

## Notes of a meeting with Catesby Estates plc held on 27<sup>th</sup> April 2021

Present: Councillors Drake, Burrow, Tindall, and from Catesby Dawn Adams, Senior Planning Manager and Anna Parsons, Associate Director of Design

### 1. Purpose

The purpose of the meeting was to look at the features Lavender Hall Park that were endearing to the community as an exemplar for public open space on the Windmill Lane/Kenilworth road proposed housing allocation.

The meeting was a (much delayed) follow up on discussion with Catesby of 19<sup>th</sup> October 2021 – the notes of which, produced by the Balsall PC clerk, are shown in the appendix.

### 2. Discussions

- 2.1. Councillors showed/discussed the features of Lavender Hall park
  - 2.1.1. Greenspace between old and new
  - 2.1.2. Tree belts/ecological corridors between old housing and the developed park (note this agreed by Pegasus for a stretch on Barratt's Farm proposed allocation between existing and new housing where there is no public open space (POS) between existing and new)
  - 2.1.3. Wild areas including the pond
  - 2.1.4. The tree planted area
  - 2.1.5. Open green areas for informal games and picnics.
  - 2.1.6. Formal play area
  - 2.1.7. Formal paved paths and informal unpaved tracks through trees, including hidden areas for children's "dens" or picnics
- 2.2. Catesby asked our personal opinions on play equipment saying they were thinking of timber play equipment rather than steel. E.g. swings, climbing frames etc. Councillors supported that concept but added that suitable play equipment for very small children was also required and that was likely to be steel.
- 2.3. Catesby had the list of suggestions contained in the Balsall PC clerk summary from November and it was apparent that it formed part of their considerations
- 2.4. The need for permeability for access to the POS using the ecological corridors with "soft" footways was emphasised by the councillors
- 2.5. The need for an ecological/tree belt between Wellfield Close properties and new housing was needed, similarly the houses at 759 Kenilworth Road which needed a minor tweak to a proposed ecological area to achieve that
- 2.6. Catesby are moving work forward to make a planning application as soon as the Solihull Plan passes examination. That will be an outline planning permission.

Andrew Burrow  
27th April 2021

## Appendix – notes of meeting of 19<sup>th</sup> October 2020

**From:** Clerk - Balsall PC <[clerk@balsallparishcouncil.gov.uk](mailto:clerk@balsallparishcouncil.gov.uk)>

**Sent:** 21 October 2020 17:19

**To:** Katie Yates <[KatieY@catesbyestates.co.uk](mailto:KatieY@catesbyestates.co.uk)>

**Cc:** Andrew Burrow <[andrewsburrow@gmail.com](mailto:andrewsburrow@gmail.com)>; Richard Drake <[richarddrakebalsallpc@yahoo.com](mailto:richarddrakebalsallpc@yahoo.com)>; [keith.tindall.balsallpc@gmail.com](mailto:keith.tindall.balsallpc@gmail.com); Terry Hughes <[hughes280@btinternet.com](mailto:hughes280@btinternet.com)>

**Subject:** RE: Land known as BC3: Windmill Lane, Balsall Common

Dear Katie,

No problem, I am pleased it was useful.

I can confirm the best date for the two site visits mentioned is as follows:

The morning of 5<sup>th</sup> November -

1. 10 am with Richard Drake and Andrew Burrow to show yourselves Berkswell Gate and its integration as a new development with the then “older” Balsall Common. Meet outside Costa Coffee in Balsall Common centre.
2. 11.30 am approx our team (I anticipate this will be Richard, Andrew, Keith and possibly Terry) will join you at Myton Green to see your flagship development. Please could you send directions and confirm a meeting point.

The group that met with you on Monday 19<sup>th</sup> October asked me to supply you with the list below of points raised for you to confirm.

1. Catesby Estates will not seek to expand south beyond the footpath and will not challenge the allocation size in the plan
2. We want permeability to allow people from both the new and the existing housing (Meer Stones/Elysian Gardens) to access the new public open space. Walking, cycling mobility scooter. No requirement to walk down Kenilworth Rd/Windmill Lane because all foot/cycle/mobility links are internal to the area between Windmill Lane and Kenilworth Rd
3. We want proper play equipment for younger children- swings, roundabouts etc but subtle in colours/materials to blend in with semi-rural nature of the POS
4. Children not to feel the need to play on the roads as currently happens on Elysian Gardens.
5. We want walk ways through the newts areas, saving the newts but facilitating circular walks
6. Tall buildings need to be carefully placed so as not to crate canyons without light. We do not object to 3-story or 2.5- story buildings but they must not be placed next to existing lower buildings and not in positions to create “canyons”.

7. Consideration given to the creation of “green squares” where homes share the greenspace in front of them with communal parking to one side.
8. A proper assessment of car parking needs given that Balsall Common is within the highest car dependency area of the borough with car ownership levels well above national averages. Communal parking to provide spaces above the normal 2 spaces per household for efficient land use with consideration on how electric vehicles will be charged in communal space
9. Public open space to be a mixture of wild and mown areas.
10. Sites for newts and ecological areas to be linked and within that context a vegetation barrier between existing houses on Wellfield Close and circa 759 Kenilworth Road and new homes.
11. We never want to see such poor design and lack of consideration for children’s needs as exists on Meers Stones and Elysian Gardens nor the cramped and over bearing nature of the buildings at some points due to the layout putting high buildings close to each other on narrow roads rather than making a positive architectural feature of taller buildings through careful layout and sympathetic design to make them create a positive sense of place..

If you have any queries, please contact me.

Kind regards,

Judith Parry-Evans

Clerk to Balsall Parish Council

**Please note new email address [clerk@balsallparishcouncil.gov.uk](mailto:clerk@balsallparishcouncil.gov.uk)**

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