

Meeting: Land known as BC3: Windmill Lane, Balsall Common

Date: 6.00pm Monday 8th August 2022
Format: Round Table Meeting – Community Room, St John Baptist Church, Berkswell

Attendees:

Dinah Edwards	Chairman of Berkswell PC
Charlotte Shadbolt	Vice Chair of Berkswell PC and Secretary of Balsall Common Village Residents' Association
Keith Tindall	Cllr Balsall PC and Chair of Balsall Common Village Residents' Association
Terry Hughes	Balsall Common Village Residents' Association
Cllr Andrew Burrow	Solihull MBC (Meriden Ward)
Dawn Adams	Senior Planning Manager Catesby Estates
Katie Yates	Associate Director Marketing & Communications Catesby Estates

Notes (Follow Up Actions/Responsibilities highlighted in purple)

- Introductions, followed by a short presentation by Catesby covering summary of current planning position, site features and design evolution.
- DA discussed the draft allocation in submitted Local Plan, the timescales of the Plan and the Council prepared concept plan. The draft allocation was 120 dwellings. Through Examination in Public, all allocations are proposed to be increased by 10% i.e., 132 dwellings (this has not been subject to consultation) and main points from policy.
- DA confirmed it is still our intention for the southern land (south of the public right of way) to be public open space, and initial discussions on what this could include and how this could look were discussed. It is preferred that the southern open space has a more informal style more akin to meadow/grassland style planting. Open space adjacent to northern boundary to be more formally planted in style.
- Landscape buffers to be carefully considered to protect existing residents. Existing trees and vegetation to remain where possible with appropriate protection.
- Footpaths through main routes of the estate in-keeping with local existing design, whilst also allowing good access links with existing Meer Stone and Elysian Gardens are key. Newt buffer to be checked.
- DA presented ideas for the footpath put onto Windmill Lane and site access. **DA to confirm distance between here and Hobbs Lane.** Investigating the possibility of the extension of footpath on Kenilworth Road to create additional route options back towards Balsall Common.
- Max 2 storey building height by Wellfield Close and Kenilworth Road properties, however some 3 storey development in the centre of the development would be appropriate.
- DA confirmed that to offer some assurance on design through our outline application, we could include a Design Brief and also parameter plans designed to give more fixed design stipulations. **DA to supply an example document.**
- DA confirmed we had been met with the Almshouse providers and we would welcome this being part of the affordable housing provision, if this could be agreed with SMBC.
- Catesby confirmed that application submission is likely to follow the Local Plan adoption. Our current understanding is that the Inspector's final report will be published approx. January 2023. We will contact the Parish Council towards the in the autumn with updated plans following additional design and ecology work. **KY to make contact in due course.**
- Council confirmed they would prefer an online and in-person consultation and suggested St Peters Hall would be an appropriate venue. Catesby confirmed they do not envisage this to take place until early 2023, after the Local Plan Inspector's report.
- Catesby to circulate minutes from meeting and provide updates on progress in due course **(KY/DA)**

Concept Plan

- Policy BC3 – Draft allocation in submitted Local Plan
- Council prepared their own concept plan with no input from Catesby Estates

