

From: Barlow, Maurice (Places Directorate - Solihull MBC) <mabarlow@solihull.gov.uk>
Sent: 20 April 2018 17:18
To: 'andrewsburrow@gmail.com'
Cc: Richard Wilson; Richard Drake; Vince Ritters; Councillor David Bell (Solihull MBC); Councillor Tony Diccio (Solihull MBC)
Subject: RE: Berkswell first draft plan consultation

Dear Andrew,

I have circulated your first draft to relevant officers and have looked at the draft from a policy perspective myself. The following comments include those made from planning policy, housing, development management and water management.

Generally, the draft appears to be well written, consistent with national and local planning policies and addresses the topic areas that appear relevant to your Neighbourhood Area.

Detailed comments referenced by paragraph or policy number:

- 2.5 Now 15 Green Flag parks, with addition of Bentley Heath recreation ground
- 4 Objective 2, add '& layouts' and 'water management'
Objective 3, add '& blue'
- 5.13 Welcome reference to SHMA part 2
- B1 Point 2, typo at 'a', 'd' may promote poor urban design, connectivity and legibility, as through routes important for permeability, suggest precede 'f' with 'Wherever possible as verges may discourage more efficient use of land and not always appropriate for local character, 'h' standards in accordance with SMBC
Point 4, 'a' may create homogenous development lacking character, interest and focal points (and heighten air pollution), 'b' may raise building heights, making it difficult for buildings to appear grounded in their plots and to allow natural surveillance
Point 5, welcome reference to SHMA in a, and wording appears to accord with SHMA, support b and c
- B2 Support as rural exception, village is excluded from settlements suitable for limited infilling. First paragraph and final clause indicate a need to define the village curtilage?
- B3 Any suggestions/issues to be picked up at meeting
- B4 There is a potential issue here as the recreation ground in Meeting House Lane is included in the hatched area of DLP Site I Barratt's Farm, and it is understood the Church is looking at potential development. If the site is a playing pitch, or lapsed/disused pitch, it would need to be replaced if development were to take place to accord with the emerging Playing Pitch Strategy
- B5 Extensions 1, this may not work for 2 storey additions where extensions in line with existing ridge heights may be preferable, so suggest development respectful to the character of the existing building with the street scene protected. Other suggestions/issues for B5 to be picked up at meeting
- B6+ Development management does not raise any issues with this policy
- B7-9 I have not had a response from the Transport perspective, but B7 and B9 look at be okay
Is the standard for off-street parking in B8 realistic? Development management suggest it may be excessive and not accord with the NPPF
- B10 Looks to be largely okay. First sentence, suggest keep more generic as some conference and training facilities can be substantial. The last clause should be broadly consistent with paragraph 89 third point of the NPPF, and with emerging DLP Policy P17 point re additions up to 40% of original floor space
- 11.8 'Further small scale convenience shopping within strategic sites' probably unlikely unless significantly higher level of growth proposed
- 11.10 Balsall Parish Council not Balsall Common

I hope these comments are helpful. We can discuss any queries or concerns you may have at our forthcoming meeting.

Yours sincerely,

Maurice Barlow
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From: andrewsburrow@gmail.com [mailto:andrewsburrow@gmail.com]
Sent: 27 March 2018 11:12
To: Barlow, Maurice (Places Directorate - Solihull MBC)
Cc: Richard Wilson; Richard Drake; Vince Ritters; Councillor David Bell (Solihull MBC); Councillor Tony Diccio (Solihull MBC)
Subject: Berkswell first draft plan consultation

Dear Maurice

I am writing to advise you of a non-statutory consultation that Berkswell Parish Council is conducting on its first draft of a Neighbourhood Development Plan. We are lucky to have had help from Jessica McTaggart and Martin Saunders before we finalised this draft. We have included their advice in our policies. This is a non-statutory consultation and only after we have considered responses to this stage will be firm up our plan for a regulation 14 consultation.

Our consultation period is open until Sunday 22nd April 2018 and we would really value SMBC's comment at this stage. I attach a copy of the first draft plan and further details can be found on the link below, such as our evidence base etc., should you need this. We would welcome both formal input in writing but also informal input which can add so much "colour" to a formal response. If you think an informal meeting would help, perhaps you can suggest a couple of options on times and dates towards the end of the consultation period or immediately after.

This link to our NDP web page is

<http://www.berkswell.org/council/neighbourhood-development-plan>

Many thanks for your help

Andrew Burrow
Chairman- NDP Steering Committee (Berkswell Parish)

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