

BALSALL PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

2018 - 2033



HOUSING



REFERENDUM



P = PLAN

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
- PEOPLE
- BUSINESSES

D = DEVELOPMENT

- AMENITIES
- INFRASTRUCTURE
- HOUSING

P = PLAN

- IDEAS
- OPINIONS
- REFERENDUM

BALSALL PARISH

- BALSALL COMMON
- TEMPLE BALSALL
- FEN END
- MEER END

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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 On 11th February 2017 an application was made to Solihull Metropolitan Borough Council (SMBC) for the designation of the Balsall Parish Neighbourhood Area.
- 1.6 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.
- 1.7 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 18th July 2017. The Berkswell Neighbourhood Plan was 'made' by SMBC in 2019 and is now part of the 'Local Development Plan'.

1.8 The Balsall Parish Neighbourhood Area approved by SMBC on 18th July 2017 is illustrated as Figure 1.

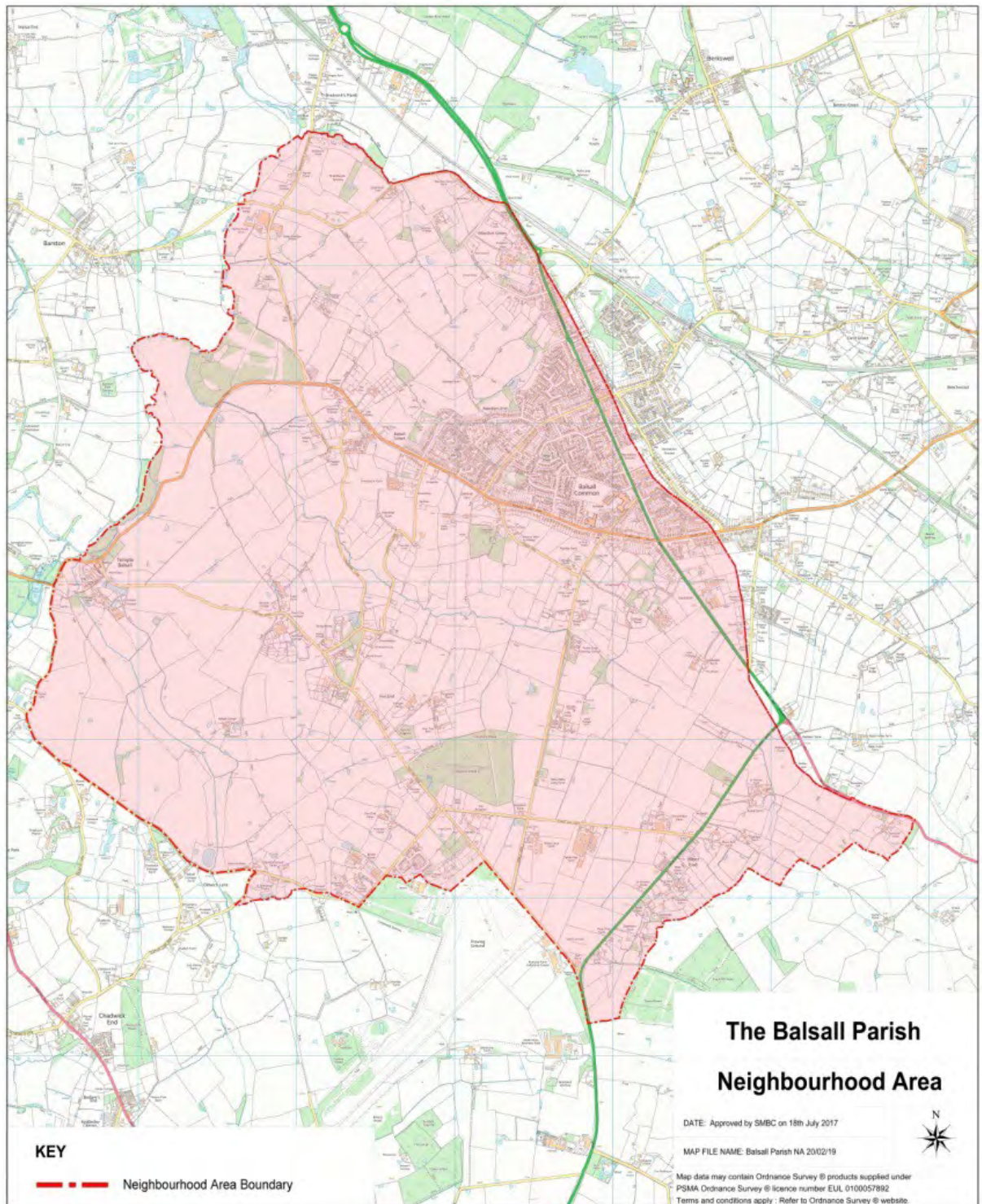


Figure 1 The Balsall Parish Neighbourhood Area designated by SMBC on 18th July 2017

1.9 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.

- 1.10 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 18th July 2017 for Balsall parish would not change.
- 1.11 The results of the SMBC Community Governance Review were that 82% of respondents in Balsall parish supported the option to unite Balsall Common¹, 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).² 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.
- 1.12 The Plan applies to the Balsall Common area within Balsall parish and the rural area which is mostly farmland but includes Fen End, Meer End and Temple Balsall.

Plan Period

- 1.13 Solihull Council's adopted Local Plan covers the period 2011-2028. It is currently under review. The Balsall Parish Neighbourhood Development Plan covers the period from 2018 through to 2033.
- 1.14 The final sites allocated and adopted within the Solihull Local Plan will be recognised within the Balsall Parish Neighbourhood Development Plan. 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 new Solihull Local Plan. These proposals could mean a 26% increase in housing stock within the Balsall Parish Neighbourhood Area.³
- 1.15 Within the Balsall Parish Neighbourhood Area the Balsall Parish Neighbourhood Development Plan policy will be applicable to the sites selected within the Solihull Local Plan. Within the Balsall Parish Neighbourhood Development Plan, policies have been created based on evidence influenced by 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.

¹Solihull Metropolitan Borough Council Governance Committee Supplement 21 August 2018 Item 5 Community Governance Review – Parishes of Balsall and Berkswell

<http://eservices.solihull.gov.uk/mginternet/documents/b22861/Community%20Governance%20Review%20Parishes%20of%20Balsall%20and%20Berkswell%20Supplement%2021st-Aug-2018%2018.00%20Gov.pdf?T=9>

²Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 7

³Calculation 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

1.16 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).

The Plan Context

1.17 The Balsall Parish Neighbourhood Development Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with strategic policies of the development plan for the area;
- be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations; and
- not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(d).

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 and delegated responsibility to manage the process. The committee met on a monthly basis with the Solihull Metropolitan Borough Council for guidance and support. The committee met quarterly in public to review the progress of the management of the project. The committee provided 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. The 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 the 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 30th November 2017. All households in the parish and the Balsall Common area within Berkswell parish were mailed a questionnaire.
- 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.⁴
- 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 16th January 2018 to Friday 16th February 2018, extended to Friday 23rd 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.⁵
- 2.10 Balsall Parish Council commissioned Warwickshire Rural Community Council (WRCC) 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.⁶
- 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%.⁷
- 2.12 From 21st – 22nd 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.⁸
- 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.

⁴Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 1

⁵Balsall Parish Council Business Survey January – February 2018
<https://www.dropbox.com/s/emxfomthf9r52e1/B.%20Business%20Survey%20Results%20Report%202018%20.pdf?dl=0> page 1

⁶Balsall Parish Council Housing Needs Survey Final report June 2018
<https://www.dropbox.com/s/8tdray9wve3e4ko/D.%20Housing%20Needs%20Survey%20Report%20June%202018.pdf?dl=0> page 3

⁷Balsall Parish Council Housing Needs Survey Final report June 2018
<https://www.dropbox.com/s/8tdray9wve3e4ko/D.%20Housing%20Needs%20Survey%20Report%20June%202018.pdf?dl=0> page 4

⁸Balsall Parish Council Questionnaire Results Exhibition Feedback and Consultation April 2018
<https://www.dropbox.com/s/8i9wyycz9h9q8kz/C.%20Questionnaire%20Results%20Exhibition%20Feedback%20and%20Consultation%20April%202018.pdf?dl=0>

- 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:

Balsall Parish Council Evidence Base

(<https://www.dropbox.com/sh/dz8s9if1ajrpsi5/AACX9PTsHSte2J05M-0-wucZa?dl=0>)

- Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report February 2018
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0>
- Balsall Parish Council Business Survey Results Report February 2018
<https://www.dropbox.com/s/emxfomthf9r52e1/B.%20Business%20Survey%20Results%20Report%202018%20.pdf?dl=0>
- Balsall Parish Council Questionnaire Results Exhibition Feedback and Consultation April 2018
<https://www.dropbox.com/s/8i9wyyzc9h9q8kz/C.%20Questionnaire%20Results%20Exhibition%20Feedback%20and%20Consultation%20April%202018.pdf?dl=0>
- Balsall Parish Council Housing Needs Survey Final Report June 2018
<https://www.dropbox.com/s/8tdray9wve3e4ko/D.%20Housing%20Needs%20Survey%20Report%20June%202018.pdf?dl=0>
- Balsall Parish Council Focus Group Interviews March-May 2018
<https://www.dropbox.com/s/cipko04f4vmj2s6/E.%20Focus%20Group%20Interviews%20May%202018.pdf?dl=0>
- Balsall Parish Council Character Assessment September 2018 (appended to the Plan as an Appendix A)
- Balsall Parish Council Local Green Spaces Site Assessments October 2018
<https://www.dropbox.com/s/exjblhaezjgr4v/G.%20Green%20Spaces%20Site%20Assessments.pdf?dl=0>
- Balsall Parish Council Neighbourhood Area Ecology Report 2018
<https://www.dropbox.com/s/lmljh2572zqverg/V.%20Balsall%20Parish%20Ecological%20Report%20December%202018.pdf?dl=0>
- Balsall parish survey of vehicles parked outside of dwellings February 2019
<https://www.dropbox.com/s/jqthva0ihykiea/W.%20Car%20Parking%20Survey%20100219.pdf?dl=0>

Other Evidence

- Solihull Metropolitan Borough Council Solihull Borough Local Character Guide 2016
<https://www.solihull.gov.uk/Portals/0/Planning/LPR/LandscapeCharacterGuide.pdf>
- Solihull Metropolitan Borough Council Landscape Character Assessment 2016
<https://www.solihull.gov.uk/Portals/0/Planning/LPR/landscapecharacterassessment.pdf>
- Solihull Metropolitan Borough Council Green Infrastructure Study 2012
https://www.solihull.gov.uk/Portals/0/Planning/LDF/Solihull_Green_Infrastructure_Study.pdf

- Warwickshire County Council Neighbourhood Development Planning for Health
<https://apps.warwickshire.gov.uk/contentplatform/open/WCCC-630-656>
- Warwickshire County Council Landscape Guidelines: Arden
<https://apps.warwickshire.gov.uk/api/documents/WCCC-863-667>
- Solihull Metropolitan Borough Council Meriden Ward profile 2016
<https://www.solihull.gov.uk/Portals/0/InfoandIntelligence/Meriden-Ward-Profile.pdf>
- Report from Site Exhibition of potential new housing sites for Balsall and Berkswell Parish residents 20th August 2016
<https://www.dropbox.com/s/eytor6sdyhzboiw/M.%20Exhibition%20Report%202016%20potential%20new%20housing%20sites%20Balsall%20and%20Berkswell.pdf?dl=0>
- Balsall Parish Council Response to Draft Local Plan 15 February 2017
<https://www.dropbox.com/s/8e5p0k9g2184yy5/N.%20Balsall%20Parish%20Council%20Response%20to%20Solihull%20Draft%20Local%20Plan%20February%202017.pdf?dl=0>
- Balsall Parish Council Response to Scope, Issues and Options Consultation Jan 2016
<https://www.dropbox.com/s/bdjdj9j3zgz6g0/O.%20Balsall%20PC%20Response%20to%20Solihull%20DLP%20Scope%2C%20Issues%20and%20Options%20Jan%202016.pdf?dl=0>
- Solihull Metropolitan Borough Council Local Plan adopted December 2013
<https://www.dropbox.com/s/cx8bbk5r3js6nxt/P.%20Solihull%20Local%20Plan%20December%202013.pdf?dl=0>
- Solihull Borough Draft Local Plan 2016
<https://www.dropbox.com/s/clnzbsab2sgzy62/Q.%20Local%20Plan%20Review%20%28Draft%20Local%20Plan%29%20November%202016.pdf?dl=0>
- Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

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 with Fen End, Meer End and Temple Balsall positioned within the rural areas of the parish. The area is captured within the Solihull Borough Landscape Character Assessment.⁹ The Solihull Borough Landscape Character Assessment categorises the Balsall Parish Neighbourhood Area into 2 sub areas (LCA 4A & 4C)¹⁰ and LCA 5 (Balsall Common Eastern Fringe). See Figure 2.¹¹
- 3.4 Overall the designated area contributes to a wider expanse of land within Solihull Borough which is considered to be “historically important.”¹² Sub area 4A is characterised by “active farms, pastoral and arable land and industry and residential settlements.”¹³
- 3.5 Sub area 4C is considered to contain “distinctive historic architecture” within the area of Magpie Lane.¹⁴
- 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.”¹⁵

⁹Solihull Metropolitan Borough Council Local Character Assessment 2016

<https://www.solihull.gov.uk/Portals/0/Planning/LPR/landscapecharacterassessment.pdf> pages 30-35, & pages 38-41

¹⁰ Solihull Metropolitan Borough Council Local Character Assessment 2016

<https://www.solihull.gov.uk/Portals/0/Planning/LPR/landscapecharacterassessment.pdf> page 30

¹¹Solihull Metropolitan Borough Council Local Character Assessment 2016

<https://www.solihull.gov.uk/Portals/0/Planning/LPR/landscapecharacterassessment.pdf> page30

¹²Solihull Borough Local Character Guide (Non-technical Summary), November 2016, page 7

<https://www.solihull.gov.uk/Portals/0/Planning/LPR/LandscapeCharacterGuide.pdf>

¹³Solihull Metropolitan Borough Council Local Character Assessment 2016

<https://www.solihull.gov.uk/Portals/0/Planning/LPR/landscapecharacterassessment.pdf> page35

¹⁴Solihull Metropolitan Borough Council Local Character Assessment 2016

<https://www.solihull.gov.uk/Portals/0/Planning/LPR/landscapecharacterassessment.pdf> page 38

¹⁵Solihull Metropolitan Borough Council Local Character Assessment 2016

<https://www.solihull.gov.uk/Portals/0/Planning/LPR/landscapecharacterassessment.pdf> page 30

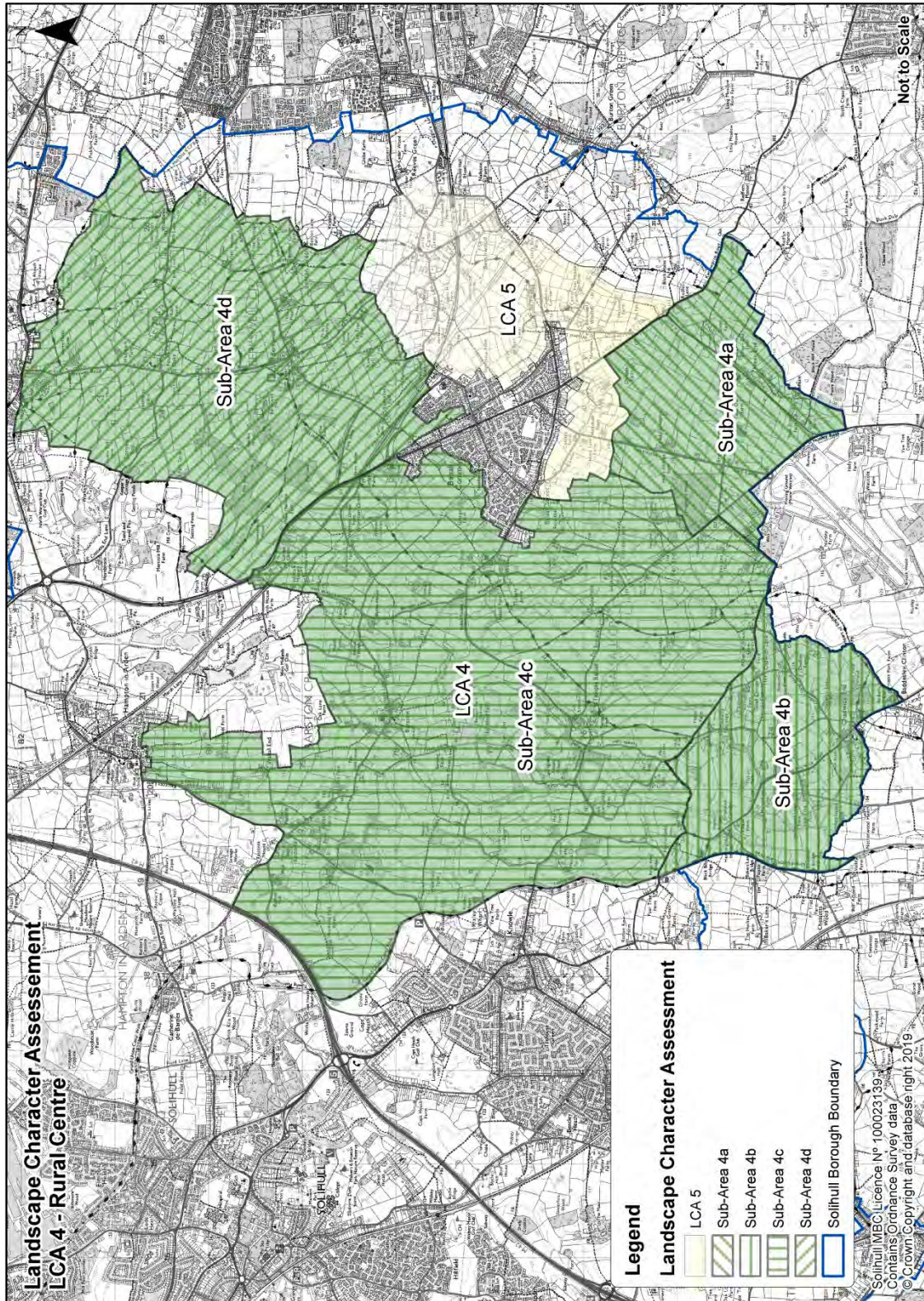


Figure 2 Solihull Borough Landscape Character Assessments for SMBC, Rural Centre, LCA 4, page 30 (Map as supplied by SMBC)

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, Meer End Road and Table Oak Lane.
- 3.9 The rural part of the Neighbourhood Area contains a number of 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.¹⁶
- 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.¹⁷
- 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.¹⁸
- 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.¹⁹
- 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.²⁰

¹⁶Solihull Metropolitan Borough Council Ward Profile: Meriden 2016

<https://www.solihull.gov.uk/Portals/0/InfoandIntelligence/Meriden-Ward-Profile.pdf> page 5

¹⁷Solihull Metropolitan Borough Council Ward Profile: Meriden 2016

<https://www.solihull.gov.uk/Portals/0/InfoandIntelligence/Meriden-Ward-Profile.pdf> page 12

¹⁸Solihull Metropolitan Borough Council Ward Profile: Meriden 2016

<https://www.solihull.gov.uk/Portals/0/InfoandIntelligence/Meriden-Ward-Profile.pdf> page 17

¹⁹Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayeI0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 40

²⁰Solihull Metropolitan Borough Council Ward Profile: Meriden 2016

<https://www.solihull.gov.uk/Portals/0/InfoandIntelligence/Meriden-Ward-Profile.pdf> pages 34-35

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.²¹

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 2014²²
- Heart of England School Academy: Ofsted Rating Good, Inspected 2013²³
- Lady Katherine Leveson Church of England Primary School: Ofsted Rating Good, Inspected 2016²⁴

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.²⁵

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.²⁶

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.²⁷

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.²⁸

²¹Solihull Metropolitan Borough Council Ward Profile: Meriden 2016
<https://www.solihull.gov.uk/Portals/0/InfoandIntelligence/Meriden-Ward-Profile.pdf> page 35

²²Ofsted, <https://reports.ofsted.gov.uk/provider/21/138536>, Accessed 31 October 2018

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

²⁴Ofsted, <https://reports.ofsted.gov.uk/provider/21/104095>, Accessed 31 October 2018

²⁵Solihull Metropolitan Borough Council Ward Profile: Meriden 2016
<https://www.solihull.gov.uk/Portals/0/InfoandIntelligence/Meriden-Ward-Profile.pdf> page 13

²⁶Solihull Metropolitan Borough Council Ward Profile: Meriden 2016
<https://www.solihull.gov.uk/Portals/0/InfoandIntelligence/Meriden-Ward-Profile.pdf> page 20 -21

²⁷Solihull Metropolitan Borough Council Ward Profile: Meriden 2016
<https://www.solihull.gov.uk/Portals/0/InfoandIntelligence/Meriden-Ward-Profile.pdf> page 20

²⁸Solihull Metropolitan Borough Council Ward Profile: Meriden 2016
<https://www.solihull.gov.uk/Portals/0/InfoandIntelligence/Meriden-Ward-Profile.pdf> page 21

Community Facilities

- 3.22 Health Services are provided by the Balsall Common medical centre that is 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.²⁹ Williams is buried in the cemetery run by the parish council at 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 stagecoaches travelling between Stratford-on-Avon and Coleshill. Horses were changed at the "Shay House," a nearby building.³⁰
- 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.

²⁹Bannister, A. 2016, The Mirror Newspaper Online, A Very Famous Song, <https://www.mirror.co.uk/news/uk-news/very-famous-song-written-quaint-7512040>

³⁰Author unknown, balsallcom.com, A Brief History of Balsall Common <http://www.balsallcom.com/features/history/a-brief-history-of-balsall-common/>,

- 3.29 The pub is distinguished by a painting by Edward Herberte (active 1857-1893) of the arrival of a stagecoach.³¹
- 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 13th 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.³²
- 3.32 The Ye Olde Saracens Head pub (formerly The Saracens Head Inn) is the oldest pub within Balsall Parish. It is a 17th century inn on the west side of the village road from Knowle to Coventry.³³ 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.

³¹Author 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>

³²Author unknown, balsallcom.com, Origins, <http://www.balsallcom.com/features/history/a-brief-history-of-balsall-common/>

³³Ed. L Salzman, british-history.ac.uk, Parishes: Balsall, <https://www.british-history.ac.uk/vch/warks/vol4/pp86-91>

4. Character Appraisal

4.1 Using Planning Aid England's Engaging Communities in Planning³⁴ 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:

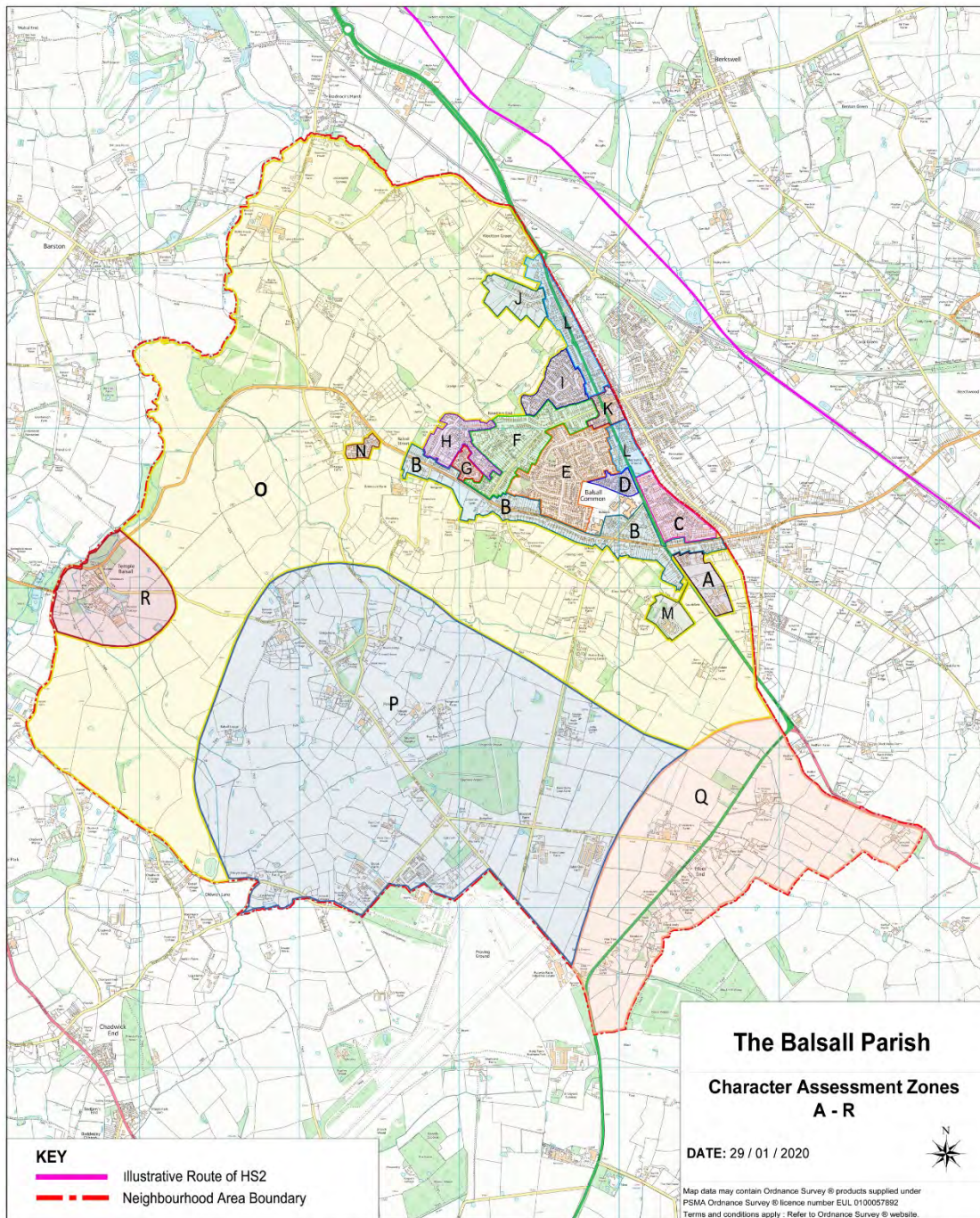


Figure 3 Balsall parish Character Assessment Zones A-R

³⁴Character Assessment, Putting the Pieces Together, Planning Aid England, https://www.rtpi.org.uk/media/1271765/how_to_prepare_a_character_assessment.pdf, Accessed 16th October 2018

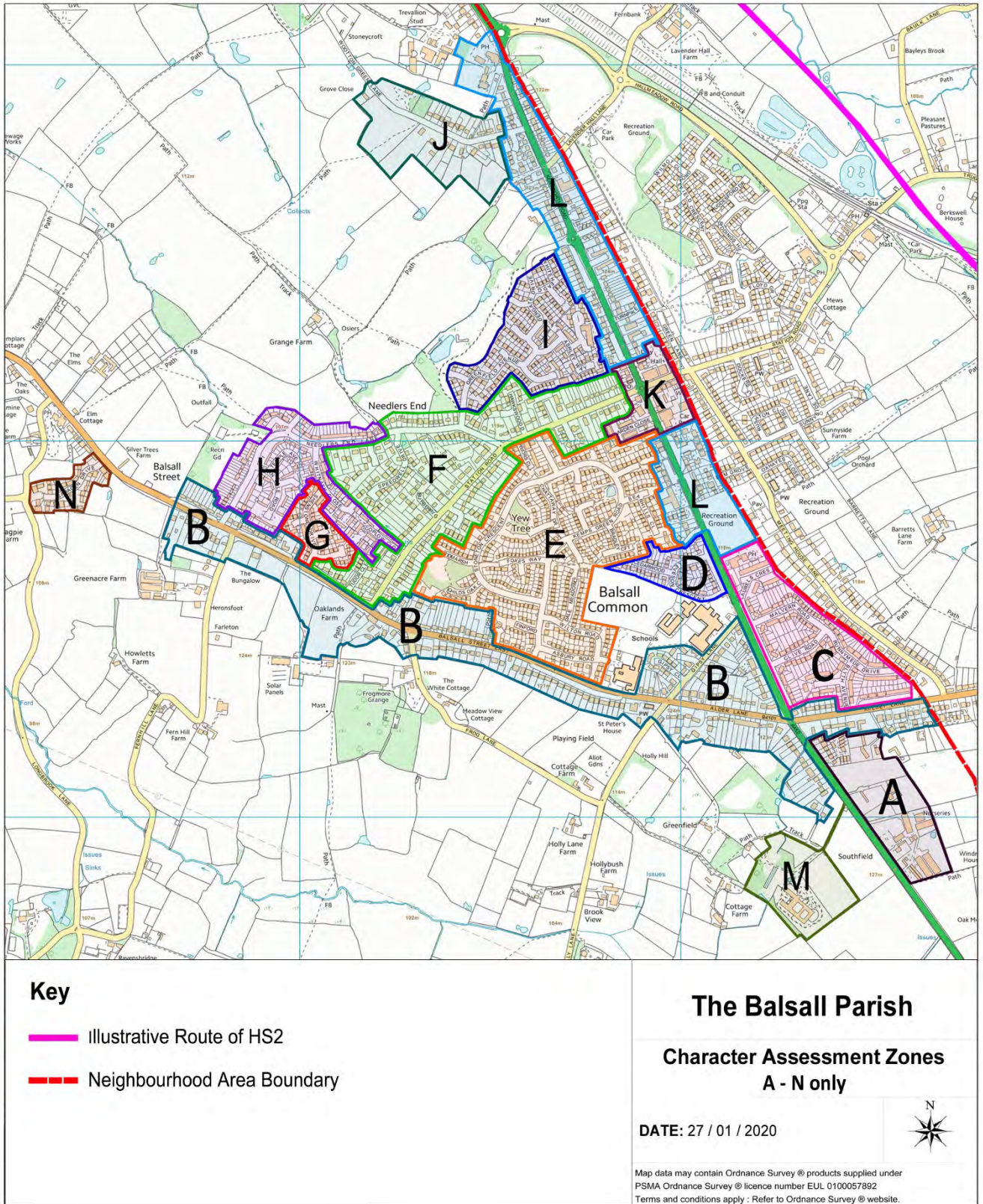


Figure 4 Balsall Common area Character Assessment Zones A- N only

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 can 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 1st floor (and in some instances 2nd 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.³⁵ 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.
- 4.12 Positioned on the east side of the Kenilworth Road (A452) Zone A (Elysian F) 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

³⁵Balsall Parish Council, Minutes, 18th July 2018

<http://www.balsallparishcouncil.gov.uk/wp-content/uploads/2018/09/180718-Minutes-Parish-Council-Meeting.pdf>

cobbled surfaced area on the A452 to Kenilworth, and the introduction of 4-way traffic lights with pedestrian crossing points. This development includes 20 properties designated as social housing for rent managed by Walsall Housing Group.

Fen End (P) and nr Temple Balsall (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 are a number 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.

4.14 Fen End includes Oakley which 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. There is a small informal football pitch (Oakley Green) and Oakley Park (a small children's play area).

Meer End (Q)

4.15 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.

Temple Balsall (R)

- 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.
- 4.18 This Character Assessment included within the plan as an appendix provides the criteria for policies within this plan, particularly policy BE2.

5. VISION AND AIMS

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).

Aims

- 5.2 The 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 the parish council has 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 The 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. The 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 The parish council recognises from the results of the 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, the 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 The 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 however development is sought that improves the public space, to improve the lot of pedestrians and drivers alike, but also to provide a more obvious communal hub to the settlement.
- 5.13 The 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.
- 5.14 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.

6. POLICIES

6.1 Future Housing Development

OBJECTIVE

It is acknowledged that the area of Balsall Common (Balsall parish) excluded from the Green Belt will be modified by the strategic housing site allocations identified within the Solihull Local Plan when adopted. The Housing Policies in this Neighbourhood Plan will therefore seek to achieve the following:

To ensure future housing developments successfully incorporate different open market and affordable housing types for all stages of life. To enhance walking and cycling infrastructure. To ensure brownfield sites are appropriately developed and are in keeping with the local environment. To provide clear guidance upon garden infilling ensuring the practice is well-controlled and that future developments contribute positively to the Neighbourhood Area.

POLICY H.1: Residential Development within Balsall Common (where within Balsall parish)

Proposals for infill residential development within the parts of Balsall Common excluded from the Green Belt will be supported provided they:

- a) Positively contribute to the character of the village with reference to the Character Assessment (see Appendix to this Plan);
- b) Are in proportion to the size of the site and designed to respect the context and amenity of neighbouring properties as well as the wider settlement;
- c) Apply the design and character principles in Policy BE.2;
- d) Have an appropriate access and off-road parking; and
- e) Do not conflict with other relevant policies in this Plan.

Proposals that relate to garden land will be required to demonstrate that they will:

- f) Preserve or maintain the character of the area including in particular the mature garden landscape retaining mature trees wherever possible;
- g) Not introduce an inappropriate form of development and have regard for the characteristic open space between dwellings; and
- h) Not significantly and demonstrably harm the amenity of the host dwelling(s) and neighbouring properties.

Explanation

- 6.1.1 Much of the built-up area of Balsall Parish is characterised by houses in gardens with strong natural boundary treatments, typically comprising 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 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.
- 6.1.2 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.³⁶
- 6.1.3 “40% were happy to see garden infilling within the Parish.”³⁷ and “65% of respondents want building design to be in keeping with the scale, location and appearance of the existing buildings.”³⁸

³⁶Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 2

³⁷Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 4

³⁸Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0>

POLICY H.2: Housing Mix

Proposals for housing development should provide a mix of dwelling types and sizes which reflects the most up-to-date needs of the parish 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.

The following is a guide to dwelling size needs at the date of the publication of the Plan:

| Market housing | | | |
|----------------|--------|--------|---------|
| 1 bed | 2 bed | 3 bed | 4 bed + |
| 5-10% | 30-40% | 25-35% | 25-35% |

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

Particularly on larger sites, some of the smaller dwelling sizes, both market and affordable, should be capable of meeting the needs of the elderly and downsizers and could be provided as bungalows and/or sheltered and extra care housing.

Explanation

6.1.4 The housing mix percentages for smaller properties have been derived from the Solihull Strategic Housing Assessment Final Report³⁹ 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.

6.1.5 "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."⁴⁰

6.1.6 "74% felt there was a need mostly for small family homes of two or three bedrooms. 60%

³⁹Solihull Metropolitan Borough Council Strategic Housing Assessment Final Report November 2016

https://www.solihull.gov.uk/Portals/0/Planning/LPR/SHMA_Part_1_OAN_2016.pdf page 49

⁴⁰Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 5

wanted to see low cost starter homes, 45% bungalows and 40% homes that are dedicated for local people only.⁴¹

6.1.7 “Of those looking for alternative housing in the parish, 60% would like a house, 44% a bungalow and 11% a flat.”⁴²

6.1.8 “households expect their housing needs to change by moving to a smaller house (or bungalow), 175 want to move within the parish.”⁴³

6.1.9 “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.”⁴⁴

6.1.10 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.⁴⁵

⁴¹Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 17

⁴²Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 31

⁴³Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 5

⁴⁴Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 5

⁴⁵Balsall Parish Council Focus Group Interviews 2018
<https://www.dropbox.com/s/cipko04f4vmj2s6/E.%20Focus%20Group%20Interviews%20May%202018.pdf?dl=0>

6.2 Built Environment

OBJECTIVE

To provide well-designed and high-quality sustainable homes sensitive to the characteristics of the local area. To enable the re-use of rural buildings and brownfield land 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 and ensure adequate parking provision. To conserve all heritage assets.

POLICY BE.1: Re-use of Buildings and Brownfield Land in the Green Belt

The re-use of existing buildings and brownfield land in the Green Belt to provide for new dwellings and other acceptable uses such as tourism is encouraged within the terms of policies set out in the NPPF and the Solihull Local Plan.

The re-use of sites comprising historic farmsteads and agricultural buildings should be sensitive to their distinctive character and form.

Explanation

6.2.1 The rural part of the Neighbourhood Area contains a number of 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 the 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.”⁴⁶

6.2.3 “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%)...”⁴⁷

6.2.4 There was some demand expressed by businesses (24%) for the Neighbourhood Development Plan to encourage more land for employment purposes preferably on

⁴⁶Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 2

⁴⁷Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 11

brownfield land or using existing buildings. 27% of businesses felt existing employment sites should be protected from change of use.⁴⁸

6.2.5 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.

6.2.6 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 NPPF50.

⁴⁸Balsall Parish Council Business Survey January – February 2018

<https://www.dropbox.com/s/emxfomthf9r52e1/B.%20Business%20Survey%20Results%20Report%202018%20.pdf?dl=0>

page 2

POLICY BE.2: Local Character and Design

Development proposals must demonstrate how scheme design has considered and addressed the factors listed a) to n) below, where applicable, as well as the relevant part(s) of Appendix A Character Assessment. Proposals should:

- a) Be compatible with the distinctive character at the location, respecting the local settlement pattern, building styles and materials;
- b) Be of a density that is in keeping with the character of the surroundings and landscape;
- c) Be of an appropriate scale so as not to dominate or adversely affect the amenity of neighbouring users; feature buildings that are taller and that add interest and increase the efficient use of land can be considered in the village centre (Character Zone K) and where they are not adjacent to existing, lower dwellings or to boundaries with the open countryside;
- d) Conserve or enhance heritage assets including listed buildings and their setting, and the designated Conservation Area;
- e) Protect and where possible enhance landscape and biodiversity by incorporating high quality native landscaping, retaining or where necessary replacing hedges (it is preferable that hedges are provided rather than brick walls to enhance the existing green infrastructure);
- f) Retain the rural feel of approaches to the village and older through routes within the built-up area with their hedges, trees and grass verges;
- g) Respect, maintain and, so far as is reasonably practicable, enhance the green character of all residential roads especially where replacement frontage planting is necessary;
- h) Be consistent with current 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 their impact on tranquility
- k) Not increase the risk of flooding, including that from surface water, within the village or exacerbate any foul drainage capacity issues;
- l) 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;
- m) Demonstrate how the design has been influenced by the need to plan for a positive impact on public health**; and
- n) Within the curtilage of existing dwelling houses, respect the character and appearance of the immediate Character Zone and consider and address impacts on the living conditions of nearby occupiers.

*see [Warwickshire Landscapes \(Arden\), Solihull Borough Landscape Character Assessment 2016](#) and successor documents

**see Policy P18 Health and Wellbeing in the [Solihull Local Plan](#) and successor documents

Explanation

6.2.7 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.

6.2.8 “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%).....⁴⁹

6.2.9 92% of households strongly agreed or agreed that new development should be in keeping with the character of the immediate locality...”⁵⁰

6.2.10 “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.⁵¹

6.2.11 “93% strongly agreed or agreed that the height of new buildings should not be higher than buildings in the immediate locality.”⁵²

6.2.12 “92% wanted the density of new housing in keeping with the immediate locality.”⁵³

6.2.13 “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%)”⁵⁴

⁴⁹Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 11

⁵⁰Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 3

⁵¹Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 3

⁵²Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 3

⁵³Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 3

⁵⁴Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 2

- 6.2.14 “66% of respondents were concerned about the sewers and drainage as a result of further development...”⁵⁵
- 6.2.15 “79% of respondents to the survey said that “New development should enhance and preserve the Temple Balsall area.”⁵⁶
- 6.2.16 “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.”⁵⁷
- 6.2.17 Maintaining the very distinctive rural nature of the 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.⁵⁸ Solihull Metropolitan Borough Council has no plans currently to establish Design Review Panels.
- 6.2.18 The use of the Character Assessment, Appendix to this plan, to guide will help to 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

⁵⁵Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 24

⁵⁶Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 18

⁵⁷Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 2

⁵⁸Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 124
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

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.⁵⁹

POLICY BE.3: Temple Balsall Conservation Area and Heritage

Assets

The Temple Balsall Conservation Area, which includes significant relics of the Knights Templar and the Grade 1 Parish Church of St Mary's, is a major historic asset in the Balsall parish.

All heritage assets, whether or not designated and whether or not immediately visible must be conserved in a manner appropriate to their significance to allow enjoyment of their contribution to the quality of life for this and future generations.

Explanation

6.2.33 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 19th 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.

6.2.34 "79% of respondents to the survey said that "New development should enhance and preserve the Temple Balsall area."⁶⁰

6.2.35 National policy⁶¹ makes it clear that the Government places great weight on the preservation of heritage assets.

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

⁵⁹Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 127
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

⁶⁰Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 18

⁶¹Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 184
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

6.2.37 The Character Assessment as Appendix A 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.

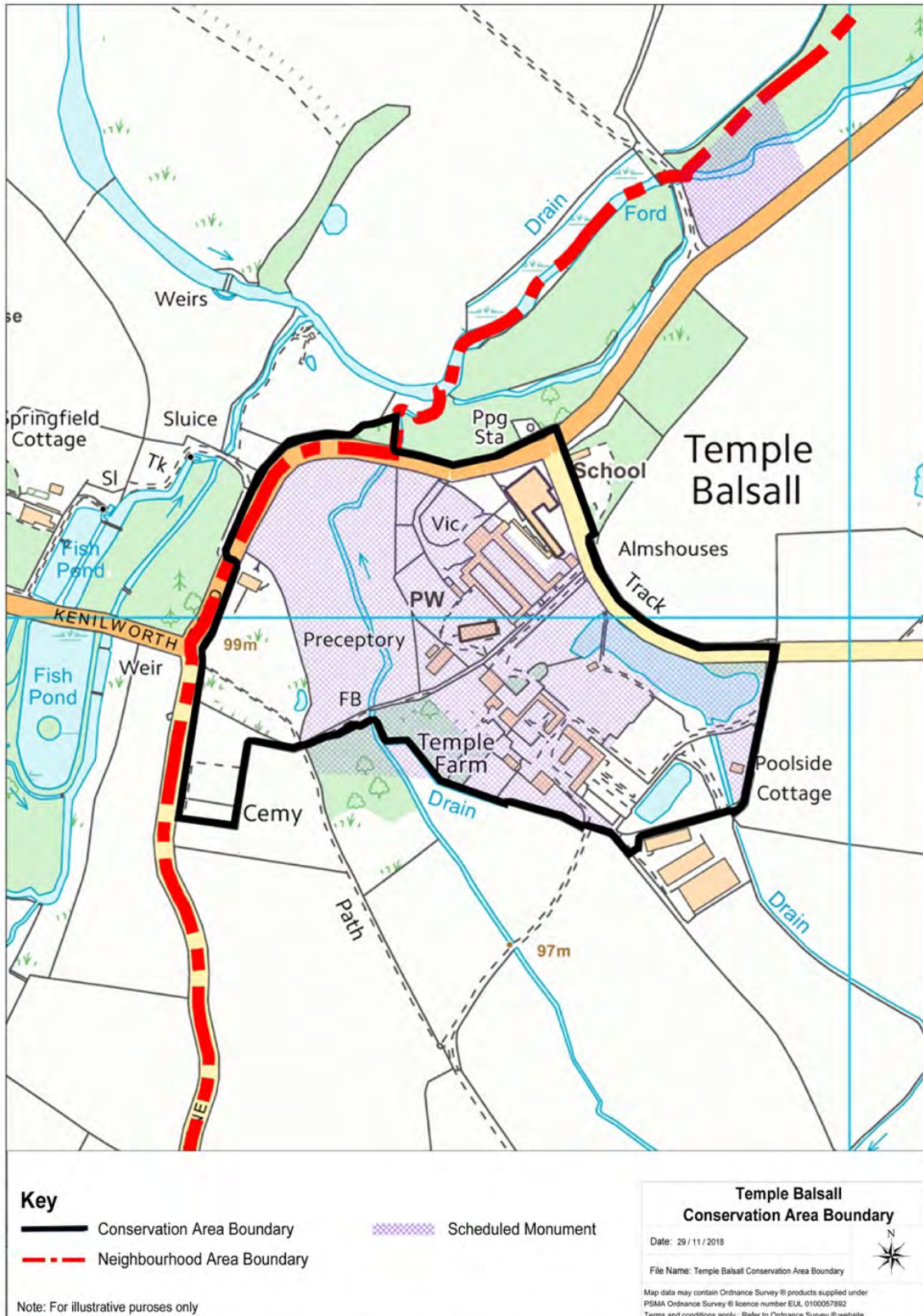


Figure 5 Temple Balsall Conservation Area Boundary

(Map as supplied by SMBC)

POLICY BE.4: 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.

Where appropriate, other development proposals 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

6.2.38 “82% of respondents to the survey agreed/strongly agreed that “New housing should use renewable energy/green approaches to resource use.”⁶²

6.2.39 One of the elements of the Spatial Strategy included in the Solihull Local Plan is: “Enabling a low carbon future, by promoting the Borough as a location for green business, ensuring that new development minimizes greenhouse gas emissions, and embracing initiatives aimed at improving energy efficiency and affordable warmth in existing buildings, whilst contributing to resilience against the adverse effects of climate change.”⁶³

POLICY BE.5: Highway Safety

Development proposals should allow for appropriate measures, including sufficient off-street parking, to ensure highway safety, particularly for pedestrians, motor scooters and cyclists.

Explanation

6.2.40 “88% felt there should be more provision for car parking in any new development...”⁶⁴
Issues surrounding parking and access to school site were articulated during the schools focus

⁶²Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 16

⁶³Solihull Local Plan Shaping a Sustainable Future December 2013
https://www.solihull.gov.uk/Portals/0/Planning/LDF/Local_Plan_Final.pdf page 29

⁶⁴Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 16

group meeting.⁶⁵

6.2.41 The overwhelming majority of respondents (88% - Table 12) considered that adequate provision of parking was important within any new development (see Policy BE.6 below).⁶⁶

6.2.42 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.⁶⁷

6.2.43 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.⁶⁸ 88% of respondents stated that they were in favour of improvements to the library car park.⁶⁹

6.2.44 “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.”⁷⁰

6.2.45 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.⁷¹

⁶⁵Balsall Parish Council Focus Group Interviews 2018

<https://www.dropbox.com/s/cipko04f4vmj2s6/E.%20Focus%20Group%20Interviews%20May%202018.pdf?dl=0> pages 12 & 18

⁶⁶Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 27

⁶⁷Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 27

⁶⁸Balsall Parish Council Questionnaire Results Exhibition Feedback and Consultation April 2018

<https://www.dropbox.com/s/8i9wyycz9h9q8kz/C.%20Questionnaire%20Results%20Exhibition%20Feedback%20and%20Consultation%20April%202018.pdf?dl=0> page 4

⁶⁹Balsall Parish Council Questionnaire Results Exhibition Feedback and Consultation April 2018

<https://www.dropbox.com/s/8i9wyycz9h9q8kz/C.%20Questionnaire%20Results%20Exhibition%20Feedback%20and%20Consultation%20April%202018.pdf?dl=0> page 6

⁷⁰Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 2

⁷¹Balsall Parish Council Business Survey Results Report February 2018

<https://www.dropbox.com/s/emxfomthf9r52e1/B.%20Business%20Survey%20Results%20Report%202018%20.pdf?dl=0>

6.2.46 Three quarters would support a traffic/pedestrian improvement scheme to improve parking, traffic flow and appearance of the village centre.⁷²

6.2.47 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.⁷³

POLICY BE.6: Parking Provision

Development proposals must have appropriate regard for the higher levels of car ownership evident within the Balsall Parish Neighbourhood Area. Whilst suitable parking provision must be integral to the design of schemes, the number of off-street parking spaces for residents, employees and visitors should be justified and provided on the basis of an evidenced assessment of:

- a) The accessibility of the development;
- b) The type, mix and use of development;
- c) The availability of and opportunities for public transport;
- d) Local car ownership levels; and
- e) The need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

Explanation

6.2.48 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.⁷⁴ 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.⁷⁵

⁷²Balsall Parish Council Business Survey Results Report February 2018

<https://www.dropbox.com/s/emxfomthf9r52e1/B.%20Business%20Survey%20Results%20Report%202018%20.pdf?dl=0>
page 2

⁷³Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 108

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

⁷⁴Solihull Metropolitan Borough Council Meriden Ward profile 2016

<https://www.solihull.gov.uk/Portals/0/InfoandIntelligence/Meriden-Ward-Profile.pdf> pages 20-21

⁷⁵Solihull Metropolitan Borough Council Meriden Ward profile 2016

<https://www.solihull.gov.uk/Portals/0/InfoandIntelligence/Meriden-Ward-Profile.pdf> pages 20-21

6.2.49 “88% felt there should be more provision for car parking in any new development...”⁷⁶

6.2.50 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.⁷⁷

6.2.51 In setting local parking standards for residential and non-residential development policies, the National Planning Policy Framework recommends policies should take into account amongst other factors the availability of and opportunities for public transport and local car ownership levels.⁷⁸ 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,⁷⁹ and local car ownership levels are significantly higher than the national or borough averages.

6.2.52 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.⁸⁰ This has led the Parish Council to conclude that there is a need for at least one off-road parking space for each one bedroom dwelling, at least two off-road parking places for each two and three bedroom dwelling and at least three off-road parking places for four or more bedroom dwellings (excluding garages but including car ports).

6.2.53 “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.”⁸¹

⁷⁶Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 27

⁷⁷Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 27

⁷⁸Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 105

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

⁷⁹Solihull Metropolitan Borough Council 2019 Solihull People and Place

<https://www.solihull.gov.uk/Portals/0/InfoandIntelligence/Solihull-People-Place.pdf>

⁸⁰Balsall parish survey of vehicles parked outside of dwellings February 2019

<https://www.dropbox.com/s/jqthva0ihykziea/W.%20Car%20Parking%20Survey%20100219.pdf?dl=0>

⁸¹Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 44

6.2.54 This Plan supports proposals designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.⁸²

⁸²Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 110
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

6.3 Economy

OBJECTIVE

To improve communications infrastructure, provide and protect employment land and encourage homeworking. Encourage an improved Balsall Common (Balsall parish) village centre providing sufficient facilities and services for employees and businesses. Support new and improved rural leisure and tourism-based services not when not in conflict with the Green Belt.

POLICY ECON.1: Superfast Broadband and Electronic Communication Networks

All new residential and commercial development proposals will be expected to include the necessary infrastructure to allow for high speed connectivity.

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...”⁸³

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...”⁸⁴

6.3.4 “For those running a business in the Parish, 88% complained of poor broadband or mobile phone reception.”⁸⁵

6.3.5 “Broadband and superfast broadband is considered to be essential to the economy and

⁸³Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 3

⁸⁴Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> pages 21-22

⁸⁵Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 7

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.”⁸⁶

6.3.6 This Plan supports electronic communications networks using high quality digital infrastructure from a range of service providers and the prioritisation of full fibre connections to existing and new developments.⁸⁷

POLICY ECON.2: Home Working

Proposals for all new dwellings are encouraged to incorporate flexible space and facilities to support home working, and where appropriate infrastructure in accordance with Policy ECON.1.

Explanation

6.3.7 “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.”⁸⁸

6.3.8 “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.”⁸⁹

6.3.9 “53% of the sample of businesses had employees who regularly work from home.”⁹⁰

⁸⁶Warwickshire County Council Neighbourhood Development Planning for Health
<https://apps.warwickshire.gov.uk/contentplatform/open/WCCC-630-656> page 11

⁸⁷Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 112
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

⁸⁸Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 7

⁸⁹Warwickshire County Council Neighbourhood Development Planning for Health
<https://apps.warwickshire.gov.uk/contentplatform/open/WCCC-630-656> page 13

⁹⁰Balsall Parish Council Business Survey Results Report February 2018
<https://www.dropbox.com/s/emxfomthf9r52e1/B.%20Business%20Survey%20Results%20Report%202018%20.pdf?dl=0>
page 2

6.3.10 “Important factors for businesses in Balsall Parish were that they are home based, the owner lives locally and there is availability of car parking.”⁹¹

6.3.11 This plan supports new and flexible working practices (such as live-work accommodation), which may enable a rapid response to changes in economic circumstances.⁹²

POLICY ECON.3: Encouraging Local Business and Employment

Proposals for new or expanded business premises will be supported where they contribute to the health and vitality of the retail centre (Character Assessment, Zone K) and provided that they do not conflict with other policies in this Plan. Any proposals outside the built-up area will be subject to Green Belt policies.

Explanation

6.3.12 “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.”⁹³

6.3.13 “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.”⁹⁴

6.3.14 “18 owners would be interested in office space in the parish and 8 would have a workshop.”⁹⁵

⁹¹Balsall Parish Council Business Survey Results Report February 2018

<https://www.dropbox.com/s/emxfomthf9r52e1/B.%20Business%20Survey%20Results%20Report%202018%20.pdf?dl=0>
pages 1-2

⁹²Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 81d)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

⁹³Balsall Parish Council Business Survey Results Report February 2018

<https://www.dropbox.com/s/emxfomthf9r52e1/B.%20Business%20Survey%20Results%20Report%202018%20.pdf?dl=0>
page 3

⁹⁴Balsall Parish Council Business Survey Results Report February 2018

<https://www.dropbox.com/s/emxfomthf9r52e1/B.%20Business%20Survey%20Results%20Report%202018%20.pdf?dl=0>
page 3

⁹⁵Balsall Parish Council Business Survey Results Report February 2018

<https://www.dropbox.com/s/emxfomthf9r52e1/B.%20Business%20Survey%20Results%20Report%202018%20.pdf?dl=0>
page 7

6.3.15 “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.”⁹⁶

6.3.16 “2 businesses thought they would require larger premises and 2 may move outside the area over the next 15 years.”⁹⁷

6.3.17 “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.”⁹⁸

6.3.18 “18 owners would be interested in office space in the Parish and 8 would have a workshop.”⁹⁹

6.3.19 50 % of businesses responding to the Household Questionnaire would be interested in premises in the parish.

POLICY ECON.4: Rural Tourism and Leisure

Proposals for new and improved leisure and tourism-based services and facilities will be supported providing they do not conflict with Green Belt restrictions and other policies in this Plan and subject to the sustainability and accessibility of the site. 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 use of 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.

⁹⁶Balsall Parish Council Business Survey Results Report February 2018

<https://www.dropbox.com/s/emxfomthf9r52e1/B.%20Business%20Survey%20Results%20Report%202018%20.pdf?dl=0>
page 7

⁹⁷Balsall Parish Council Business Survey Results Report February 2018

<https://www.dropbox.com/s/emxfomthf9r52e1/B.%20Business%20Survey%20Results%20Report%202018%20.pdf?dl=0>
page 3

⁹⁸Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 46

⁹⁹Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> pages 3 & 6

Explanation

6.3.21 When surveying business owners¹⁰⁰ (including self-employed) of 340 respondents, 17% of the sample said tourist-related activities contribute to their trade.

6.3.22 There is an opportunity in the area for rural tourism and leisure developments which respect the character of the countryside.¹⁰¹

¹⁰⁰Balsall Parish Council Business Survey Results Report February 2018

<https://www.dropbox.com/s/emxfomthf9r52e1/B.%20Business%20Survey%20Results%20Report%202018%20.pdf?dl=0>

page 2

¹⁰¹Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 83

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

6.4 Community

OBJECTIVE

To provide new or expanded schools. To protect, enhance and expand sport, community and leisure facilities, public amenities and services. To encourage opportunities for walking and cycling and to support the provision of allotments.

POLICY COM.1: 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.

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) Any impacts on local amenities have been assessed and addressed;
- c) The buildings are well designed; and
- d) Appropriate consideration is demonstrated for dual community use of the school buildings and their outdoor recreational facilities.

Explanation

6.4.2 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.

6.4.3 "During our local plan consultation process, we have received feedback from 528 residents; 92% support building a new primary school."¹⁰²

6.4.4 Overwhelming conclusion from the focus groups with community organisations is that

¹⁰²Balsall Parish Council Response to Draft Local Plan 15 February 2017

<https://www.dropbox.com/s/8e5p0k9g2184yy5/N.%20Balsall%20Parish%20Council%20Response%20to%20Solihull%20Draft%20Local%20Plan%20February%202017.pdf?dl=0>

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.¹⁰³

POLICY COM.2: Sport, Community and Recreation Facilities

The loss of existing sport, community and recreation 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 facilities will be supported. New facilities will be encouraged providing they are compatible with existing neighbouring uses.

Explanation

6.4.5 “37% of the sample had used the library and 11% the Jubilee Centre on at least a monthly basis.”¹⁰⁴

6.4.6 “23% of the sample uses the village hall at least monthly.”¹⁰⁵

6.4.7 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.¹⁰⁶

6.4.8 The Parish Council may use Community Infrastructure Levy funds (CIL) funds available to it to provide new and/or enhanced facilities for the community.

¹⁰³Balsall Parish Council Focus Group Interviews March-May 2018

<https://www.dropbox.com/s/cipko04f4vmj2s6/E.%20Focus%20Group%20Interviews%20May%202018.pdf?dl=0>

¹⁰⁴Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 29

¹⁰⁵Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 29

¹⁰⁶Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf para 182

POLICY COM.3: 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.

Development proposals for dwellings, non-residential buildings open to the public and buildings for employment use shall, as appropriate, demonstrate that the need for alternatives to journeys by car has been addressed by:

- a) assuring safe and free -flowing movement of pedestrians, cyclists and mobility scooters;
- b) including facilities suitable for cycle storage;
- c) incorporating continuous well-lit footpaths and cycle path or tracks reflecting appropriate standards which, where appropriate, make linkages with routes and rights of way to village centres, schools, busy destinations and the countryside;
- d) delineating footpaths from the road surface and where practicable, from cycle paths/tracks; however it shall be permissible for new shared footpaths/cycle ways to be provided if it can be demonstrated that there is no practicable alternative way of accommodating the needs of both cyclists and pedestrians for safe and free flowing movement; and
- e) providing pedestrian crossings in key locations, such as close to schools, places of worship, community facilities, recreation facilities and shops, where agreed as acceptable to the Highway Authority.

Explanation

6.4.9 The parish is crisscrossed with public footpaths that extend through the built-up area of Balsall Common (Balsall parish). The countryside is easily accessed from every location and this is extensively used for walking, including dog walking, and cycling. 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.

6.4.10 “Six in ten households (59%) wished to see more walking routes, 47% would like cycle friendly paths.”¹⁰⁷ Asked what amenities and services need improving, 76% felt the need for an improved footpath maintenance, 73% improved pavements.¹⁰⁸

¹⁰⁷Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayeiowa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 3

¹⁰⁸Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayeiowa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 3

6.4.11 “77% of residents supported the provision of more cycle paths within Balsall Common”¹⁰⁹

A specific aim of this Plan is to achieve healthy, inclusive and safe places “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 “layouts that encourage walking and cycling.”¹¹⁰

6.4.12 An important feature of the Neighbourhood Area is an extensive network of public rights of way. This Plan seeks to encourage more walking ensuring that “Planning policies and decisions should 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.”¹¹¹

6.4.13 This Plan seeks to “provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).”¹¹²

6.4.14 “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.”¹¹³

¹⁰⁹Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 2

¹¹⁰Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 91a) & c)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

¹¹¹Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 98
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

¹¹²Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 104d)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

¹¹³Warwickshire County Council Neighbourhood Development Planning for Health page 10
<https://apps.warwickshire.gov.uk/contentplatform/open/WCCC-630-656>

POLICY COM.4: Allotments

Development proposals that would result in the partial or complete loss of an allotment will only be supported if it can be demonstrated that there would be an improvement to the existing provision or a net increase in provision suitably located elsewhere.

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) Impacts on the landscape, heritage assets and the character of the area have been assessed and addressed;
- 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

6.4.18 A significant minority (14%) representing hundreds of residents supports the provision of allotments in the community.¹¹⁴

6.4.19 This Plan supports allotments in the 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.¹¹⁵

6.4.20 This plan supports the provision and use of shared spaces and community facilities.¹¹⁶

6.4.21 “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.”¹¹⁷

¹¹⁴Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayeiowa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 13

¹¹⁵Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf para 91

¹¹⁶Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf para 92

¹¹⁷Warwickshire County Council Neighbourhood Development Planning for Health
<https://apps.warwickshire.gov.uk/contentplatform/open/WCCC-630-656>

6.5 Natural Environment

OBJECTIVE

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

POLICY NE.1: Green Infrastructure

Development proposals will be expected to demonstrate high quality and ecologically 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.

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 known 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 should be planted in accordance with SMBC standards, with adequate space both below and above ground for the trees to grow to maturity with an appropriate care regime.

Explanation

6.5.1 Balsall parish comprises three different landscape types as defined by the Warwickshire Landscape Guidelines (Warwickshire County Council)¹¹⁸ 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.

¹¹⁸Warwickshire County Council Landscape Guidelines: Arden
<https://apps.warwickshire.gov.uk/api/documents/WCCC-863-667>

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%).”¹¹⁹

6.5.3 “71% of residents would like to see more trees planted in the parish.”¹²⁰

6.5.4 “63% of survey respondents wanted to “Promote the preservation and restoration of key local habitats and wildlife biodiversity.”¹²¹

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.”¹²²

6.5.6 Government guidance on ‘What planning authorities should consider for developments affecting ancient woodland, ancient trees and veteran trees’¹²³ says: “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 “Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.”¹²⁴

6.5.8 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 that should be implemented on development sites and maintained throughout the life of the construction activity to safeguard retained trees and hedgerows.

¹¹⁹Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017 <https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 2

¹²⁰Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017 <https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 3

¹²¹Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017 <https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 11

¹²²Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 8c) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

¹²³ Ancient Woodland and Veteran Trees: Protecting them from Development <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licenses#veteran-trees> Accessed 31 October 2018

¹²⁴Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 175c) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

POLICY NE.2: Blue Infrastructure

Developments proposals should, where appropriate, protect the quality of the water in the River Blythe and its tributaries and, in particular, safeguard the River's SSSI and the floodplain meadows that incorporate the Temple Balsall Nature Reserve, as well as the other water habitats across the Neighbourhood Area. Wherever possible, development should assist the reinstatement of the natural floodplain and the de-culverting of watercourses.

Explanation

6.5.9 "63% of survey respondents wanted to "Promote the preservation and restoration of key local habitats and wildlife biodiversity."¹²⁵

6.5.10 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 Area Ecology Report.

¹²⁵Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayeio0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 11

Policy NE.3: Designated Local Green Spaces

The areas listed below and identified on the maps (figures 6 to 9) that follow are designated as designated Local Green Spaces.

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 Road Pond and Green

LGS 9: Heart of England Academy Playing Fields

LGS 10: Balsall Common Primary School Academy Playing Fields

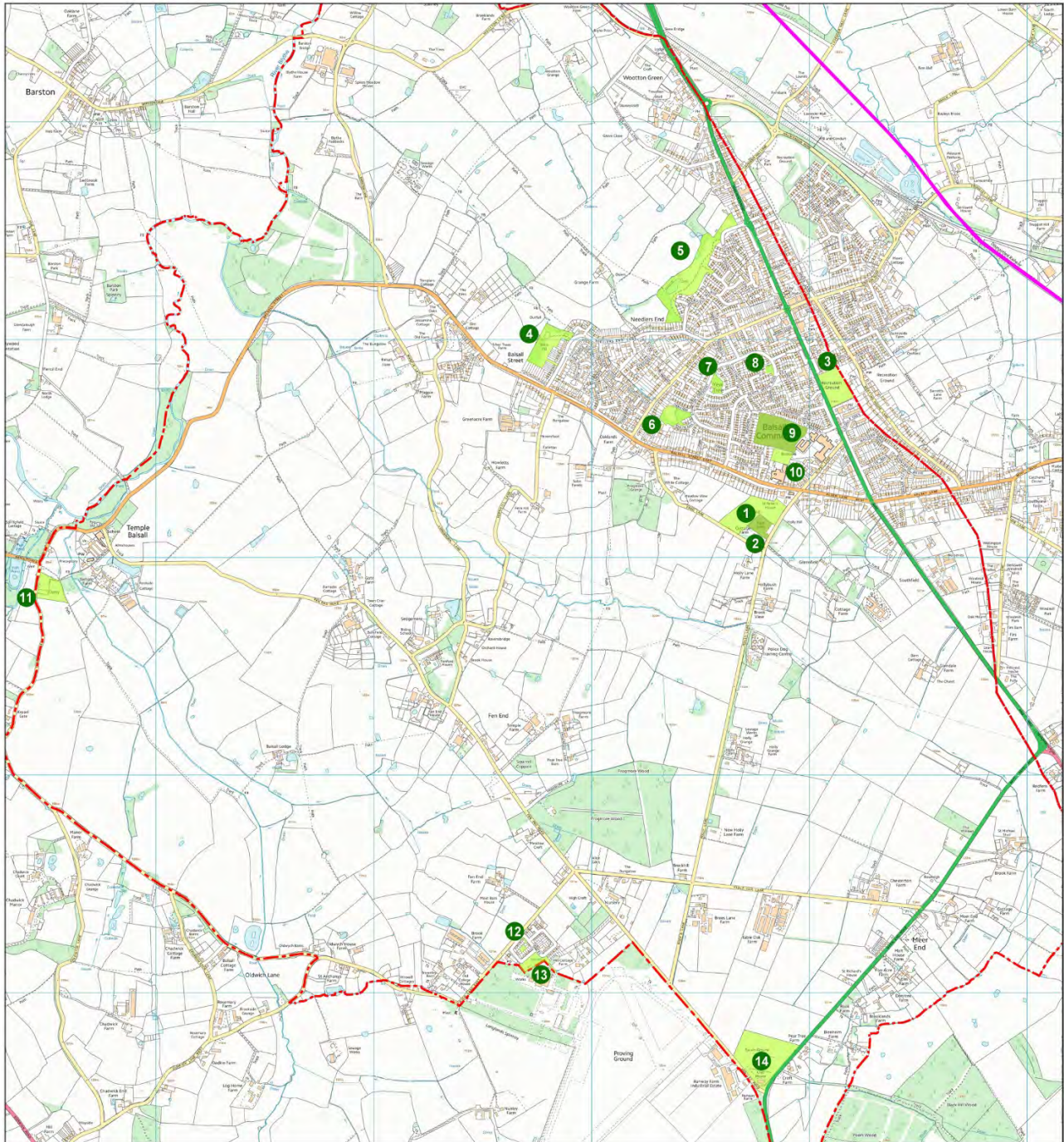
LGS 11: Temple Balsall Cemetery

LGS 12: Oakley Park

LGS 13: Oakley Green Playing Fields

LGS 14: Balsall and Berkswell Rugby Football Grounds

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



Key

- | | |
|-------------------------------|---|
| 1 Holly Lane Playing Fields | 9 Heart of England Academy Playing Fields |
| 2 Holly Lane Allotments | 10 Balsall Common Primary School Playing Fields |
| 3 The Lant Recreation Ground | 11 Temple Balsall Cemetery |
| 4 Willow Park | 12 Oakley Playground |
| 5 Grange Park | 13 Oakley Green |
| 6 Tidmarsh Close Green | 14 Berkswell and Balsall RFC Grounds |
| 7 Yew Tree Green | |
| 8 Kemps Green Rd Pond & Green | |

- Illustrative Route of HS2
- Neighbourhood Area Boundary

Local Green Spaces

Balsall Parish Neighbourhood Area

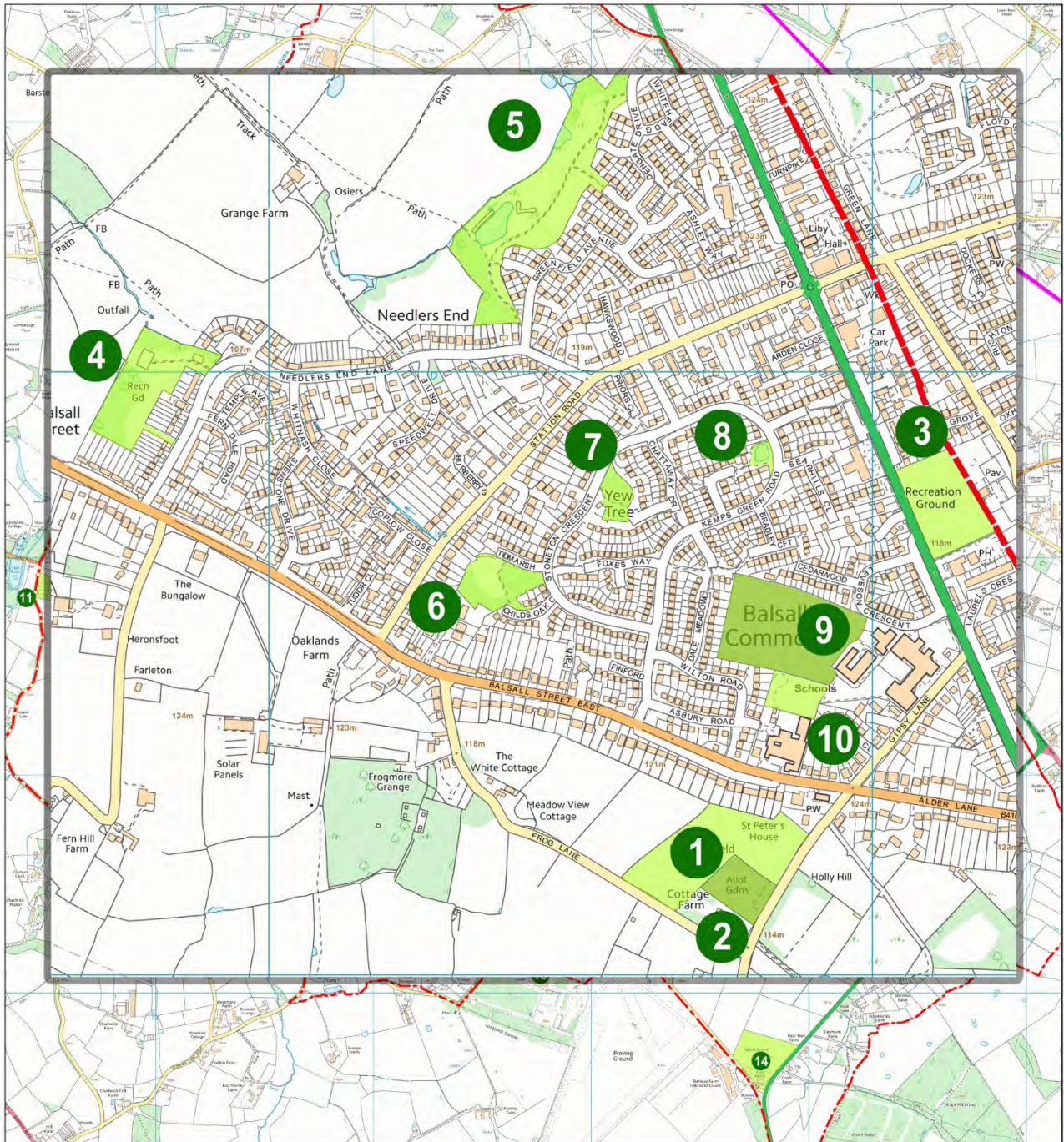
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Note: For illustrative purposes only

Figure 6 Local Green Spaces Balsall Parish Neighbourhood Area, Sites 1-14



Key

- | | |
|--------------------------------|---|
| 1 Holly Lane Playing Fields | 9 Heart of England Academy Playing Fields |
| 2 Holly Lane Allotments | 10 Balsall Common Primary School Playing Fields |
| 3 The Lant Recreation Ground | 11 Temple Balsall Cemetery |
| 4 Willow Park | 12 Oakley Playground |
| 5 Grange Park | 13 Oakley Green |
| 6 Tidmarsh Close Green | 14 Berkswell and Balsall RFC Grounds |
| 7 Yew Tree Green | |
| 8 Kemp's Green Rd Pond & Green | |

- Illustrative Route of HS2
- Neighbourhood Area Boundary

Local Green Spaces

Balsall Common (Balsall Parish)

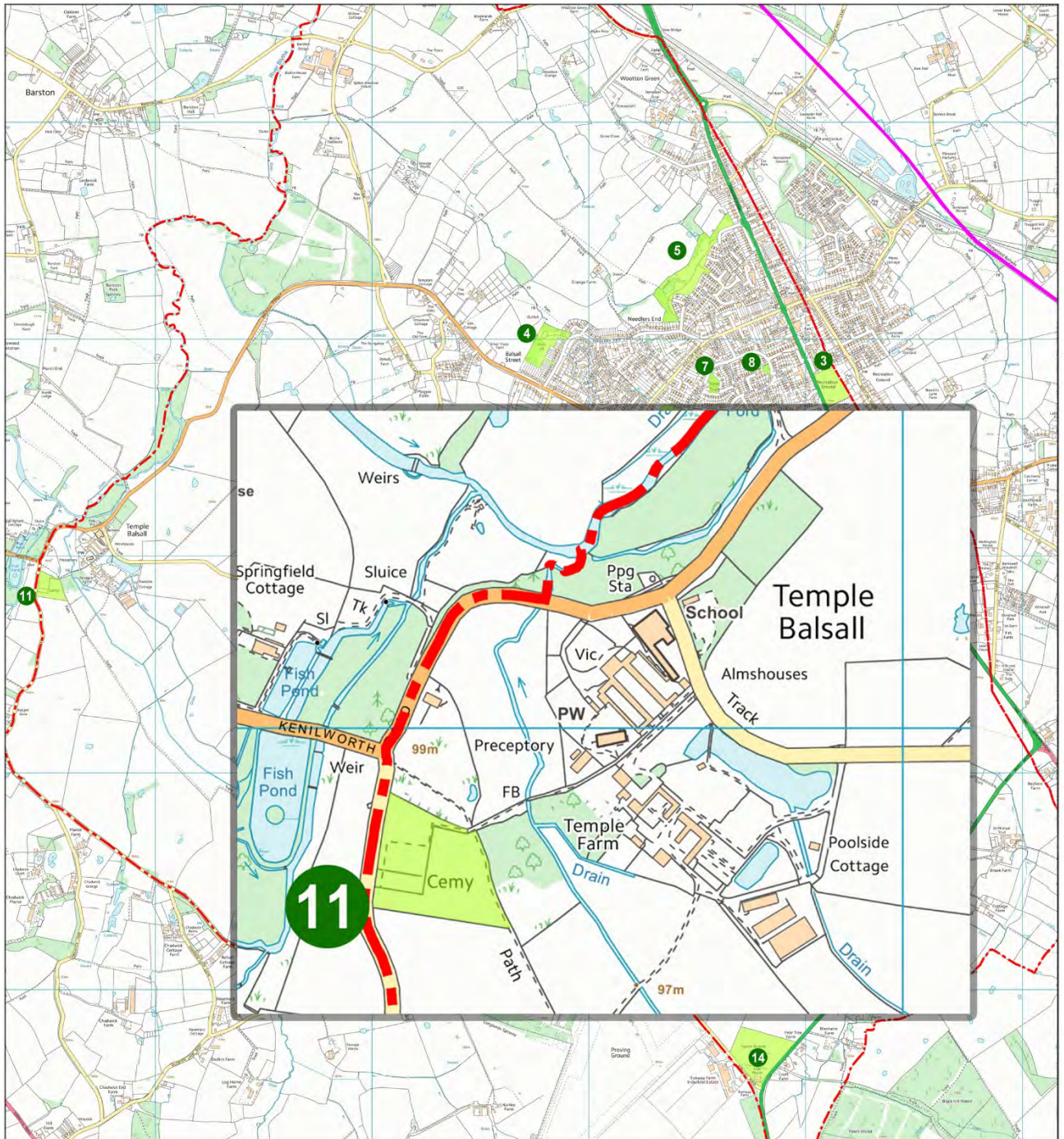
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Note: For illustrative purposes only

Figure 7 Local Green Spaces Inset Map, Sites 1-10



Key

- | | |
|-------------------------------|---|
| 1 Holly Lane Playing Fields | 9 Heart of England Academy Playing Fields |
| 2 Holly Lane Allotments | 10 Balsall Common Primary School Playing Fields |
| 3 The Lant Recreation Ground | 11 Temple Balsall Cemetery |
| 4 Willow Park | 12 Oakley Playground |
| 5 Grange Park | 13 Oakley Green |
| 6 Tidmarsh Close Green | 14 Berkswell and Balsall RFC Grounds |
| 7 Yew Tree Green | |
| 8 Kemps Green Rd Pond & Green | |

- Illustrative Route of HS2
- Neighbourhood Area Boundary

Local Green Spaces

Temple Balsall

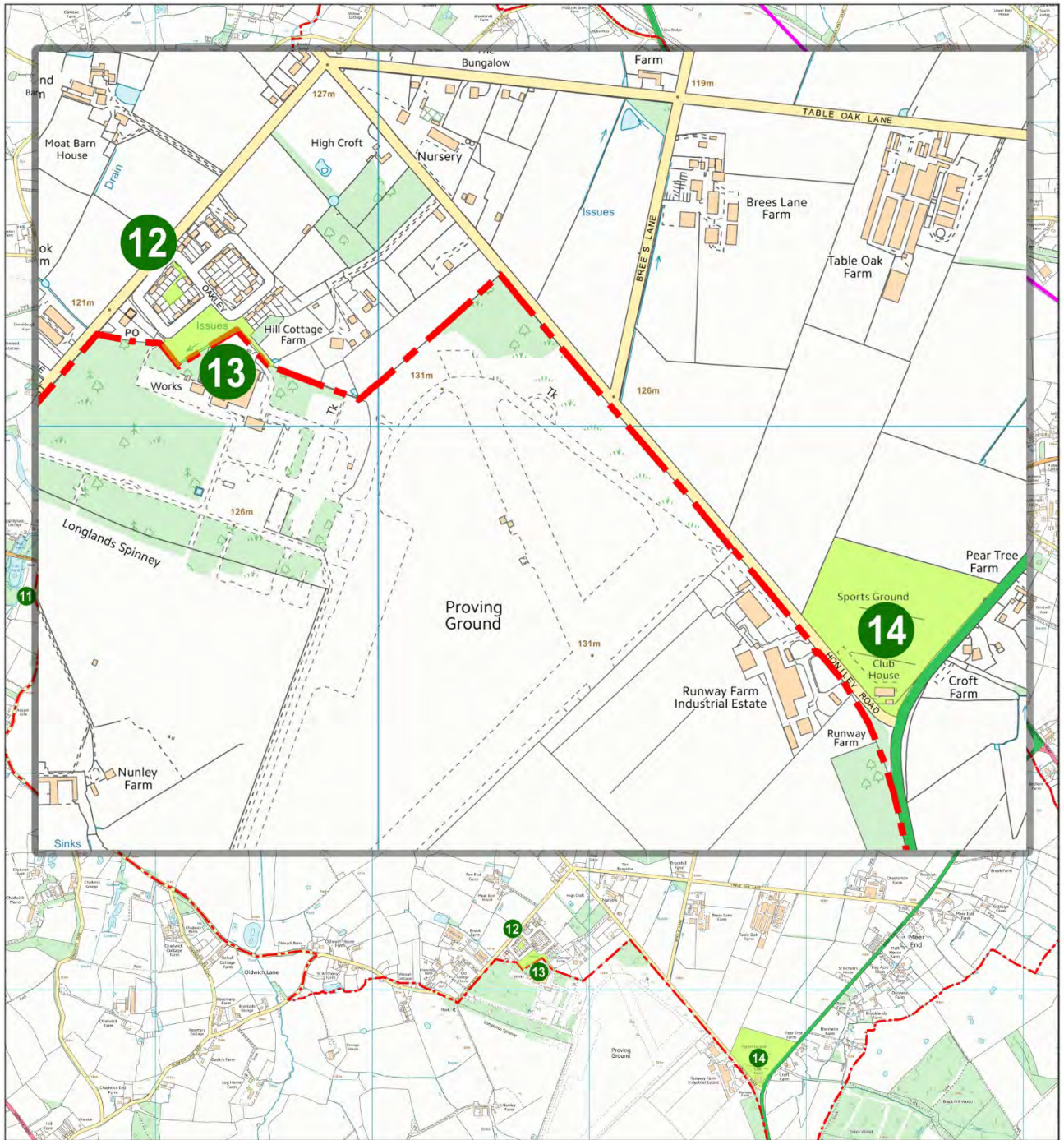
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Note: For illustrative purposes only

Figure 8 Local Green Spaces Inset Map, Site 11



Key

- | | |
|-------------------------------|---|
| 1 Holly Lane Playing Fields | 9 Heart of England Academy Playing Fields |
| 2 Holly Lane Allotments | 10 Balsall Common Primary School Playing Fields |
| 3 The Lant Recreation Ground | 11 Temple Balsall Cemetery |
| 4 Willow Park | 12 Oakley Playground |
| 5 Grange Park | 13 Oakley Green |
| 6 Tidmarsh Close Green | 14 Berkswell and Balsall RFC Grounds |
| 7 Yew Tree Green | |
| 8 Kemps Green Rd Pond & Green | |

- Illustrative Route of HS2
- Neighbourhood Area Boundary

Local Green Spaces

Oakley & Rugby Football Grounds

DATE: 31 / 01 / 2020



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Figure 9 Local Green Spaces Inset Map, Sites 12-14

Explanation

- 6.5.11 “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-today care of existing green spaces.”¹²⁶
- 6.5.12 “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.”¹²⁷
- 6.5.13 “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.”¹²⁸
- 6.5.14 “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), tranquility or richness of its wildlife; and
 - c) local in character and is not an extensive tract of land.”¹²⁹
- 6.5.15 Managing development within a Local Green Space should be consistent with that for Green Belts.¹³⁰

¹²⁶Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017
<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 13

¹²⁷Balsall Parish Council Questionnaire Results Exhibition Feedback and Consultation April 2018
<https://www.dropbox.com/s/8i9wyyzc9h9q8kz/C.%20Questionnaire%20Results%20Exhibition%20Feedback%20and%20Consultation%20April%202018.pdf?dl=0>

¹²⁸Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 99
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

¹²⁹Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 100
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

¹³⁰Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 101
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

POLICY NE.4: Biodiversity

Development should protect the natural environment by minimising impacts on biodiversity where possible 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 are 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, swift bricks and at ground level, hedgehog friendly gardens.

Biodiversity should be protected across the Neighbourhood Area and specifically at the following Local Wildlife Sites (LWS):

- i) the River Blythe, the only Site of Special Scientific Interest river in Warwickshire;
- ii) 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;
- iii) Fen End Pastures, Springfield Farm Meadows, Needlers End Meadow and Longbrook Meadow are grassland local wildlife sites; and
- iv) Fernhill Lane Hedge and Cuttle Pool Lane Sand Pit.¹³¹

Explanation

6.5.16 “63% of survey respondents wanted to “Promote the preservation and restoration of key local habitats and wildlife biodiversity.”¹³²

¹³¹Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 175 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

¹³²Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017 <https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 11

6.5.17 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 Ecology Report.¹³³

6.5.18 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.

POLICY NE.5: Minimising Pollution

Where appropriate, development proposals will be required to demonstrate how measures to address and mitigate as necessary the impact of air, noise and water pollution have been considered. Appropriate instances will include but not be limited to proposals that:

- a) are within the scope of the SMBC Clean Air Strategy (when adopted);
- b) relate to a site currently or formerly with land-use(s) which have the potential to have caused contamination of the underlying soils and groundwater; and
- c) sit within the Birmingham Airport Noise Preferential Route corridors either side of the Standard Instrument Departure (SID) or below the arrival flight paths.

Explanation

6.5.19 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 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, as of the date of this Plan, required to remain within the Runway 15 NPRs at Birmingham until they have climbed to 4,000 feet. (see Figure 9). 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.

¹³³Balsall Parish Council Neighbourhood Area Ecology Report 2018
[https://www.dropbox.com/s/lmljh2572zqverg/V.%20Balsall%20Parish%20Ecological%20Report%20December%202018.p
df?dl=0](https://www.dropbox.com/s/lmljh2572zqverg/V.%20Balsall%20Parish%20Ecological%20Report%20December%202018.pdf?dl=0)

6.5.20 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 policymakers 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 nighttime below 40 dB Lnight, as nighttime aircraft noise above this level is associated with adverse effects on sleep. To reduce health effects, the GDG strongly recommends that policymakers 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.¹³⁴

6.5.21 “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%)”¹³⁵

6.5.23 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.¹³⁶

6.5.24 “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

¹³⁴WHO, Environmental Noise Guidelines for the European Region, 2018

<http://www.euro.who.int/en/publications/abstracts/environmental-noise-guidelines-for-the-european-region-2018>

¹³⁵Balsall Parish Council Neighbourhood Plan Household Questionnaire Results Report 2017

<https://www.dropbox.com/s/2u0aayei0wa938x/A.%20%20Household%20Questionnaire%20Results%20Report%20February%202018.pdf?dl=0> page 11

¹³⁶Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 180

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

Zones is consistent with the local air quality action plan.”¹³⁷

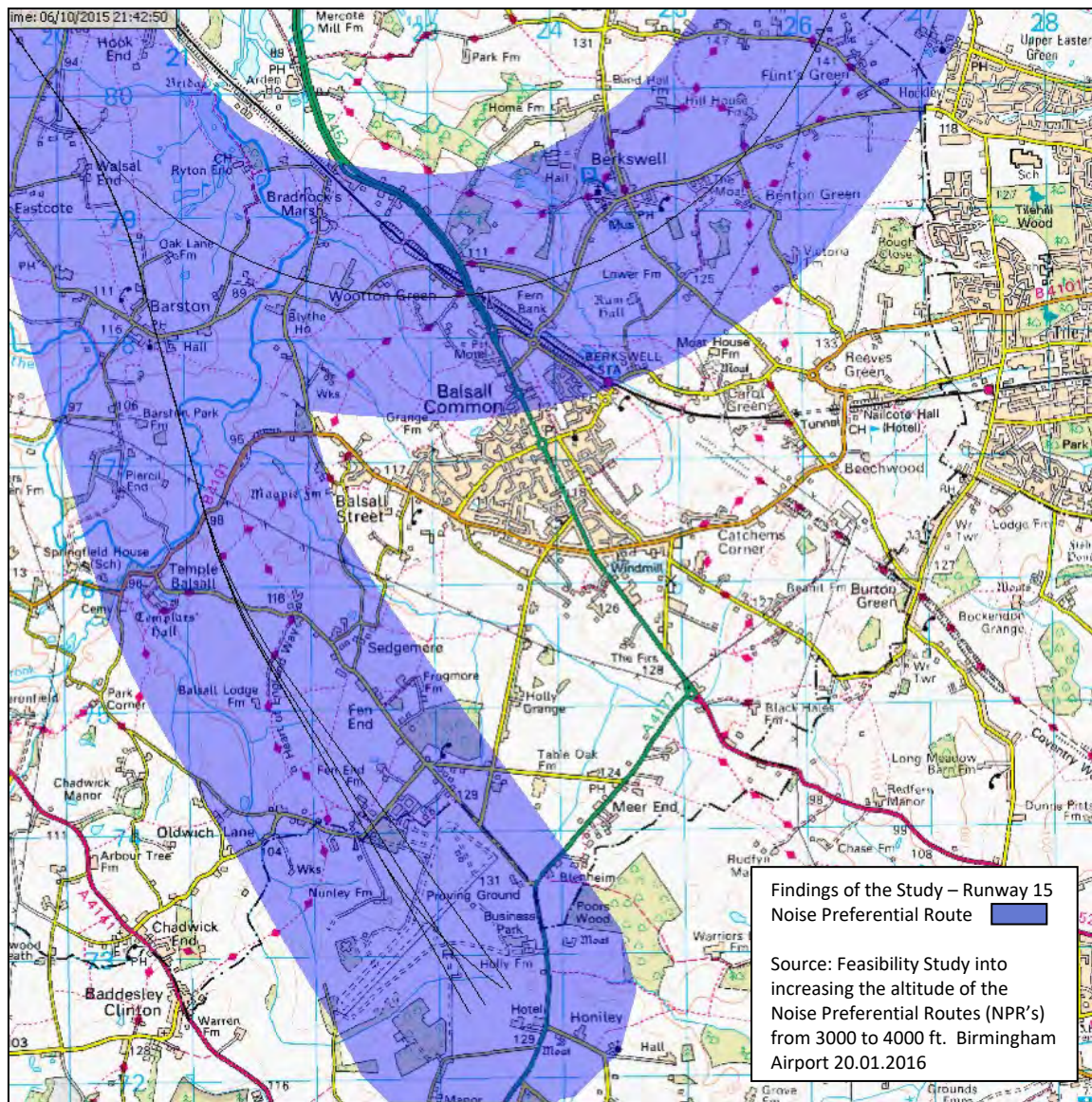


Figure 10 Birmingham Airport Runway 15 Noise Preferential Route

¹³⁷Ministry of Housing, Communities & Local Government National Planning Policy Framework February 2019 para 181 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf



Kemps Green Duck Pond and Green, APS, 2018

CHARACTER ASSESSMENT



Temple Balsall Conservation Area, APS, 2018



Temple Balsall Cemetery Lych Gate, BPC, 2018



St Mary's Church, Temple Balsall, LKLF

A character assessment of the Balsall Neighbourhood Area was completed in September 2018 to document and describe the existing character of the 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 the 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. The 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 residential roads.



CHARACTER ZONES

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. Temple Balsall is zone **R**. These zones are all rural in character. Also within the rural area, is the housing settlement of Oakley which is part of Fen End, zone **P**.

The characteristics of each zone have been identified by using Planning Aid England's Character Assessment Proforma. 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.



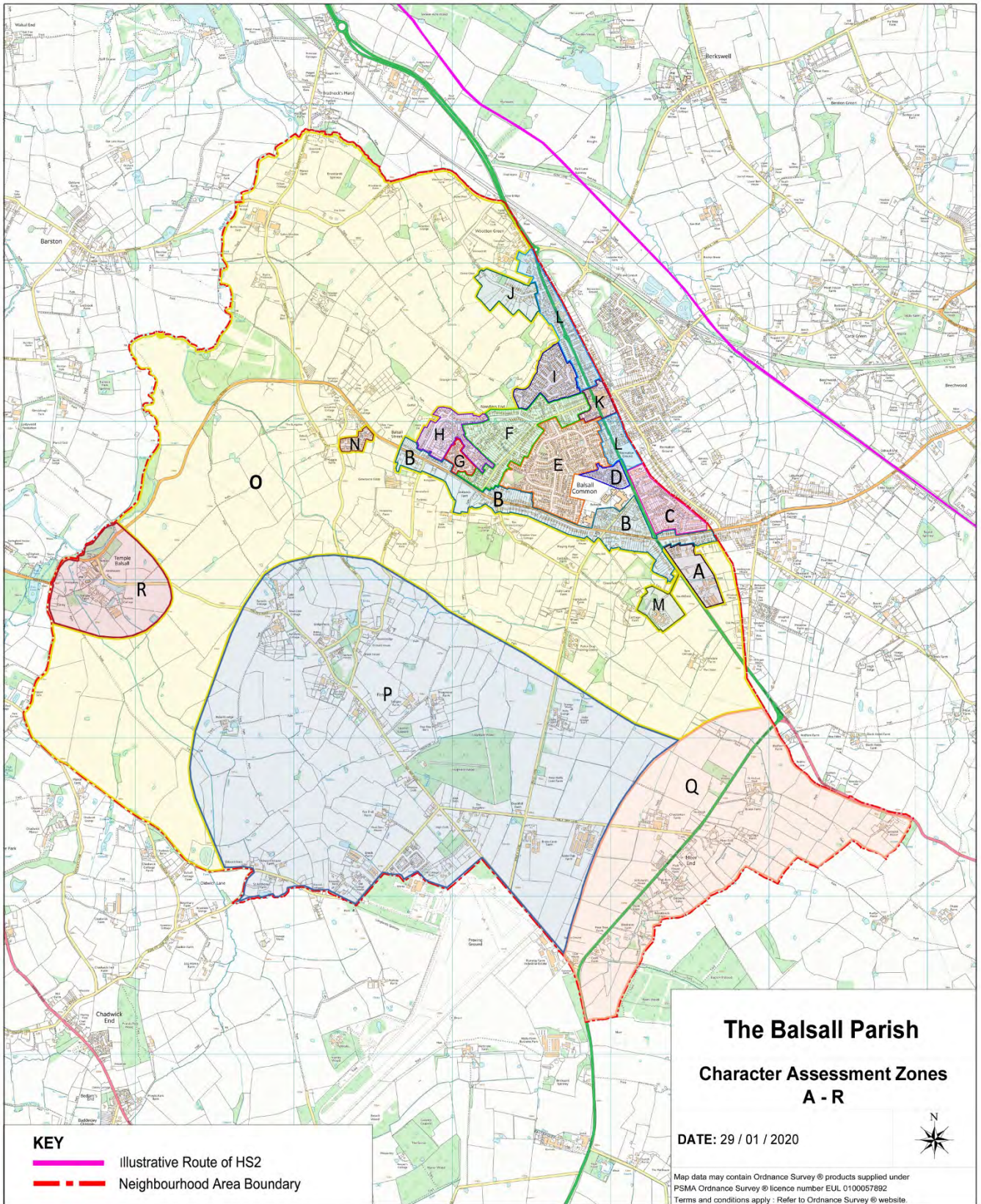
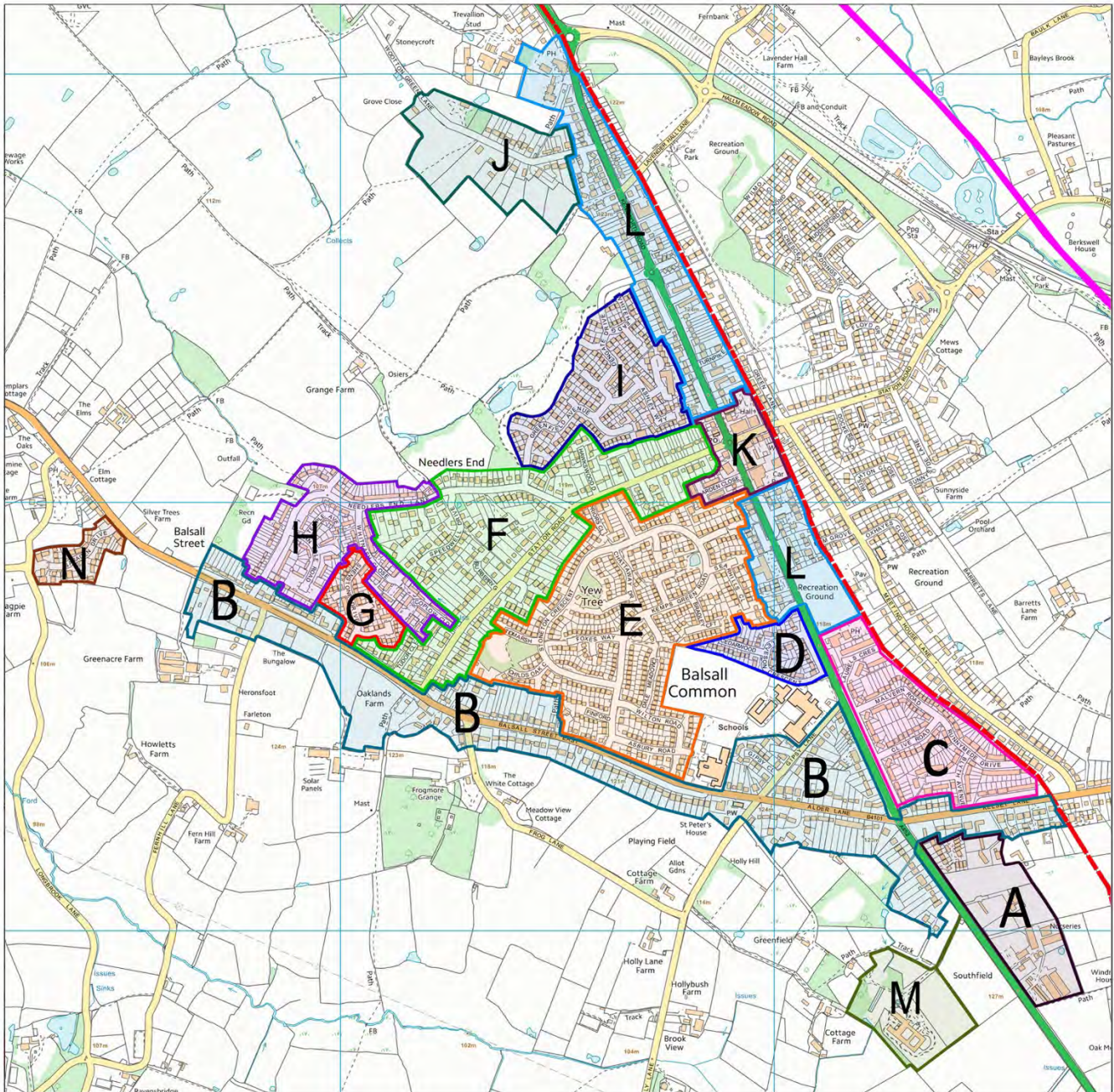


Figure 2a. Map depicting the 18 character zones within the Balsall Parish Neighbourhood Area



Key

- Illustrative Route of HS2
- - - Neighbourhood Area Boundary

The Balsall Parish

**Character Assessment Zones
A - N only**

DATE: 27 / 01 / 2020



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Figure 2b. Map depicting the 14 character zones within the Balsall Common area (Balsall Parish)

Zone A



Elysian Gardens, BPC, 2018



Elysian Gardens, BPC, 2018



Elysian Gardens, BPC, 2018

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. Two new estates flank an area of four detached properties set within extensive garden land and some semi woodland.

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 Gardens 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 Gardens development.

Zone B



Frog Lane Playing Fields, APS, 2018



St Peter's Church, off Holly Lane, BPS, 2018



Balsall Street East, Lily Mae Foundation, BPC, 2018



Fernhill Court, Balsall Street East, BPC, 2018

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 homes.

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



Blythe Avenue, BPC, 2018



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



Balsall

Cedarwood Drive, BPC, 2018

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



Kemps Green Road, BPC, 2018



Kemps Green Estate, BPC, 2018



Kemps Green Pond, APS, 2018



Kemps Green Estate, BPS, 2018

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



Needlers End Lane, BPC, 2018



Needlers End Lane, BPC, 2018

Zone F



Station Road, BPC 2018

Character Zone F

Topography: Undulating

Land Uses: Residential

Layout: Linear layout

Roads, Streets, Routes: Station Road and Needlers End Lane provide access to cul-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 G



Shenstone Drive, BPC, 2018



Shenstone Drive, BPC, 2018



Shenstone Drive, BPC, 2018

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



Willow Park, Needlers End Lane, BPC, 2018



Needlers End Lane, BPC, 2018



Needlers End Lane, BPC, 2018

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



Greenfield Avenue/Ashley Way, BPC, 2018



Greenfield Avenue/Ashley Way, BPC, 2018



Greenfield Avenue/Ashley Way, BPC, 2018



Greenfield Avenue/Ashley Way, BPC, 2018



Greenfield Avenue/Ashley Way, BPC, 2018

Character Zone I

Topography: Flat

Land Uses: Residential

Layout: Winding layout

Roads, Streets, Routes: Dengate 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 Dengate Drive and Greenfield Avenue.

Streetscape: Tarmac surface to roads and pavements.

Landmarks: Grange Park

Zone J



Wooton Green Lane



Wooton Green Lane, BPC, 2018



Wooton Green Lane, BPC, 2018



Wooton Green Lane, BPC, 2018

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



Balsall Common Village Centre shopping area, BPC, 2018



Balsall Common Village Centre shopping area, BPC, 2018



Balsall Common Village Centre shopping area, BPC, 2018



Balsall Common Village Centre, BPC, 2018



Jubilee Centre, BPC, 2018

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



Kenilworth Road, BPC, 2018



Kenilworth Road, BPC, 2018



Kenilworth Road, BPC, 2018



Kenilworth Road, BPC, 2018



Kenilworth Road, BPC, 2018

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 significant 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



Albany Meadows/Harper Fields, BPC, 2018



Albany Meadows/Harper Fields, BPC, 2018

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



Saracens Drive, BPC, 2018



Saracens Drive, BPC, 2018



Saracens Drive, BPC, 2018

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 associated with properties, 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 Solihull MBC.

Streetscape: Tarmac surface to roads and pavements.

Zone O



Magpie Lane, BPC, 2018

Character Zone O

Topography: Undulating

Land Uses: Residential and farming.

Layout: Some linear, majority of individual properties.

Roads, Streets, Routes: Mostly narrow country lanes with public footpaths provided through fields.

Spaces: No off-road parking.

Buildings: Area contains a variety of period houses and farm 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



Oakley, Fen End, BPC, 2018



Fen End Road, BPC,



Fen End Road, BPC, 2018

Character Zone P

Topography: Flat

Land Uses: Residential, commercial and farming.

Layout: Linear layout, individual properties and crescent shaped estate road.

Roads, Streets, Routes: Table Oak Lane, Fen End Road and Oldwich Lane East which provides access to Oakley.

Spaces: Off-road parking associated with properties.

Buildings: Area contains a variety of period houses and farm buildings. The Oakley development is comprised of semi-detached. 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 and Frogmore Wood.

Streetscape: Tarmac surface to roads and pavements.

Landmarks: Woodside, Barn at Barnfield Cottage, Town Crier Cottage, Frogmore, Fen End Lodge, North Barn at Fen End Lodge, South Barn at Fen End Lodge, Hewlett's Farmhouse, Barnfield Cottage, Wood Farmhouse including outbuilding adjoining to the south, Fen End Farm Cottage, Barn at Oldwich House Farm.

Zone Q



Meer End Road, BPC, 2018



Meer End Road, BPC, 2018

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



Temple Balsall Conservation Area, BPC, 2018



Character Zone R

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, school and cemetery have individual car parks.

Buildings: Period properties associated with Lady Katherine Leveson Foundation which includes a church, school and alms houses. War memorial at cemetery Lych Gate.

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

Streetscape: Tarmac surface to roads, footpath by school only.

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, Cemetery.

