safety	<p>Recommendation 22:</p> <p>Reword Policy BE.8 as: 'Policy BE.5: Highway Safety Development proposals should allow for appropriate measures, including sufficient off-street parking, to ensure highway safety, particularly for pedestrians, motor scooters and cyclists.'</p>	For clarity and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.
Pages 67 to 68	Recommendation 23:	For clarity and to meet Basic	Examiner's comments noted and	Plan to be modified as

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Policy BE.9: Local Parking Standards	<p>23.1 Reword Policy BE.9 as follows: 'Policy BE.6: Parking Provision Development proposals must have appropriate regard for the higher levels of car ownership evident within the Balsall Parish Neighbourhood Area. Whilst suitable parking provision must be integral to the design of schemes, the number of off-street parking spaces for residents, employees and visitors should be justified and provided on the basis of an evidenced assessment of:</p> <ul style="list-style-type: none"> a) the accessibility of the development; b) the type, mix and use of development; c) the availability of and opportunities for public transport; d) local car ownership levels; and e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.' <p>23.2 Amend the first sentence of paragraph 6.2.72 by deleting 2018 and adding “,amongst other factors,” between “account” and “the availability”.</p> <p>23.3 Add to paragraph 6.2.73: ‘This has led the Parish Council to conclude that there is a need for at least one off-road parking space for each one bedroom dwelling, at least two off-road parking places for each two and three bedroom dwelling and at least three off- road parking</p> 	Conditions 1 & 3.	recommended modifications agreed in order to meet the basic conditions.	recommended by the Examiner.

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	places for four or more bedroom dwellings (excluding garages but including car ports)."			
Pages 69 to 70 Policy BE.10: Flooding and Surface Water Drainage	Recommendation 24: Delete Policy BE.10 and the accompanying Explanation.	To meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.
Page 71 to 72 Policy ECON.1: Superfast Broadband	Recommendation 25: 25.1 Reword Policy ECON.1 as: 'Policy ECON.1: Superfast Broadband and Electronic Communication Networks All new residential and commercial development proposals will be expected to include the necessary infrastructure to allow for high speed connectivity.' 25.2 For clarity amend paragraph 6.3.6 to read: 'This Plan supports electronic communications networks using high quality digital infrastructure from a range of service providers and the prioritisation of full fibre connections to existing and new developments.'	For clarity and to meet Basic Conditions 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.
Page 73 Policy ECON.2: Home Working	Recommendation 26: 26.1 Reword the content of Policy ECON.2 as: 'Proposals for all new dwellings are encouraged to incorporate flexible space and facilities to support home-working and, where appropriate, infrastructure in accordance with ECON.1.' 26.2 Amend paragraph 6.3.14 by replacing "and	For clarity and to meet Basic Conditions 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.

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	to enable" with 'which may enable'.			
Page 74 Policy ECON.3: Encouraging Local Business and Employment	<p>Recommendation 27:</p> <p>27.1 Reword the content of Policy ECON.3 as: "Proposals for new or expanded business premises will be supported where they contribute to the health and vitality of the retail centre (Character Assessment Zone K) and provided that they do not conflict with other policies in this Plan. Any proposals outside the built-up area will be subject to Green Belt policies."</p> <p>27.2 In paragraph 6.3.19 replace "though" with 'thought'.</p>	For clarity and correction and to meet Basic Conditions 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.
Page 75 Policy ECON.4: Rural Tourism	<p>Recommendation 28:</p> <p>Amend the wording of Policy ECON.4 as follows:</p> <p>28.1 Amend the title by adding 'and Leisure'.</p> <p>28.2 Add to the first sentence: 'and subject to the sustainability and accessibility of the site.'</p> <p>28.3 Add 'use of' to criterion a) between "that the" and "site/premises".</p>	For clarity and correction and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.
Pages 77 to 78 Policy COM.1: Leisure Facilities	<p>Recommendation 29:</p> <p>Move the content of Policy COM.1, suitably amended, to the Community Aspirations section and amend subsequent Policy numbering accordingly.</p>	To meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.

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Page 79 Policy COM.2: Formal Education Facilities	<p>Recommendation 30: Amend the wording of Policy COM.2, renumbered as COM.1, as follows: 30.1 Delete the final sentence of paragraph 1. 30.2 Reword criterion b) as: 'any impacts on local amenities have been assessed and addressed.' 30.3 Reword criterion d) as: 'appropriate consideration is demonstrated for dual community use of the school buildings and their outdoor recreation facilities.'</p>	For clarity and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.
Pages 80 to 81 Policy COM.3: Local Services	<p>Recommendation 31: Amend the wording of Policy COM.3, renumbered as COM.2, as follows: 31.1 Retitle the Policy as 'Sport, Community and Recreation Facilities'. 31.2 In the first sentence replace "community" with 'sport, community and recreation'. 31.3 In the second and third sentences delete "community". 31.4 Move the final sentence about the CIL financial mechanism to form a new paragraph 6.4.16 (subsequent paragraphs renumbered) worded as: 'The Parish Council may use CIL funds available to it to provide new and/or enhanced facilities for the community.'</p>	For clarity and correction and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.

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<p>Pages 42 to 43 and 82 to 83 Policies H.8: Walking and Cycling Infrastructure within Housing and Commercial Developments and COM.4: Encouraging Walking and Cycling</p>	<p>Recommendation 32: Amend the wording of Policy COM.4, renumbered as COM.3, as follows: 32.1 Use the first paragraph of Policy COM.4 as the first paragraph of the merged Policy. 32.2 Use the following as the second paragraph, adapted from the content of Policies H.8 and COM.4: 'Development proposals for dwellings, non-residential buildings open to the public and buildings for employment use shall, as appropriate, demonstrate that the need for alternatives to journeys by car has been addressed by: a) assuring safe and free-flowing movement of pedestrians, cyclists and mobility scooters; b) including facilities suitable for cycle storage; c) incorporating continuous well-lit footpaths and cycle path or tracks reflecting appropriate standards which, where appropriate, make linkages with routes and rights of way to village centres, schools, busy destinations and the countryside; d) delineating footpaths from the road surface and where practicable, from cycle paths/tracks; however, it shall be permissible for new shared footpaths/cycle ways to be provided if it can be demonstrated that there is no practicable alternative way of accommodating the needs of</p>	<p>For clarity and correction and to meet Basic Condition 1.</p>	<p>Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.</p>	<p>Plan to be modified as recommended by the Examiner.</p>

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	<p>both cyclists and pedestrians for safe and free flowing movement;</p> <p>e) providing pedestrian crossings in key locations, such as close to schools, places of worship, community facilities, recreation facilities and shops, where agreed as acceptable to the Highway Authority.'</p> <p>32.3 Whilst merging and renumbering the two Explanation sections:</p> <p>32.3.1 Remove duplications.</p> <p>32.3.2 Replace the second sentence of paragraph 6.1.37 with: 'The countryside is easily accessed from every location and this is extensively used for walking, including dog walking, and cycling.'</p> <p>32.3.3 Quotations from the NPPF should be shown without editing and within quotation marks.</p> <p>32.3.4 Fully reference the Local Cycling and Walking Infrastructure Plans mentioned in paragraph 6.1.42.</p> <p>32.3.5 Remove paragraph 6.4.22 (if wished move this to the Community Aspirations section).</p>			
Page 84 Policy COM.5: Allotments	<p>Recommendation 33:</p> <p>33.1 Reword the first paragraph of Policy COM.5, renumbered as COM.4, as follows: 'Development proposals that would result in the partial or complete loss of an allotment will</p>	For clarity and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.

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	<p>only be supported if it can be demonstrated that there would be an improvement to the existing provision or a net increase in provision suitably located elsewhere.'</p> <p>33.2 To be positively expressed criterion a) within the Policy should be reworded as: 'a) Impacts on the landscape, heritage assets and the character of the area have been assessed and addressed;'</p>			
Page 86 Section 6.5 Natural Environment Strategic Objective	<p>Recommendation 34: Add 'woodlands,' to the 6.5 Natural Environment Objective between "existing trees," and "hedgerows".</p>	For clarity.	Examiner's comments noted and recommended modifications agreed for the purposes of clarity.	Plan to be modified as recommended by the Examiner.
Pages 86 to 87 Policy NE.1: Green Infrastructure	<p>Recommendation 35: 35.1 Amend Policy NE.1 as follows: 35.1.1 In paragraph 1 add 'ecologically' between "quality and" and "sensitive". 35.1.2 Delete the third sentence of paragraph 2 (if wished include a fully referenced mention of the British Standard in the Explanation section). 35.1.3 Delete paragraphs 3 and 6. 35.1.4 In the second sentence of paragraph 4 add 'known' between "two" and "veteran". 35.1.5 Reword paragraph 5 as: 'Additional new trees should be planted in accordance with SMBC standards, with adequate space both below and above ground</p>	For clarity and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.

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	<p>for the trees to grow to maturity with an appropriate care regime.'</p> <p>35.2 Amend the Explanation section as follows:</p> <p>35.2.1 Provide full references for the Landscape document(s) mentioned in paragraph 6.5.1.</p> <p>35.2.2 Within paragraph 6.5.6 show quoted words within quotation marks and add the following introduction (with a reference): 'Government guidance on 'What planning authorities should consider for developments affecting ancient woodland, ancient trees and veteran trees' says:'</p> <p>35.2.3 Delete paragraph 6.5.7 as there is no ancient woodland within the Neighbourhood Area.</p> <p>35.2.4 Ensure that the quote from the NPPF is not edited and is shown within quotation marks.</p>			
<p>Pages 89 Policy NE.2: Blue Infrastructure</p>	<p>Recommendation 36:</p> <p>Reword Policy NE.2 as: 'Development proposals should, where appropriate, protect the quality of the water in the River Blythe and its tributaries and, in particular, safeguard the River's SSSI and the floodplain meadows that incorporate the Temple Balsall Nature Reserve, as well as the other water habitats across the Neighbourhood Area. Wherever possible, development should assist the reinstatement of the natural</p>	<p>For clarity and to meet Basic Condition 1.</p>	<p>Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.</p>	<p>Plan to be modified as recommended by the Examiner.</p>

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	floodplain and the de-culverting of watercourses.'			
Pages 90 to 95 Policy NE.3: Designated Local Green Spaces Local Green Space Assessment 2018	<p>Recommendation 37:</p> <p>37.1 Within Policy NE.3:</p> <p>37.1.1 Amend the opening sentence to: 'The areas listed below and identified on the maps (figures 5 to 8 [as amended]) that follow are designated as Local Green Spaces.'</p> <p>37.1.2 For clarity, amend the sentence that immediately follows the list of spaces by deleting "be used to".</p> <p>37.1.3 Because it goes beyond the NPPF basis for protection (and partly duplicates the previous sentence), delete the last sentence of the Policy.</p> <p>37.2 Within Figure 5 (as renumbered) identify LGS.2 which has been omitted; within Figures 6 – 8 (as renumbered) there is the opportunity, which should be taken, to enlarge the inset maps so that the boundary of each space is absolutely clear.</p> <p>37.3 To avoid the potential for confusion, the Local Green Space Sites Assessment in the evidence base should also show the amended numbering of LGS 12 – 14 as used in the Submission Plan as well as noting the non-inclusion of LGS.11.</p> <p>37.4 Delete paragraph 6.5.15 since it does not</p>	For clarity and correction and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.

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	relate to the designation of Local Green Spaces; renumber subsequent paragraphs accordingly.			
Pages 96 to 97 Policy NE.4: Biodiversity	<p>Recommendation 38:</p> <p>38.1 Amend the wording of Policy NE.4 as follows:</p> <p>38.1.1 In the first sentence delete “and enhance” and add ‘,where possible,’ between “biodiversity and” and “provide”.</p> <p>38.1.2 In paragraph b) replace “will be” with ‘are’.</p> <p>38.1.3 In paragraph f) delete “(such as by Schwegler)” but if wished a reference to an RSPB resource or similar might be included in the supporting text.</p> <p>38.1.4 Delete the final sentence beginning “Development which...” and incorporate the content of paragraph 6.5.21 – avoid the use of duplicated numbering by using i), ii) or similar, and use capital letters for the term ‘Local Wildlife Sites (LWS)’.</p> <p>38.2 Amend the Explanation section by:</p> <p>38.2.1 Adding a full reference to the Balsall Parish Neighbourhood Area Ecological Report.</p> <p>38.2.2 Deleting paragraph 6.5.21 and renumbering subsequent paragraphs accordingly.</p>	For clarity and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications agreed in order to meet the basic conditions.	Plan to be modified as recommended by the Examiner.
Pages 98 to 100 Policy NE.5:	<p>Recommendation 39:</p> <p>39.1 Reword Policy NE.5 as:</p>	For clarity and correction and to meet Basic Condition 1.	Examiner's comments noted and recommended modifications	Plan to be modified as recommended by the

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Minimising Pollution	<p>'Where appropriate, development proposals will be required to demonstrate how measures to address and mitigate as necessary the impact of air, noise and water pollution have been considered. Appropriate instances will include but not be limited to proposals that:</p> <ul style="list-style-type: none"> i) are within the scope of the SMBC Clean Air Strategy (when adopted); ii) relate to a site currently or formerly with land-use(s) which have the potential to have caused contamination of the underlying soils and groundwater; iii) sit within the Birmingham Airport Noise Preferential Route corridors either side of the Standard Instrument Departure (SID) or below the arrival flight paths.' <p>39.2 Provide a key and source reference for Figure 9 (as amended).</p> 		agreed in order to meet the basic conditions.	Examiner.