Berkswell Parish Council

Planning Application PL/2026/01359/PPFL – 316 Station Road, Balsall Common

Whilst Berkswell Parish Council does not object in principle to this brownfield site being developed (in line with Berkswell Neighbourhood Development Plan Policy B1), it objects to this application for the following reasons:

Scale of Proposed Development

- The application proposes a development of 28 flats and is considered over intensive, this is not in line with policy B3 2b which state scale, massing, density and layout should relate to the surrounding built form.
- Berkswell NDP Policy B1.4a states that 'generally buildings should not exceed 2.5 storeys, including rooms in the roof space. However to aid efficient land use some building heights could be varied and 3 storeys may be appropriate **provided the buildings are not adjacent to, and do not have an adverse impact on or conflict with existing and surrounding properties and should be appropriate to the position proposed.'**
- Whilst accepting a slanted roof is proposed, the overall scale of the 3 storey proposed building will dominate the adjacent bungalow and is in conflict with the surrounding houses opposite.

Design

- The utilitarian design of the proposed building is out of character with the existing properties, in contravention of policy B3.1 of the Berkswell NDP.
- Policy B3.2 also states designs should respond positively to the distinctive local and historic character of individual settlements and character areas of the parish. The Railway Inn, the Brickmakers Arms and other properties nearby reflect the character of the area.
- Paths around the site should be 2m not 1.2m.

Landscaping and Trees

- The retained trees will not survive, and may interfere with the parking, building and drainage.
- The site plan needs to be revisited to include replacement planting in realistically sized pits.

Parking

- The proposal provides 26 car parking spaces for 28 flats, 12 of which will be 2 bedroomed. This is less than one space per flat.
- Policy B8 of the Berkswell NDP state proposals must have appropriate regard for the higher levels of car ownership evident with the Berkswell Neighbourhood Area.
- The Highways Technical Note if full of errors/type errors.
    - Image 3.1 does not note that there is no safe walking route to Berkswell village.
    - 3.33 states 'Error! Reference source not found'
    - 3.34 – the Kenilworth Greenway does not currently link to Station Road and may not do so until HS2 is complete.
    - 3.45 – refers to the bus service but does not state times of the service which currently run hourly from the stop starting 7.48am towards Coventry last bus returning at 7.41pm and 6.41am towards Solihull last bus returning at 6.59pm.

- 4.1 does not state which local area is used, should be the Berkswell Neighbourhood area.
- 4.3.10 – refers to Stockport Town Centre.
- 4.3.17 states 91% car ownership for the area from the 2021 census but does not analyse this by age or include the number of households with more than one vehicle.
- 4.3.18 this table is used to support the parking spaces number. It takes the **suburban** reference which is not appropriate for Berkswell parish where the **rural** reference should be used, particularly given the limited public transport.
- 4.3.22 – no allowance has been made for visitor parking
- 4.3.24 – this uses national data not local data.
- 4.3.30 – Disagree with this point, excess parking which will occur should 28 flats be built with 26 spaces will cause problems elsewhere, taking up spaces in the Station car park, verge parking bays on Hall Meadow Road and on street parking further up Station Road.

Drainage

- The adequacy of the proposed drainage must be evidenced, the existing access to the greenway off Station Road, alongside Carstins Garage is permanently flooded and unusable.
- Any additional development must not add to the existing drainage issues in the area.

Poor Consultation

- Point 5.3 of the planning statement details consultation undertaken.
- Consultation with Berkswell Parish Council and the Ward Councillors did not take place until 10th August.
- We were unable to ascertain at this meeting who were classed as neighbouring properties for the consultation process, the number of existing residences approached and the number who responded.

Signed on behalf of Berkswell Parish Council

Richard Wilson

Clerk to Berkswell Parish Council

Date: