

# BALSALL PARISH NEIGHBOURHOOD DEVELOPMENT PLAN 2018 - 2033

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**SUBMISSION VERSION**

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APRIL 2019



USES



HOUSING

STRUCTURE

P = PLAN



REFERENDUM



# FOREWORD

The Balsall Parish Neighbourhood Development Plan has been led by a committed team of four Balsall Parish Councillors assisted by the Clerk. Without their enthusiasm, humour, determination and a deep passion for the place where they live the Neighbourhood Plan would not have come to fruition.

Balsall Parish Council would like to thank Neil Pearce of Avon Planning Services for the support provided in preparing the Plan and in assisting the Parish Council, ensuring that good quality consultation, planning and engagement has taken place with local residents. We would also like to thank Solihull Metropolitan Borough Council for their expertise, guidance and support at the crucial stages of preparing the Neighbourhood Plan.

We pay tribute to the host of local residents. Volunteers, organisations and local businesses who have taken part in preparing the Neighbourhood Plan, including those who have taken part in the Household and Business Surveys, Housing Needs, Results Exhibition feedback and various stakeholder consultation and workshop events over the last two years.

Balsall Parish Council would like to present the Balsall Parish Neighbourhood Plan on behalf of all who live, work, study, worship and do business in Balsall parish.

**WHAT IS AN NDP?**

**N = NEIGHBOURHOOD**

- FACILITIES (graduation cap icon)
- PEOPLE (three people icons)
- BUSINESSES (shop icon)

**D = DEVELOPMENT**

- AMENITIES (open book icon)
- INFRASTRUCTURE (bus and bicycle icons)
- HOUSING (house icon)

**P = PLAN**

- IDEAS (lightbulb icon)
- OPINIONS (clipboard icon)
- REFERENDUM (checklist icon)

**BALSALL PARISH**

- BALSALL COMMON (tree icon)
- TEMPLE BALSALL (tree icon)
- FEN END MEER END (tree icon)

**BALSALLNDP@GMAIL.COM**





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## 1. INTRODUCTION & BACKGROUND

### Purpose

- 1.1 The Localism Act 2011 included an important piece of legislation for local communities: it gives us the authority to make a Neighbourhood Development Plan (NDP) for Balsall parish. When adopted by a 'community' referendum, voted for by parishioners of Balsall parish it will become a legal document and carry significant weight when planning decisions are made.
- 1.2 A Neighbourhood Development Plan must be community led. A Neighbourhood Development Plan establishes general planning policies governing development and use of land within its designated area.
- 1.3 This document is a Neighbourhood Development Plan, as defined in the Act, for Balsall parish.

### Submitting Body

- 1.4 This Neighbourhood Development Plan (the Plan) is submitted by Balsall Parish Council, which is the qualifying body as defined by the Town and Country Planning Act 1990.

### Neighbourhood Plan Area

- 1.5 During 2015 and 2016 prior to the current Balsall Parish Neighbourhood Development Plan work was done by a group of residents on a joint Neighbourhood Development Plan supported by an agreement between Balsall and Berkswell Parish Councils. A joint area for Balsall and Berkswell Parishes was designated by Solihull Metropolitan Borough Council (SMBC) in September 2016.
- 1.6 During this period Solihull Metropolitan Borough Council (SMBC) began a review of the Solihull Local Plan and reviewing potential strategic housing sites for Balsall Common, became the focus of the joint parish NDP project. The council organised a site exhibition and produced a report that was submitted to SMBC.<sup>1</sup> It became evident that the joint structure was creating an increasing risk to completing a plan. Balsall Parish Council carried out a risk assessment including consideration of its legally constituted position on the joint NDP committee and taking professional planning advice. Balsall Parish Council concluded there was a high risk of not completing a joint NDP in a reasonable timescale and resolved to end their involvement in the joint Neighbourhood Planning project.
- 1.7 Balsall Parish Council then proceeded with an application for a Balsall Parish Neighbourhood Area defined by its existing boundary. On 11<sup>th</sup> February 2017 an

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<sup>1</sup> Balsall and Berkswell Neighbourhood Development Plan Report from Site Exhibition of potential new housing sites for Balsall and Berkswell Parish residents 20<sup>th</sup> August 2016



application was made to SMBC for the designation of the Balsall Parish Neighbourhood Area. The joint Neighbourhood Area designation covering Balsall and Berkswell parishes was formally withdrawn by SMBC on 18<sup>th</sup> April 2017.

- 1.8 The built-up area that defines the large village of Balsall Common dominates the Balsall Parish area. Balsall Common settlement is a single sustainable location. The village of Balsall Common straddles the parish boundary between Balsall and Berkswell parishes with around 75% of the population in Balsall parish and 25% in Berkswell parish. The parish boundary no longer defines the built-up area of Balsall Common village. Since the 1960's significant development has taken place on both sides of the boundary to form a contiguous built up area of the village today.
- 1.9 In order for a designated area to cover the whole of the village, Balsall Parish Council submitted a request to SMBC to conduct a Governance Review to consult residents, on moving the boundary between Balsall and Berkswell parishes to unite Balsall Common within one parish. SMBC declined because Berkswell Parish Council objected that the timing was not suitable as they wished to complete an NDP for the existing parish. Berkswell parish commenced an NDP for their parish. The Balsall Parish Neighbourhood Area was designated by the Cabinet Portfolio Member for Managed Growth on 18<sup>th</sup> July 2017.
- 1.10 The Balsall Parish Neighbourhood Area approved by SMBC on 18<sup>th</sup> July 2017 is illustrated below:

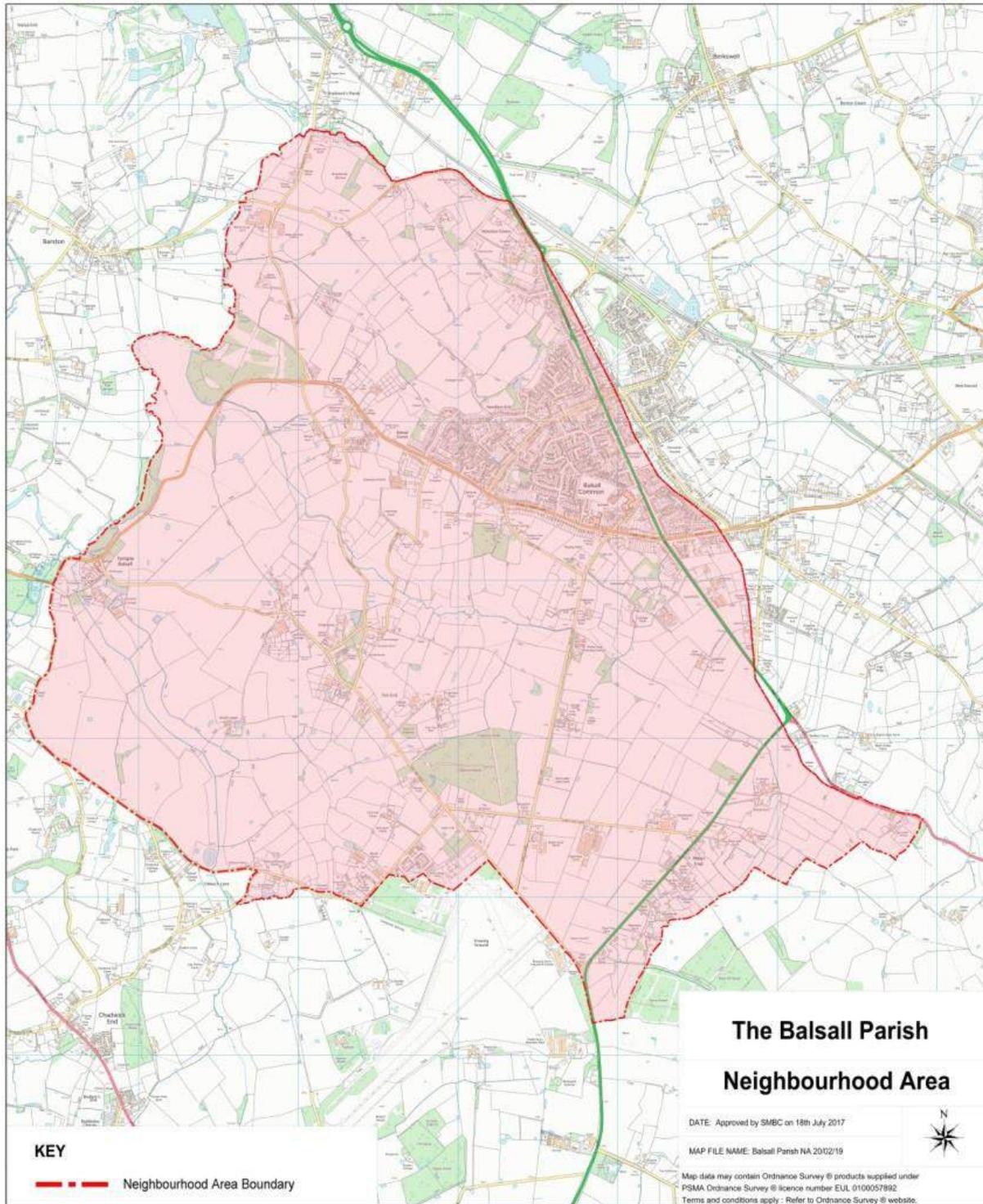


Figure 1 The Balsall Parish Neighbourhood Area designated by SMBC on 18th July 2017



- 1.11 Balsall Parish Council began the project to gather evidence for the NDP. To reflect the desire of the council to consider settlement wide development issues for Balsall Common village, it was decided to extend the survey of Balsall parish and to survey residents from the whole of the settlement of Balsall Common including the part in Berkswell parish.
- 1.12 In August 2017 Balsall Common Village Residents Association collected signatures for a petition from residents in Balsall and Berkswell parishes, to request a Governance Review by SMBC. A Governance Review was duly conducted by SMBC, who presented two final options for consultation in June 2018 – one to move the boundary between Balsall and Berkswell parishes to unite Balsall Common within Balsall parish using the line of HS2, and the second option for no change. SMBC decided in October 2018 that there would be no change to the boundary between Balsall and Berkswell parishes and therefore the designated Neighbourhood Plan area of 18<sup>th</sup> July 2017 for Balsall parish would not change.
- 1.13 The results of the SMBC Community Governance Review were that 82% of respondents in Balsall parish supported the option to unite Balsall Common<sup>2</sup>, and the NDP evidence from the Household Questionnaire 2017 was that 81% of households (including both Balsall and Berkswell parish residents in Balsall Common) supported a boundary change to unite Balsall Common within one parish).<sup>3</sup> This data underpins the approach of Balsall Parish’s Neighbourhood Development Plan to consider evidence from all Balsall Common’s residents in development plans for the village.
- 1.14 The Plan applies to the Balsall Common area within Balsall parish and the rural mostly farmland area including the hamlets of Fen End, Meer End, Temple Balsall and Oakley.

## Plan Period

- 1.15 Solihull Council’s adopted Local Plan covers the period 2013-2028. It is currently under review. The Balsall Parish Neighbourhood Development Plan will cover the period from 2018 through to 2033.
- 1.16 As part of the adoption process, this Draft Neighbourhood Plan is now being submitted formally to SMBC. It is subject to further consultation, and provides further opportunity for feedback, prior to being passed to an Independent Examiner. It is the ambition of Balsall Parish Council that a Referendum on the finalised Plan will be held in December 2019.
- 1.17 Below is a timeline outlining the remaining objectives of the Balsall Parish Neighbourhood Development Plan process. Once “made” (adopted), the Balsall Parish Neighbourhood Plan will provide legal planning policies to be applied in conjunction with those prescribed within the Solihull Local Plan:

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<sup>2</sup> SMBC Electors Poll June 2018

<sup>3</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.7



- 1.18 SMBC’s adopted 2013 Local Plan is currently being reviewed. SMBC consulted on a revised Draft Plan (DLP) in November 2016. Publication of the pre-submission draft Local Plan Review is expected in summer 2019. This gives an initial date for adoption of the DLP in summer 2020. The Solihull Local Plan (when adopted) will provide the housing objectives for the Balsall parish area for the next 15-20 years.<sup>4</sup> The final sites allocated and adopted within the Solihull Local Plan will be recognised within the Balsall Parish Neighbourhood Development Plan.
- 1.19 It is estimated that more than 1700 homes are proposed to be built within the Balsall Common (Berkswell & Balsall parishes) area as part of the Solihull Local Plan. These proposals mean a 26%<sup>5</sup> increase in housing stock within the Balsall Parish Neighbourhood Area. Currently there are three proposed sites (Trevallion Stud, Frog Lane and Windmill Lane/Kenilworth Road) provisionally allocated in the Draft Solihull Local Plan for development.
- 1.20 Within the Balsall Parish Neighbourhood Area the Balsall Parish Neighbourhood Development Plan policy on housing allocations will be determined by the sites selected within the Solihull Local Plan. Within the Balsall Parish Neighbourhood Development Plan, policies on housing mix and design have been created based on evidence gathered through consultation with residents, in order to support the Solihull Local Plan in determining the housing needs of the community within the Balsall Parish Neighbourhood Area.
- 1.21 The Balsall Parish Neighbourhood Development Plan responds to the needs and aspirations of the local community as understood today. Challenges and concerns are likely to change over the Plan period. Balsall Parish Council will be responsible for maintaining and periodically revisiting the Balsall Parish Neighbourhood Plan, to ensure relevance and to monitor delivery (within the lifespan of the Balsall Parish Neighbourhood Development Plan).

<sup>4</sup> Reviewing the Plan for Solihull’s Future November 2016, p.75

<sup>5</sup> Calculation Methodology: 2467 homes within Balsall parish, 630 new homes provisionally allocated within the DLP, 630 new homes = 26% future increase in the number of homes within Balsall parish



## The Plan Context

1.22 The Balsall Parish Neighbourhood Development Plan must:

- have regard to national planning policies and advice,
- contribute to the achievement of sustainable development,
- be in general conformity with strategic policies in the development plan for the local area, and
- be compatible with EU obligations and human rights requirements.



## 2. Process Overview

### Governance and Process

- 2.1 Balsall Parish Council has responsibility for planning and managing the process of the Neighbourhood Development Plan. However, all decisions on plan content are made by using evidence obtained directly from the community through consultation, and ultimately the plan will be tested through local referendum.
- 2.2 The Council set up a Neighbourhood Development Plan Committee<sup>6</sup> and delegated responsibility to manage the process. The committee met on a monthly basis with the Principal Authority Solihull Metropolitan Borough Council for guidance and support. The committee meets quarterly in public to review the progress of the management of the project. The committee provides regular updates to the full Parish Council meetings.
- 2.3 During 2017, 2018 and 2019 Balsall Parish Council engaged in a wide array of community engagement and involvement activities to seek opinions upon how the area should be developed.

### Community Engagement and Evidence Gathering

- 2.4 The ethos of the Balsall Parish Neighbourhood Development Plan has been to proactively communicate and consult with its community. This communication and consultation process using traditional means has been enhanced through the implementation of a social media strategy aimed specifically at reaching a demographic in the community that has not been sufficiently reached through traditional means of communication and consultation. Our schools, childcare providers, retailers, library, Sports Association, Residents Association, The Bugle (A community magazine), online community groups (Balsall Common Facebook Group, Balsall Common Community Watch) have been integral in promoting the awareness and importance of the Balsall Parish Neighbourhood Development Plan within our community.
- 2.5 Balsall Parish Council designed a Household Questionnaire to consult with residents to see what they want for the area and what they would like to see developed over the next 15-20 years. The questionnaire ran from Thursday 2nd November to Thursday 30<sup>th</sup> November 2017. All households in the parish and the Balsall Common area within Berkswell parish were mailed a questionnaire.

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<sup>6</sup>Balsall Parish Neighbourhood Development Plan Committee Terms of Reference

- 2.6 The Performance, Consultation and Insight Unit at Stratford-on-Avon District Council provides a service within the Council, but also offers its services as a market research agency to other District Councils, Parish and Town Councils and other public bodies. All work undertaken by the Unit is done in line with the Market Research Society's code of conduct. The unit was engaged by Balsall Parish Council as they offer a fully comprehensive independent market research project, to eliminate any conscious or unconscious bias from the Parish Council. The unit has successfully completed surveys for other Parishes in the Solihull Borough.
- 2.7 2321 questionnaires were distributed. 1277 questionnaires were returned in the timescale allowed, with a response rate of 38.5%. 967 of the completed questionnaires were from households in Balsall parish. This response is very good considering the methodology used of a full postal survey. There was an extensive publicity campaign by the parish council to promote the questionnaire in the area and one that was deemed as best practice by the performance unit at Stratford District Council.<sup>7</sup>
- 2.8 Balsall Parish Council composed a survey to consult with businesses registered within the Balsall Common area to see what they want for the area and what they would like to see developed over the next 15-20 years. The survey ran from 16<sup>th</sup> January 2018 to Friday 16<sup>th</sup> February 2018, extended to Friday 23<sup>rd</sup> February 2018.
- 2.9 365 businesses were mailed, and 37 responses were received in the timeframe allowed. 25 envelopes were returned to sender for a variety of reasons, so the usable sample was 340. The response rate was 11%, a figure typical of this type of postal survey.<sup>8</sup>
- 2.10 Balsall Parish Council commissioned WRCC<sup>9</sup> to conduct a local Housing Needs Survey during April and May 2018. The aim of the survey was to collect local housing needs information within and relating to Balsall parish.<sup>10</sup>
- 2.11 Approximately 2321 survey forms were distributed to local residents and 45 survey forms were completed and returned, equating to a response rate of 1.35%.<sup>11</sup>
- 2.12 From 21<sup>st</sup> – 22<sup>nd</sup> April 2018 Balsall Parish Council held a Questionnaire Results Exhibition at St Peter's Hall. There were approximately 230 attendees at the event. Each attendee was provided with an individual feedback form which invited them to provide their written comments upon the village centre, housing and green spaces.<sup>12</sup>
- 2.13 Balsall Parish Council established a Balsall Common village centre working group with representatives from Berkswell Parish Council, traders, residents, local community organisations and businesses with the aim to propose a scheme to improve the village centre. A working group was established with representatives from residents to consider improvements to community facilities in Willow Park.

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<sup>7</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.1

<sup>8</sup> Neighbourhood Plan Business Survey 2018 Final Report (compiled & produced Feb 2018), p.1

<sup>9</sup> [www.wrccrural.org.uk](http://www.wrccrural.org.uk)

<sup>10</sup> Neighbourhood Plan WRCC Housing Needs Survey 2018 Final Report (compiled & produced Jun 2018), p.3

<sup>11</sup> Neighbourhood Plan WRCC Housing Needs Survey 2018 Final Report (compiled & produced Jun 2018), p.4

<sup>12</sup> Neighbourhood Plan Analysis of Feedback Forms (compiled & produced Jun 2018)



2.14 Balsall Parish Council invited community and statutory groups to participate in focus group interviews in order to document their views and aspirations upon how the parish should be developed. The interviews were conducted between 22 March and 10 May 2018 with 14 groups participating in the interviews.

## Evidence Base Overview

2.15 The analysis, objectives and policies in this Neighbourhood Development Plan have drawn on a variety of sources as follows:

- Neighbourhood Plan Household Questionnaire - November 2017
- Business Survey - January/February 2018
- Questionnaire Results Exhibition Feedback and Consultation - April 2018
- Housing Needs Survey - May 2018
- Focus Group Interviews March-May 2018
- Character Assessment - September 2018 (appended to the plan as an Appendix)
- Green Spaces Analysis - October 2018
- Balsall Parish Neighbourhood Area Ecological Report 2018
- Balsall parish survey of vehicles parked outside of dwellings Feb 2019
- Solihull Borough Local Character Guide 2016
- Solihull Borough Local Character Assessment 2016
- Solihull Borough Green Infrastructure Study 2012
- Warwickshire CC Neighbourhood Development Planning for Health
- Warwickshire Landscape Guidelines: Arden
- Solihull Borough Meriden Ward profile 2016
- BS 5837:2012: Trees in Relation to Design, Demolition and Construction
- Report from Site Exhibition of potential new housing sites for Balsall and Berkswell Parish residents 20<sup>th</sup> August 2016
- Balsall Parish Council Response to Draft Local Plan 15 February 2017
- Balsall Parish Council Response to Scope, Issues and Options Consultation Jan 2016
- Solihull Local Plan adopted December 2013
- Solihull Borough Draft Local Plan 2016
- National Planning Policy Framework February 2019

## 3. Balsall Parish Today

### Location and Setting

- 3.1 Balsall Parish is a rural settlement situated south east of Solihull town centre in the Meriden ward.
- 3.2 It is 7 miles from Birmingham Airport and National Exhibition Centre and is separated from these by greenbelt area known as the Meriden Gap. The A452 provides a north/south access to the east of Balsall parish and connection to the M42/M6. The A4177 connects the parish to the neighbouring areas of Hatton and Warwick providing linkage to the M40. The boundary of Coventry lies 2.5 miles to the east of Balsall parish.
- 3.3 The Balsall Common area is surrounded by countryside and the hamlets of Fen End, Meer End, Temple Balsall and Oakley are positioned within the rural areas of the parish. The area is captured within the Solihull Borough Landscape Character Assessment.<sup>13</sup> The Solihull Borough Landscape Character Assessment categorises the Balsall Parish Neighbourhood Area into 2 sub areas (LCA 4A & 4C)<sup>14</sup> and LCA 5 (Balsall Common Eastern Fringe). See Figures 2 and 3.<sup>15</sup>
- 3.4 Overall the designated area contributes to a wider expanse of land within Solihull Borough which is considered to be “historically important.”<sup>16</sup> Sub area 4A is characterised by “active farms, pastoral and arable land and industry and residential settlements.”<sup>17</sup>
- 3.5 Sub area 4C is considered to contain “distinctive historic architecture” within the area of Magpie Lane.<sup>18</sup>
- 3.6 Within the Solihull Borough Landscape Character Assessment, the Balsall Parish Neighbourhood Area has “an active rural agricultural landscape with arable and pastoral fields that support animal grazing.”<sup>19</sup>

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<sup>13</sup> Solihull Borough Landscape Character Assessment, December 2016, p30-35 & p38-41

<sup>14</sup> Solihull Borough Landscape Character Assessment, December 2016, p30

<sup>15</sup> Solihull Borough Local Character Guide (Non-technical Summary), November 2016, p7

<sup>16</sup> Solihull Borough Landscape Character Assessment, December 2016, p30

<sup>17</sup> Solihull Borough Landscape Character Assessment, December 2016, p35

<sup>18</sup> Solihull Borough Landscape Character Assessment, December 2016, p38

<sup>19</sup> Solihull Borough Landscape Character Assessment, December 2016, p30

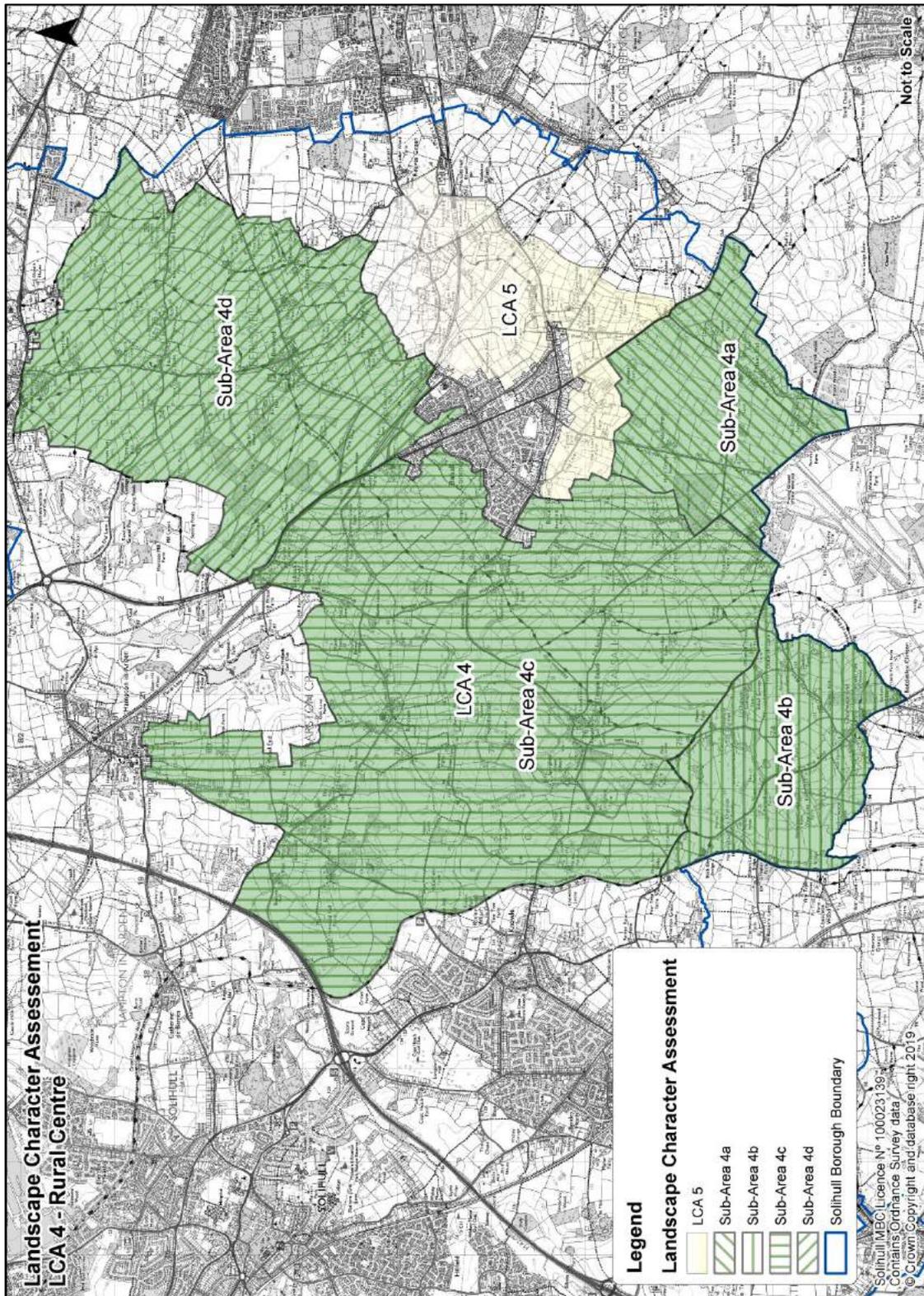


Figure 2 Solihull Borough Landscape Character Assessments for SMBC, Rural Centre, LCA 4, Page 30  
(Map as supplied by SMBC)

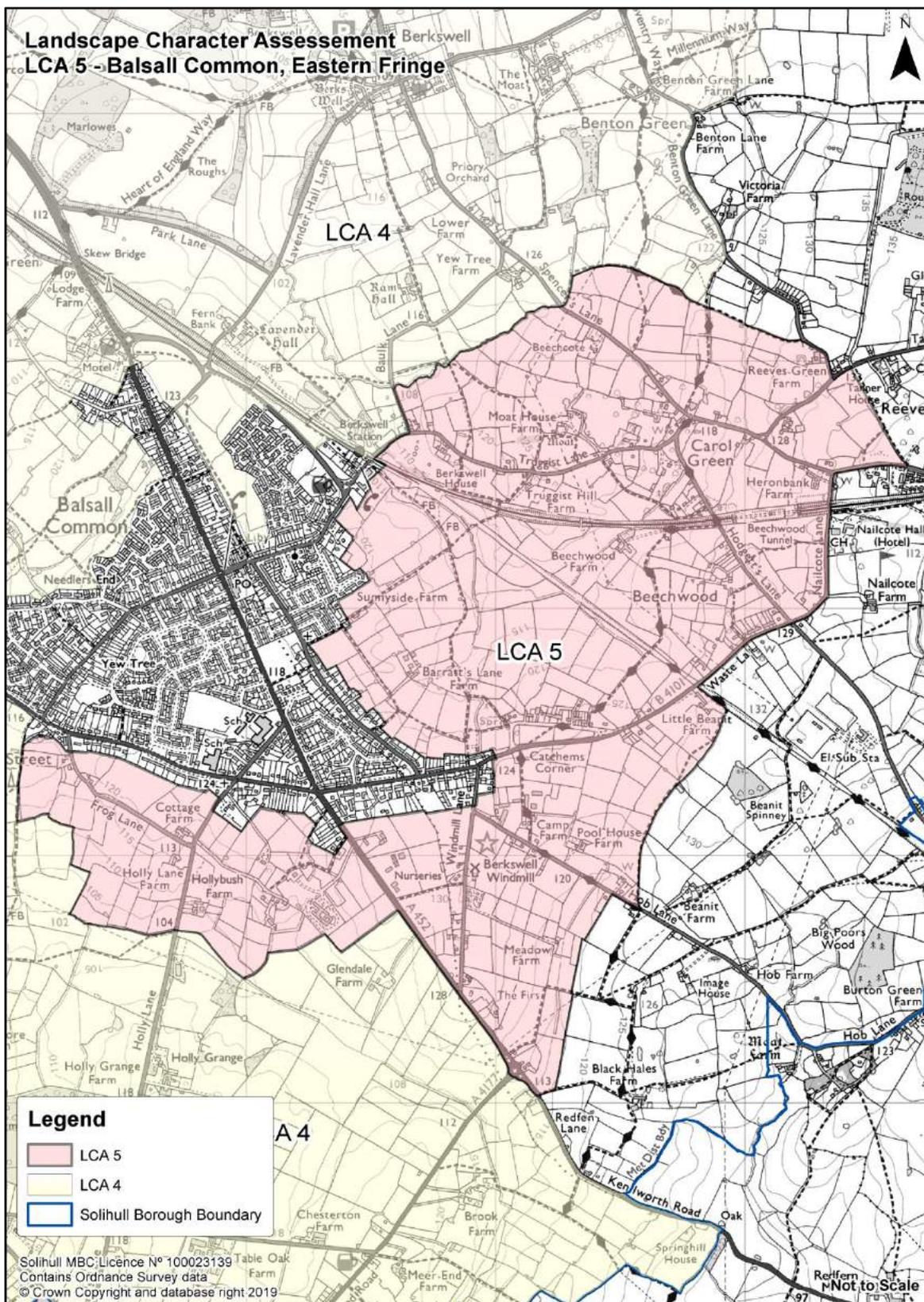


Figure 3 Solihull Borough Local Character Guide (Non-technical Summary) for SMBC, November 2016, LCA 5, Balsall Common Eastern Fringe, Page 7

(Map as supplied by SMBC)



## Employment

- 3.7 Employment and business activity for Balsall residents is largely provided outside the area with people travelling to the key employment centres of Birmingham, Coventry, Solihull as well as further afield particularly London. Business Parks (Birmingham and Blythe Valley), the airport, NEC, Jaguar Land Rover, hospitals, schools and universities are also important employment destinations. Balsall Common (Balsall parish) is particularly well placed for commuting to work by car and train.
- 3.8 Balsall Common village has around 40 units for retail and office in the centre with three small groupings of businesses outside the immediate shopping area – Fernhill Court, Blacksmiths Corner, 322 – 326 Kenilworth Road and Meer End Road.
- 3.9 The rural part of the Neighbourhood Area contains many farms and other land-based business activity.
- 3.10 There is a comparatively low 12% of 16-29 year olds living in Meriden ward compared to 16% for Solihull Borough and 19% in England indicating the significant opportunity for more affordable housing within the parish.<sup>20</sup>
- 3.11 27% of residents in Meriden ward (which includes Balsall Common) work in the public sector, 21% in Financial and Services, 14% in wholesale and retail. Manufacturing employment fell from 15% in 2001 to 9% in 2011 offset by an increase in public sector employment from 22% to 27%. This is consistent with a pattern across Solihull Borough.<sup>21</sup>
- 3.12 In Meriden ward there is a jobs density of 322 per 1000 residents which is in line with other rural areas of the Borough compared to the Solihull Borough average job density of 504 per 1000 residents.<sup>22</sup>
- 3.13 34% of residents are retired, 30% are employed outside of the parish, 8% are employed within the parish and an additional 9% are self-employed. 12% are students and 4% are unemployed or long-term sick.<sup>23</sup>
- 3.14 An estimate of 435 carers in the urban area and 150 in the rural area are working 1-19 hours per week. There are 35 in the urban area, 20 in the rural area working 20-49 hours per week, and 75 in the urban area and 35 in the rural area working more than 50 hours each week.
- 3.15 There are 3.9% of households with a lone parent with dependent children in the urban area and 4.7% in the rural area of the parish.<sup>24</sup>

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<sup>20</sup> Ward Plan 2016, p.5

<sup>21</sup> Ward Plan 2016, p.12

<sup>22</sup> Ward Plan 2016, p.17

<sup>23</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), Q36

<sup>24</sup> Ward Plan 2016, p.35

## Education

3.16 The Balsall Parish Neighbourhood Area has 2 primary schools (3-11) and 1 secondary school (11-18):

- Balsall Common Primary School Academy: Ofsted Rating Outstanding, Inspected 2014<sup>25</sup>
- Heart of England School Academy: Ofsted Rating Good, Inspected 2013<sup>26</sup>
- Lady Katherine Leveson Church of England Primary School: Ofsted Rating Good, Inspected 2016<sup>27</sup>

3.17 12% of the adult population in the urban area and 19% in the rural area have no formal qualifications which compares to 23% for Solihull Borough.<sup>28</sup>

## Transport

3.18 A limited bus service provides transport links to Solihull Town Centre and Coventry. Berkswell train station is accessible by foot and car for Balsall parish residents. Providing links to Birmingham International & New Street Stations, Coventry and London Euston.

3.19 Over 85% of Meriden residents who travel to work do so in a private vehicle. In the rural ward of Meriden 58% of households have 2 or more cars compared to 41% for Solihull Borough and 32% in England.<sup>29</sup>

3.20 The average car or vans per household is 1.73 in Meriden ward compared to 1.34 for Solihull Borough and 1.16 for England.<sup>30</sup>

3.21 There are 5.6% in the urban area and 11.8% in the rural area of households with no access to a car or van.<sup>31</sup>

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<sup>25</sup> Ofsted, <https://reports.ofsted.gov.uk/provider/21/138536>, Accessed 31 October 2018

<sup>26</sup> Ofsted, <https://reports.ofsted.gov.uk/provider/23/136909>, Accessed 31 October 2018

<sup>27</sup> Ofsted, <https://reports.ofsted.gov.uk/provider/21/104095>, Accessed 31 October 2018

<sup>28</sup> Ward Plan 2016, p.13

<sup>29</sup> Ward Plan 2016, p.20-21

<sup>30</sup> Ward Plan 2016, p.20

<sup>31</sup> Ward Plan 2016, p.21



## Community Facilities

- 3.22 Health Services are provided by the Balsall Common medical centre that is located in the adjoining Berkswell parish. There is one private dentist surgery and a physiotherapist practice in the village centre. The Balsall Parish Neighbourhood Area has three privately owned care facilities for the elderly (Michael Blanning Place, Harper Fields, and Lady Katherine Leveson Foundation).
- 3.23 Community indoor activities take place within Balsall parish at St Peter's Hall, the village hall and the Jubilee Centre, Temple Balsall Old Hall and various school premises.
- 3.24 Community outdoor sports activities in the parish are organised at the Balsall and Berkswell Rugby Football Club ground at Fen End and the Berkswell Cricket Club ground at the Lant in the village centre. Facilities used by Balsall parish residents such as the Tennis Club and the Hornets Football club are located within Balsall Common in the adjoining Berkswell parish. Holly Lane playing fields is used for football by the Hornets Football club, Heart of England School Academy and informally by families. Allotments are provided for residents in Balsall Common (Balsall parish) by Solihull Metropolitan Borough Council.
- 3.25 There are several informal and formal open spaces used by the community, including Willow Park which has play facilities, Oakley playground, Grange Park, Tidmarsh Close Green, Yew Tree Green, Kemps Green Road pond and green.
- 3.26 There are 4 public houses within the Neighbourhood Area. The Tipperary Inn, located on Meer End Road, was originally known as The Plough Inn. Harry Williams, the joint composer of "It's a Long Way to Tipperary" lived there until the early 1900s and is said to have purchased the pub from his parents out of the proceeds of his composition. He then renamed the pub as The Tipperary Inn.<sup>32</sup> Williams is buried in the cemetery grounds of St Mary's church, Temple Balsall.
- 3.27 The George in the Tree pub is positioned on Kenilworth Road on the northern outskirts of Balsall Common. It originally provided overnight accommodation for passengers on stage coaches travelling between Stratford-on-Avon and Coleshill. Horses were changed at the "Shay House," a nearby building.<sup>33</sup>
- 3.28 The word "shay" is thought to derive from the French for "chaise" – a light horse drawn vehicle. In recent times, the pub was re-named "The Shay House" but has now reverted to "The George in the Tree." It is a member of the "Beefeater" pub and restaurant chain.

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<sup>32</sup> Bannister, A. 2016, The Mirror Newspaper Online, A Very Famous Song, <https://www.mirror.co.uk/news/uk-news/very-famous-song-written-quaint-7512040>, Accessed 11 October 2018

<sup>33</sup> Author unknown, balsallcom.com, Origins, <http://www.balsallcom.com/features/history/a-brief-history-of-balsall-common/>, Accessed 11 October 2018



- 3.29 The pub is distinguished by a painting by Edward Herberte (active 1857-1893) of the arrival of a stage coach.<sup>34</sup>
- 3.30 The White Horse Pub is located on the Kenilworth Road within the heart of Balsall Common. It is a relatively large modern roadhouse which replaced the original small cottage from which the pub originated. It was originally called The Plough.
- 3.31 It is said that the pub was central to the Balsall Wake which was held on the Monday after August 13<sup>th</sup> each year. There were races from High Cross to the Plough, for which the prize was a quarter of a pound of tea. The men bowled for a duck in the field behind the inn.<sup>35</sup>
- 3.32 The Ye Olde Saracens Head pub (formerly The Saracens Head Inn) is the oldest pub within Balsall Parish. It is a 17<sup>th</sup> century inn on the west side of the village road from Knowle to Coventry.<sup>36</sup> The name may derive from its proximity to Temple Balsall which is associated with the Knights Templar, a military religious order at the time of the Crusades.

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<sup>34</sup> Author unknown, artuk.org, Stagecoach Outside 'The George in the Tree', <https://www.artuk.org/discover/artworks/stagecoach-outside-the-george-in-the-tree-kenilworth-road-berkswell-west-midlands-55803/search/keyword:herberte>, Accessed 11 October 2018

<sup>35</sup> Author unknown, balsallcom.com, Origins, <http://www.balsallcom.com/features/history/a-brief-history-of-balsall-common/>, Accessed 11 October 2018

<sup>36</sup> Ed. L Salzman, british-history.ac.uk, Parishes: Balsall, <https://www.british-history.ac.uk/vch/warks/vol4/pp86-91>, Accessed 11 October 2018

## 4. CHARACTER APPRAISAL

4.1 Using Planning Aid England’s Engaging Communities in Planning<sup>37</sup> documentation a complete Character Assessment was undertaken of the Neighbourhood Area. See Appendix to this Plan. The following map identifies the 19 character zones which exist within the Neighbourhood Area:

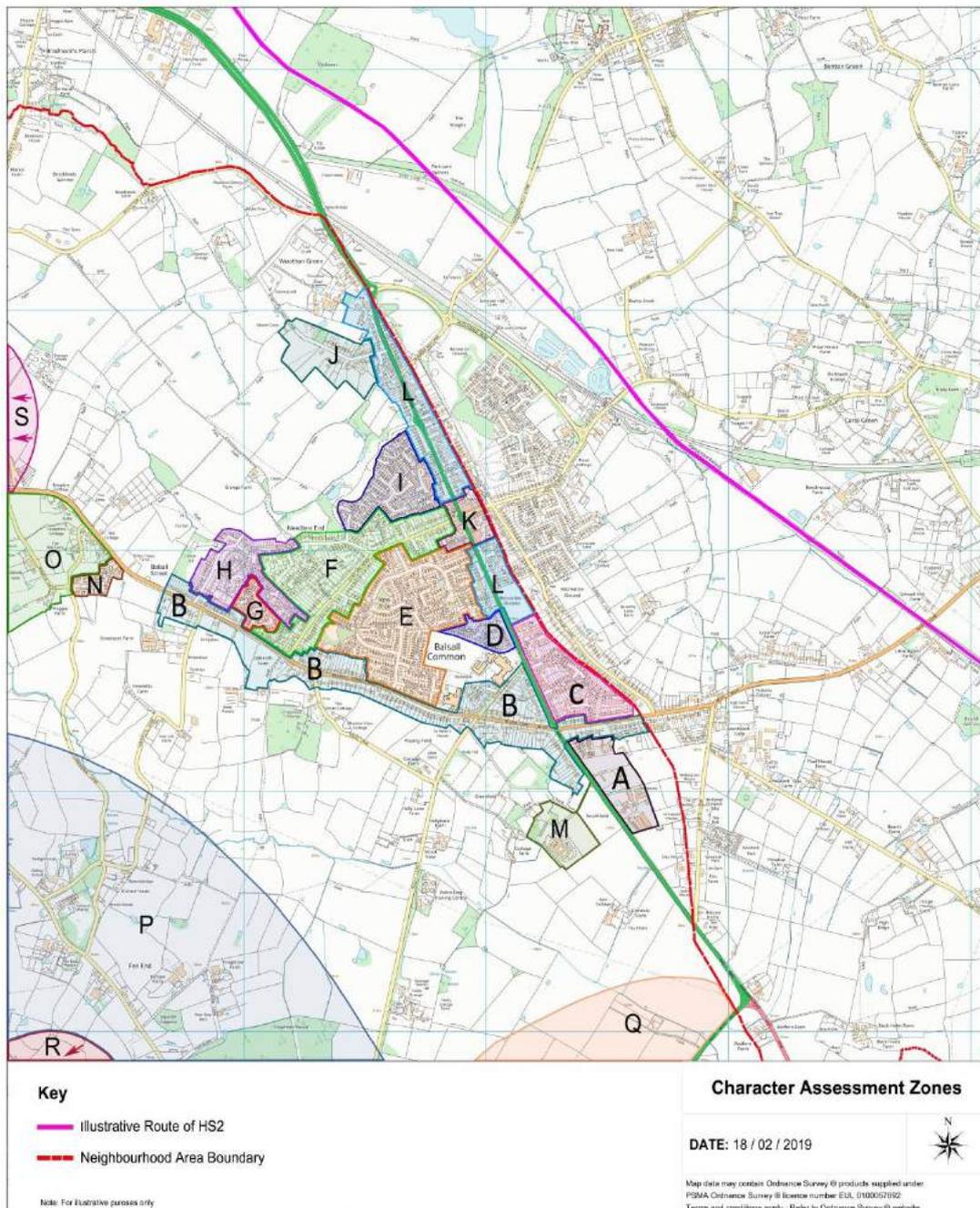


Figure 4 Character Assessment Zones

<sup>37</sup> Character Assessment, Putting the Pieces Together, Planning Aid England, [https://www.rtpi.org.uk/media/1271765/how\\_to\\_prepare\\_a\\_character\\_assessment.pdf](https://www.rtpi.org.uk/media/1271765/how_to_prepare_a_character_assessment.pdf), Accessed 16<sup>th</sup> October 2018

4.2 The characteristics of each zone have been identified through the use of Planning Aid England's, Character Assessment Pro Forma which defines a zone by the following characteristics:

- Topography
- Land use
- Layout
- Roads, street and routes
- Spaces
- Buildings
- Landmarks
- Green and natural features
- Streetscape
- Views

### **Balsall Common (A, B, C, D, E, F, G, H, I, J, K, L, M, N)**

4.3 Balsall Common village (Balsall parish area only) contains the highest concentration of housing within the Neighbourhood Area. The original centre of the village was located at the junction of Station Road and Balsall Street/Balsall Street East. Properties positioned on the arterial roads are typified by their linear layout. Within Zones B and F there are a number of large detached properties which include Victorian and Edwardian buildings, bungalows, modern executive homes and a stock of semi-detached properties.

4.4 Zone E, The Kemps Green estate is an area which successfully incorporates green and natural features within the layout of the estate. Residents are able to access green spaces within the immediate locality of the estate. The area contains a significant stock of detached properties which includes a number of bungalows. A system of pedestrian pathways connects the roads/closes within the area including the main retail area positioned on the Kenilworth Road/Station Road and bus stops positioned on Station Road and Balsall Street East.

4.5 Smaller estates are located in Zones G and N. Properties within these zoned areas are predominantly detached. However, each has a very distinct design style.

4.6 Zone I, The Grange estate is typified by modern executive detached homes. A limited number of smaller, mews and terraced properties are incorporated into the scheme along with a retirement complex which provides additional day care facilities at Michael Blanning Place. This is one of three care facilities located within the Neighbourhood Area. Three additional over 55s complexes (Rose Court, Winterdene, Knights Court) exist within the Neighbourhood Area with a fourth currently under construction (Albany Meadows). A large green space (Grange Park) is accessible via several footpaths which



serve the estate. In recent times a community group The Friends of Grange Park has supported the maintenance of this valued green space within the immediate and wider community.

- 4.7 Zone K (the village centre) contains a mixture of retail/residential properties. In recent years the conversion of a disused office block into apartments has occurred, with further work of this nature currently underway at Arden House on the Kenilworth Road. A purpose-built Tesco/Costa Coffee retail unit with apartments was recently constructed, with the remaining properties mainly offering retail/commercial units to the ground floor and 1<sup>st</sup> floor (and in some instances 2<sup>nd</sup> floor) residential accommodation above.
- 4.8 Within Zone H one of the largest green spaces within the Neighbourhood Area exists. Willow Park is a recreation ground managed by Balsall Parish Council and is proactively supported by a community group The Friends of Willow Park. The park is accessible by two entry points via Needlers End Lane. A scheme to develop the amenity for the benefit of the immediate and wider community has been supported by Balsall Parish Council and is currently underway.<sup>38</sup> There is a high concentration of smaller properties within this zone. In recent years off road parking has been increased through the creation of parking bays through the strategic use of previously grassed areas.
- 4.9 Zone C is characterised by the high number of bungalow dwellings within the zone. Properties within this area have been arranged in a predominantly cul-de-sac layout. Front gardens provide green spaces within the area and parking is provided within the existing dwelling plots.
- 4.10 Zones D and L contain a number of 1960s semi-detached and detached properties. Properties are arranged in a winding layout with short front gardens. Parking is provided within the existing plots and off-road parking is available.
- 4.11 Zones A and M are the most recently developed sections of the Neighbourhood Area. Located within Zone M is the Harper Fields Care Home; a residential and nursing care facility. Zone M is currently undergoing a period of expansion which will include a complex for the over 55s (Albany Meadows) consisting of a combination of two-bedroom bungalows, three-bedroom houses and two-bedroom apartments. Zone M is a location which benefits from extensive views of the greenbelt located within the Neighbourhood Area.

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<sup>38</sup> Balsall Parish Council, Minutes, 18<sup>th</sup> July 2018

4.12 Positioned on the east side of the Kenilworth Road (A452) Zone A (Elysian Fields) is now an occupied site of 115 dwellings. The site is accessible via two roads (Drovers Close and Meer Stones Road) which are accessed via the Kenilworth Road. There is limited off road parking available within this scheme. The area has recently benefited from traffic management improvements, which have included the installation of a traffic calming cobbled surfaced area on the A452 to Kenilworth, and the introduction of 4-way traffic lights with pedestrian crossing points. It is important to note that Zones A and M are positioned the furthest away from most services within the Balsall Common area. There are no retail units or recreation facilities within the immediate locality and public transport does not service these recently developed areas. This development includes 20 properties designated as social housing for rent managed by Walsall Housing Group.

### **Fen End and nr. Temple Balsall (P, O)**

4.13 Zones P and O represent the Fen End and nr. Temple Balsall locations within the Neighbourhood Area. They are rural in character. Within the Fen End area there is a high proportion of farms and other land-based businesses. There are a sizable number of architecturally significant buildings within the area. The Magpie Lane and Long Brook Lane area contains a significant concentration of buildings which define the history of the early settlements within the Neighbourhood Area.

### **Meer End (Q)**

4.14 Zone Q is defined by the A4177. A busy 'A' road which provides access for a significant number of heavy goods vehicles to the M40. In recent times the usage of the road has increased due to the development of the Jaguar Land Rover site at Fen End. Consequently, at peak times traffic at the junction of the A4177 and A452 is noticeable. The housing profile within the area is comprised of larger homes set within significant areas of land which is often used for equestrian and farming purposes. A small cluster of semi-detached residential properties is positioned on the Meer End Road. A small amount of parking is provided through the provision of a small lay-by to the front of these properties.

### **Oakley (R)**

4.15 Oakley (Zone R) contains a small and highly concentrated supply of housing for the Neighbourhood Area. It is characterised by semi-detached properties arranged in a crescent formation. In 2014 a series of modern mews properties were added to the area via a newly formed Ramsey Close. There are no retail/commercial services to support the immediate location. There is limited public transport. The zone is positioned within close proximity to the employment opportunities provided by Jaguar Land Rover, Fen End. Balsall Parish Council maintains Oakley Green playing fields (a small football pitch) and Oakley Park (a very small children's play area).



## Temple Balsall (S)

- 4.16 Within the conservation area of Temple Balsall there are a number of significant buildings which include Lady Katherine Leveson School, St Mary's Church and the Hospital of Lady Katherine Leveson, and Temple House, with Scheduled Ancient Monument in two parts. The zone is set within a 6.5 acre nature reserve. It is accessible via a challenging B Road (B4101) which during times of heavy rainfall can be flooded and inaccessible to vehicles. A very limited bus service is routed to the area. There are no retail or commercial services within the immediate locality.
- 4.17 This Character Assessment included within the plan as an appendix provides the criteria for policies within this plan, particularly policies BE3 and BE4 and in turn the framework for the Design Review Panel.

## 5. OUR VISION, OUR ASPIRATIONS

### Our Vision

- 5.1 Providing homes for all in a parish distinguished by well-designed and high-quality constructed homes within the rural setting of countryside typical of the local Arden landscape. To meet the needs of an increasing population and to promote a safe, healthy and active community by protecting the countryside and enhancing the built-up area with sufficient infrastructure and facilities. Ensure Balsall parish is a location where local businesses thrive and to foster a sense of community creating a welcoming core within the village centre of Balsall Common (Balsall parish).

### Our Aspirations

- 5.2 Our Neighbourhood Area has been in transition for many years because of its central position between Solihull, Coventry and its strategic location within the M6/M42/M40/M1 catchment area. Its proximity to Birmingham International rail station and airport and the arrival of the proposed nearby HS2 rail station can only serve to accelerate this process.
- 5.3 New housing proposals in Solihull MBC Draft Plan when adopted will drive Balsall Common's transition from village to small town, and therefore we have a responsibility as far as possible to manage this transition, whilst protecting the integrity of our rural communities of Meer End, Fen End, Oakley and Temple Balsall. The strategic nature of the increase in housing being proposed for Balsall Common is not just to meet local growth needs, but to meet the housing needs for SMBC and the wider Housing Market Area. The scale of change facing Balsall Common is potentially overwhelming. Balsall Parish Council seeks to assist SMBC through the Neighbourhood Planning process to manage this growth benefiting existing and new residents.
- 5.4 Our rural communities will continue to provide the “green lungs” to the settlement of Balsall Common and they will continue to support and be dependent upon the services and facilities developed within Balsall Common. Our Neighbourhood Area is within the Forest of Arden. Established trees native to the Arden landscape welcome visitors from all directions and oaks are sentinels along our residential roads. Any new developments must retain and plant additional preferably native trees to support the Arden landscape which is typical of this Neighbourhood Area.
- 5.5 As documented in the Character Assessments in this Neighbourhood Plan, Zone E has successfully incorporated a number of small green enclaves within a larger development. This is a design approach that this Plan aspires to replicate in the site allocations defined within the Solihull Local Plan for this Neighbourhood Area. New development must recognise people's need for open green space within and between concentrated housing developments.



- 5.6 We recognise from the results of our evidence gathering the need for managed change, which must capture our residents' aspirations for pleasant living conditions within a thriving community, fully supported by adequate infrastructure, whilst maintaining the essential rural nature of most of the Neighbourhood Area.
- 5.7 Through the site allocations determined by the Solihull Local Plan, our Neighbourhood Plan incorporates new and attractive housing developments. These developments must be sympathetically designed and provide immediate access to the open countryside, whilst enabling the Neighbourhood Area to be self-sufficient, due to the provision of a wide range of services accessible by foot, car, cycle and public transport.
- 5.8 This Plan establishes a Neighbourhood Area with a shared community identity that must successfully integrate different housing types for all stages of life. It is a Neighbourhood Plan which prioritises its residents' quality of life – green space, low noise, clean air, pedestrian and cycle access and 'destination' venues.
- 5.9 It is a Neighbourhood Area which will benefit from national transport infrastructure. It will become a destination supporting and accommodating economic, cultural/historic and outdoor tourism. It is anticipated that improvements to transportation links will provide economic prosperity to residents within the Neighbourhood Area.
- 5.10 Currently the Neighbourhood Area is defined by two significant demographics; the elderly and young families. Extensive consultation with local Youth Groups, the Sports Association, Schools and other local groups shows that local community groups are keen for more housing to provide homes for younger age residents, single people, couples and young families with children, and for new housing to be supported with facilities to foster an opportunity for a greater sense of community.
- 5.11 Our Neighbourhood Plan must harness the desire amongst the community for fundamental improvement to social facilities for young and old and the desire from the community groupings that represent them to contribute greatly to their provision.
- 5.12 Balsall Common centre has little capacity for physical expansion without wholesale redevelopment of the centre and surrounding area. Massive and fundamental change is not advocated but the Neighbourhood Plan advocates ambitious alteration within the centre's own borders, not only to improve the lot of pedestrians and drivers alike, but also to provide a more obvious communal hub to the settlement.
- 5.13 Without interrupting the essential flow of traffic along Station Road within the shopping parade, redesigning the centre as a "shared space" would enable the through flow of traffic, and would create a far more flexible space for the use of residents not only as a shopping centre, but also as a desirable destination in its own right and, on occasions, as a communal meeting place for the shared experience of joy and, yes, sorrow when the occasion demands it.



- 5.14 Our Neighbourhood Plan aims to maintain the centre as the heart of the settlement of Balsall Common by encouraging new and imaginative retail business and service provision achieved through its redesign. Balsall Common does not have a real identity as a settlement in its own right without a flourishing retail and service sector based in the centre of the settlement.
- 5.15 Local business in all its forms must not be overlooked. Through the Household Questionnaire and Business Survey there is recognition that there is a significant amount of home working, and a growing number of businesses operating from homes within the Neighbourhood Area. The Neighbourhood Plan advocates improved broadband connectivity and visitor parking provision within housing developments, to aid the ever-increasing number of home workers in the area.
- 5.16 The confluence of through traffic along the A452 and between Solihull and Coventry, and the crossing points between these traffic flows, is the reason Balsall Common developed in the first place, but the time has come to alleviate this ubiquitous and oppressive hegemony. The Neighbourhood Plan advocates that Balsall Common (Balsall Parish) must be bypassed if our residents are to enjoy the benefits of living in a harmonious and safe environment. This proposal has been the feature of many transport plans in the past and it is time that it came to fruition.



## 6. POLICIES

### 6.1 Future Housing Development

#### STRATEGIC OBJECTIVE

This Plan will recognise the strategic housing site allocations identified within the Solihull Local Plan (when adopted) for the Neighbourhood Area. Development on these sites will be expected to comply with other relevant policies in the Plan. In addition this Plan will ensure future housing developments successfully incorporate different open market and affordable housing types for all stages of life.

To define the built-up area boundaries of the built-up settlements within the Neighbourhood Area and enhance within those areas 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.

#### POLICY H.1: Built-Up Area Boundary

Proposals for new dwellings within the Built-Up Area Boundary (Balsall Common, Balsall parish and Oakley), as defined in Figures 5 and 6, will be supported in principle, subject to being in accordance with other policies in this Plan.

All areas outside of the Built-Up Area Boundary are classed as countryside and Green Belt. New housing in the countryside and Green Belt will be limited to dwellings for rural workers, replacement dwellings, reuse of existing buildings provided they are of a permanent and substantial construction and new dwellings in accordance with policy H6.

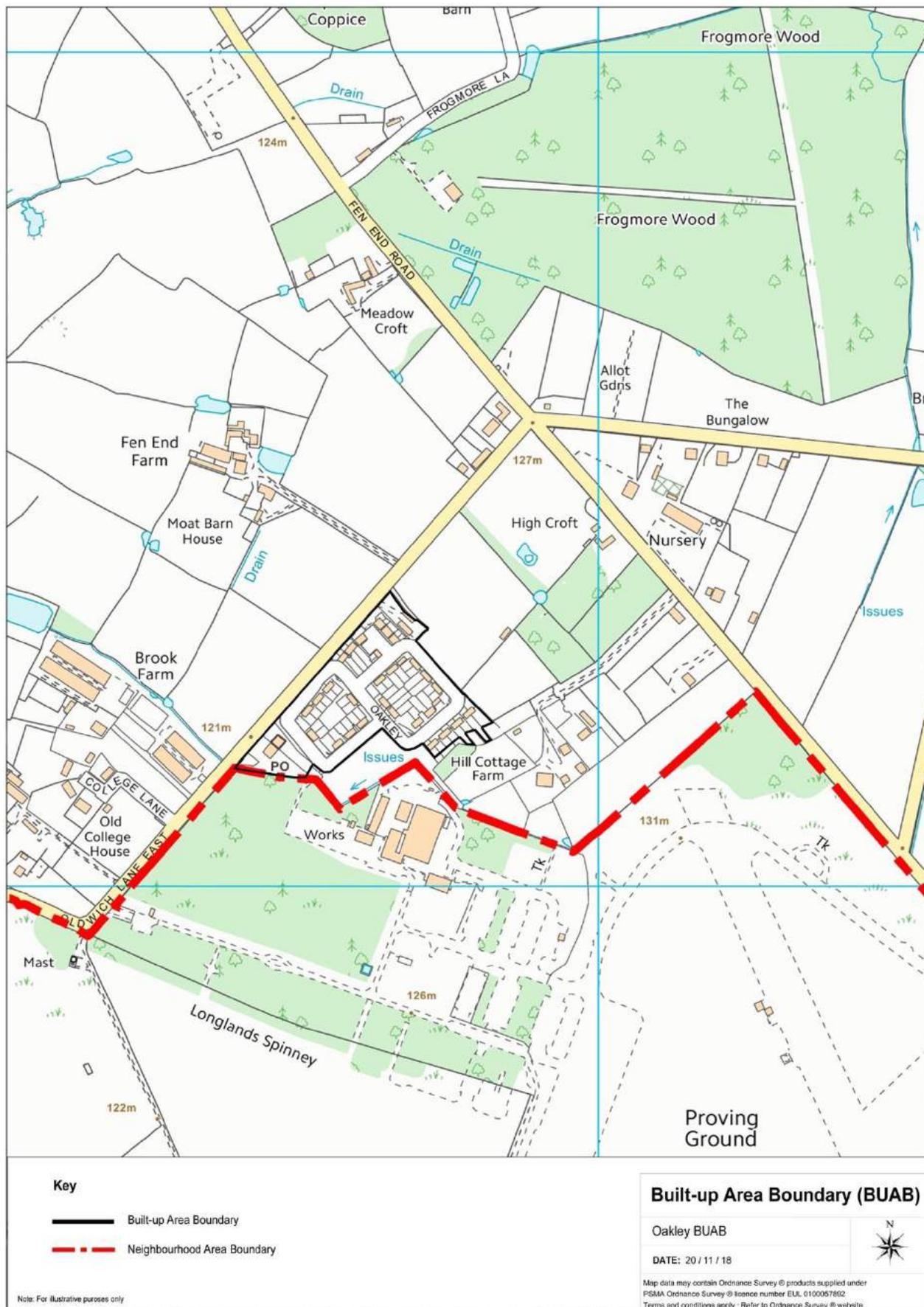


Figure 5 Built-Up Area Boundary Oakley

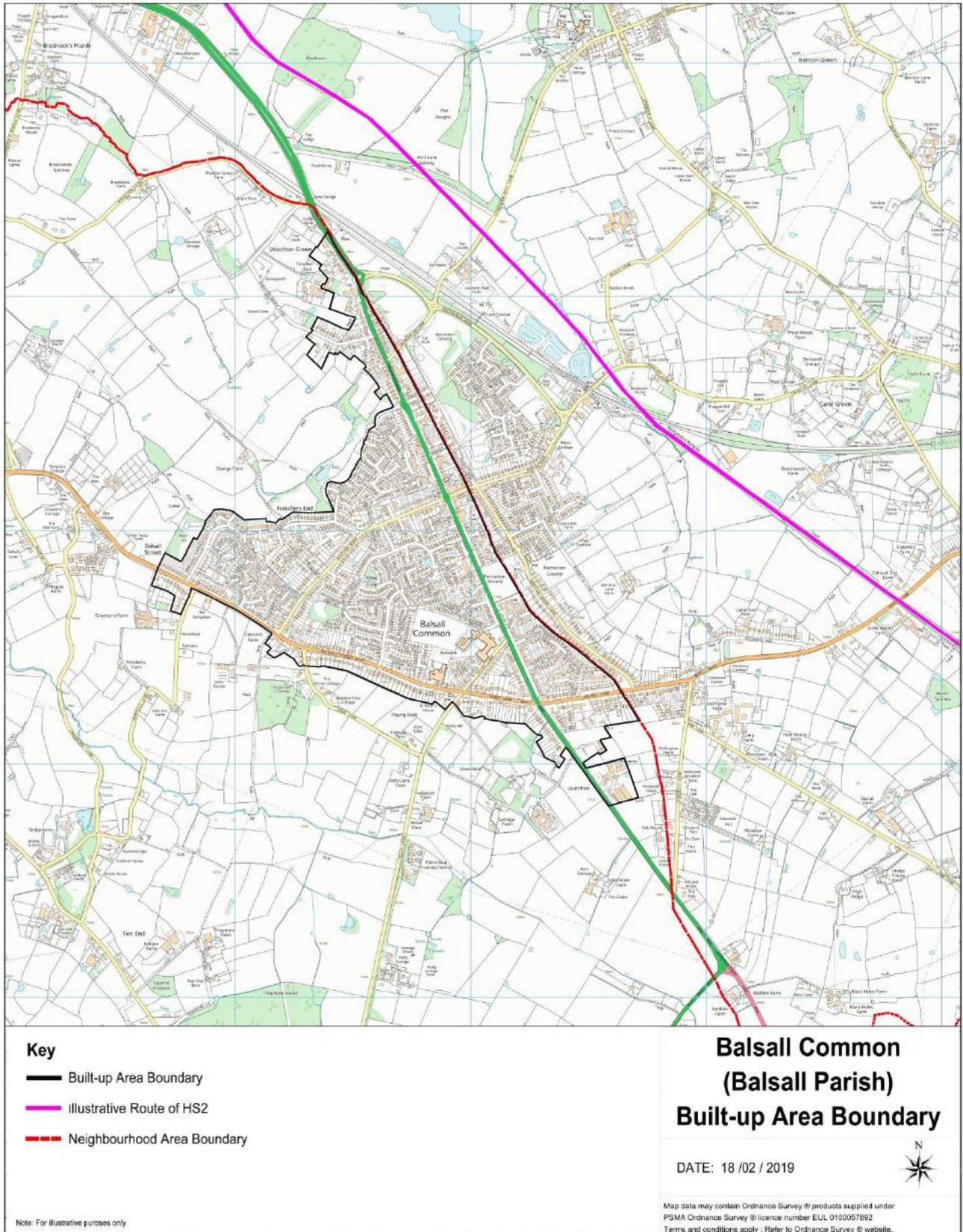


Figure 6 Built-Up Area Boundary Balsall Common (Balsall parish)

## Explanation

- 6.1.1 Balsall Common (Balsall parish) is the main settlement within the Neighbourhood Area. The purpose of the Built-up Area Boundary is to distinguish between the extent of the built environment where certain forms of development are appropriate and the surrounding countryside, where Green Belt protection and enhancement of the natural environment are of utmost importance. Defining the Balsall Common (Balsall parish) Built-up-area Boundary applies government advice and supports Solihull Local Plan Policies: Providing Homes for All, Promoting Quality of Place and Supporting Local Communities.
- 6.1.2 This Plan recognises that the Built-Up Area Boundary around Balsall Common (Balsall parish) will be extended to incorporate strategic housing sites allocated in the Solihull MBC Local Plan Review. It is anticipated that local housing needs will be met through these site allocations in the plan period 2018 to 2033.
- 6.1.3 In the Household Questionnaire 2017 “55% of those answering the question wanted to define and preserve the boundaries of the village.”<sup>39</sup>
- 6.1.4 There is a very strong view that there should be no more encroachment into the countryside south of Balsall Street and Balsall Street East. 77% of respondents from Balsall parish completing the Household Questionnaire 2017 support Balsall St/Balsall St East as the southern boundary for new development in Balsall Common.<sup>40</sup>
- 6.1.5 Residents were very keen that any new development in Balsall parish should protect the character of the Neighbourhood Area by ensuring new development does not harm landscapes (98%), keeping approaches that have a rural feel and maintain current hedges, trees and grass verges (97%) and 96% wanting to keep existing hedges, trees and grass verges along older through routes.<sup>41</sup>

## Reference Documents

- Neighbourhood Plan Household Questionnaire Results 2017 Final Report  
Draft Solihull Local Plan 2016  
Built-Up Area Boundary Oakley  
Built-Up Area Boundary Balsall Common (Balsall parish)

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<sup>39</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

<sup>40</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.1

<sup>41</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2



## POLICY H.2: Infill within the Built up Area Boundary

Limited infilling within the built up area boundary as shown on Figures 5 and 6 will be supported in principle, provided that the development:

- a) Positively contributes to the character of the village with reference to the Character Assessment (Appendix to the Plan);
- b) Is modest and in proportion to the size of the site and designed to respect the context and amenity of neighbouring properties as well as the wider village; and
- c) Conforms to the design and character standards (Policies BE.4 and 5) outlined in this Plan.

## Explanation

6.1.6 Balsall Common (Balsall parish) is a settlement that has a very special rural feel which makes it a very attractive location to live. Unless infilling within the village boundary is carefully managed, there is a risk that its valued open character will be eroded.

6.1.7 "92% of respondents strongly agreed or agreed that new development should be in keeping with the character of the immediate locality..."<sup>42</sup>

6.1.8 "In terms of priorities in the Plan... 55% of those answering the question want to define and preserve the boundaries of the village."<sup>43</sup>

6.1.9 "73% agree/support that Balsall Street and Balsall Street East is the southern defensible boundary for new development in Balsall Common."<sup>44</sup>

## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

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<sup>42</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3

<sup>43</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

<sup>44</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

## COMMUNITY ASPIRATION: CA.1 New Homes

Development on allocated Solihull Local Plan housing sites that will utilise the same construction routes as HS2 contractors should be avoided at the same time as HS2 construction because of the potential disruption to existing residents caused by avoidable increased congestion.

The latest information from HS2 is that major works in the Balsall Common area will be completed between 2019 and 2024.<sup>45</sup>

The Parish Council will liaise with Solihull Metropolitan Borough Council regarding the potential phasing of the strategic housing allocations in Balsall parish to minimise disruption to existing residents. Any allocation should include a Coordinated Environmental Monitoring Programme and Routing agreements for construction traffic.

## Explanation

6.1.10 Balsall Common will be one of the least accessible locations in the whole of the Borough until at least 2026 because of the impact on the transport infrastructure of the construction of HS2. Proposed sites for housing to the south and north of Balsall Common have been identified as low accessibility in the Draft Local Plan Review accessibility study. Balsall Common residents have a high proportion of entrepreneurial, educated and professional individuals who use the village as a base and need to be very mobile. Additional construction traffic caused by developing proposed housing sites at the same time as the construction of HS2 would seriously reduce accessibility affecting a high proportion of residents' lives over an extended unreasonable period of years.

6.1.11 "73% of respondents agree/support the case for no new housing to be constructed in or around Balsall Common until after completion of the HS2 construction in 2026."<sup>46</sup>

## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

Consultation response to the Solihull Draft Local Plan 15 February 2017

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<sup>45</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/529817/C224-ARP-CV-DPP-040-320300-FPD.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/529817/C224-ARP-CV-DPP-040-320300-FPD.pdf)

<sup>46</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

## POLICY H.3: Use of Brownfield Land in the Green Belt

The redevelopment of brownfield land to create new homes and other appropriate uses will be encouraged and supported subject to the following criteria:

- a) The new use would not harm the amenity enjoyed by occupiers of surrounding land;
- b) Any remedial works to remove contaminants are satisfactorily dealt with;
- c) The proposal would lead to an enhancement in the character and appearance of the site and would not result in the loss of any land of high environmental quality;
- d) Safe and suitable access and parking arrangements would be provided to serve the new use; and
- e) Be in locations that are highly or moderately accessible and to not have a greater impact on the openness than existing.

The redevelopment of brownfield land within the Green Belt will be restricted to the land which is or was occupied by a permanent structure, including the curtilage of the land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure in accordance with the definition of previously developed land set out in the NPPF Annex 2 glossary.<sup>47</sup>

## Explanation

6.1.12 “Residents were very keen that any new development in Balsall parish should protect the character of the Parish by encouraging the re-use of land previously developed (98%)...”<sup>48</sup>

6.1.13 There was some demand expressed by businesses (24%) for the Neighbourhood Development Plan to encourage more land for employment purposes preferably on brownfield land or using existing buildings. 27% of businesses felt existing employment sites should be protected from change of use.<sup>49</sup>

6.1.14 One of the core planning principles of the NPPF is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

6.1.15 For the purposes of this Plan, brownfield land is previously developed land which is, or was, occupied by a permanent structure as defined in Annex 2 of the NPPF<sup>50</sup>. It includes the curtilage of the developed land but specifically excludes any residential garden land and agricultural/horticultural land.

<sup>47</sup> NPPF February 2019, p64 Glossary

<sup>48</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3

<sup>49</sup> Neighbourhood Plan Business Survey 2018 Results, p.2

<sup>50</sup> NPPF February 2019, p64 Glossary



6.1.16 There is no presumption that the whole of the site will be suitable for development. This would need to be proven through the planning application process.

a) Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should make as much use as possible of suitable brownfield sites and underutilised land.<sup>51</sup>

6.1.17 This Plan supports decisions that give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.<sup>52</sup>

6.1.18 Solihull MBC should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help meet identified development needs.<sup>53</sup>

## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

National Planning Policy Framework 2019

Neighbourhood Plan Business Survey 2018 Results

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<sup>51</sup> NPPF February 2019, p.41 para.137

<sup>52</sup> NPPF February 2019, p.35 para.118 c)

<sup>53</sup> NPPF February 2019, p.36 para.121

## POLICY H.4: Use of Garden Land

Development on garden land within the Built up Area Boundary will only be supported if it can be demonstrated that proposals will:

- a) Preserve or enhance the character of the area, and particularly to preserve and enhance the mature garden landscape with retained trees. There must be full assessment to British Standard 5837:2012 Trees in relation to design, demolition and construction recommendations should be used to plan all developments;
- b) Not introduce an inappropriate form of development which is at odds with the existing settlement pattern establishing and retaining appropriate open space between dwellings;
- c) Not significantly and demonstrably harm the amenity of the host dwelling and neighbouring properties;
- d) Provide satisfactory arrangements for access and off-road parking; and
- e) The proposal would not conflict with any other policies in this Plan.

## Explanation

6.1.19 Much of the built-up area of Balsall Parish is characterised by houses in gardens with strong natural boundary treatments, typically compromising mature trees and hedges, which provide a distinctive soft, natural semi-rural setting. These gardens are important to protect key local habitats and promote biodiversity in the area. It is important to protect this semi-rural setting through sensitive development. Building in back gardens must avoid the removal of mature trees and maintain a sustainable relationship with retained trees, as the mature garden landscape of Balsall parish is seen as very valuable and not easily replaceable, representing character assets in landscape and biodiversity terms.

6.1.20 “40% were happy to see garden infilling within the Parish.”<sup>54</sup> and “65% of respondents want building design to be in keeping with the scale, location and appearance of the existing buildings.”<sup>55</sup>

## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017 Final Report  
Character Assessment – September 2018  
BS 5837:2012: Trees in Relation to Design, Demolition and Construction

<sup>54</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.4

<sup>55</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

## POLICY H.5: Affordable Housing

This plan supports appropriate affordable housing tenures secured in perpetuity. Alternatively a S106 legal agreement with registered providers is secured so that funding from full shared ownership sales receipts is reinvested in affordable housing. The criteria for local occupancy are currently set out in the Housing Needs Survey 2018.

### Explanation

6.1.21 There is an emerging miss-alignment between the types and sizes of homes available in the neighbourhood area and the needs of the community. Demand is shifting towards relatively smaller housing for older households to downsize; for young families and for people living on their own. Balsall parish is in an area where the price of open market housing is high, some households will be unable to buy open market homes if they wish to stay local to the parish, family or community links. There is a Borough wide need reflected in Balsall parish by a lack of suitable affordable accommodation to meet this increasing demand. This plan endorses the latest policy within the Solihull Local Plan to provide a minimum of 40% affordable housing on strategic housing sites allocated in the Solihull Local Plan review.

6.1.22 "...60% wanted to see low cost starter homes, 45% bungalows and 40% homes that are dedicated for local people only.... It is recognised that low cost starter homes is a generic term for shared ownership and fixed equity. Fixed equity might not be appropriate due to high local prices and low incomes.

6.1.23 Asked whether the household was currently looking for alternative housing in the Parish, 13% of respondents said they were – 147 in total:

- 91% would like a home they could own, 11% required rented and 7% shared ownership.
- For those looking for additional accommodation in the Parish, 82% wish to own a property, 29% rent and 22% have a shared ownership arrangement.
- Asked why the individual, couple or group needs additional accommodation, 46 need to own their own home, 22 need a less expensive home and 17 need to be closer to relatives...
- From the questionnaire sample, 173 people have left the Parish in the last five years because there was no affordable and/or suitable housing available."<sup>56</sup>

6.1.24 This policy is to support decisions that are responsive to local circumstances and support housing developments that reflect local needs. Solihull MBC should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified

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<sup>56</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.5



local needs and consider whether allowing some market housing on these sites would help to facilitate this.<sup>57</sup>

6.1.25 The overwhelming conclusion from the focus groups with community organisations is that Balsall Common needs more housing to provide affordable homes for younger age residents – single people, young couples and young families with children.<sup>58</sup>

## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

National Planning Policy Framework 2019

Community Engagement Focus Interviews with Community Organisations March 2018

### POLICY H.6: Housing Mix

Market Housing Developments should provide a mix of dwelling types and sizes which reflects the most up-to-date needs of the parish and be informed by the Strategic Housing Market Assessment, parish level surveys or housing needs surveys as well as any site-specific issues and evidence of market circumstances.

Development sites of more than 20 dwellings to meet local and borough wide need, are to include at least 10 % bungalows or other suitable accommodation unless there are site specific reasons why this would not be appropriate, for downsizing by older residents. Dwelling sizes should be provided in general accordance with the following mix:

1 bed	2 bed	3 bed	4 Bed +
5-10%	30-40%	25-35%	25-35%

Affordable Housing should be provided in accordance with the latest relevant policy. A variety of dwelling types and sizes should be provided in general accordance with the following mix:

1 bed	2 bed	3 bed	4 bed +
15-25%	30-40%	30-40%	5-15%

The requirement for, and provision of, a mix of different types and sizes of both market and affordable housing within the parish will be monitored throughout the Plan period in order to ensure that local housing needs are being met and to inform this policy.

<sup>57</sup> NPPF February 2019, p.21 para.77

<sup>58</sup> Community Engagement Focus Interviews with Community Organisations March 2018

## Explanation

6.1.26 The housing mix percentages for smaller properties have been derived from the Solihull Strategic Housing Assessment Final Report<sup>59</sup> to reflect needs of the parish as evidenced in both the Household Questionnaire 2017 and the Housing Needs Survey 2018. There is significant demand in Balsall Common (Balsall parish) from older residents currently occupying larger properties looking to downsize to suitable properties and particularly bungalows with gardens. The area has a relatively high number of older residents that is projected to increase. It is important to plan for this group's needs by providing sufficient general and specialist accommodation with facilities to enable this group to remain in the area.

6.1.27 "74% felt there was a need mostly for small family homes of two or three bedrooms. 60% wanted to see low cost starter homes, 45% bungalows and 40% homes that are dedicated for local people only."<sup>60</sup>

6.1.28 "Of those looking for alternative housing in the parish, 60% would like a house, 44% a bungalow and 11% a flat."<sup>61</sup>

6.1.29 "households expect their housing needs to change by moving to a smaller house (or bungalow), 175 want to move within the parish"<sup>62</sup>

6.1.30 "Asked what the future development should look like; 93% were in favour of well-designed small clusters of houses, 83% wanted a mixed development with different types and sizes of housing and 40% were happy to see garden infilling within the parish."<sup>63</sup>

6.1.31 The overwhelming conclusion from the focus groups with community organisations is that Balsall Common needs more housing to provide affordable homes for younger age residents – single people, young couples and young families with children.<sup>64</sup>

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<sup>59</sup> Solihull Strategic Housing Assessment Final Report, November 2016, p.49

<sup>60</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.17

<sup>61</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.31

<sup>62</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.5

<sup>63</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.5

<sup>64</sup> Community Engagement Focus Interviews with Community Organisations March 2018



## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

Community Engagement Focus Interviews with Community Organisations March 2018

Solihull Strategic Housing Assessment, Final Report, November 2016

Solihull Local Plan Review 2016

### **POLICY H.7: General and Specialist Accommodation**

General accommodation meeting the needs of older persons and specialist accommodation for extra care, residential and nursing dementia will be supported, subject to compliance with other policies in this Plan.

In order to prevent isolation of elderly people and to promote mixed tenures and a range of dwelling types, developments which are age restricted for older people are encouraged to include a proportion of homes for care workers. Developments where mixed tenures include homes suitable for young families will be supported. Children's play areas should be included within the grounds of larger schemes.

## Explanation

6.1.32 There is significant demand in Balsall Common (Balsall parish) from older residents currently occupying larger properties looking to downsize to suitable properties and particularly bungalows with gardens. The area has a relatively high number of older residents that is projected to increase. It is important to plan for this group's needs by providing sufficient general and specialist accommodation with facilities to enable this group to remain in the area.

6.1.33 Social isolation and loneliness in the elderly is an increasing problem. To prevent "ghetto-isolation" arising in retirement schemes, recent trends to segregate retirement living needs reversing with mixed occupancy advocated.



6.1.34 “A need for accommodation suitable for downsizing for the elderly has been demonstrated in the parish by potential demand: “Asked the age and number of people in their household, the prominent age bracket was 60 to 74 with 834 people, followed by the 45 to 59 age group with 732.”<sup>65</sup>

6.1.35 “1011 retired people lived in households completing the questionnaire.”<sup>66</sup>

6.1.36 This Plan seeks to influence the size, type and tenure of housing needed for different groups in the community.<sup>67</sup>

## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

Ward Plan 2016

National Planning Policy Framework 2019

Community Engagement Focus Interviews with Community Organisations March 2018

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<sup>65</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.5

<sup>66</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.5

<sup>67</sup> NPPF February 2019, p.17 para.61

## POLICY H.8: Walking and Cycling Infrastructure within Housing and Commercial Developments

The creation of new units of residential dwellings or non-residential development that is to be open to visiting members of the public shall be required to demonstrate that the needs of pedestrians and cyclists have been provided for in the plan.

Development that does not provide for safe and free flowing movement by pedestrians, cyclists and mobility scooters will not be supported. Where new streets are to be created and it is practicable or appropriate to do so, developments shall incorporate continuous well-lit footways on both sides of the street. New footpaths for pedestrians should be separated from the roads and where practicable, from cycle paths/tracks. However, it shall be permissible for new shared footpaths/cycle ways to be provided if a developer can demonstrate that there is no practicable alternative way of accommodating the needs of both cyclists and pedestrians for safe and free flowing movement.

New major development shall incorporate continuous well-lit cycle path or tracks reflecting appropriate standards linking with village centres, schools, busy destinations and surrounding countryside unless a developer can demonstrate that such provision would not be appropriate for the development proposed. In any event, the developer shall demonstrate how the design will support and promote an increase in safe and free flowing cycling.

New buildings for employment use, or that will be open to visiting members of the public shall incorporate adequate facilities for the storage of bicycles. Proposals for the improvement of existing footways, footpaths or cycle paths/tracks, or the creation of new ones will be supported. Proposals for the provision of pedestrian crossings in key locations which have been agreed to be acceptable to the Highways Authority will be supported. These shall include proximity to schools, places of worship, community facilities, recreation facilities and shops.

## Explanation

6.1.37 The parish is criss-crossed with public footpaths that extend through the built-up area of Balsall Common (Balsall parish). There are a very high proportion of dog-owners in the area and the countryside is easily accessible from every location. It is important that these public footpaths are sensitively incorporated into new developments to promote a healthy lifestyle. An improved cycling infrastructure is an aspiration of more than three quarters of the population.



6.1.38 “Six in ten households (59%) wished to see more walking routes, 47% would like cycle friendly paths. “<sup>68</sup> Asked what amenities and services need improving, 76% felt the need for an improved footpath maintenance, 73% improved pavements.<sup>69</sup>

6.1.39 “77% of residents supported the provision of more cycle paths within Balsall Common”<sup>70</sup>

6.1.40 A specific aim of this Plan is to achieve healthy, inclusive and safe places:

a) That promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages and especially layouts that encourage walking and cycling.<sup>71</sup>

6.1.41 An important feature of our Neighbourhood Area is an extensive network of public rights of way. In this Plan we aim to protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.<sup>72</sup>

6.1.42 This Plan seeks to supplement our high quality walking networks with cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).<sup>73</sup>

## Reference Documents

National Planning Policy Framework 2019

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

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<sup>68</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3

<sup>69</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3

<sup>70</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

<sup>71</sup> NPPF February 2019, p.27 para.91 a) & c)

<sup>72</sup> NPPF Feb 2019, p.28 para.98

<sup>73</sup> NPPF February 2019, p.30 para.104 d)



## 6.2 Built Environment

### STRATEGIC OBJECTIVE

To provide well-designed and high-quality sustainable homes sensitive to the characteristics of the local area. To enable the conversion of rural buildings and replacement dwellings with due regard to their rural or heritage setting. To enable the provision of renewable and low carbon energy. To ensure adequate off-road parking, improve road safety, enhance the Balsall Common (Balsall parish) village centre and provide a by-pass road to alleviate traffic congestion on the A452 and other roads.

### POLICY BE.1: Conversion of Rural Buildings

The conversion of existing buildings provided that the buildings are of permanent and substantial construction, to housing, permanent business space, tourism related retail such as farm and craft shops or residential tourist accommodation will be supported provided the development:

- a) Does not have an unacceptable impact on the visual and landscape amenity of the area;
- b) Does not have an unacceptable impact on neighbours' amenity;
- c) Does not cause harm to nature conservation interests or harm the significance of nearby heritage assets;
- d) Benefits from a safe and convenient access to the site or a satisfactory access can be created;
- e) The building is genuinely capable of being converted without significant modification, rebuilding (including foundations and walls) or extension;
- f) Ancillary and/or outbuildings and boundary treatments are in keeping with the character and setting of the original building; and
- g) Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the parish should be sensitive to their distinctive character and form.

Such applications will be expected to demonstrate compliance with the above criteria through the submission of supporting documentation such as ecological surveys and structural engineer's surveys.

## Explanation

6.2.1 The rural part of the Neighbourhood Area contains many farms and other land-based business activity. Farming has long played a significant role in the parish and there are many redundant and disused buildings. There is an opportunity for increased sustainability of farms in our area through diversification by converting redundant and disused buildings.

6.2.2 “75% of households want to ensure that businesses and residential development is in harmony with the rural character of the neighbourhood and sits well in the landscape.”<sup>74</sup>

6.2.3 This plan seeks to protect the open countryside on the Neighbourhood Area and avoid the development of isolated homes in the countryside unless:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside; or

c) the development would re-use redundant or disused buildings and enhance its immediate setting.

6.2.4 This plan supports the rural economy in our area. We seek to achieve this by supporting the conversion of existing buildings and the construction of well-designed new buildings. We support the development and diversification of the agricultural and land-based rural businesses in our area. We would support suitable applications for rural tourism and leisure developments in the Neighbourhood Area.<sup>75</sup>

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<sup>74</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

<sup>75</sup> NPPF February 2019, p.23 para.83



## Reference Documents

Neighbourhood Development Plan Business Survey 2018 Results

National Planning Policy Framework 2019

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

### POLICY BE.2: Replacement Dwellings

Proposals for replacement dwellings must respect the character and appearance of the locality. Particular importance is placed on sensitive sites such as those within the conservation area or affecting the setting of listed buildings.

All proposals for replacement dwellings must:

- a) Be of a size in keeping with the local character;
- b) Include suitable facilities for garaging, garden maintenance and domestic storage within the new design;
- c) Be on a similar footprint as the existing dwelling unless for site planning reasons an alternative footprint is necessary or beneficial;
- d) Be of an appropriate scale so as not to be too dominant or adversely affect the amenity of neighbouring uses;
- e) Demonstrate how a replacement is more sustainable in the longer term than refurbishment, alteration or extension to the existing building; and
- f) Demonstrate that protected species will not be harmed as a result of the proposals.

This policy will only apply to lawful dwellings and does not apply to caravans or mobile homes.

## Explanation

6.2.5 Proposals to improve the existing housing stock in the area by appropriate replacements will be encouraged. All new replacement dwellings will be expected to enhance design and create a more sustainable living environment in the longer term.

6.2.6 “65% of respondents want building design to be in keeping with the scale, location and appearance of existing buildings.”<sup>76</sup>

6.2.7 “93% of households strongly agreed or agreed that the height of new buildings should not be higher than buildings in the immediate locality.”<sup>77</sup>

<sup>76</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

<sup>77</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3



92% strongly agreed or agreed the density of new housing should be in keeping with the immediate locality.<sup>78</sup>

6.2.8 74% felt there was a need mostly for small family homes or two or three bedrooms, 60% wanted to see low cost starter homes, there was little support for flats and private rented homes (9% and 8% respectively).<sup>79</sup>

6.2.9 This plan supports the opportunity for improving the character and quality of an area through the use of the Character Assessment, see Appendix to the plan.<sup>80</sup>

6.2.10 49% strongly agree or agreed that new innovative styles of development should be supported.<sup>81</sup>

## Reference Documents

National Planning Policy Framework 2019

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

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<sup>78</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p3

<sup>79</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p17

<sup>80</sup> NPPF February 2019, p.39 para.130

<sup>81</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p16

## POLICY BE.3: Design

All development proposals must demonstrate how local character has been taken into account including making full use of the appendix to this plan, Character Assessment, and its detailed findings during the conception and evolution of a design. Proposals that do not positively contribute to local character will not be supported.

All development proposals will be expected to demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this will be achieved.

All developments will be expected to demonstrate how the design has been influenced by the need to plan for a positive impact on public health.

The density of development must enhance the character and quality of the local area whilst preserving the amenity of neighbouring residential homes.

Residential development within the curtilage of dwelling houses will be supported if the design respects the character and appearance of the immediate character zone and there would be no unacceptable harm to the living conditions of nearby occupiers.

## Explanation

6.2.11 Lower housing density is a key characteristic of the neighbourhood area, particularly as it reflects its rural nature. The emerging Solihull Local Plan policy P5 'provision of land for housing' makes clear that the density of new housing will seek to use the land efficiently whilst maintaining the local character and distinctiveness. This is a major factor to consider in any future design briefs or masterplans, ensuring development reflects locality whilst being viable and positively contributing to the local housing need.

6.2.12 "Residents were very keen that any new development in Balsall parish should protect the character of the parish by encouraging the re-use of land previously developed (98%), ensuring new development does not harm landscapes (98%), keeping approaches that have a rural feel and maintain current hedges, trees and grass verges (97%) and 96% wanting to keep existing hedges, trees and grass verges along older through routes...."

6.2.13 "Around two-thirds (65%) of respondents (to the survey) want building design to be in keeping with the scale, location and appearance of existing buildings."<sup>82</sup>

6.2.14 "92 percent "wanted the density of new housing in keeping with the immediate locality."<sup>83</sup>

6.2.15 "75% wanted to ensure that businesses and residential development is in harmony with the rural character of the neighbourhood and sits well in the landscape."<sup>84</sup>

<sup>82</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.11 & 12

<sup>83</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p3

<sup>84</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2



6.2.16 “93% of households strongly agreed or agreed that the height of new buildings should not be higher than buildings in the immediate locality.”<sup>85</sup>

6.2.17 “Section 110 of the Localism Act places a ‘duty to co-operate’ on public health leads to ‘engage constructively, actively and on an on-going basis’ to develop strategic policies. Therefore, public health and wellbeing matters must be addressed in statutory planning.”<sup>86</sup>

6.2.18 Designing out crime and designing in community safety are central to the design and delivery of new development. Applications should address the creation and management of safe neighbourhoods by including measures to reduce crime and the fear of crime. The Parish Council will expect planning applications to meet ‘Secure by Design’ standards in consultation with the West Midlands Police.

## Reference Documents

National Planning Policy Framework 2019

Neighbourhood Development Planning for Health 2016

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

Character Assessment - September 2018

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<sup>85</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3

<sup>86</sup> Neighbourhood Development Planning for Health, P.2

## POLICY BE.4: Responding to Local Character

All development proposals must demonstrate how local character has been taken into account including through making full use of the appendix to this plan (Character Assessment) and its detailed findings during the conception and evolution of a design in accordance with the following principles:

- a) Be compatible with the distinctive character of the area, respecting the local settlement pattern, building styles and materials;
- b) Be of a density that is in keeping with the character of the surrounding development and landscape;
- c) The height of new buildings should not be higher than buildings in the immediate locality with the exception of the village centre (Character Assessment zone K) and within the Solihull Local Plan strategic housing sites, at locations that are NOT adjacent to existing dwellings and away from site boundaries adjacent to open countryside, where taller feature buildings that add interest and increase the efficient use of land can be considered;
- d) Sustain or enhance heritage assets including listed buildings and their setting, and the designated Conservation Area;
- e) Protect and enhance landscape and biodiversity by incorporating high quality native landscaping, retaining existing hedges and where necessary replacement hedges must be incorporated in new developments. It is preferable that hedges are provided rather than brick walls to enhance the green infrastructure of the neighbourhood area.
- f) Demonstrate plans to keep approaches to the village and older through routes within the built-up area with a rural feel and maintain current hedges, trees and grass verges.
- g) New development must respect, maintain and, so far as is reasonably practicable, enhance the green character of all residential roads. Replacement frontage planting if removal is necessary shall respect the green character of the road.
- h) Be consistent with Solihull Borough Landscape Guidelines;
- i) Ensure key features of views to and from higher slopes, skylines and sweeping views across the landscape can continue to be enjoyed;
- j) Have regard to any impact on tranquillity;
- k) Do not increase the risk of flooding, including that from surface water, within the village or exacerbate foul drainage capacity problems; and
- l) Be preceded by an appropriate archaeological assessment to ascertain the implications of development on below ground heritage assets.

Proposals that do not positively contribute to local character will not be supported.

## Explanation

- 6.2.19 In the Character Assessment the Neighbourhood Area has been divided into local zones and provides a starting point to appreciate local character. One of the most important aspects of future development in the area to residents is ensuring that development should be in keeping with the character of the immediate locality. Maintaining the rural feel of the area is practically unanimously supported by the residents and is therefore a critical consideration for developers.
- 6.2.20 “Residents were very keen that any new development in Balsall parish should protect the character of the Parish by encouraging the re-use of land previously developed (98%).....
- 6.2.21 92% of households strongly agreed or agreed that new development should be in keeping with the character of the immediate locality...”<sup>87</sup>
- 6.2.22 “97% of residents want to keep approaches that have a rural feel and maintain current hedges, trees and grass verges and 96% want to keep existing hedges, trees and grass verges along older through routes” such as Kenilworth Road, Station Road, Kelsey Lane, Alder Lane, Balsall Street and Balsall Street East.<sup>88</sup>
- 6.2.23 “93% strongly agreed or agreed that the height of new buildings should not be higher than buildings in the immediate locality.”<sup>89</sup>
- 6.2.24 “92% wanted the density of new housing in keeping with the immediate locality.”<sup>90</sup>
- 6.2.25 “One of the two main priorities for the natural environment that respondents to the survey put forward was “to minimise the level of noise and other forms of pollution caused by development and transport infrastructure (83%)”<sup>91</sup>
- 6.2.26 “66% of respondents were concerned about the sewers and drainage as a result of further development...”<sup>92</sup>
- 6.2.27 “79% of respondents to the survey said that “New development should enhance and preserve the Temple Balsall area.”<sup>93</sup>

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<sup>87</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3

<sup>88</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3

<sup>89</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3

<sup>90</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3

<sup>91</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

<sup>92</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.24

<sup>93</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.18



6.2.28 “75% wanted to ensure that businesses and residential development is in harmony with the rural character of the neighbourhood and sits well in the landscape.”<sup>94</sup>

6.2.29 Maintaining the very distinctive rural nature of our area is of paramount concern. Being clear about design expectations, and how these will be tested, is essential for achieving this. This plan seeks effective engagement between applicants, communities, the local planning authority and other interests throughout the process to achieve these aims.<sup>95</sup>

6.2.30 The use of the Character Assessment, Appendix to this plan, to guide will ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.<sup>96</sup>

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<sup>94</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

<sup>95</sup> NPPF February 2019, p.38 para.124

<sup>96</sup> NPPF February 2018, p.38 para.127

6.2.31 Solihull MBC should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).<sup>97</sup>

## Reference Documents

National Planning Policy Framework 2019

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

Character Assessment - September 2018

BS 5837:2012: Trees in Relation to Design, Demolition and Construction

Warwickshire Landscape Guidelines: Arden

### POLICY BE.5: Design Review Panels

Developments of more than 20 dwellings or of a sensitive nature potentially affecting existing dwellings and/or local character will be expected to go through a local design review process. The Design Review Panel should be established by Solihull MBC. The comments of the Design Review Panel or similar panel of experts will be a material consideration in the determination of all applications. The use of a Design Review Panel will be necessary for smaller scale developments where there is a particular sensitivity affecting the site.

The decision as to whether or not a development will be referred to the Design Review Panel should be established at pre-application stage to avoid unnecessary delays.

## Explanation

6.2.32 This plan envisages that Solihull MBC will establish design panels for developing proposals identified within the local plan. The local planning authority has already established a process of developer consultation on masterplans for strategic housing sites with the community and the design review panels would be an extension of this. The use of Design Review Panels on that proportion of a site that forms part of the masterplan and which is outside the Neighbourhood Area will be encouraged.

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<sup>97</sup> NPPF February 2019, p.39 para.130



6.2.33 Solihull MBC should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life. These are of most benefit if used as early as possible in the evolution of schemes and are particularly important for significant projects such as large-scale housing and mixed-use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.<sup>98</sup>

6.2.34 “Asked what future development should look like 93% were in favour of well-designed small clusters of houses, 83% wanted a mixed development with different types and sizes of housing”<sup>99</sup>

6.2.35 Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. The Character Assessment, Appendix to this plan, identifies the special qualities of each area of character within the Neighbourhood Area and acts as a guide to how this should be reflected in development.<sup>100</sup>

## Reference Documents

National Planning Policy Framework 2019

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

Character Assessment September 2018

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<sup>98</sup> NPPF February 2019, p.39 para.129

<sup>99</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3

<sup>100</sup> NPPF February 2019, p.38 para.125

## POLICY BE.6: Heritage Assets

There are significant Heritage assets within our Neighbourhood Area and they are an irreplaceable resource that should 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.

All proposals should explain the significance of any heritage asset affected (including their setting) and avoid or minimise any conflict between the conservation of the heritage asset and any aspect of the proposal.

Proposals which cause harm to the special architectural or historical interest of listed buildings and Scheduled Monuments and their settings will not be supported.

Proposals, including changes of use, which enable the appropriate and sensitive restoration of listed buildings, will be supported.

All proposals must preserve the important physical fabric and settings of listed buildings and Scheduled Monuments.

Development within and adjacent to all heritage assets will be strictly controlled. Development which fails to sustain or enhance the character or appearance of the Temple Balsall Conservation Area will not be supported.

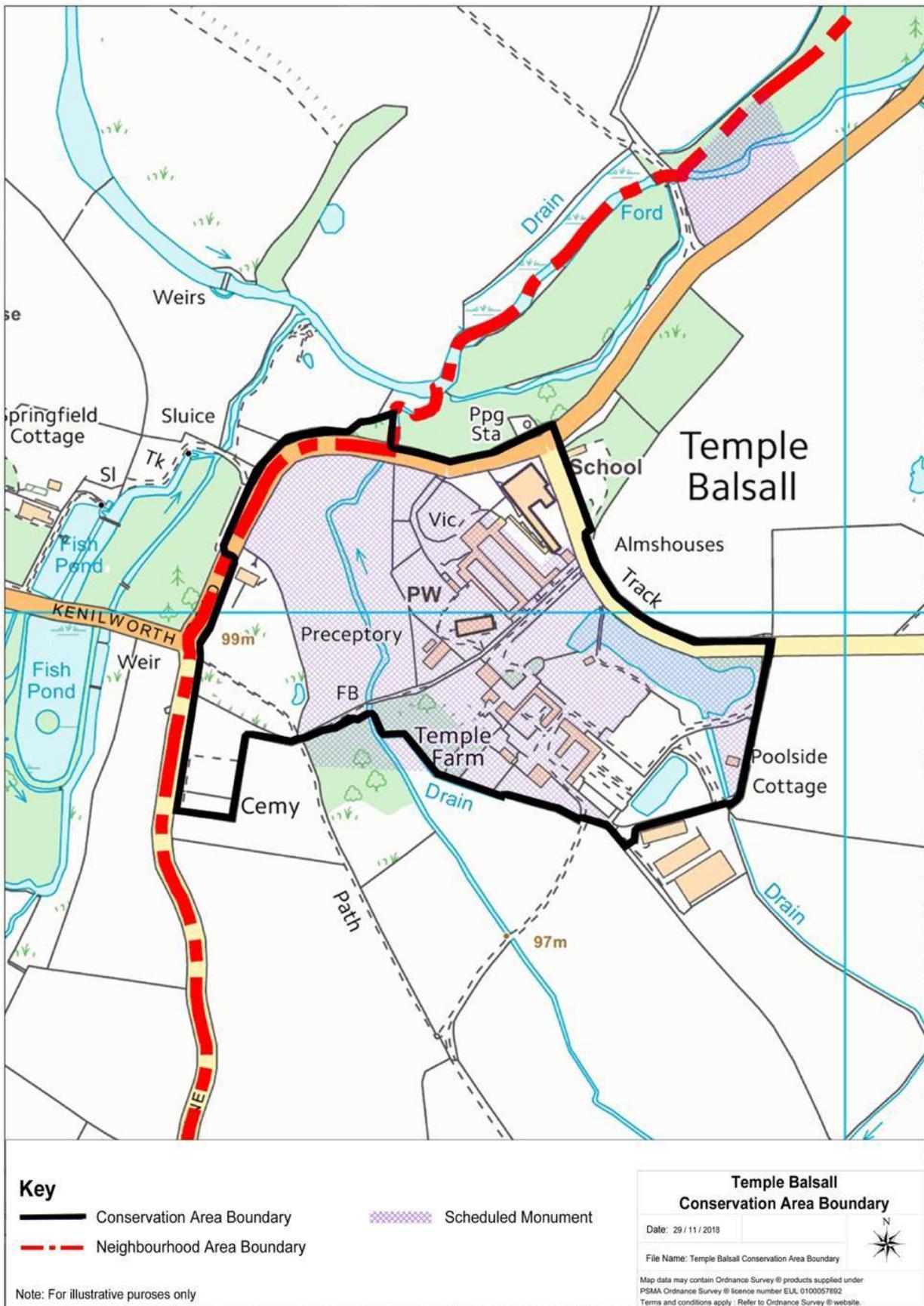


Figure 7 Temple Balsall Conservation Area Boundary

## Explanation

6.2.36 The Knights Templars were gifted land and property at Balsall in the twelfth century. The most significant relic of the Templars is their Preceptory, now known as the Old Hall. This was the senior court for the Templars in Warwickshire. The original timber framed building was constructed in the thirteenth century and restored in the 19<sup>th</sup> century encasing the original structure in red brick. The parish church of St Mary's, a Grade 1 listed building was built in thirteenth century but was heavily restored in 1849. The east window has five lights and some spectacular tracery. East of the church is the hospital that was established in 1677. Temple House is south of the church and dates from the seventeenth century. The estate including a Primary School and care home is part of the registered charity the Foundation of Lady Katherine Leveson.

6.2.37 "79% of respondents to the survey said that "New development should enhance and preserve the Temple Balsall area." <sup>101</sup>

6.2.38 All heritage assets are afforded statutory protection<sup>102</sup> and national policy<sup>103</sup> makes it clear that the Government places great weight of the preservation of heritage assets. Heritage assets and their setting both within the Neighbourhood Area and adjacent to the Neighbourhood Area should be considered by all development proposals.

6.2.39 It is very desirable to sustain and enhance the viable use of heritage assets in our area consistent with their conservation. We recognise:

a) the wider social, cultural, economic and environmental benefits that conservation of the Temple Balsall historic environment; and

b) the desirability of new development making a positive contribution to local character and distinctiveness. <sup>104</sup>

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<sup>101</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.18

<sup>102</sup> Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

<sup>103</sup> NPPF February 2019, p.54 para.184

<sup>104</sup> NPPF February 2019, p.54 para.185



6.2.40 The Character Assessment as Appendix to this plan, should be used when considering the impact of a proposed development on the significance of the designated heritage asset in Temple Balsall and on other Neighbourhood Area heritage assets. , Great weight should be given to the asset's conservation <sup>105</sup>

## Reference Documents

Listed buildings in Balsall Parish

National Planning Policy Framework 2019

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

Temple Balsall Conservation Area Boundary Map

Character Assessment – September 2018

### POLICY BE.7: Renewable Energy

Development proposals relating to the production of renewable and low carbon energy will be supported providing they can be satisfactorily integrated into the character and appearance of the village and its environs.

Proposals which have an adverse impact on the character of the area will not be supported.

Where appropriate, other development should demonstrate how energy efficiency measures have been maximised through the provision of high energy efficient buildings and where possible use energy from renewable and/or low carbon sources.

## Explanation

6.2.41 "82% of respondents to the survey agreed/strongly agreed that "New housing should use renewable energy/green approaches to resource use" <sup>106</sup>

<sup>105</sup> NPPF February 2019, p.55 para.193

<sup>106</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.16



6.4.42 This plan supports helping to increase the use and supply of renewable and low carbon energy and heat. Plans should provide a positive strategy for energy from these sources that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts).<sup>107</sup>

6.2.43 In determining planning applications, Solihull MBC should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.<sup>108</sup>

## Reference Documents

National Planning Policy Framework 2019

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

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<sup>107</sup> NPPF February 2019, p.44 para.151

<sup>108</sup> NPPF February 2019, p.45 para.153

## POLICY BE.8: Highway Safety

New development in the Neighbourhood Area should allow for sufficient off-road parking and not adversely impact levels of safety particularly for pedestrians, mobility scooters and cyclists. All new development will be expected to demonstrate that:

- a) The safety of all roads users will not be compromised;
- b) There will be no unacceptable impact on highway safety or residual cumulative impact on the capacity and operation of the local highway network that would be severe;
- c) There is adequate off-road parking to serve the development in accordance with Policy BE9;
- d) There is safe access, egress and appropriate visibility to serve the development; and
- e) Existing on-street parking problems are not exacerbated by the development.

Proposals which fail to demonstrate the above will not be supported.

## Explanation

6.2.44 “88% felt there should be more provision for car parking in any new development...”<sup>109</sup>  
Issues surrounding parking and access to school site were articulated during the schools focus group meeting.<sup>110</sup>

6.2.45 The overwhelming majority of respondents (88% - Table 12) considered that adequate provision of parking was important within any new development (see Policy BE.9 below).<sup>111</sup>

6.2.46 Many also highlighted current parking pressures generally which would be adversely impacted by new development if not improved. 843 respondents (Table 13) expressed an opinion about problems associated with traffic in the area such as:

- Parking on pavements and grass verges
- On street parking outside schools
- Overflow parking on main thoroughfares arising from inadequate provision at the rail station
- Inadequate provision of publicly owned parking spaces in the village centre
- Pressure on traffic flow through the shopping parade and around the central roundabout.<sup>112</sup>

6.2.47 Feedback was received from 57% of the respondents at the Results Exhibition ... that village centre road parking should provide pedestrians with safe and accessible crossing points which provide clear views.<sup>113</sup> 88% of respondents stated that they were in favour of

<sup>109</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.4

<sup>110</sup> Community Engagement Focus Interviews with Community Organisations March 2018, p12 & p18

<sup>111</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.27

<sup>112</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.27

<sup>113</sup> Questionnaire Results Exhibition Feedback and Consultation – April 2018, p4

improvements to the library car park.<sup>114</sup>

6.2.48 “Residents were given options as to what they would like to see provided in the village centre. Nine in ten wished to see improved parking, 57% improved traffic flow at the roundabout and 55% a pedestrian crossing.... 17% felt the need for a multi-story car park/better parking/new car parking.”<sup>115</sup>

6.2.49 A third of businesses felt traffic affected their business, a fifth thought their business suffered from transport issues as a result of being located in the plan area.<sup>116</sup>

6.2.50 Three quarters would support a traffic/pedestrian improvement scheme to improve parking, traffic flow and appearance of the village centre.<sup>117</sup>

6.2.51 The Neighbourhood Area suffers from congestion along the A452 trunk road through Balsall Common (Balsall parish). This congestion is particularly severe at the Kelsey Lane/Alder Lane/Kenilworth Road junction and Station Road/Kenilworth Road junction. In the same area Balsall Street East (from Holly Lane junction to Station Road junction) is congested at peak and school drop off hours. In assessing developments that would seek to use these routes particular consideration should be given to safe and suitable access. Significant effects on the highway network within this area (in terms of capacity and congestion) should be cost effectively mitigated to an acceptable degree.<sup>118</sup>

## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

National Planning Policy Framework 2019

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<sup>114</sup> Questionnaire Results Exhibition Feedback and Consultation – April 2018, p6

<sup>115</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

<sup>116</sup> Neighbourhood Plan Business Survey 2018 results, p.2, p6.

<sup>117</sup> Neighbourhood Plan Business Survey 2018 results, p.2.

<sup>118</sup> NPPF February 2019, p.31 para 108

## COMMUNITY ASPIRATION: CA.2

### Village Centre Road Safety and Parking Improvements

This Neighbourhood Development Plan proposes a new design concept for the village centre aimed at achieving:

- a) a reduction in traffic congestion in the village centre on the approach to the central roundabout;
- b) increasing both driver and pedestrian safety in the shopping area;
- c) providing extra off-road parking behind the centre shops;
- d) providing a more desirable central location giving better community focus for the village as a whole; and
- e) reduction in speeding.

The new design would consist of providing a “shared space” environment on the stretch of Station Road from the Meeting House Lane junction to the central roundabout. This would incorporate central parking and raised pedestrian crossings. Through traffic would be slowed, parking would be easier with less obstruction to through traffic. Pedestrians would find it much easier to cross from one side to another. The community as a whole would benefit from a central location providing a versatile open space with a relaxing “coffee culture” and café atmosphere. An improved design for the car park behind Tesco would be integrated with the redesign of the shopping parade.

Balsall Common (Balsall parish) as a whole requires a comprehensive plan to inhibit speeding through the village.

The review of this proposal and viable alternatives should be led by Solihull Metropolitan Borough Council through consultation with Balsall and Berkswell Parish Councils.



Figure 8 Shared Space Parking Concept

## Explanation

6.2.52 There is an opportunity for an improved focus of retail activity and commercial services for the local community developed around a much-needed improved village centre. Depending on the level of additional housing it is anticipated that Solihull MBC will play a leading role in the development of the emerging small-town centre.

6.2.53 “Residents were given options as to what they would like to see provided in the village centre. Nine in ten wished to see improved parking, 57% improved traffic flow at the roundabout and 55% a pedestrian crossing.... 17% felt the need for a multi-story car park/better parking/new car parking.”<sup>119</sup>

6.2.54 “It is clear that the vast majority of respondents think a shared space layout will benefit both drivers and pedestrians” 88% of respondents completing feedback after viewing shared space proposals at the Neighbourhood Plan Questionnaire Results Exhibition and Consultation supported the proposals.<sup>120</sup>

<sup>119</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

<sup>120</sup> Questionnaire Results Exhibition Feedback and Consultation – April 2018, p.2



6.2.55 "...73% felt speeding was a problem. 64% of respondents were of the opinion that traffic/speed restrictions be introduced and 61% felt the road surfaces needed improving. Asked their opinion on traffic and parking in the parish, 156 respondents (19%) mentioned speeding in Station Road, 107 or 13% said speeding in Kenilworth Road." <sup>121</sup>

6.2.56 Three-quarters of business respondents would support a shared space (traffic/pedestrian improvement scheme) to improve parking traffic flow and appearance in the village centre.<sup>122</sup>

6.2.57 "By far the most popular comment was that *shared space* was a great idea/plan and an improvement. It was thought to be well laid out and of an attractive design. Respondents considered it was much needed, as current parking is an issue. Other positive mentions included improved safety and of benefit for the whole village/area."<sup>123</sup>

6.2.58 Solihull Highways Department produced automated traffic data for the volume of traffic passing through the village centre of Balsall Common in 2013.<sup>124</sup>

<b>BALSALL COMMON TRAFFIC SURVEY BY SOLIHULL HIGHWAYS DEPARTMENT</b>				
<b>INBOUND AND OUTBOUND - COMBINED AGGREGATE WEEKLY FIGURES</b>				
DATES OF SURVEY: Week commencing 18th September 2013				
SITE OF SURVEY: Balsall Common village centre***				
<b>Weekday total</b>	<b>Weekday</b>	<b>Weekday Total</b>	<b>Weekday Total</b>	<b>Weekend total</b>
<b>Monday to Friday</b>	<b>daytime</b>	<b>AM peak</b>	<b>PM peak</b>	<b>(Saturday and Sunday)</b>
	<b>(0.700-19.00)</b>	<b>07.30-09.30)</b>	<b>16.30-18.30)</b>	
33820	27395	4755	5325	10194
***Central roundabout on A452 Kenilworth Road through to the Station Road junction with Meeting House Lane				

## Reference Documents

- Consultation Response to the Solihull Draft Local Plan 15 February 2017
- Neighbourhood Plan Household Questionnaire Results 2017 Final Report
- Questionnaire Results Exhibition Feedback and Consultation – April 2018

<sup>121</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.4

<sup>122</sup> Neighbourhood Plan Business Survey 2018 results, p.6

<sup>123</sup> Questionnaire Results Exhibition Feedback and Consultation – April 2018, p.7

<sup>124</sup> Solihull Highways Department data held by Balsall Parish Council

## COMMUNITY ASPIRATION CA.3: Village Bypass Road

A bypass for the A452 to redirect through traffic around the village of Balsall Common and to reduce congestion along the Kenilworth Road is needed. This new bypass would mean the current trunk route along the Kenilworth Road becoming a local road for access. This would replace the existing trunk through road with a more environmentally friendly core for the local community with the potential for walkways and cycle routes.

During the construction of HS2 haul routes should be implemented to minimise the need for construction traffic to use the main trunk road A452 through Balsall Common (Balsall parish).

### Explanation

6.2.59 Our residents overwhelmingly support a long overdue bypass for Balsall Common. The village is a notorious borough congestion hot spot and a bypass will relieve existing congestion and provide better access for new housing developments. A bypass to reduce traffic on the main A452 artery and connecting roads through the village and create the opportunity to incorporate walkways and cycle paths within the village to reduce car use for short journeys is required.

6.2.60 A continuous haul route for HS2 construction traffic and a bypass would facilitate the transformation of Balsall Common settlement with cycle paths connecting housing with facilities and the station. This will reduce the effects of pollution on residents, enhance road safety and improve health by encouraging walking and cycling within the village boundary. There will be a significantly increasing elderly population in the village and their mobility will be improved by reducing traffic within the village.<sup>125</sup>

6.2.61 In the Household Questionnaire 2017 there was strong support for a bypass to be built around the village for through traffic (85%).”<sup>126</sup>

6.2.62 Support for a bypass increases to 90% of households in responses from Balsall Parish only.<sup>127</sup>

6.2.63 During our local plan consultation process 87% of residents attending the Local Plan Consultation Event held at St Peter’s Hall on 11 February 2017 support a bypass to relieve the congestion on the roads within our village.<sup>128</sup>

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<sup>125</sup> Balsall Parish Council Response to Draft Local Plan, February 2017

<sup>126</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

<sup>127</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p. 1

<sup>128</sup> Consultation Response to the Solihull Draft Local Plan, Feb 2017



- 6.2.64 “72% of business respondents would support a bypass to be built around Balsall Common to reduce congestion in the village and improve transport links.”<sup>129</sup>
- 6.2.65 A third of businesses felt traffic in the area affected their business. A fifth thought their business suffered from transport issues as a result of being located in the Plan area.
- 6.2.66 “97% of residents agreed that Balsall Common needs a continuous haul route for HS2 construction traffic to avoid using roads in and immediately around the village.”<sup>130</sup>
- 6.2.67 Businesses are reliant on car and vehicle journeys and would like to see less congestion.<sup>131</sup>
- 6.2.68 Solihull Highways Department produced automated traffic data for the volume of traffic passing along Kenilworth Road in September 2013. Whilst this is somewhat out of date there is no reason to think that the volume of traffic has reduced since then. Indeed, comparable data for 2012 showed a significant increase in that one year alone:

<b>BALSALL COMMON TRAFFIC SURVEY BY SOLIHULL HIGHWAYS DEPARTMENT</b>				
<b>INBOUND AND OUTBOUND - COMBINED AGGREGATE WEEKLY FIGURES</b>				
DATES OF SURVEY: Week commencing 18th September 2013				
SITE OF SURVEY: Kenilworth Road south of the Lavender Hall Lane junction				
<b>Weekday total</b>	<b>Weekday</b>	<b>Weekday Total</b>	<b>Weekday Total</b>	<b>Weekend total</b>
<b>Monday to Friday</b>	<b>daytime</b>	<b>AM peak</b>	<b>PM peak</b>	<b>(Saturday and Sunday)</b>
	<b>(0.700-19.00)</b>	<b>07.30-09.30)</b>	<b>16.30-18.30)</b>	
109865	90531	17185	20300	21836
<i>78442</i>				<i>23128</i>

The italicised figures are readings taken by Axiom Traffic Ltd in March 2012 in support of the Sainsbury planning application when it took over the old Total petrol station

## Reference Documents

- Neighbourhood Development Plan Household Questionnaire Balsall Parish Results 2017
- Neighbourhood Plan Household Questionnaire Results 2017 Final Report
- Solihull Highways Department data 2013 held by Balsall Parish Council
- Neighbourhood Development Plan Business Survey 2018 Results
- Balsall Parish Council Response to Draft Local Plan 15 February 2017

<sup>129</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

<sup>130</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p. 2

<sup>131</sup> Neighbourhood Plan Business Survey 2018 Results, p.6

## POLICY BE.9: Local Parking Standards

All new development should demonstrate that there is adequate provision for off-road parking. All new dwellings must provide 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 places for four or more bedroom dwellings (excluding garages but including car ports). Additionally, dwellings should provide secure storage space for cycles.

Non-residential developments must provide adequate parking in accordance with the Borough Councils adopted standards.

All new dwellings and commercial or community developments where floor space is increased must demonstrate how pedestrian and cycle routes into the village centre and to the school have been maximised.

At least one electric vehicle charging point must be installed to each new dwelling and to each commercial or community development - including the village centre.

## Explanation

6.2.69 Over 85% of Meriden ward residents who travel to work do so in a private vehicle. In the rural ward of Meriden 58% of households have 2 or more cars compared to 41% for Solihull Borough and 32% in England.<sup>132</sup> The average car or vans per household is 1.73 in Meriden ward compared to 1.34 for Solihull Borough and 1.16 for England.<sup>133</sup>

6.2.70 “88% felt there should be more provision for car parking in any new development...”<sup>134</sup>

6.2.71 Many also highlighted current parking pressures generally which would be adversely impacted by new development if not improved. 853 respondents (Table 13) expressed an opinion about problems associated with traffic in the parish such as:

- parking on pavements and grass verges
- on street parking outside schools
- overflow parking on main thoroughfares arising from inadequate provision at the rail station
- Inadequate provision of publicly owned parking spaces in the village centre
- pressure on traffic flow through the shopping parade and around the central roundabout.<sup>135</sup>

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<sup>132</sup> Ward Plan 2016, p.20-21

<sup>133</sup> Ward Plan 2016, p.20

<sup>134</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p. 27

<sup>135</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced February 2018), p.27



6.2.72 In setting local parking standards for residential and non-residential development, policies National Planning Policy Framework 2018 recommends policies should take into account the availability of and opportunities for public transport and local car ownership levels.<sup>136</sup> These two factors are particularly significant in Balsall parish because there is a notable lack of sufficient public transport to and within the parish, with only 7% travelling to work by public transport<sup>137</sup>, and local car ownership levels are significantly higher than the national or borough averages.

6.2.73 A parking survey conducted in the parish in February 2019 found that the average number of vehicles parked outside each dwelling was one for one bedroom dwellings, two for two and three bedroom properties and more than two for dwellings with four or more bedrooms.<sup>138</sup>

6.2.74 “51 % of existing households have 2 cars, 27% have 1 car, 13% have 3 cars and 6% have 4 cars. Only 3% of existing households have no cars.”<sup>139</sup>

6.2.75 This plan supports proposals designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.<sup>140</sup>

## Reference Documents

Neighbourhood Development Plan Household Questionnaire Results 2017

National Planning Policy Framework 2019

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<sup>137</sup> NPPF February 2019, p.31 para.105

<sup>138</sup> Solihull People and Places 2018, p.43

<sup>139</sup> Balsall Parish survey of vehicles parked outside of dwellings February 2019

<sup>140</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced February 2018), p. 44

<sup>141</sup> NPPF February 2019, p32 para.110

## POLICY BE.10: Flooding and Surface Water Drainage

Development should not increase flood risk. Planning applications for development within the Neighbourhood Area must be accompanied by a site-specific flood risk assessment in line with the requirements of national policy and advice but may also be required on a site-by-site basis on locally available evidence.

All proposals must demonstrate that flood risk will not be increased elsewhere by limiting surface water discharges to the Greenfield Qbar rate. Proposals must also demonstrate that proposed development is appropriately flood resilient and resistant.

Information accompanying the application should demonstrate how any mitigation measures will be satisfactorily integrated into the design and layout of the development and how they will be maintained. The use of sustainable urban drainage systems and permeable surfaces is essential, unless demonstrated that they are inappropriate.

All development proposals should demonstrate high levels of water efficiency.

All residential development should incorporate water efficiency measures to achieve the technical standard for water usage under the building regulations.

## Explanation

6.2.76 “66% of respondents were concerned about the sewers and drainage as a result of further development...”<sup>142</sup>

6.2.77 “Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”<sup>143</sup>

6.2.78 Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding<sup>144</sup> and major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.<sup>145</sup>

<sup>142</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.24

<sup>143</sup> NPPF February 2019, p.45 para.155

<sup>144</sup> NPPF February 2019, p.47 para.163

<sup>145</sup> NPPF February 2019, p.47 para.165



## Reference Documents

Neighbourhood Development Plan Household Questionnaire Results 2017

National Planning Policy Framework 2019

## 6.3 Economy

### STRATEGIC OBJECTIVE

To improve transport and communications infrastructure, provide and protect employment land and an improved Balsall Common (Balsall parish) village centre providing sufficient facilities and services for employees and businesses.

### POLICY ECON.1: Superfast Broadband

All new residential and commercial development within the Neighbourhood Area will be expected to include the necessary infrastructure to allow future connectivity to high speed broadband / internet.

## Explanation

6.3.1 Superfast broadband and improved mobile reception should be considered as utilities along with gas, electricity and water services to support economic activity on the area.

6.3.2 When asked in the survey which amenities need improving, “68% improved mobile reception and 58% improved broadband...”

6.3.3 Of those that made specific comments, “42% of those responding to the question felt the mobile reception required improvement...24% wanted faster broadband...”<sup>146</sup>

6.3.4 “For those running a business in the Parish, 88% complained of poor broadband or mobile phone reception.”<sup>147</sup>

6.3.5 “Broadband and superfast broadband is considered to be essential to the economy and should be treated as a necessary infrastructure for new and existing communities. It may increase access to remote educational and employment opportunities. Education and employment are both important determinants of health. It can also be important for health; delivering remote patient monitoring and health related information and education for patients and professionals. It can help to reduce social isolation and loneliness in communities, supporting improved mental health and wellbeing.”<sup>148</sup>

<sup>146</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.21 & 22

<sup>147</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.7

<sup>148</sup> Neighbourhood Development Planning for Health, p.11



6.3.6 This plan supports full fibre broadband connections with high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments.<sup>149</sup>

## Reference Documents

Neighbourhood Development Plan Household Questionnaire Results 2017

National Planning Policy Framework 2019

Neighbourhood Development Plan Business Survey Results 2018

Neighbourhood Development Planning for Health

### COMMUNITY ASPIRATION CA.4: Improved Mobile Reception and Faster Broadband

Improvement in the speed of broadband and mobile connectivity is needed for business effectiveness and to support home working.

## Explanation

6.3.7 “42% of those responding to the question about what improvements were needed on infrastructure said they felt “the mobile reception required improvement...24% wanted faster broadband...”<sup>150</sup>

6.3.8 34% of households responding have one or more people working permanently at home;<sup>151</sup> and for those running a business in the area 88% experience poor broadband or mobile reception.<sup>152</sup>

6.3.9 “The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.”<sup>153</sup>

<sup>49</sup> NPPF February 2019, p.33 para.112

<sup>150</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3

<sup>151</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.40

<sup>152</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.46

<sup>153</sup> NPPF February 2019, p.33 para.113

## Reference Documents

Neighbourhood Development Plan Household Questionnaire Results 2017

National Planning Policy Framework 2019

### POLICY ECON.2: Home Working

All new dwellings are encouraged to provide space and facilities to support home-working, with flexible space adaptable to a home office, and where appropriate incorporate cabling to support broadband in accordance with Policy ECON.1.

## Explanation

6.3.10 “Asked if they run a business from home in the Parish, 138 households responded they did, with 21 households having premises in the Parish. For those running a business in the Parish, 54 of them offer consultancy services. 567 full-time jobs come from those who run a business in the Parish.”<sup>154</sup>

6.3.11 “Local or easy access to employment opportunities or availability of home working, particularly in rural areas is important for health and wellbeing and reducing inequalities. Being in good employment protects health, while unemployment contributes to poor health and is associated with increased mortality rates.”<sup>155</sup>

6.3.12 “53% of the sample of businesses had employees who regularly work from home.”<sup>156</sup>

6.3.13 “Important factors for businesses in Balsall Parish were that they are home based, the owner lives locally and there is availability of car parking.”<sup>157</sup>

6.3.14 This plan supports new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.<sup>158</sup>

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<sup>154</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.7

<sup>155</sup> Neighbourhood Development Planning for Health, p.13

<sup>156</sup> Neighbourhood Plan Business Survey 2018 results, p.2

<sup>157</sup> Neighbourhood Plan Business Survey 2018 results, p. 1,2

<sup>158</sup> NPPF February 2019, p.23 para.81 d)



## Reference Documents

Neighbourhood Development Plan Household Questionnaire Results 2017

National Planning Policy Framework 2019

Neighbourhood Development Planning for Health

### POLICY ECON.3: Encouraging Local Business and Employment

Proposals for new business premises and office space in particular, and commercial development within the village centre (Character Assessment K) will be supported and encouraged providing they do not conflict with other policies in this Plan. Proposals for employment uses outside the village centre will be assessed on their merits on a case by case basis.

## Explanation

6.3.15 “Looking at business and employment in the Parish, 80% of respondents felt there was a need to encourage more local jobs and more local businesses. 64% thought there was a need to encourage starter units/more premises or facilities for local businesses.

6.3.16 “Asked to suggest what was needed in terms of more businesses/jobs located in the Parish and potential site location, 55 or 12% suggested more shops, 52 or 11% small start-up business units and 45 or 10% more shops/variety of shops.”<sup>159</sup>

6.3.17 “18 owners would be interested in office space in the Parish and 8 would have a workshop.”<sup>160</sup>

6.3.18 “Asked the size of their current workspace, 66% worked from home. 3 respondents had more than 10,000 square feet of space. 5 businesses felt they were likely to require additional space over the next 15 years.

6.3.19 2 businesses though they would require larger premises and 2 may move outside the area over the next 15 years.”<sup>161</sup>

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<sup>159</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

<sup>160</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.7

<sup>161</sup> Neighbourhood Plan Business Survey 2018 Results, p.2

- 6.3.20 Looking at business and employment in the Parish, 80% of respondents felt there was a need to encourage more local jobs and more local businesses. 64% thought there was a need to encourage starter units/more premises or facilities for local businesses.
- 6.3.21 52% of business owners in the Parish felt their premises were very suitable, 42% felt they were adequate and 6% unsuitable. 11 responses were made about their business premises being unsuitable and these are included in the separate Business Survey 2018 Results document.
- 6.3.22 18 owners would be interested in office space in the Parish and 8 would have a workshop.”<sup>162</sup>
- 6.3.23 50 % of businesses responding to the Household Questionnaire would be interested in premises in the Parish.

## Reference Documents

Neighbourhood Plan Business Survey 2018 Results

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

### POLICY ECON.4: Rural Tourism

Proposals for new and improved leisure and tourism-based services and facilities within the Neighbourhood Area will be supported providing they do not conflict with Green Belt restrictions and other policies in this Plan. Proposals for the change of use or re-development of land or premises currently associated with leisure or tourism will only be supported where:

- a) The applicant can demonstrate that the site/premises is no longer viable; or
- b) Development of the site for other appropriate uses will facilitate the relocation of an existing leisure or tourist facility to a more suitable site.

## Explanation

- 6.3.24 When surveying business owners<sup>163</sup> (including self-employed) of 340 respondents, 17% of the sample said tourist-related activities contribute to their trade.

<sup>162</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3&6

<sup>163</sup> Neighbourhood Plan Business Survey 2018 Results, p.2



6.3.20 There is an opportunity in our area for rural tourism and leisure developments which respect the character of the countryside.<sup>164</sup>

## Reference Documents

Neighbourhood Plan Business Survey 2018 Results

National Planning Policy Framework 2019

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<sup>164</sup> NPPF February 2019, p.23 para.83

## 6.4 Community

### STRATEGIC OBJECTIVE

To protect, enhance and expand leisure facilities, public amenities and services. To encourage opportunities for walking and cycling and to support the improvement of public transport.

### POLICY COM.1: Leisure Facilities

Existing formal and informal sport and recreational facilities in the Neighbourhood Area will be protected, enhanced and expanded where appropriate. Where appropriate, CIL funds will be used to provide new and/or enhance existing sports and recreation facilities in order to ensure a suitable quantum and quality is available for the Neighbourhood Area.

## Explanation

6.4.1 In the Household Questionnaire 2017 use of a facility outside of the Neighbourhood Area: “43% went to Lavender Hall Park on a daily or weekly basis. 11% went to the Holly Lane Playing Fields on a daily or weekly basis and exactly one in ten used the Village Hall weekly.”<sup>165</sup>

6.4.2 “19% of the sample went to Willow Park at least monthly, 2% use the park daily and 6% weekly.”<sup>166</sup>

6.4.3 Support for new community facilities for indoor activities and increasing provision of facilities for outdoor sports activities was a common view in Focus group interviews with community organisations.<sup>167, 168</sup>

6.4.4 The Plan supports the opportunity for access to a network of high-quality open spaces and opportunities for sport and physical activity opportunities for new provision.<sup>169</sup>

6.4.5 29% of those responding said there was a need for a leisure centre of gym and 12% younger children’s play area/improve parks for children, 11% improved community centre village hall, sports facilities /all-weather sports pitch.<sup>170</sup>

<sup>165</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.4

<sup>166</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.29

<sup>167</sup> Community Engagement Focus Interviews with Community Organisations March 2018 pages 4, 6, 13, 16, 21

<sup>168</sup> NPPF February 2019, p.28 para.96

<sup>169</sup> NPPF February 2019, p.28 para.96

<sup>170</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.8



## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

National Planning Policy Framework 2019

Community Engagement Focus Interviews with Community Organisations March 2018

### COMMUNITY ASPIRATION CA.5: Public Leisure Amenities

- a) Retain and develop the Holly Lane playing fields
- b) Support for leisure or gym facilities
- c) Support for younger children's play areas
- d) Improve parks for children

## Explanation

6.4.6 In the Household Questionnaire 2017 "92% supported the retention of the Holly Lane playing fields as a public amenity for leisure."<sup>171</sup>

6.4.7 "29% of those responding to the question on a Community Infrastructure Levy said there was a "need for a leisure centre or gym, and 12% wished to see a younger children's play area/improve parks for children." <sup>172</sup>

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<sup>171</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.7

<sup>172</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.8

6.4.8 “19% of the sample went to Willow Park at least monthly, 2% use the park daily and 6% weekly.”<sup>173</sup>

6.4.9 “Regular green space visits are associated with increased physical activity, a lower probability of being overweight or obese and an improvement in mental wellbeing when compared to exercising indoors. Greater enjoyment and satisfaction with outdoor activity has been reported than activity taking place indoors. Outdoor gyms can include much of the same equipment found in an indoor gym but are specifically designed for outdoor use and are often situated in play areas or parks. They are suitable for all ages and abilities and provide the opportunity for everyone to use the equipment for free whilst taking advantage of the benefits of being active outdoors.”<sup>174</sup>

## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

National Planning Policy Framework 2019

Community Engagement Focus Interviews with Community Organisations March 2018

### **POLICY COM.2: Formal Education Facilities**

Where funding from new housing development is used to support the construction of new school buildings, these facilities together with the existing local schools’ infrastructure, must have the ongoing capacity within the Neighbourhood Area to accommodate the increased demand for places from children of all backgrounds. New development must not adversely impact the capacity of local educational facilities to residents.

Where the need for additional pupil capacity has been demonstrated, provision of new or expanded schools from children of all backgrounds will be supported, provided that:

- a) the location is conveniently situated for pupils from within the Neighbourhood Area and has adequate car parking, safe drop off and pick up provision and easy access by local public transport without any significant additional impact on traffic congestion. New or improved walking and cycling routes will be strongly encouraged;
- b) there would be no significant impacts on local amenities;
- c) the buildings are well designed; and
- d) the planning application demonstrates adequate consideration of opportunities for dual-use, by the community, of school buildings and outdoor recreational facilities.

<sup>173</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.29

<sup>174</sup> Neighbourhood Planning for Health, p.10



## Explanation

- 6.4.10 It is estimated that more than 1700 homes will be built within the Balsall Common (Berkswell & Balsall parishes) area as part of the Solihull Local Plan. SMBC are supportive of a new school which is in accordance with the Council view, published in the School Organisation Plan 2018. The requirement for a new school is based on the sites and housing numbers outlined in the draft local plan. In the event that the Solihull Local Plan review identifies either more or less development and dwellings this will impact on the requirement for supply of school places.
- 6.4.11 “During our local plan consultation process, we have received feedback from 528 residents; 92% support building a new primary school.”<sup>175</sup>
- 6.4.12 Overwhelming conclusion from the focus groups with community organisations is that Balsall Common needs more housing to provide affordable homes for younger age residents – single people, young couples and young families with children. There needs to be a corresponding provision of community facilities for more school places, sports outdoor activities and community indoor activities.<sup>176</sup>

## Reference Documents

Community Engagement Focus Interviews with Community Organisations March 2018  
Draft Solihull Local Plan 2016  
Consultation Response to the Solihull Draft Local Plan February 2017  
Solihull School Organisation Plan 2018/19

### POLICY COM.3: Local Services

The loss of existing community facilities will be resisted unless it can be demonstrated that the facility is no longer viable or that the facility is no longer in active use and has no prospect of being brought back into use. Proposals which enhance and improve existing community facilities will be supported. New community facilities will be encouraged providing they are compatible with existing neighbouring uses. Where appropriate, CIL funds will be used to provide new and/or enhance community facilities.

<sup>175</sup> Consultation Response to the Solihull Draft Local Plan February 2017

<sup>176</sup> Community Engagement Focus Group Interviews with Community Organisations March 2018

## Explanation

64.13 “37% of the sample had used the library and 11% the Jubilee Centre on at least a monthly basis.”<sup>177</sup>

64.14 “23% of the sample uses the village hall at least monthly.”<sup>178</sup>

64.15 This plan seeks to ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.<sup>179</sup>

## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

Neighbourhood Development Planning for Health

Community Engagement Focus Interviews with Community Organisations March 2018

National Planning Policy Framework February 2019

### COMMUNITY ASPIRATION CA.6: Improved Public Transport

It is an ambition of this Plan for more people to walk and cycle to the station, and for train and bus services to be improved. This can be achieved through a number of ways including:

- a) Introduce a regular bus service to Kenilworth and improve services to Balsall Common centre, Coventry and Solihull between homes in Balsall Common (Balsall parish), Fen End, Oakley and Meer End;
- b) More reliable and frequent regularly spaced services, using smaller vehicles if appropriate;
- c) Services operating in the evenings and Sundays in addition to Monday to Saturday;
- d) Electronic indicator information boards should be provided at bus stops; and
- e) Enclosed shelters should be provided where appropriate.

<sup>177</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.29

<sup>178</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.29

<sup>179</sup> NPPF February 2019, p.52 para.182



## Explanation

- 64.16 The current service does not provide an adequate service for existing residents. There needs to be a significant improvement in the frequency of bus service on these routes and additional routes to Kenilworth, Warwick and Leamington Spa to provide better accessibility.<sup>180</sup>
- 64.17 Post 2026 the SPRINT style bus rapid Transit scheme running from central Warwick through Kenilworth and Balsall Common to the Birmingham interchange will provide excellent connectivity to the UK Central and the Warwickshire towns. The planned introduction of this service post 2026 supports the rationale that the planned urban extensions of the village with new housing sites allocated by Solihull MBC should not be completed until post 2026.<sup>181</sup>
- 64.18 “Residents were asked to rate the existing bus services in terms of three aspects.” Of those who responded to the survey, “47% felt both timing and the routing were adequate with 43% feeling this way about frequency. 36% of those responding to the question wanted an improved frequency of busses and 32% wanted more bus routes to Kenilworth. 18% wished to see an early or late service and 15% said they did not use the bus service. 12% wished to see bus routes to Solihull...”<sup>182</sup>

## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

### **POLICY COM.4: Encouraging Walking and Cycling**

The Neighbourhood Area has a wealth of public rights of way which offer exceptional views into and out of the village. These should be protected, and where possible enhanced, expanded and positively utilised in all new development.

Where appropriate, developments should demonstrate how walking and cycling opportunities have been prioritised. Proposals which either adversely affect existing walking, including dog walking routes, or fail to encourage appropriate new walking and potential cycling opportunities will be resisted.

To encourage residents to use an alternative to the private car, proposals should demonstrate the safe and convenient access to pavements and footpaths, and where possible incorporate opportunities for cycle routes.

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<sup>180</sup> Consultation Response to the Solihull Draft Local Plan February 2017

<sup>181</sup> Consultation Response to the Solihull Draft Local Plan February 2017

<sup>182</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.4

## Explanation

64.19 “59% wished to see more walking routes, 47% would like cycle friendly path...”<sup>180</sup>

64.20 “Walking is a low impact activity, suitable for everyone.” “Cycling is also a form of sustainable active transport which can not only help to reduce traffic and pollution but support a healthier lifestyle.” “Cycling is low-impact exercise that can be enjoyed by people of all ages and has many physical and mental health benefits.”<sup>181</sup>

64.21 This plan seeks to encourage more walking by protecting and enhancing public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.<sup>182</sup>

64.22 The Highways Authority is encouraged to ensure that gaps, gates and stiles are selected to be the least restrictive option able to meet real safety and livestock needs, and are maintained to be fully compliant with BS5709:2018. Where appropriate SMBC should upgrade permissive paths to public Rights of Way and the definitive map should reflect the paths actually used.

## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

National Planning Policy Framework 2019

Neighbourhood Development Planning for Health

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<sup>180</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3

<sup>181</sup> Neighbourhood Planning for Health, p.10

<sup>182</sup> NPPF February 2019, p.28 para.98

## POLICY COM.5: Allotments

Any development proposal that would result in the partial or complete loss of an existing allotment within the Neighbourhood Area will not be supported unless it can be clearly demonstrated that there would be a positive improvement to existing provision or a net increase in provision elsewhere.

Proposals for the provision of new allotments in appropriate and suitable locations will be supported. Proposals for new allotments should clearly demonstrate the following:

- a) There are no adverse impacts on the landscape, heritage assets or character of the area;
- b) There are satisfactory arrangements for parking;
- c) There are satisfactory arrangements for water supply; and
- d) There would be no adverse impacts on neighbouring uses.

Residential developments are encouraged to provide shared space or private gardens which are suitable for and encourage and enable residents the opportunity to grow their own food.

## Explanation

6.4.23 A significant minority (14%) representing hundreds of residents supports the provision of allotments in the community.<sup>183</sup>

6.4.24 This plan supports allotments in our area which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other, enable and support healthy lifestyles and access to healthier food.<sup>184</sup>

6.2.25 This plan supports the provision and use of shared spaces and community facilities.<sup>185</sup>

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<sup>183</sup> Neighbourhood Development Plan Household Questionnaire Results, p.13

<sup>184</sup> NPPF February 2019, p.27 para.91

<sup>185</sup> NPPF February 2019, p.27 para.92



6.4.26 “Allotments bring a number of benefits to both individuals and the wider community and over 70% of people believe that spending time in their gardens is important for their quality of life. Many people, however, do not have the space, opportunity or knowledge to be able to garden or grow their own fruit and vegetables.”<sup>186</sup>

## Reference Documents

Neighbourhood Development Plan Household Questionnaire Results 2017

National Planning Policy Framework 2019

Neighbourhood Development Planning for Health

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<sup>186</sup> Neighbourhood Development Planning for Health, p.11



## 6.5 Natural Environment

### STRATEGIC OBJECTIVE

To protect the countryside through the retention of existing trees, hedgerows, grasslands, rivers, streams and ponds, valued landscapes and designated green spaces. To encourage biodiversity and minimise pollution.

### POLICY NE.1: Green Infrastructure

Development proposals will be expected to demonstrate high quality and sensitive green infrastructure such as landscaping and native tree/hedge planting. Where necessary, development proposals must have a fully designed landscape scheme which incorporates mitigation and enhancements as appropriate to the size, character and location of the development site.

Wherever possible development proposals should seek to retain and protect existing mature trees and hedgerows and enhance grasslands. Where it is not possible to retain existing trees and hedgerows, development proposals which demonstrate full replacement with appropriate native species in mitigation will be supported. Specifically: There will be no unacceptable loss of or, damage to existing trees or woodland during or as a result of development in full accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction recommendations should be implemented on development sites and maintained throughout the life of the construction activity to safeguard retained trees and hedgerows.

As part of the pre-application and planning application the required level of tree and hedgerow related information must be provided.

Trees not retained as a result of development must be replaced although veteran trees must be retained, and the tree and root system protected. There are two veteran trees in Balsall Common (Balsall parish); in the rear garden of 700 Kenilworth Road viewable from the footpath, the field adjacent to Frog Lane within proposed housing allocation near the boundary with the Holly Lane playing fields, and one at Temple Balsall on the roadside on the east of Kenilworth Road/Balsall Street at 1, Gravel Pit Cottages.

Additional new trees shall be planted for each dwelling for residential development or, for non-residential development whichever is the greater of 1 tree for each parking place; or 1 tree per 50 metre squared of gross floor space.

Planning conditions and legal agreements should be used to secure the above.

## Explanation

- 6.5.1 Balsall parish comprises three different landscape types as defined by the Warwickshire Landscape guidelines (Warwickshire County Council) these include Ancient Arden, Arden Pastures and Arden Parklands. New developments need to have tree and hedge planting associated with them to help create place, character and create a pleasant environment in keeping with local character in that location.
- 6.5.2 One of the important priorities for respondents to the survey was to “promote the protection of existing mature or important trees and hedgerows, groups of trees or woodland (81%).”<sup>187</sup>
- 6.5.3 “71% of residents would like to see more trees planted in the parish.”<sup>188</sup>
- 6.5.4 “63% of survey respondents wanted to “Promote the preservation and restoration of key local habitats and wildlife biodiversity.”<sup>189</sup>
- 6.5.5 One of the three dimensions of sustainable development as outlined in the NPPF 2019 (paragraph 8) is the environmental objective. This is defined as “contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”<sup>190</sup>
- 6.5.6 “Ancient woodland or veteran trees are irreplaceable, so you should not consider proposed compensation measures as part of your assessment of the benefits of the development proposal.
- 6.5.7 You should not take account of the existing condition of ancient woodland (if this is poor) as a factor in favour of the development proposal, because you can usually improve its condition with good management proposals. It may be relevant to consider the scope to improve its condition as part of the compensation measures, if you decide to grant permission for development.”<sup>191</sup>
- 6.5.8 Development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.<sup>192</sup>

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<sup>187</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

<sup>188</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3

<sup>189</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.11

<sup>190</sup> NPPF February 2019, p.5 para.8 c)

<sup>191</sup> Ancient woodland and veteran trees: protecting them from development <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences#veteran-trees>, Accessed 31 October 2018

<sup>192</sup> NPPF February 2019, p.51 para.175 c)



## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017

National Planning Policy Framework 2019

Guidance: Ancient woodland and veteran trees: protecting them from development, Forestry Commission and Natural England, January 2018

Solihull Borough Green Infrastructure Study 2012

BS 5837: Trees in Relation to Design, Demolition and Construction  
Warwickshire Landscape Guidelines: Arden

Balsall Parish Neighbourhood Area Ecological Report 2018

### COMMUNITY ASPIRATION CA.7: Enhancement of Green Infrastructure

- a) Planting of more trees; and
- b) Creation of wildlife area and meadows which would include bird and bat boxes.

## Explanation

6.5.9 Of those who responded to the survey, “45% were in favour of wildlife areas, hedgerows, wild flower meadows, bird and bat boxes....71% would like to see more trees planted in the Parish. 24% said they should be planted amongst new housing or new housing developments...”<sup>193</sup>

6.5.10 New tree planting could be native or non-native depending on circumstances and location – native is preferable for local character and biodiversity but some non-natives and native cultivars still have value and may be more appropriate in terms of size, ease of maintenance and resistance to disease. Arden character trees include Field Maple, Common alder, Silver birch, Downy birch, Ash, Holly, Crab apple, Aspen, Wild Cherry, Sessile oak, Pedunculated oak, White willow, Crack willow, Rowan and Small leaved lime.

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<sup>193</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.3

## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017

Warwickshire Landscape Guidelines: Arden

### POLICY NE.2: Blue Infrastructure

All new developments should have regard to the actions and objectives of appropriate River Basin Management Plans<sup>194</sup>, in striving to protect and improve the quality of water bodies. New development will be expected to safeguard existing rivers, streams, brooks and ponds both within and adjacent to development sites and should explore opportunities to contribute towards the objectives of relevant Catchment Flood Management Plans.<sup>195</sup> Depressions and water courses might be seasonally dry, but a lack of water does not indicate a lack of value. Development proposals which adversely affect existing rivers, streams, brooks and ponds will not be supported and wherever possible should promote the reinstatement of the natural floodplain and the de-culverting of watercourses.

## Explanation

6.5.11 “63% of survey respondents wanted to “Promote the preservation and restoration of key local habitats and wildlife biodiversity.”<sup>196</sup>

6.5.12 The River Blythe is the only SSI associated with the Neighbourhood Area. The river flows along the north-western boundary of the area from Mill Pool Farm, Bradnock’s Marsh Lane south to Temple Balsall. The River Blythe and Cuttle Brook have a number of wetland habitats along the river sections at Temple Balsall, including the flood plain meadows incorporating Temple Balsall Nature Reserve. Many recorded field ponds are located throughout the Neighbourhood Area and are important breeding habitats for protected species such as the Great Crested Newt. A more detailed assessment can be found in the Balsall Parish Neighbourhood Area Ecological Report.

## Reference Documents

Neighbourhood Plan Household Questionnaire Results

2017 Balsall Parish Neighbourhood Area Ecological Report

2018

<sup>194</sup> <https://www.gov.uk/government/collections/river-basin-management-plans-2015>

<sup>195</sup> <https://www.gov.uk/government/collections/catchment-flood-management-plans>

<sup>196</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.11



## POLICY NE.3: Designated Local Green Spaces

The following designated Local Green Spaces will be protected and where possible enhanced in order to ensure a suitable quantum and quality of amenity space is available for the local community.

LGS 1: Holly Lane Playing Fields

LGS 2: Holly Lane Allotments

LGS 3: The Lant Recreation Ground

LGS 4: Willow Park

LGS 5: Grange Park

LGS 6: Tidmarsh Close Green

LGS 7: Yew Tree Green

LGS 8: Kemps Green Rd Pond & Green

LGS 9: Heart of England Academy Playing Fields

LGS 10: Balsall Common Primary School Academy Playing Fields

LGS 11: Temple Balsall Cemetery

LGS 12: Oakley Park

LGS 13: Oakley Green Playing Fields

LGS 14: Balsall and Berkswell RFC Grounds

Local Green Space designations will be used to ensure that locally important and valued green spaces, whether private or public, are protected from development, except in very special circumstances.

Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be supported unless there are very special circumstances which outweigh the harm to the Local Green Space.

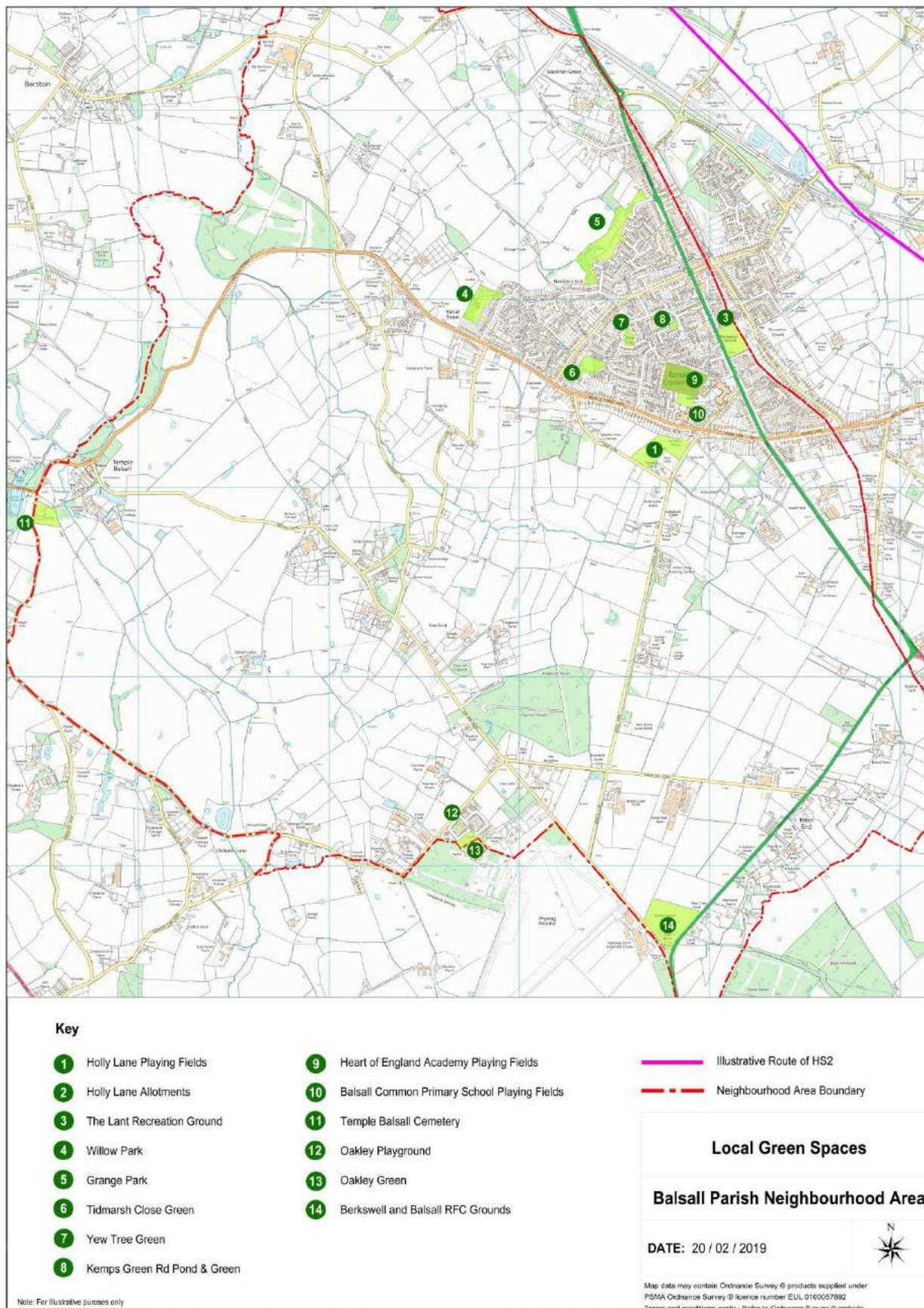


Figure 9 Local Green Spaces Balsall Parish Neighbourhood Area, Sites 1-14

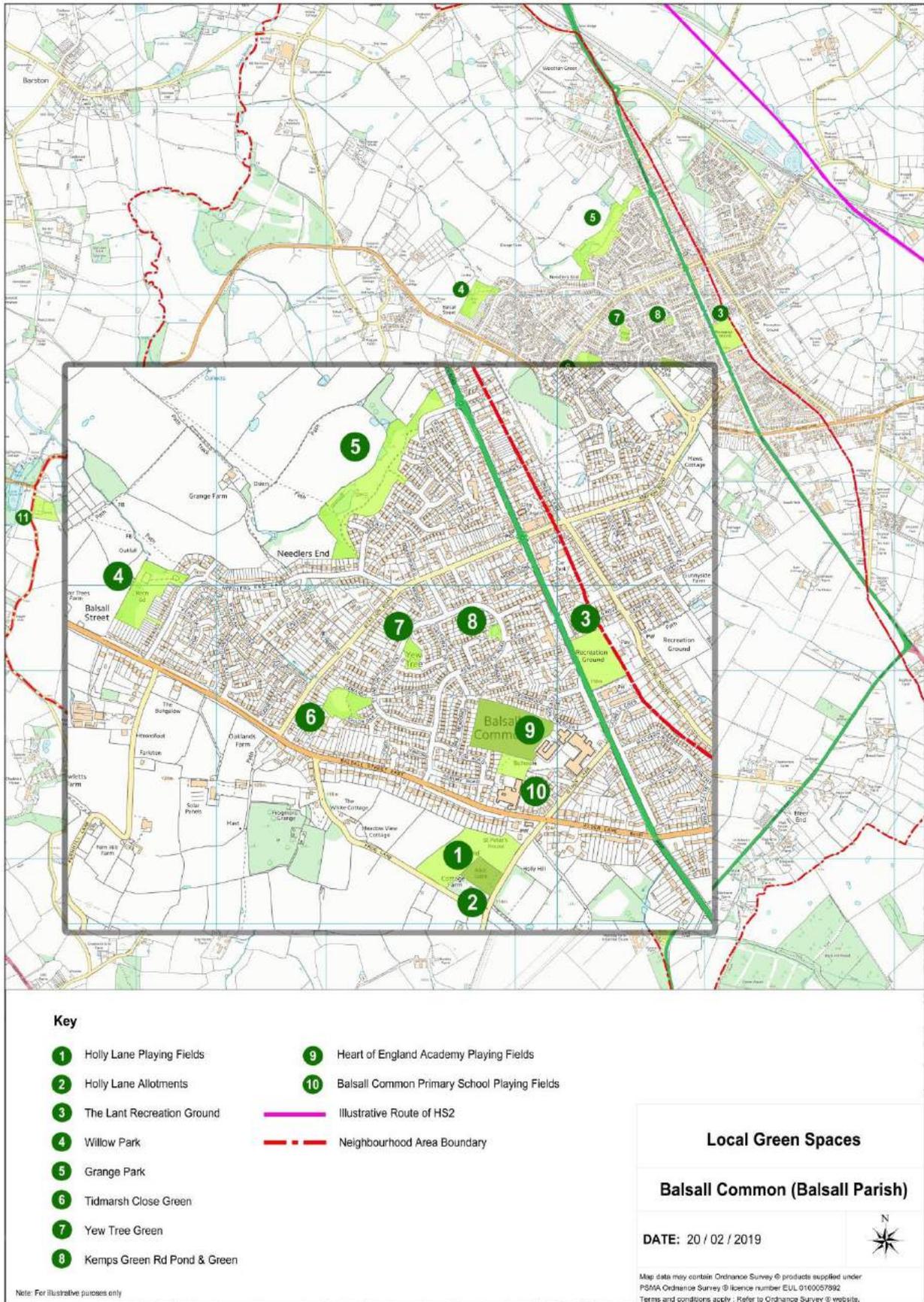


Figure 10 Local Green Spaces Inset Map, Sites 1-10

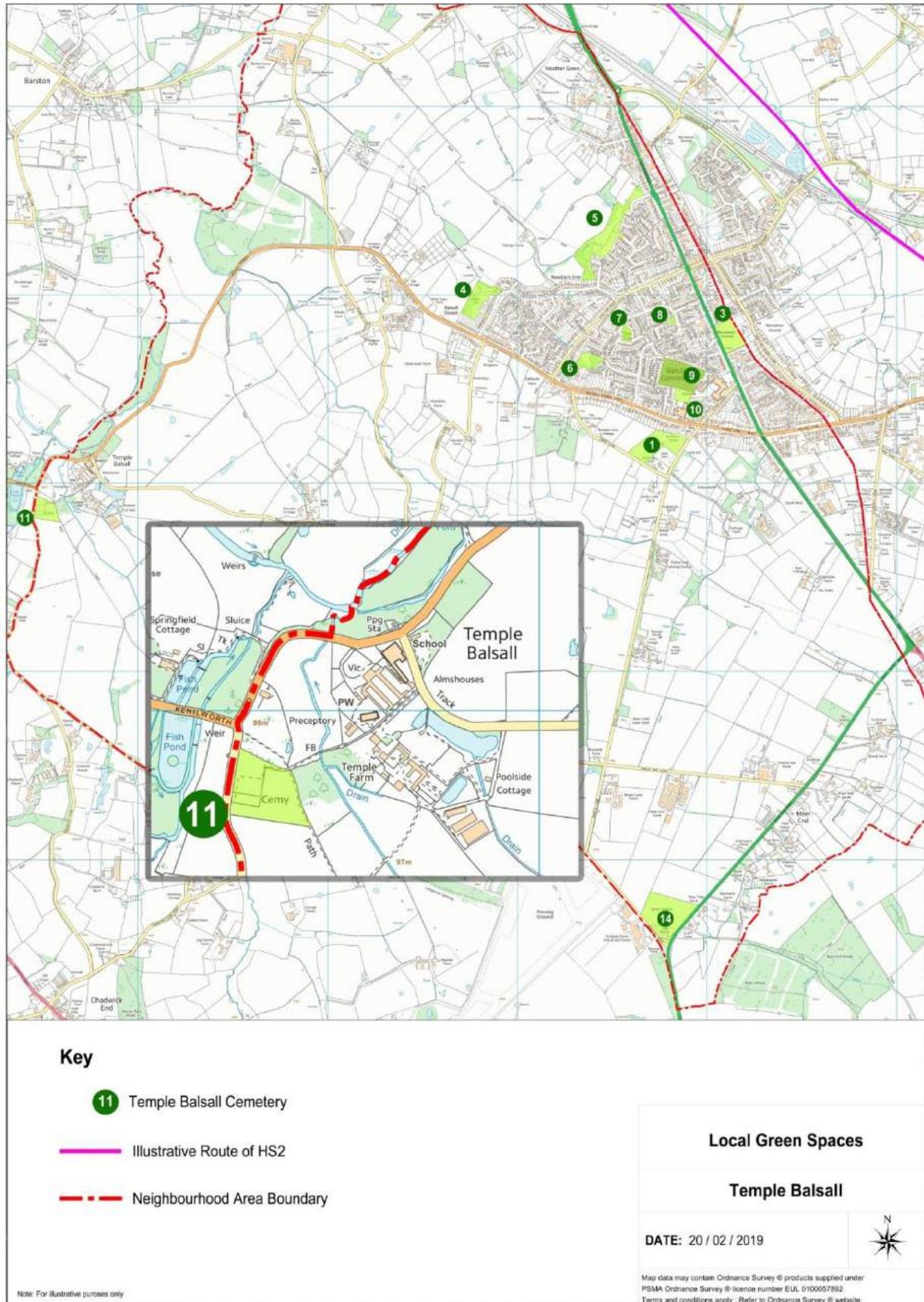


Figure 11 Local Green Spaces Inset Map, Site 11

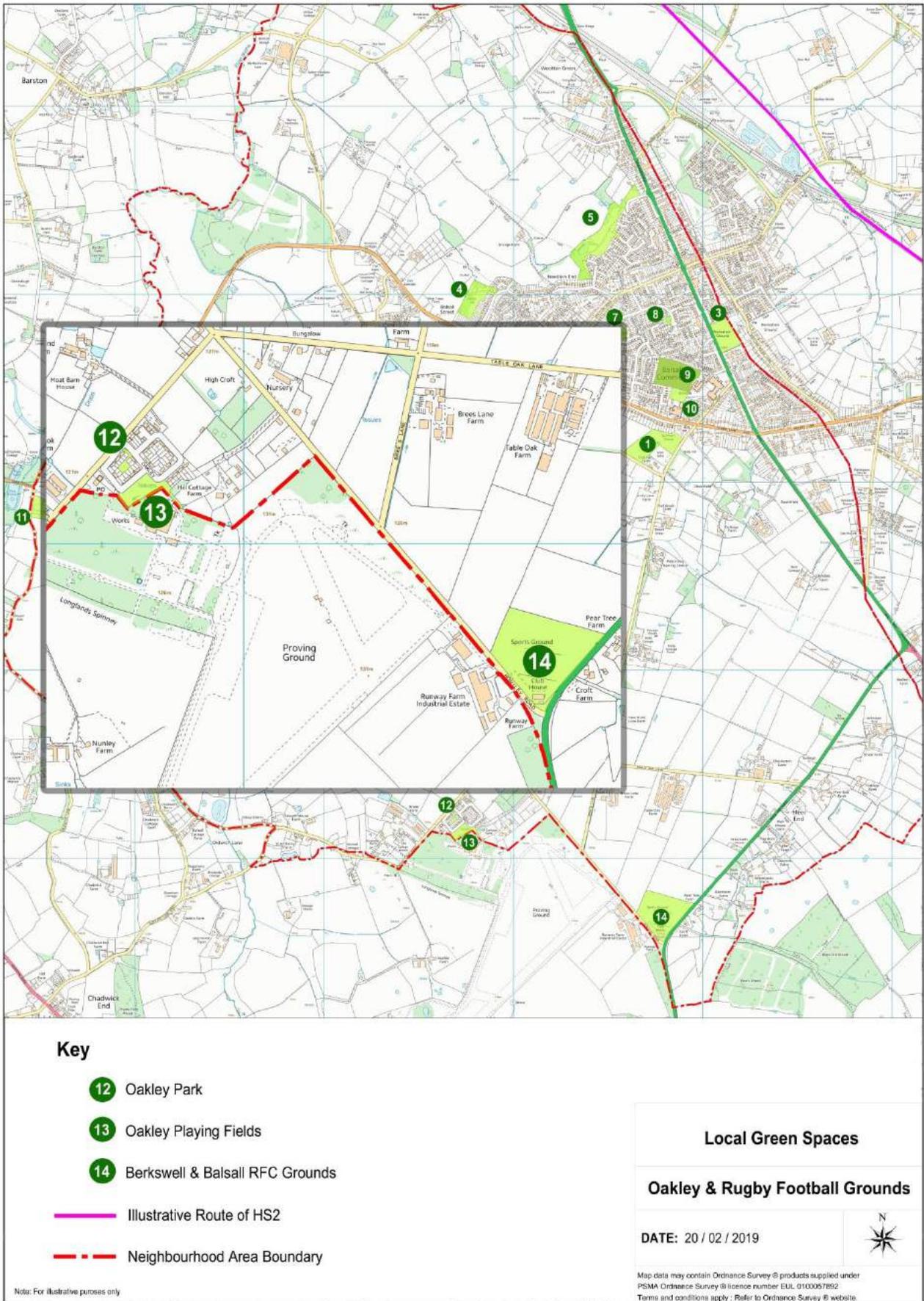


Figure 12 Local Green Spaces Inset Map, Sites 13-15

## Explanation

- 6.5.13 “Asked what the three most important were in terms of green spaces, over three-quarters (78%) wished to see a full Green Spaces Plan, 56% more open spaces linked to green corridors and 54% wanted better day-to-day care of existing green spaces.”<sup>197</sup>
- 6.5.14 “The most popular comments stated the importance of retaining green spaces and parks. That it was vital to protect them, especially in the village. With importance also being placed on keeping the village appearance as it is. The green areas are thought to be well used.”<sup>198</sup>
- 6.5.15 “Natural England’s view is that there should be provision of the widest range of access opportunities for people of all abilities, ages, ethnic groups and social circumstances to actively engage in, value and enjoy the natural environment. Access opportunities should aid healthy activity and be integral to people’s daily lives, particularly close to where they live, and that access should contribute to achieving the transition to a low carbon economy by encouraging sustainable leisure use.”<sup>199</sup>
- 6.5.16 “The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.”<sup>200</sup>
- 6.5.17 “The Local Green Space designation should only be used where the green space is:
- a) in reasonably close proximity to the community it serves;
  - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - c) local in character and is not an extensive tract of land.”<sup>201</sup>
- 6.5.18 Managing development within a Local Green Space should be consistent with that for Green Belts.<sup>202</sup>

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<sup>197</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.13

<sup>198</sup> Questionnaire Results Exhibition Feedback and Consultation – April 2018

<sup>199</sup> Neighbourhood Development Planning for Health, p.9

<sup>200</sup> NPPF February 2019, p.29 para.99

<sup>201</sup> NPPF February 2019, p.29 para.100

<sup>202</sup> NPPF February 2019, p.29 para.101



## Reference Documents

Neighbourhood Development Plan Household Questionnaire Results 2017

National Planning Policy Framework 2019

Local Green Space Assessment October 2018

Questionnaire Results Exhibition Feedback and Consultation – April 2018

Neighbourhood Development Planning for Health

### **POLICY NE.4: Biodiversity**

Development should protect and enhance the natural environment by minimising impacts on biodiversity and provide net gains in biodiversity in the following ways:

- a) Existing ecological networks should be retained wherever possible;
- b) New ecological habitats and networks will be encouraged;
- c) Boundaries and barriers should be made permeable, for example through the use of fence panels with 13x13cm hedgehog holes at the base;
- d) Connectivity and shelter for ground-dwelling wildlife should be encouraged through the planting and maintenance of features such as native species hedgerows, grassy margins and verges;
- e) Development that affects mature hedgerows should aim to conserve these important natural features; and
- f) New development could mitigate loss of the natural habitats by building-in features such as bat provision, built-in sparrow boxes (such as by Schwegler), swift bricks and at ground level, hedgehog friendly gardens.

Development which fails to adequately protect and enhance biodiversity will be resisted.

## Explanation

6.5.19 “63% of survey respondents wanted to “Promote the preservation and restoration of key local habitats and wildlife biodiversity.”<sup>203</sup>

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<sup>203</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.11



6.5.20 This plan seeks to contribute to and enhance the natural and local environment from an existing baseline as set out in the Balsall Parish Neighbourhood Area Ecological Report.

6.5.21 Biodiversity should be protected across the Neighbourhood Area and specifically at the following local wildlife sites:

- a) the River Blythe, the only Site of Special Scientific Interest river in Warwickshire;
- b) Balsall Street Woodland, Frogmore Wood, Squirrel Coppice, Temple Balsall Woodlands, wood at Wootton Green, Poors Wood and part of Blackhill Woods are local woodland sites;
- c) Fen End Pastures, Springfield Farm Meadows, Needlers End Meadow and Longbrook Meadow are grassland local wildlife sites; and
- d) Fernhill Land Hedge and Cuttle Pool Lane Sand Pit.<sup>204</sup>

6.5.22 The Neighbourhood Area is situated within a Hedgehog Improvement Area. Hedgehogs have much declined in recent years and are now priority concern for nature conservation as defined in the Warwickshire, Coventry and Solihull Local Biodiversity action Plan. The Wildlife Trust and British Hedgehog Preservation Society have designated the 'Hedgehog Improvement Areas' to help conserve this iconic species. The local community values the presence of hedgehogs and other wildlife within the Neighbourhood Area and is keen to ensure that they are protected.

## Reference Documents

National Planning Policy Framework 2019

Neighbourhood Development Plan Household Questionnaire Results

2017 Balsall Parish Neighbourhood Area Ecological Report 2018

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<sup>204</sup> NPPF February 2019, p.50 para.175

## POLICY NE.5: Minimising Pollution

Where appropriate, development proposals will be required to demonstrate how measures to minimise the impact of pollution have been considered.

Proposals which would give rise to unacceptable levels of air, noise or water pollution will be resisted.

Proposals to build new homes within the noise preferential route corridors either side of the Standard Instrument Departure (SID) flight paths or below arrival flight paths should be accompanied by robust evidence which will demonstrate that occupants would not be exposed to unacceptable levels of noise that could have a significant impact on wellbeing. In the event of evidence failing to demonstrate that occupants will not be exposed to unacceptable levels of noise, the development will be resisted.

Homes built within the Noise Preferential Route corridors either side of the SID flight paths or below arrival flight paths must demonstrate design principles of sound insulation to meet the World Health Organisation Guidelines using as a minimum British Standard 8233.

## Explanation

6.5.23 Balsall Parish is six miles south of Birmingham airport. The background noise level and particularly at night is extremely low making individual aircraft noise particularly disturbing to residents. Departure Flight paths from runway 15 (Fig. 14) and arrival flight paths to runway 33 mean aircraft are overflying the area 24 hours a day in airspace below 7000 feet causing noise disturbance. Departing aircraft are required to remain within the Runway 15 NPRs at Birmingham until they have climbed to 4,000 feet. To limit the number of residents adversely affected by aircraft noise new housing must not be built where occupants will be exposed to unacceptable levels of noise.

6.5.24 Environmental noise is an important public health issue, featuring among the top environmental risks to health. It has negative impacts on human health and well-being and is a growing concern among both the general public and policy-makers in Europe. The World Health Organisation (WHO) guidelines 2018 for aircraft noise: For average noise exposure, the WHO Guideline Development Group (GDG) strongly recommends reducing noise levels produced by aircraft below 45 dB Lden, as aircraft noise above this level is associated with adverse health effects. For night noise exposure, the GDG strongly recommends reducing noise levels produced by aircraft during night time below 40 dB Lnight, as night time aircraft noise above this level is associated with adverse effects on sleep. To reduce health effects, the GDG strongly recommends that policy-makers implement suitable measures to reduce noise exposure from aircraft in the population exposed to levels above the guideline values for average and night noise exposure. For specific interventions the GDG recommends implementing suitable changes in infrastructure.<sup>205</sup>



6.5.25 “The two priorities respondents want the most in the plan to protect the natural environment are to minimise the level of noise and other forms of pollution caused by development and transport infrastructure (83%) and to promote the protection of existing mature or important trees and hedgerows, groups of trees or woodland (81%)”<sup>206</sup>

6.5.26 This plan seeks to ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In particular because of the proximity of the flight paths to minimise potential adverse impact resulting from noise giving rise to significant adverse impacts on health and the quality of life.<sup>207</sup>

6.5.27 “Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.”<sup>208</sup>

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<sup>205</sup> WHO, Environmental Noise Guidelines for the European Region, 2018

<sup>206</sup> Neighbourhood Plan Household Questionnaire Results 2017 Final Report (compiled & produced Feb 2018), p.2

<sup>207</sup> NPPF Feb 2019, p.52 para.180

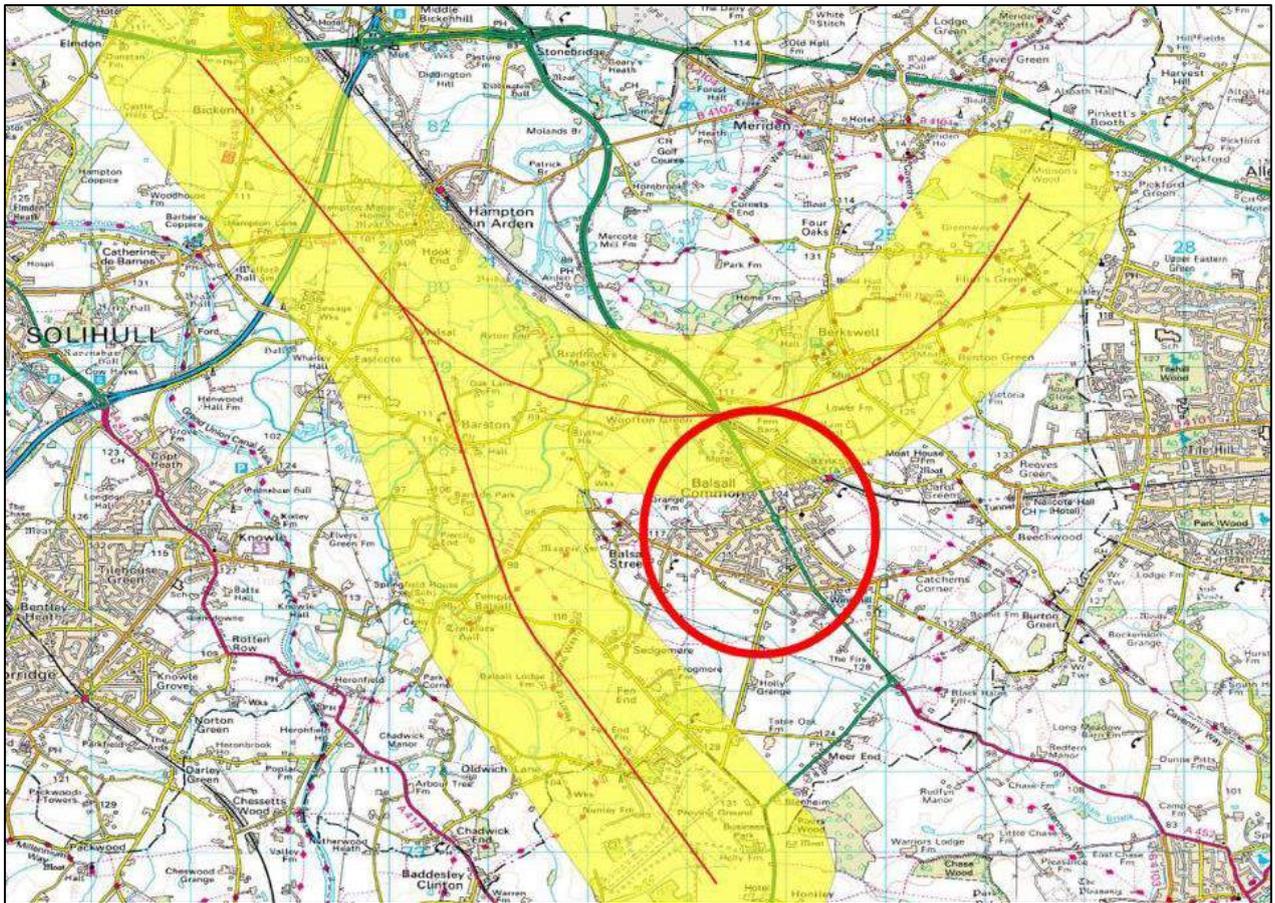


Figure 13 Birmingham Airport Runway 15 Departures Noise Preferential Routes

## Reference Documents

Neighbourhood Plan Household Questionnaire Results 2017 Final Report

National Planning Policy Framework 2019

WHO, Environmental Noise Guidelines for the European Region 2018

<sup>208</sup> NPPF February 2019, p.52 para.181

BALSALL PARISH COUNCIL



# CHARACTER ASSESSMENT

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SEPTEMBER 2018



A character assessment of the Balsall Neighbourhood Area was completed in September 2018 to document and describe the existing character of our area. This character assessment can be used by developers and their architects to help them understand the local character. This in turn will help them to progress sensitively designed proposals, in keeping with the feel and appearance of our local area.

Good design, that is both visually attractive and functional, stems from having an understanding of a development's setting and the character of the local area. This understanding can help to ensure that new development proposals are of an appropriate design; one that respects and compliments the existing local character.



# INTRODUCTION



# BALSALL PARISH

The Balsall Neighbourhood Area is rural in character and has an active rural agricultural landscape with arable and pastoral fields that support animal grazing. Our area contains many properties with distinctive historical architecture including the historic settlement of Temple Balsall that is within a distinct conservation area. The Neighbourhood Area is part of the ancient Forest of Arden landscape. Oak trees are sentinels along our residential roads.



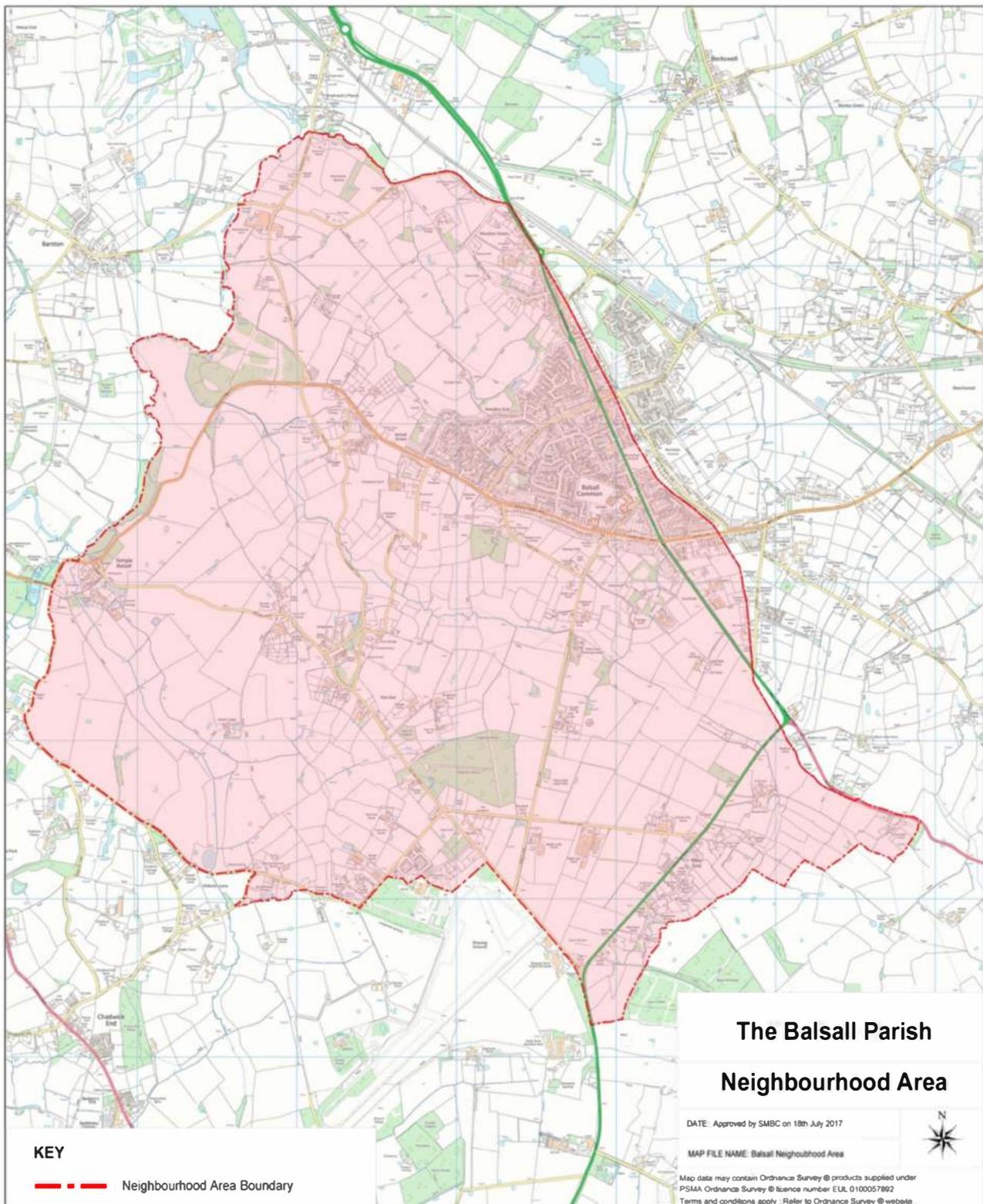


Figure 1. The Balsall Parish Neighbourhood Area designated by SMBC

# CHARACTER ZONES

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Balsall Common village has been divided into fourteen distinctive character zones (A-N). The rural area has been divided into Fen End zone P and nr. Temple Balsall zone O. Meer End is zone Q defined by the A4177. These zones are all rural in character. Within the rural area the small hamlet of Oakley is zone R.

The characteristics of each zone have been identified by using Planning Aid England's Character Assessment Pro-forma. The overall character of each zone has been defined through a list of features which include topography, land use, road, spaces, buildings, landmarks, green and natural features and streetscape.



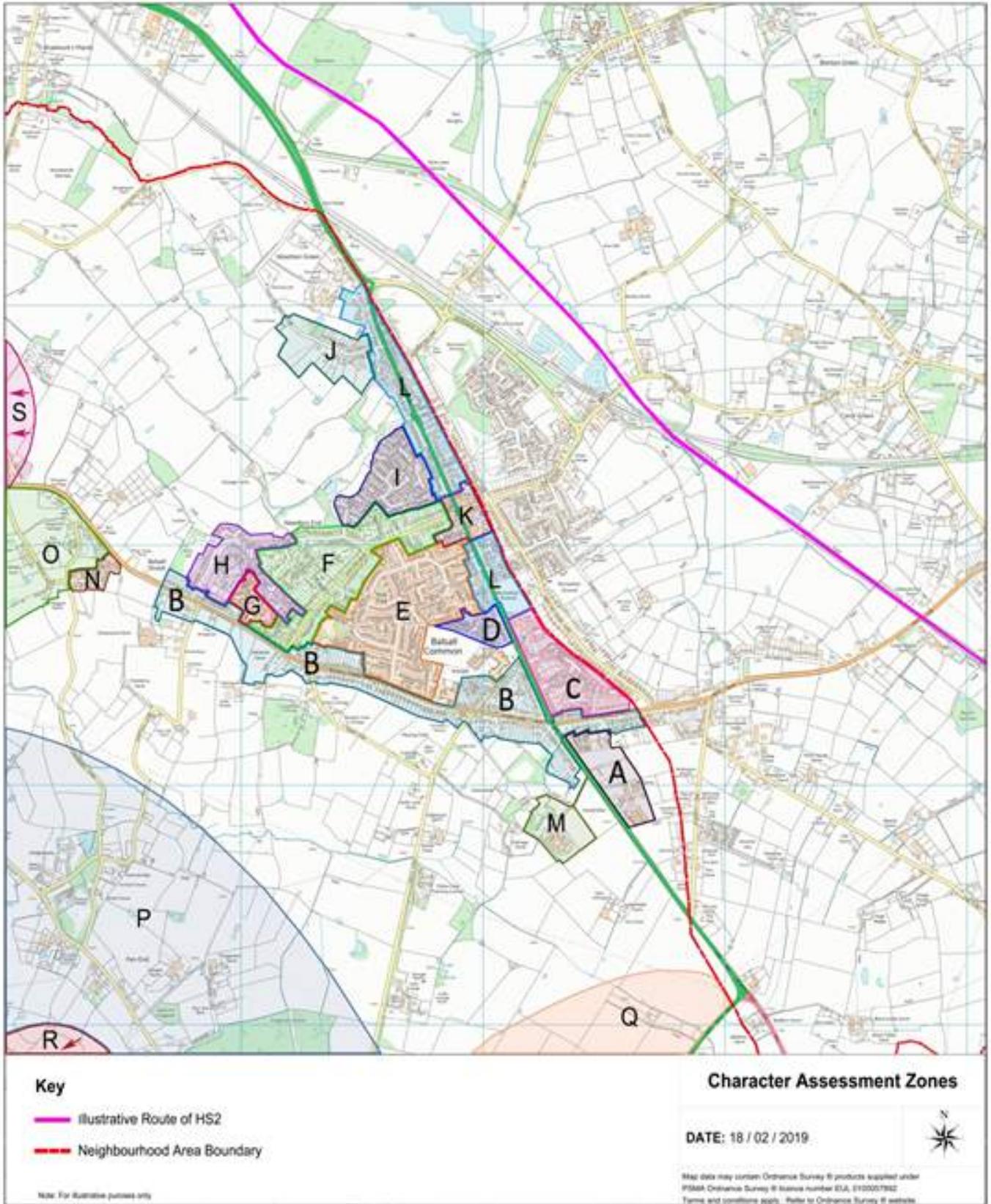


Figure 2. Map depicting the 19 character zones within the Balsall Parish Neighbourhood Area

# Zone A



# Character Zone A

**Topography:** Flat

**Land Uses:** Residential

**Layout:** Linear layout

**Roads, Streets, Routes:** Kenilworth Road and cul-de-sacs

**Spaces:** Limited off-road parking

**Buildings:** Detached properties, terraced mews houses and apartments. A small number of three storey houses are located on Meer Stones Road

**Green and Natural Features:** Rural character of Neighbourhood Area is evident with established trees and hedgerows. A nature reserve exists to the rear of the Elysian Fields development with a fenced pond area situated to the front of the development off Drovers Close

**Streetscape:** Block paving is in place on the Kenilworth Road and sections of the Elysian Fields development

# Zone B



# Character Zone B

**Topography:** Flat

**Land Uses:** Residential, education, commercial

**Layout:** Linear layout

**Roads, Streets, Routes:** Alder Lane, Balsall Street, Balsall Street East with service roads providing access to properties on Balsall Street and Balsall Street East

**Spaces:** Limited off-road parking with restriction applied to the service road adjacent to the primary school

**Buildings:** Detached properties including bungalows, Edwardian and Victorian houses, semi-detached properties and modern executive home

**Green and Natural Features:** Rural character of Neighbourhood Area is evident with views of open fields when approaching from Temple Balsall. Grass verges edge the road side

**Streetscape:** Tarmac surface to roads and pavements

**Landmarks:** Balsall Common Primary School, St Peter's Church and Hall, Blacksmiths Corner, Oakes Farm, Barn at Balsall Street Farm, Wisteria Cottage, Stables at Frogmore Grange, Frogmore Grange, Cottage Farmhouse, Shenstone Grange

# Zone C



# Character Zone C

**Topography:** Flat

**Land Uses:** Residential

**Layout:** Linear layout

**Roads, Streets, Routes:** Cul-de-sacs are a feature of this zone. Two service roads provide access and act as a physical buffer from traffic on the Kenilworth Road and Kelsey Lane

**Spaces:** Parking is accommodated within housing plots and off-road parking is available

**Buildings:** The area contains a mix of 1950/60s semi-detached houses, bungalows with garages 1950s detached properties and 1970s link detached houses with carports

**Green and Natural Features:** Front gardens are a valuable source of green spaces within the area

**Streetscape:** Tarmac surface to roads and pavements

# Zone D



# Character Zone D

**Topography:** Flat

**Land Uses:** Residential

**Layout:** Winding layout

**Roads, Streets, Routes:** Cul-de-sacs are a feature of this zone. A service road provides access and acts as a physical buffer from traffic on the Kenilworth Road

**Spaces:** Parking is accommodated within housing plots and off-road parking is available

**Buildings:** The area contains a mix of 1960s detached and semi-detached properties

**Green and Natural Features:** Mature trees are a feature of this area

**Streetscape:** Tarmac surface to roads and pavements

**Landmarks:** Heart of England Academy

# Zone E



# Character Zone E

**Topography:** Undulating

**Land Uses:** Residential

**Layout:** Winding and linear layout

**Roads, Streets, Routes:** Cul-de-sacs are a feature of this zone. Kemps Green Road and Stoneton Crescent connect the area to Balsall Street East and Station Road. A system of pedestrian pathways connects the area and enables to pedestrians access to the Kenilworth Road shopping area

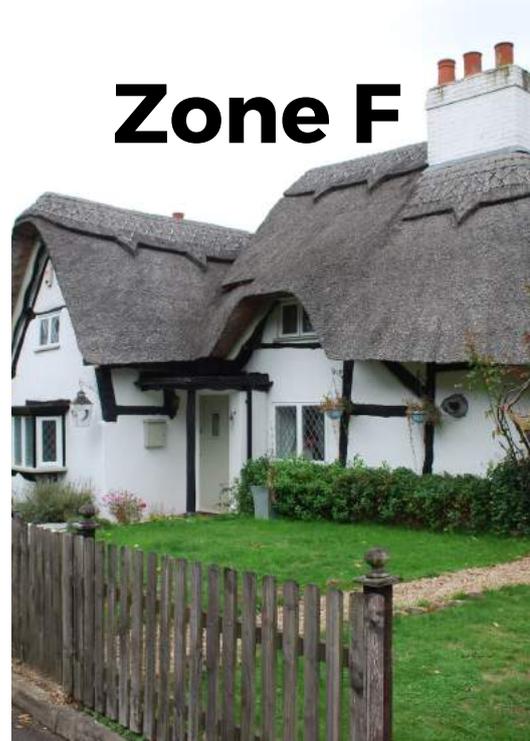
**Spaces:** Parking is accommodated within housing plots and off-road parking is available

**Buildings:** The area contains two storey homes with garages and bungalows.

**Green and Natural Features:** Front gardens have an open aspect. Parcels of green space are visible from the roadside. There are three greens within the area and a duck pond

**Streetscape:** Tarmac surface to roads and pavements

**Landmarks:** Chattaway Cottage



**Zone F**



# Character Zone F

**Topography:** Undulating

**Land Uses:** Residential

**Layout:** Linear layout

**Roads, Streets, Routes:** Station Road and Needlers End Lane provide access to -de-sacs and closes. Pedestrian footpath is only available on one side of Station from the junction of Needlers Lane to Balsall Street/Balsall Street East

**Spaces:** Off-road parking is limited

**Buildings:** The area contains a mixture of property types and styles which range from 1920s and 30s, 1970s and 1980s and include bungalows, cottages, semi-detached and detached homes

**Green and Natural Features:** Front gardens with established trees provide valuable green spaces

**Streetscape:** Tarmac surface to roads and pavements

**Landmarks:** Hobbe Cottage, Old Foye Cottage, The Homestead, ivy House Farm, Village Hall, Templars Croft

# Zone C



# Character Zone G

**Topography:** Incline

**Land Uses:** Residential

**Layout:** Linear layout

**Roads, Streets, Routes:** A series of cul-de-sacs are accessed via Shenstone Drive. Whitenash Close provides a pedestrian access to some properties. Roads are narrowly spaced

**Spaces:** Limited off-road parking is provided via garage blocks

**Buildings:** The area contains a mixture of 1970s linked detached and terraced properties.

**Green and Natural Features:** Front gardens with established trees and hedges provide valuable green spaces

**Streetscape:** Tarmac surface to roads and pavements

# Zone H



# Character Zone H

**Topography:** Incline

**Land Uses:** Residential

**Layout:** Linear layout

**Roads, Streets, Routes:** A series of cul-de-sacs are accessed via Needlers End Lane. Pedestrian footpaths with access points to Willow Park are provided on one side of the road

**Spaces:** Garage blocks and limited off-road parking

**Buildings:** The area contains a mixture of 1960s bungalows, terraced housing, semi-detached properties, flats and sheltered accommodation

**Green and Natural Features:** Large grass verges on some sections of Needlers End Lane and Ferndale Road

**Streetscape:** Tarmac surface to roads and pavements

**Landmarks:** Willow Park

# Zone I



# Character Zone I

**Topography:** Flat

**Land Uses:** Residential

**Layout:** Winding layout

**Roads, Streets, Routes:** Denegate Drive and Greenfield Avenue provide access to a series of -de-sacs. Pedestrian footpaths provide access to Grange Park

**Spaces:** Parking is available through the provision of integrated garages and/or drives

**Buildings:** The area contains large modern executive homes. There is a concentration of mews terraced properties on Ashley Way and a residential home/retirement complex

**Green and Natural Features:** Grass verges on some sections of Denegate Drive and Greenfield Avenue.

**Streetscape:** Tarmac surface to roads and pavements

**Landmarks:** Grange Park

# Zone J



# Character Zone J

**Topography:** Incline

**Land Uses:** Residential

**Layout:** Linear layout

**Roads, Streets, Routes:** Wooton Green Lane is a narrow lane which is serviced by a pedestrian footpath on one side of the lane

**Spaces:** Parking is available through the provision of integrated garages and/or drives

**Buildings:** The area is composed of cottages and detached homes

**Green and Natural Features:** There is a high concentration of oak trees within this area

**Streetscape:** Tarmac surface to roads and pavements

**Landmarks:** The Cottage

# Zone K



# Character Zone K

**Topography:** Flat

**Land Uses:** Residential, retail and commercial

**Layout:** Shopping centre/parade

**Roads, Streets, Routes:** A452 and Station Road provide access points to facilities. Pedestrian crossing points on A452 are provided via traffic lights. Pedestrian footpaths are provided. Alleyways link the main roads to a free public car park

**Spaces:** Parking bays are provided on Station Road. A free public car park is accessed via Station Road. Additional free parking is provided by the Coop supermarket for its customers

**Buildings:** The area is composed of properties dating from the 1930s and modern apartment blocks

**Green and Natural Features:** Oak trees are situated by the village centre roundabout

**Streetscape:** Tarmac surface to roads and pavements

**Landmarks:** Balsall Common Library, Jubilee Centre, Former Natwest Building

# Zone L



# Character Zone L

**Topography:** Flat

**Land Uses:** Residential, retail and commercial

**Layout:** Linear layout

**Roads, Streets, Routes:** A452 is the main road serving the Neighbourhood Area from which cul-de-sacs provide access to residential properties

**Spaces:** Parking is available through the provision of integrated garages and/or drives

**Buildings:** The area contains a mixture of properties from the 1960s to the 2000s which includes detached homes and bungalows. Retirement complexes are also located within this zone and a victorian villa which is situated opposite the junction of Lavender Hall Road is a signifiant building within the area

**Green and Natural Features:** A concentration of oak trees is located by The Paddocks development

**Streetscape:** Tarmac surface to roads and pavements

**Landmarks:** George in the Tree pub, The White Horse pub, The Lant Recreation Ground

# Zone M



# Character Zone M

**Topography:** Side of valley

**Land Uses:** Residential

**Layout:** Linear layout

**Roads, Streets, Routes:** Accessed via the A452 and designed in a cul-de-sac arrangement

**Spaces:** Off-road parking

**Buildings:** Area contains a mixture of properties which includes 3-bed houses, 2 storey apartment blocks, bungalows and a large residential care home

**Green and Natural Features:** Open views of the countryside and a small woodland is adjacent to the area

**Streetscape:** Tarmac surface to roads and pavements with some cobblestones

# Zone N



# Character Zone N

**Topography:** Flat

**Land Uses:** Residential

**Layout:** Winding layout

**Roads, Streets, Routes:** Accessed via Balsall Street and designed in a large cul-de-sac arrangement

**Spaces:** Off-road parking, integrated garages and some individual garage blocks

**Buildings:** Area contains large modern executive detached homes

**Green and Natural Features:** The development has a small green space which is managed by SMBC

**Streetscape:** Tarmac surface to roads and pavements

# Zone O



# Character Zone O

**Topography:** Undulating

**Land Uses:** Residential and farming

**Layout:** Winding layout in a figure of 8 formation

**Roads, Streets, Routes:** Accessed via Balsall Street, single narrow country lanes with public footpaths provided through fields

**Spaces:** No off-road parking

**Buildings:** Area contains a variety of period houses and farming buildings

**Green and Natural Features:** Mature trees, fields with hedgerows

**Streetscape:** Tarmac surface to roads and pavements

**Landmarks:** Saracens Head Inn, Balsall Farmhouse, The Templars, The Old Farmhouse, Magpie Farmhouse

# Zone P



# Character Zone P

**Topography:** Flat

**Land Uses:** Residential, commercial and farming

**Layout:** Linear layout

**Roads, Streets, Routes:** Table Oak Lane and Fen End Road

**Spaces:** No off-road parking

**Buildings:** Area contains a variety of period houses and farming buildings

**Green and Natural Features:** Mature trees, fields with hedgerows and Frogmore Wood

**Streetscape:** Tarmac surface to roads

**Landmarks:** Woodside, Barn at Barnfield Cottage, Town Crier Cottage, Frogmore, Fen and Lodge, North Barn at Fen End Lodge, South Barn at Fen End Lodge, Howlett's Farmhouse, Barnfield Cottage, WoodFarmhouse including outbuilding adjoining to the south

# Zone Q



# Character Zone Q

**Topography:** Flat

**Land Uses:** Residential, commercial and farming

**Layout:** Linear layout

**Roads, Streets, Routes:** A4177 (Meer End Road) provides connections to the M40 and the nearby Jaguar Land Rover, Fen End site

**Spaces:** No off-road parking

**Buildings:** Area contains a variety of period houses and farming buildings. A cluster of semi-detached properties is situated on Meer End Road

**Green and Natural Features:** Mature trees, fields with hedgerows

**Streetscape:** Tarmac surface to roads

**Landmarks:** Tipperary Inn, Berkswell and Balsall Rugby Club

# Zone R



# Character Zone R

**Topography:** Flat

**Land Uses:** Residential and farming

**Layout:** Linear layout and crescent shaped estate

**Roads, Streets, Routes:** Oldwich Lane East provides access to the Oakley estate

**Spaces:** Some off-road parking

**Buildings:** The area contains a variety of period houses and farming buildings which are located on Oldwich Lane East. The Oakley development is comprised of semi-detached properties. The estate expanded in 2014 with a new cluster of semi-detached properties on Ramsey Close

**Green and Natural Features:** Mature trees, fields with hedgerows

**Streetscape:** Tarmac surface to roads

**Landmarks:** Balsall Cottage Farmhouse, Barn at Balsall Cottage Farm, Fen End Farm Cottage, Barn at Oldwich House Farm

# Zone S



# Character Zone S

**Topography:** Undulating

**Land Uses:** Residential, farming, religious, education

**Layout:** A series of building clustered around the Old Hall which was originally the headquarters for the Knights Templar from the 12th century

**Roads, Streets, Routes:** B4101 is a winding, rural road

**Spaces:** No off-road parking, but the church and school both have their own individual car parks

**Buildings:** Period properties associated with Lady Katherine Leveson Foundation which includes a church, school and alms houses

**Green and Natural Features:** Mature trees, fields with hedgerows, Cuttle brook, 6.5 acre Temple Balsall Nature Reserve

**Streetscape:** Tarmac surface to roads

**Landmarks:** Entrance Gateway and Side Walls at the Lady Katherine Leveson Hospital, Vicarage, Temple House, Preceptory, St Mary's Church, North East and South West Range at the Lady Katherine Leveson Hospital, Templars Hall, Lady Katherine Leveson School, Balsall Lodge Farm

# REFERENCES

## Figures

Figure 1. Balsall Parish Neighbourhood Area designated by SMBC, APS, 2018

Figure 2. Balsall Parish Neighbourhood Area Character Zones, APS, 2018

## Images

1. Kemps Green Duck Pond and Green, APS, 2018, P.1
2. Temple Balsall Conservation Area, APS, BPC & LKLF, 2018, P.2
3. Frog Lane, BPC, 2018, P.3
4. Magpie Farmhouse, BPC, 2018, P.4
5. Balsall Common Village Centre, BPC, 2018, P.6
6. Elysian Fields, BPC, 2018, P.8
7. Balsall Street East, Lily Mae Foundation, BPC, 2018, P.10
8. Blythe Avenue/Clive Road, BPC, 2018, P.12
9. Cedarwood Drive, BPC, 2018, P.14
10. Kemps Green Road/Stoneton Crescent, APS, BPC, 2018, P.16
11. Needlers End Lane/Station Road, BPC, 2018, P.18
12. Shenstone Drive, BPC, 2018, P.20
13. Needlers End Lane/Willow Park, BPC, 2018, P.22
14. Greenfield Avenue/Ashley Way, BPC, 2018, P.24
15. Wooton Green Lane, BPC, 2018, P.26
16. Balsall Common Village Centre Shopping Area, BPC & Jubilee Centre, 2018, P.28
17. Kenilworth Road, BPC, 2018, P.30
18. Albany Meadows/Harper Fields, BPC, 2018, P.32
19. Saracens Drive, BPC, 2018, P.34
20. Magpie Lane, BPC, 2018, P.36
21. Fen End Road, BPC, 2018, P.38
22. Meer End Road, BPC, 2018, P.40
23. Oakley, BPC, 2018, P.42
24. Temple Balsall Conservation Area, APS, BPC, P.44

## Appendix

Solihull MBC Local List of Heritage Assets

## **INTRODUCTION**

This Local List of Heritage Assets describes all the locally listed buildings of special architectural or historic interest in Solihull. More recent additions have fuller descriptions but this does not indicate greater significance, it merely reflects the more detailed description of statutorily listed heritage assets seen since 2000. These heritage assets make an important contribution to the character of Solihull, whilst not being of sufficient importance to merit inclusion on the statutory list of buildings of special architectural or historic merit held by the Secretary of State for Culture, Media and Sport.

Heritage assets with a reference number are those that were transferred to the list at the abolition of grade 3 listed buildings in 1974. Those without a reference number have been added since that date. All are Locally Listed and the lack of a reference does not imply any distinction between them.

Because these heritage assets form such a significant part of Solihull's heritage, the Council, when considering planning applications for their alteration or extension, will always wish to ensure that their special character is retained.

The statutory list of buildings of special architectural or historic interest in Solihull can be consulted in Solihull Connect, Central Library, Solihull. List entries can be accessed online through the Historic England website under the National Heritage List. Photographs of many are found at Images of England, also on the Historic England website.

## **BALSALL**

**DoE Ref.**

**11/107 Barn, Yew Tree Farm, Balsall Street**

C17. Timber frame, red brick nogging, tiled roof.

**11/111 Cuttle Pool, Cuttle Pool Lane**

C18 or earlier, altered. Red brick, tiled roof, projecting gable on left. 2 storeys, flush casement windows with glazing bars. Modern gabled porch.

**11/137 Longbrook Cottage, Fen End**

C17. Whitewashed plaster, some exposed timber framework. Old tiled roof with gabled half dormers. 1 storey and attics, lattice casement windows.

**11/122 Barracks Cottage, Fen End Road**

C18. Front of colour washed plaster, tiled roof with gabled dormer on right. 2 storeys, 4 casement windows with glazing bars, segmental oriel bow on right of ground floor. Half glazed modern porch.

**11/124 Sedgemere, Fernhill Lane**

Late C17 or early C18, much altered. Red brick, tiled roof. 2 storeys and attics, first floor band, 3 gabled dormers, cornice band above first floor, 3 casement flush set windows with cambered arches. Ground floor C19 porch and bay windows.

**11/129 Holly Lane Farmhouse, Holly Lane**

C17 structure refaced in red brick dated 1734. Retains early C17 central chimneystack. Old tiled roof. 2 storeys, flush lattice casement windows with wood mullions and transoms. Gabled wooden porch.

**11/130 Barn, Holly Lane Farm, Holly Lane**

C17. Timber frame, red brick nogging, old tiled roof with 2 bay roof truss.

**11/141 Barn, The Old Farm, Magpie Lane**

C17 or C18. Timber frame and red brick, tiled roof.

**11/145 Ivy House Farm, 165, Needlers End Lane**

Early C19. Red brick, Welsh slated roof. 2 storeys, 3 casement windows with glazing bars under pointed keyblocks and rusticated lintels. Door surround of pilasters, entablature.

**13/165 Arbour Tree Farmhouse, Warwick Road**

C17 or C18, heightened C19. Red brick, tiled roof. 2 storeys, flush casement windows, cambered arches. Modern gabled porch.

**13/166 Chadwick Manor, Warwick Road**

Later C19 in Jacobean style. Red brick, stone dressings, tiled roofs. 2 storey main block with stone mullion and transom casement windows, balustraded porch, 3 storey castellated tower and 4 storey turret. 2 storey and attic recessed staff wing on right.

**13/168 Rose Cottage, Warwick Road**

Early C19. Red brick, old tiled roof. 2 storeys, 2 sash windows with glazing bars under flat arches. Incised door surround with cornice.

**3/484 Pear Tree Farmhouse, Warwick Road**

C17, much renovated. Red brick & whitewashed roughcast, old machine tiled roofs. 1 & 2 storeys, flush casement windows with glazing bars.

**Wooton Green Farm, Wooton Green Lane**

C17. Red brick walls refacing or replacing original timber frame with infill panels, thatched roof, rectangular plan of single storey and attic. Casement windows, those at first floor set beneath thatched eyebrow hoods. Stringcourse forming hood moulds to ground floor windows, prominent red brick chimney stacks.

**Former National Westminster Bank, Kenilworth Road/ Station Road**

Branch bank opened 1929, by A. S. Parker of Plymouth, single storey with single storey outshots to north and south. Extended to rear and side post-war. Orange-red brick for quoins, darker red for walls, slate ridged roof. Windows and front doors in painted timber. Cast iron rainwater goods with splayed hoppers. Rectangular plan. Courtyard infilled 1975 forming strong and book rooms. Stripped Neo-Classical in well-detailed brickwork. Façade and rear elevation have gable with stone coping and moulded eaves above entablature, tympanum with wreath, moulded cornice. Offset panelled paired entrance doors, diamond fanlight over, two windows to north, all under rubbed brick heads with keystone. Timber vertical sash windows, six lights over nine, painted white. Recessed stone panel beneath stone window cills. South elevation central shallow projecting bay with three windows with identical treatment. Paired panelled staff doors beneath lattice fanlight. Extension side elevation of red brick above concrete plinth, two windows of paired timber casements under rubbed brick heads with keystone, parapet detail, defers to principal façade. Branch bank opened in Balsall Common 1925, site purchased 1927. Opened as agency to Coventry branch in 1929. Imposing and significant contribution to local character and distinctiveness at a busy focal point. Dignified design ensures distinction amongst buildings of greater scale. Design, materials and detailing impressive in a local context, representing earlier 20<sup>th</sup> century banking houses. Scale and classical influence create traditional reassuring, polite appearance. Architectural, historic and communal value heightened by contrast with surrounding buildings such as good quality early 20<sup>th</sup> century houses nearby.

## GLOSSARY

The following is a list of architectural terms and words used throughout this document and their meaning.

Architrave -	the lintel extending from one column or pier to another, or the moulded frame surrounding a door or window
Bargeboards -	sloping boards as a decoration along a gable
Battered Buttress -	sloping projection from a wall to create additional strength
Cambered -	curved
Chamfered reveals -	side of opening in a wall, cut at an angle, between the framework and outer face of a wall
Console -	an ornamented bracket, of greater height than projection
Corbel -	stone or wooden bracket jutting from wall face as support for a structural feature
Cornice -	projecting course of masonry at top of a building
Coursed rubble -	rough stone walling laid in a continuous level range of stones
Cusp -	ornamental feature projecting from the inner curve of a Gothic arch
Diaper -	diamond shaped
Doorhood -	covering of wood or stone over a door
Doric -	earliest of Greek Orders of Architecture, comprising a column with base, capital and entablature
Dripmould -	moulding over door or window
Entablature -	part of building structure above a column that includes the cornice, frieze and architrave
Foil -	a small area in Gothic tracery. Foils are separated by cusps
Frieze	ornamental band, especially below cornice
Keyblock -	central wedge-shaped stone at crown of an arch
Lattice casement -	vertically hung window, with lozenge shaped leaded lights
Mullion -	vertical bar of a window
Nogging -	brickwork in a wooden frame
Oriel -	a large window that projects from a wall
Pilaster -	shallow pier projecting from face of wall
Quatrefoil -	a decorative form of four foils and cusps
Rusticate -	to give a rough surface
Segmental -	an arch which is only part of a semicircle
Stucco -	calcareous cement or plaster
Transom -	horizontal pier dividing a window
Truss -	combination of timbers to form a frame