

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

**Date:** 7.00pm Monday 24<sup>th</sup> May 2021

**Format:** Zoom Call Roundtable Meeting

**Attendees:**

Elizabeth Macdonald	Balsall Common Parish Council Chairman
Keith Tindall	Balsall Parish Council Councillor & Chairman of Balsall Common Residents Association
Richard Drake	Berkswell Parish Council Chairman and Balsall Common Parish Council Vice Chair
Andrew Burrow	Berkswell Parish Council Councillor and Secretary of Berkswell Society
Terry Hughes	Committee Member Balsall Common Residents Association

**Catesby Estates:**

Dawn Adams	Senior Planning Manager
Anna Parsons	Associate Design Director
Katie Yates	Associate Marketing & Communications Director

### Notes (Follow Up Actions/Responsibilities highlighted in purple)

- Introductions, plus a short presentation by Catesby regarding planning background and ongoing design work, followed by an interactive discussion around the design principles for the site.
- Public open space (POS) to the south of the site needs to have a harder surface path to access any children's play as the area is very wet in winter. This path is to also run up the western boundary of the site to Drovers Close. It is preferred that the southern open space has a more informal style more akin to meadow/grassland style planting, with possibly a limited amount of tree planting in the NW corner.
- POS to include more rustic style play equipment –adventurous style play, plus toddler suitable (not teenager facilities). Seating to be provided.
- Open space adjacent to northern boundary to be more formally planted in style with appropriate seating.
- Landscape buffers to be carefully considered. Require a mixed landscape that is bird friendly with a screening effect, but does not block light into existing homes i.e., consider hedges max 6-8ft tall and limit tree planting.
- Existing trees and vegetation to remain where possible with appropriate protection.
- Footpaths and grass verges welcomed through main routes of the estate in-keeping with local existing design and supporting safe routes through the site.
- Investigate the possibility of the extension of footpath on Kenilworth Road to create additional route options back towards Balsall Common.
- Max 2 storey building height by Wellfield Close and Kenilworth Road properties, however some 3 storey development in the centre of the development may be appropriate which may result in a slight increase in the number of homes.
- Support the open space to the south. An informal character of this area is a good transition between urban and the Green Belt.
- Include Parish boundaries on plans moving forward.

- Catesby confirmed that this is not an immediate application and will be following the Local Plan process. A full public consultation prior to any application being submitted will be carried out, but there is still a lot of work to do in terms of design and ongoing background technical work including ecology.

#### Follow Up Actions

Catesby to circulate minutes from meeting and provide updates on progress in due course (KY/DA/AP)

Catesby will continue to work closely with both Council's around design and consultation, and will arrange to meet again at an appropriate time as the Local Plan progresses (KY)

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#### Design Considerations

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| I. Site boundary                                                                                                                                                          | VIII. Pedestrian access: Existing PROW and desirable from Windmill Lane, Meerstone Road and Drovers Close                                                      |
| II. Topography survey undertaken                                                                                                                                          | IX. Utilities: Existing foul sewer pipe between Drovers Close and Meer Stone Road developments. Exploring relocation to improve potential development capacity |
| III. Existing trees surveyed and categorised with root protection areas                                                                                                   | X. No dwellings are proposed beyond the existing PROW                                                                                                          |
| IV. Ecology surveys undertaken and continue to be seasonally updated                                                                                                      | XI. POS can be a mixture of formal and informal wild and mown grass land areas helping to support biodiversity enhancements.                                   |
| V. Residential amenity buffers identified                                                                                                                                 | XII. Ecology corridors are linked through the site                                                                                                             |
| VI. Berkswell Windmill Heritage and operation requirements: Conclusion requires no development in southern field and care with building heights across the remaining site |                                                                                                                                                                |
| VII. Site access designed and tested from Windmill Lane. Minor, localised access from Meer Stone Road being explored                                                      |                                                                                                                                                                |

#### Design Features

- I. Min. 6m secure landscape buffer / ecology zone (particularly in relation to existing houses on Wellfield Close and 759 Kenilworth Road) in addition to extended new private gardens.
- II. Leisure footway routes through open space/ landscape spaces and connecting with the existing PROW
- III. Potential to explore rear shared parking courts and communal garden typologies
- IV. Pedestrian connections from existing Meer Stone and Elysian Gardens into new open spaces and streets
- V. Connected landscape/ecology buffers through the site