



Representations to the Solihull Local Plan Review – Draft Local Plan Supplementary Consultation (January 2019)

Representations on behalf of Catesby Estates Limited
Land to the rear of Meriden C of E Primary School, Fillongley
Road, Meriden

March 2019

Our Ref: A101542



Introduction

These representations are submitted by WYG on behalf of Catesby Estates Limited in respect of their interests on land north of Meriden C of E Primary School, Fillongley Road, Meriden, identified on the plan at **Appendix 1** which comprise approximately 8.33ha (20.58 acres) of land.

Catesby has submitted representations to earlier stages of the Solihull Local Plan review. The representations submitted to the November 2016 consultation of the Solihull Local Plan Review are attached at **Appendix 2** for completeness. It is noted these were for a smaller area of land than that now being promoted.

These representations promote the site as an appropriate and sustainable location for residential development which would not only provide land to meet Solihull's identified housing needs but also enable and deliver much needed improvements, an extension and future proofing to Meriden C of E Primary School. In this respect, Catesby Estates Limited has prepared a Vision Framework Document showing how the site could be appropriately developed (Appendix 2 of **Appendix 2**). N.B. The Vision Framework does not reflect the 2.35 hectares of additional land north of Meriden C of E Primary School, Fillongley Road now being promoted by Catesby Estates.

The representations are structured so as to provide comment on specific Sections of the consultation document and also respond to the questions set out in the Draft Local Plan Supplementary Consultation.



Comment on Section:

1. INTRODUCTION:

Para 2 of the consultation document identifies the purposes of undertaking a Local Plan Review and the aims identified, including accommodating the Borough's own needs as well as helping to address the housing shortfall within the wider Housing Market Area (HMA), is supported. Further comments on the provision of land for housing as part of the Local Plan are made later within these representations.

In identifying the specific purposes of the current consultation, it is noted that there is no amendment proposed to the overall spatial strategy set out in the Draft Local Plan, nor are any non-housing policies revisited. The contribution made by Solihull toward the HMA shortfall also remains as per the previous draft Local Plan, instead it is proposed that this matter be considered through the draft submission version under Regulation 19, at the appropriate time.

With this in mind, all comments made by Catesby Estates Limited on these matters within their February 2017 representations to the November 2016 Local Plan Review consultation (under Regulation 18) remain valid and should be considered by the Local Planning Authority in their continued work on the production and future stages of the Solihull Local Plan.



Response to Question:

1. Do you believe that there are exceptional circumstances that would justify the Council using an alternative approach, if so what are the exceptional circumstances and what should the alternative approach be?

Para 60 of the NPPF states that *"To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals."*

The Council's use of the Government's 2014 Household Projections in determining the proposed housing targets is considered appropriate as is the use of the standard methodology to calculate housing need. However, this figure should be a minimum. The Government's objective of significantly boosting the supply of homes remains (NPPF para 59) and it is therefore important that housing need is not under-estimated. Ambitions to, inter alia, support economic growth and deliver affordable housing must also be considered as part of the proposed housing target for the Plan period.

It is also imperative that the Borough not only meets its own targets but also provides for an agreed amount of housing to fulfil a proportion of the unmet housing need arising from the wider HMA.

It is an accepted position that Solihull MBC has failed to meet the (now quashed) housing target set out in the current Solihull Local Plan. To address this issue, para 7.23 of the Solihull Strategic Housing Market Assessment (2016) recommends frontloading housing land supply to allow the market to address the shortfall and unmet need arising from the HMA as quickly as possible. Neglecting to identify the amount of housing that Solihull will provide to meet the HMA undersupply is therefore considered unsound.

To meet the requirements of the NPPF para 60, and to respond to the identified need in the HMA, Solihull MBC should be identifying, evidencing, and supporting a proposed contribution that the Council will make toward the HMA shortfall. The Greater Birmingham and Black Country Housing Market Area Strategic Locations Study: Position Statement (2018) identifies the likely level of shortfall across the HMA and is a joint position, adopted by the 14 HMA authorities. It is therefore a suitable and sound evidence base from which Solihull should be identifying a contribution toward that shortfall within the emerging Local Plan's housing targets.

This was an issue that was raised by responses to the previous November 2016 consultation from developers and other local authorities. In neglecting to identify that shortfall the Local Plan has not been fully prepared and underpinned by relevant and up-to-date evidence, contrary to NPPF para 31. If not addressed at the



Submission Plan stage, the omission of the LPA in failing to deal with a justified contribution to the HMA housing shortfall means the Plan could not be found sound as it would not be positively prepared, justified or effective and would be contrary to para 35 of the NPPF. Catesby Estates will submit further representations on this matter in response to the Submission Plan Regulation 19 consultation.



Response to Questions:

2. Do you agree with the methodology of the site selection process, if not why not and what alternative / amendment would you suggest?

39. Are there any red sites omitted which you believe should be included; if so which one(s) and why?

As set out in previous representations, the Council's approach to the spatial strategy for development in the Borough is agreed with in principle as it proposes a sequential approach to the identification of sites for development, focusing new development on land in and around existing settlements. This will achieve the aims of sustainable development.

It is a long-established position, set out in the Solihull Strategic Housing and Employment Land Availability Assessment (SHELAA) 2016 (Executive Summary, page ii) that Green Belt land will be required in Solihull to meet its housing needs and that the need for housing constitutes exceptional circumstances sufficient to justify a Green Belt boundary review.

Notwithstanding; para 136 of the NPPF requires identification of exceptional circumstances for the alteration of Green Belt boundaries. Para 137 requires local planning authorities to have "*examined fully all other reasonable options for meeting its identified need for development*" before releasing Green Belt land for development.

Taking account of para 137, the Council produced a Brownfield Land Register in 2018 (which is a rolling list of sites) and Call for Sites exercises have been underway and are indeed ongoing since 2015. The spatial strategy and locations for growth within the Local Plan have also been carefully considered as part of the emerging Local Plan. The requirements of NPPF para 137 have been fully met as the LPA have sought to identify and consider all other reasonable options to meet housing need before concluding that Green Belt land will need to be released to meet housing requirements. This methodology accords with para 137 of the NPPF and the proposed release of Green Belt land is sound when considered against the tests of NPPF para 35.

In addition, given that a currently unknown and untested proportion of the unmet housing needs arising across the wider HMA should be accommodated in Solihull, as well as the requirements of NPPF para 136 to establish changes to Green Belt boundaries that will "*endure beyond the Plan period*" it is considered that additional residential allocations should be identified to provide for flexibility.

Catesby's land interests north of Fillongley Road, Meriden are promoted as a deliverable option to accommodate the Council's housing requirements.



The Local Planning Authority (LPA) Site Assessment for the land interests identified in the November 2016 consultation (LPA Site ref: 144) indicated that the land interests previously promoted by Catesby would have a capacity for 84 dwellings, in a parcel of Green Belt that is moderately performing (Parcel RP25), Green Belt Assessment 2016) overall against the purposes of including land in the Green Belt. The Site was considered inappropriate for an allocation for residential development as whilst it has a "high level of accessibility" and Meriden is a settlement identified as "suitable for limited expansion", development of the Site would result in 'indefensible' boundaries to the east and west of the Site.

Additional land (see Plan at **Appendix 1**) is now promoted by Catesby beyond that previously submitted. Catesby's land interests now cover approximately 8.33 hectares (20.58 acres) and comprise a wider land area that would deliver a more comprehensive and developable site. The larger land area would enable the delivery of residential land whilst also delivering a strong and defensible Green Belt boundary to the east and west.

The proposed site would accord with the five purposes of including land within the Green Belt set out at NPPF para 134. The release of the land from the Green Belt would not harm the purposes fulfilled by the remainder of the Green Belt land in the area as set out below:

- 1) *To check the unrestricted sprawl of large built-up areas:* The proposed allocation is immediately adjacent to the rural village of Meriden. Existing development within Meriden to the south, the A45 to the north east and a reinforcing of green infrastructure as a result of development would ensure that a robust Green Belt boundary could be maintained. The Solihull Green Belt Strategic Assessment (2016) identified that the site is 'higher performing' when considered against this purpose of including land in the Green Belt.
- 2) *To prevent neighbouring towns from merging:* There is no risk of any form of coalescence with another settlement, reinforced by the site's location immediately adjacent to the existing built urban edge of Solihull and by the A45 to the north east which constrains future development. The Solihull Green Belt Strategic Assessment (2016) identified that the site is 'lower performing' when considered against this purpose of including land in the Green Belt.
- 3) *To assist in safeguarding the countryside from encroachment:* The surrounding highway network and existing development contains the land interest for the most part and a well-defined Green Belt boundary could be established. The Solihull Green Belt Strategic Assessment (2016) identified that the site is 'lower performing' when considered against this purpose of including land in the Green Belt.



- 4) *To preserve the setting and special character of historic towns:* The site does not include any listed buildings and it is not within a Conservation Area. The Solihull Green Belt Strategic Assessment (2016) identified that the site 'does not perform' when considered against this purpose of including land in the Green Belt.
- 5) *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land:* The Council have established that Green Belt land will be required to identify sufficient land for housing.

The use of what are currently green fields within the Green Belt for necessary housing development will inevitably result in some loss of "openness" as countryside becomes urbanised. However, in the context of the Catesby land interests on land adjacent to Meriden C of E Primary School, Fillongley Road, this reduction in openness will be restricted to a well contained area closely related to the existing settlement edge. This is because the site is closely related to the existing settlement edge, which can be well defined by the existing highway network and through the provision of enhanced green infrastructure and would provide development adjacent to an existing settlement, which is in accordance with the general spatial strategy for growth the authority has identified. The existing green infrastructure within and surrounding the land could be enhanced as part of any future development proposals and the wider Green Belt will not be compromised.

It is also noted that land to the east of the Site promoted in these representations, also comprising land to the north of Fillongley Road, is being promoted (Site ref: 81) for residential development by Terra Strategic. It is suggested that in conjunction with the subject land promoted by Catesby Estates, the land at Site Ref 81 to the east could also be allocated and would allow for a comprehensive site to deliver sustainable residential development without compromising the purposes of including land in the Green Belt.

In addition, the ability of part of the site identified in these representations to provide much needed additional education development is also considered to form part of the exceptional circumstances contributing to the justification for the release of this site from the Green Belt for residential development as an allocation. Such improvements to the existing educational facilities could be through an extension/s for physical accommodation which would allow increased pupil capacity.

Meriden School is a one form entry school with a set intake of 30 pupils per year. The school currently has 7 places between the years of Reception and Year 6. When the current year 6 pupils leave in July 2019, 121/120 places will be filled in Key Stage 2 and 58/60 in Key Stage 1. This means that new families will be unable to be accommodated at the school and the school are unable to currently accommodate additional pupils into existing year groups – for example where families may have moved into the area.

In addition, the school building and facilities are no longer fit for purpose and require improvement. Additional facilities would enable the school to meet the specific needs of all its students, and to accommodate additional

pupils or an additional half or full form should it be necessary in the future. A residential allocation of land as identified within these representations would enable the school to plan for the future; improve their educational offer and their existing facilities; and, also accommodate additional pupils as required.

The Table below demonstrates the school's existing issues and how they impact on the provision of education as well as potential solutions, which could be feasible as a result of the proposed development of land identified in these representations.

Table 1: School Facilities and Context of Existing Facilities

Current issue	Context	Potential solution
<p><u>Lack of space</u> Intervention area Extended services Class room space Hall - lunch/assemblies Kitchen space- preparation/size/staff</p>	<p>There is already a lack of space within the school to provide essential facilities such as allowing all children to eat lunch, compared to the existing volume of children and complexity profile of learners. This will become increasingly problematic as pupil numbers grow. The need for breakout spaces for smaller groups of learners is also important.</p>	<p>Additional spaces / new spaces for the school to use, including larger classrooms and additional facilities (e.g. sports, therapy, learning spaces - including indoor and outdoor) to provide, inter alia, basic functional facilities.</p>
<p><u>SEND Magnet</u> Sensory space Breakout space 1-2-1 space Nurture group space</p>	<p>Meriden school is currently seen by the Local Authority as being able to offer provision for children with additional needs (currently 30%). The numbers of children that have been placed with the school has significantly increased over the last couple of years. There is no evidence to suggest that this will slow down and it is expected to increase over the next few years. Being able to offer places to accommodate the needs of children with additional needs is important. However, it is essential that the school is able to offer facilities to support this.</p>	<p>Have a specific provision built to facilitate all the children's needs including safe space, sensory equipment and room to ensure interventions, 121's and breakout space is available. Accessibility would also be required (e.g. disabled access to facilities) and low/high sensory environments, technology-equipped spaces that enable access to external services (e.g. through VR or web).</p>
<p><u>Environment/road safety</u> Parking for staff(onsite) Parking for parents and visitors(onsite) Parking around school (offsite) to accommodate school traffic</p>	<p>With the gradual increase of pupils into Meriden school, during drop off and pick up times have been identified as an area in need of improvement. Whilst the school actively encourages walking, cycling and scooting to school and has introduced a drop off zone, increasing class sizes has inevitably results in additional traffic and therefore exposes children to greater risk at peak times. Increased class sizes also means additional staff and therefore increases the need for staff parking. This is currently a challenge as the current car parking facilities are full.</p>	<p>Provision of an off road parking and drop off/pick up area with access to the school that is away from the main road.</p>



<p>Adult facilities Staff room size Adult toilet facilities Showering facilities</p>	<p>Currently there is only one staff toilet that is shared with visitors and it is also a facility for people with a disability. This is woefully inadequate, and the situation is more and more challenging with the increase in staff numbers and also visitors to the school. The staff room is currently multi-functional with it doubling up as an intervention space and for various other activities. In terms of staff welfare and striking the appropriate balance for staff it is essential that they have their own space. Any modern workspace should also offer showering facilities for staff that wish to freshen up after cycling or walking to work or following accidents or incidents in the classroom.</p>	<p>An inclusive school must have inclusive infrastructure. Spaces for professionals to collaborate, for CPD to occur and to function as a modern working environment are essential.</p>
<p>Child facilities Toilet size and numbers Shower facilities Changing rooms/facilities</p>	<p>There are currently no changing facilities for children, which is particularly problematic for older children as they begin puberty. The complex range of individual needs accommodated within the school also means that the school would benefit from additional facilities for learners.</p>	<p>Provision of Indoor/outdoor changing facilities and sports facilities.</p>

It is considered that the provision of land subject of these representations, enabled through the allocation of land in this location, would provide the opportunity to deliver improvements, upgrades and an extension to Meriden Primary School. As such, these improvements and opportunities, capable of being delivered through the Site allocation would contribute to exceptional circumstances justifying the release of the site from the Green Belt given the positive contribution it would make to the community when considered against the "social" thread of sustainability.



Response to Question:

40. Would the above approach of requiring affordable housing contributions of 40% of total square meterage or habitable rooms / floorspace incentivise development to build more smaller market housing?

41. If so, what is the most effective approach? Is it to calculate affordable housing as: (a) 40% of bedroom numbers, (b) 40% of habitable rooms, or (c) 40% of habitable square meterage?

The proposed policy threshold above which affordable housing is to be required should accord with Government policy which states that affordable housing should only be sought on sites of more than 10 dwellings (or where the gross floorspace exceeds 1.000 sqm).

The requirement of 40% affordable housing is not objected to in principle as it accords with currently adopted policy. However, it is considered that the proposal to require affordable housing to be provided / calculated based on overall floorspaces of the development is not considered fully justified or consistent with national policy. It also seems to confuse the requirement to deliver affordable housing with the requirement to provide an appropriate mix / type of housing to meet identified need.

The Authority's rationale for requesting affordable housing as a proportion of the total square 'metre age' within any proposed development is that it would encourage developers not to build a smaller number of bigger houses that would avoid breaching the affordable housing threshold.

However, Government guidance already seeks to address this point by including a 1,000 sqm floorspace above which affordable housing will be required. In addition, the Government's nationally described space standards, whilst not statutory, can be utilised in Local Plan policies to identify standards to be met by all types of residential development.

Further, the need for affordable housing, in terms of the type and tenure of dwellings has been identified in the 2016 SHMA. Policies within the Local Plan on housing mix, for both open market and affordable dwellings can therefore be defined to ensure that affordable housing is provided, at 40%, and in accordance with policies on clearly defined housing mixes.

The representations made on this point by the HBF are also supported. The Council's proposed alternative approach to affordable housing provision will not provide a clear indication of the number of affordable units that may be required causing developers difficulties in undertaking viability assessments. In addition, the Council's viability evidence was not based on this proposed alternative approach and the proposal is therefore



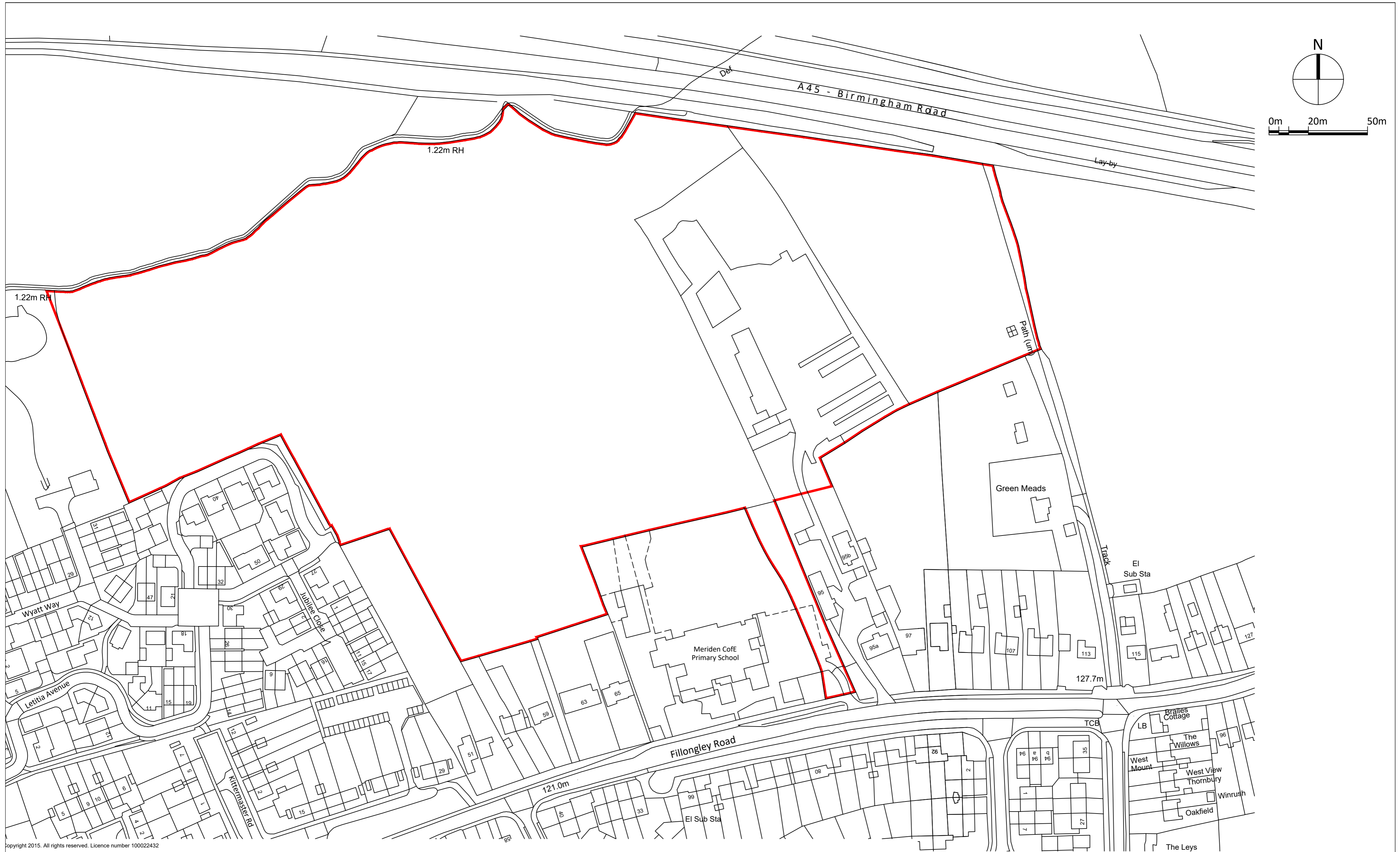
not justified. Should the Council pursue this approach new viability evidence would need to be produced to support the position taken.



Appendices



Appendix 1 – Site Location Plan



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Catesby Estates plc
part of Urban&Civic

Project Name:
**LAND NORTH OF MERIDEN CofE PRIMARY SCHOOL,
FILLONGLEY ROAD,
MERIDEN, SOLIHULL**

Drawing Title:
SITE LOCATION PLAN

Suffix:	Date:	Description:	Drawn:	Checked:
Revisions:				

Scale: 1/1250	Media/Orientation: A2L	Drawn: LA	Checked: MO	Day/Month/Year: 27.07.18
Project No.:			Drawing No.:	
			LC/001B	



Appendix 2 – Representations submitted to November 2016 Local Plan Review Consultation



Representations to the Solihull Local Plan Review (November 2016)

On behalf of Catesby Estates Limited

Land to the rear of Meriden C of E Primary School, Fillongley
Road, Meriden

February 2017

Our Ref: A101542



Introduction

This representation is submitted by WYG on behalf of Catesby Estates Ltd in respect of their interests on land north of Meriden C of E Primary School, Fillongley Road, Meriden, identified on the plan at **Appendix 1**.

The land to the north of Meriden Primary School has been considered within the Strategic Housing and Employment Land Availability Assessment (2016) as available and achievable.

These representations promote the site as an appropriate and sustainable location for residential development. In this respect, Catesby has prepared a Vision Framework Document showing how the site could be appropriately developed (**Appendix 2**).

The representations are structured to respond to the questions set out on the online consultation response form.



Response to Question:

1) Do you agree that we've identified the right challenges facing the Borough? If not why not? Are there any additional challenges that should be addressed?

The challenges identified are considered an appropriate base from which to progress a Local Plan Review that will address the issues facing the Borough.

Challenge B is considered to be particularly relevant given the historic under delivery of market and affordable housing in the Borough and the current absence of an objectively assessed housing requirement. Ensuring a supply of housing in the early plan period is also an important challenge for the Plan Review.

In addition, it is considered that Challenge B should also acknowledge the implications of the historic under-provision of housing during the current plan period.

The Local Plan Review represents an important opportunity to address the identified challenges, a number of which are not being actioned by the adopted Local Plan due to the lack of an up to date objectively assessed calculation of housing need and no agreement on the apportionment of the wider Housing Market Area need, in particular from Birmingham City Council.



Response to Question:

2) Do you agree with the Borough Vision we have set out? If not why not, and what alternative would you suggest?

It is considered that as drafted the Borough Vision is ambiguous and should be amended to be explicit on the aim to meet the Borough's own objectively assessed housing needs in full, as well as an adequate proportion of the shortfall arising in the wider Housing Market Area (HMA).



Response to Question:

3) Do you agree with the spatial strategy we have set out? If not why not, and what alternative would you suggest?

The spatial strategy set out in the draft Local Plan Review is broadly supported.

The draft Local Plan Review proposes a sequential approach to the identification of sites for development. The approach, which seeks to focus new development on land in and around existing settlements is supported and will achieve the aims of sustainable development.

The proposed expansion of the rural villages such as Meriden is supported specifically.

In summary, the proposed spatial strategy is considered sound. It has been positively prepared to achieve sustainable development and is justified by the evidence base supporting the Local Plan Review.



Response to Questions:

- 11) Do you agree with Policy P4 (Meeting Housing Needs)? If not why not, and what alternative would you suggest?**
- 12) Do you agree with the level of affordable housing being sought in Policy P4 (Meeting Housing Needs)? If not why not, and what alternative would you suggest?**
- 13) Which option for delivering self and custom housebuilding do you favour and why?**

The proposed threshold above which affordable housing will be required is supported. It is in line with Government policy which states that affordable housing should only be sought on sites of more than 10 dwellings (or where the gross floorspace exceeds 1,000m²).

However, concerns are raised with regard to the requirement for the provision of Starter Homes as part of the affordable housing requirement.

The Housing and Planning Bill (2016) identifies that Local Planning Authorities have a duty to promote the supply of Starter Homes in England and that subsequent regulations will set out requirements for development control purposes. No regulations have yet been published although the Government has confirmed that Starter Homes do fall within the definition of affordable housing. Furthermore, the Housing White Paper, published on 7th February 2017 confirmed (Appendix A, paragraph A.124) that the Government will not introduce the previously proposed statutory 20% requirement for Starter Homes within new developments. Instead, amendments to the NPPF are proposed to encourage local planning authorities to deliver Starter Homes as part of a mixed package of affordable housing of all tenures that responds to local needs and local markets. The White Paper states that local planning authorities should work with developers to deliver a range of affordable housing, encouraging negotiation on a site by site basis.

Draft Policy P4 currently states that affordable housing will be required at 50%; split 30% traditional affordable / 20% Starter Homes provision. However, in the light of the Government's White Paper the currently proposed split, set at 20% is not justified and further consultation with the development industry should be undertaken. Whilst amendments will be made to the NPPF to reflect White Paper comments on repayment periods and the income caps as drafted, Policy P4 and the 20% Starter Homes requirement is considered to be premature and the policy should be amended to include flexibility and an allowance for site by site negotiation.



Draft Policy P4(C) on housing mix is supported, however confirmation is sought that the Local Plan Review will supersede the mix requirements in the adopted Meeting Housing Needs SPD (July 2014) which are based on an out of date base document (SHMA 2009).

In relation to the proposed options for the delivery of self and custom build housing (Policy P4D), Option 1 is considered to be the most feasible and deliverable. The size and nature of plots self-builders are likely to require will be more suited to smaller sites and not those typically built by volume housebuilders.

In summary, in accordance with Paragraph 182 of the NPPF, Policy P4, as drafted in respect of Starter Homes provision, is not considered sound as it has not been justified, does not reflect national guidance and is not clear enough to be effective.



Response to Question:

14) Do you agree that we are planning to build the right number of new homes? If not why not, and how many do you think we should be planning to build?

The housing requirement in the 2013 Local Plan was quashed following a successful legal challenge. It is therefore imperative that the Local Plan Review identifies and adopts a housing target based on a robust calculation of the Objectively Assessed Housing Need (OAN) for Solihull, and also an agreed amount to fulfil a proportion of the unmet housing need arising from the wider HMA.

The Draft Local Plan Review proposes a housing target of 15,029 dwellings over the Plan period 2014 – 2033 (791 dwellings per annum (dpa)). This compares with the current Local Plan (albeit a quashed figure) target of 11,000 dwellings over the period 2006 – 2028 (500 dpa). The Draft Local Plan Review housing target of 791 dpa is detailed as comprising three components:

1. OAN figure sourced from the 2016 SHMA (which concluded on an OAN of between 689 and 751 dpa);
2. shortfall in housing completions totalling 1,184 dwellings accrued over the period 2011 to 2014; and
3. an allowance for 2,000 dwellings of unmet need from the surrounding authorities.

However, the above figures do not sum and clarification is considered necessary, particularly on how the published split of the housing target fits into the wider overall housing target for the Plan period. It is also considered that the housing requirement in Policy P5 should be expressed as a minimum.

In the absence of a HMA-wide distribution deal or any progress on the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) Spatial Plan for Growth, which was first consulted on in 2013, a further study (Stage 4 of the Strategic Housing Study) will be commissioned by the HMA authorities and is likely to report in autumn 2017. This will assist in reaching agreement on the shortfall distribution (primarily from Birmingham) which has so far failed to materialise. To date, only Stratford and North Warwickshire have signed a Memorandum of Understanding (MOU) with Birmingham regarding the proportion of the shortfall that each local planning authority will meet, with the latter agreeing to meet around 3,800 units. The Solihull draft Local Plan Review proposes to meet 2,000 of the shortfall but with no MOU. North Warwickshire has already expressed concern about the amount of housing proposed to be accommodated in Solihull to meet Birmingham's targets. North Warwickshire consider that the proposed amount does not "truly reflect the links and relationships" between the two authority areas that form part of the same conurbation. Before the Local Plan Review is submitted for examination, it is considered that consensus must be reached between Solihull and the HMA authorities as to how the Birmingham shortfall will be distributed.



It is considered that additional housing site allocations should be identified in order to provide flexibility for a scenario where Solihull is required to meet a higher proportion of the shortfall.

In summary, in accordance with Para 182 of the NPPF, Policy P5, as drafted, is considered unsound on the basis that there is no evidence justifying the 2,000 dwellings proposed to meet the unmet housing needs arising from the wider Housing Market Area. It has not been fully justified based on appropriate evidence and will not be effective in bringing forward sufficient land for housing land to meet the identified shortfall in provision in Solihull.



Response to Question:

15) Do you believe we are planning to build new homes in the right locations? If not why not, and which locations do you believe shouldn't be included? Are there any other locations that you think should be included?

These representations promote the identification of Catesby's land interests adjacent to Meriden Primary School, as an appropriate and sustainable location for residential development.

The draft Local Plan Review establishes that Green Belt land will be required for development in order to meet identified housing needs, a position established in the Solihull Strategic Housing and Employment Land Availability Assessment (SHELAA) 2016 (Executive Summary, page ii). This position is fully supported, however given that an increased proportion of the unmet housing needs arising across the HMA should be accommodated in Solihull it is considered that additional residential allocations need to be identified. Catesby's land interest adjacent to Meriden Primary School is promoted as a deliverable option to accommodate any increased housing requirement.

Para 80 of the NPPF sets out the five purposes of including land within the Green Belt. With reference to the findings of the Solihull Green Belt Strategic Assessment (2016), the release of the land north of Meriden C of E Primary School from the Green Belt would not harm the purposes fulfilled by the remainder of the Green Belt land in the area as set out below:

- 1) *To check the unrestricted sprawl of large built-up areas:* The proposed allocation is immediately adjacent to the rural village of Meriden. Existing development within Meriden to the south, the A45 to the north east and a reinforcing of green infrastructure as a result of development would ensure that a robust Green Belt boundary could be maintained. The Solihull Green Belt Strategic Assessment (2016) identified that the site is 'higher performing' when considered against this purpose of including land in the Green Belt.
- 2) *To prevent neighbouring towns from merging:* There is no risk of any form of coalescence with another settlement, reinforced by the site's location immediately adjacent to the existing built urban edge of Solihull and by the A45 to the north east which constrains future development. The Solihull Green Belt Strategic Assessment (2016) identified that the site is 'lower performing' when considered against this purpose of including land in the Green Belt.
- 3) *To assist in safeguarding the countryside from encroachment:* The surrounding highway network and existing development contains the land interest for the most part and a well-defined Green Belt boundary could be established. The Solihull Green Belt Strategic Assessment (2016) identified that



the site is 'lower performing' when considered against this purpose of including land in the Green Belt.

- 4) *To preserve the setting and special character of historic towns:* The site does not include any listed buildings and it is not within a Conservation Area. The Solihull Green Belt Strategic Assessment (2016) identified that the site 'does not perform' when considered against this purpose of including land in the Green Belt.
- 5) *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land:* The Council have established that Green Belt land will be required to identify sufficient land for housing.

The use of what are currently green fields within the Green Belt for necessary housing development will inevitably result in some loss of "openness" as countryside becomes urbanised. However, in the context of the Catesby land interests on land adjacent to Meriden C of E Primary School, Fillongley Road, this reduction in openness will be restricted to a well contained area closely related to the existing settlement edge, which could be well defined by the existing highway network and enhanced green infrastructure. The existing Green infrastructure within and surrounding the land can be enhanced as part of any future development proposals and the wider Green Belt will not be compromised.

In summary, the land adjacent to Meriden C of E Primary School. Fillongley Road is a location that could appropriately accommodate sustainable residential development.

In addition, the ability of part of the site identified in these representations to provide much needed additional education development through the provision of an extension to the existing primary school is also considered to form part of the exceptional circumstances contributing to the justification for the release of this site from the Green Belt for residential development as an allocation.

Meriden School is a one form entry school with a set intake of 30 pupils per year. The school currently has 8 places between the years of Reception and year 6. When the current year 6 pupils leave in July 2017, 120/120 places will be filled in Key Stage 2 and 58/60 in Key Stage 1. This means that new families will be unable to be accommodated at the school.

As set out in the enclosed Vision Framework Document, the proposed residential allocation will enable the school to expand and provide additional facilities including an all-weather pitch and a purpose built hall to ensure health and fitness requirements are met. It is also intended that the plans will include improvements to the school access to create a parent drop off zone, thereby making nearby roads safer.

It is considered that the delivery of part of the site for an extension to the existing Meriden Primary School contributes to the exceptional circumstances justifying the release of the site from the Green Belt given the



positive contribution it would make to the community when considered against the “social” thread of sustainability.



Response to Question:

18) Do you agree with the policies for improving accessibility and encouraging sustainable travel? If not why not, and what alternatives would you suggest?

As drafted, Policy P7 expects developments to 'fulfil' a number of requirements for the location of development in terms of access. The policy is onerous and does not contain the flexibility of the NPPF which states that development should be focused in locations "*which are or can be made sustainable*". In order to be found sound Policy P7 should be redrafted to be more flexible and encompass the 'can be made' focus of the NPPF.



Response to Question:

20) Do you agree with the policies for quality of place? If not why not, and what alternatives would you suggest?

These representations provide comment only on draft Policy P17: Countryside and Green Belt within the overall 'quality of place' section of the draft Plan.

The Council have acknowledged within the draft Local Plan Review that significant adjustments are required to the Green Belt in order to accommodate the level of growth identified for the Plan period. This will result in the release of land currently within the Green Belt and associated amendments to the Green Belt boundary.

In accordance with Para 182 of the NPPF, Policy P17, as drafted, is considered sound on the basis that it recognises that significant Green Belt adjustments are required to meet local housing needs and to address Solihull's contribution toward the shortfall in new housing land across the wider housing market area.



Response to Question:

22) Do you agree with the Policy P21 (Developer contributions and Infrastructure provision)? If not why not, and what alternatives would you suggest?

Following its approval in April 2016, Solihull MBC commenced charging their CIL on Monday 4th July 2016. It is therefore accepted that residential development is liable to pay CIL at the rates set out within the adopted CIL Charging Schedule.

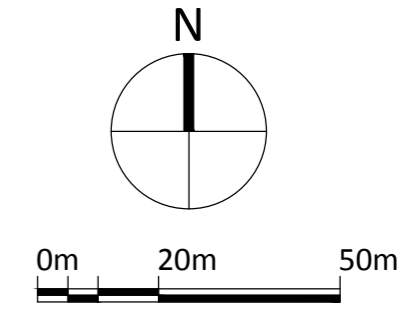
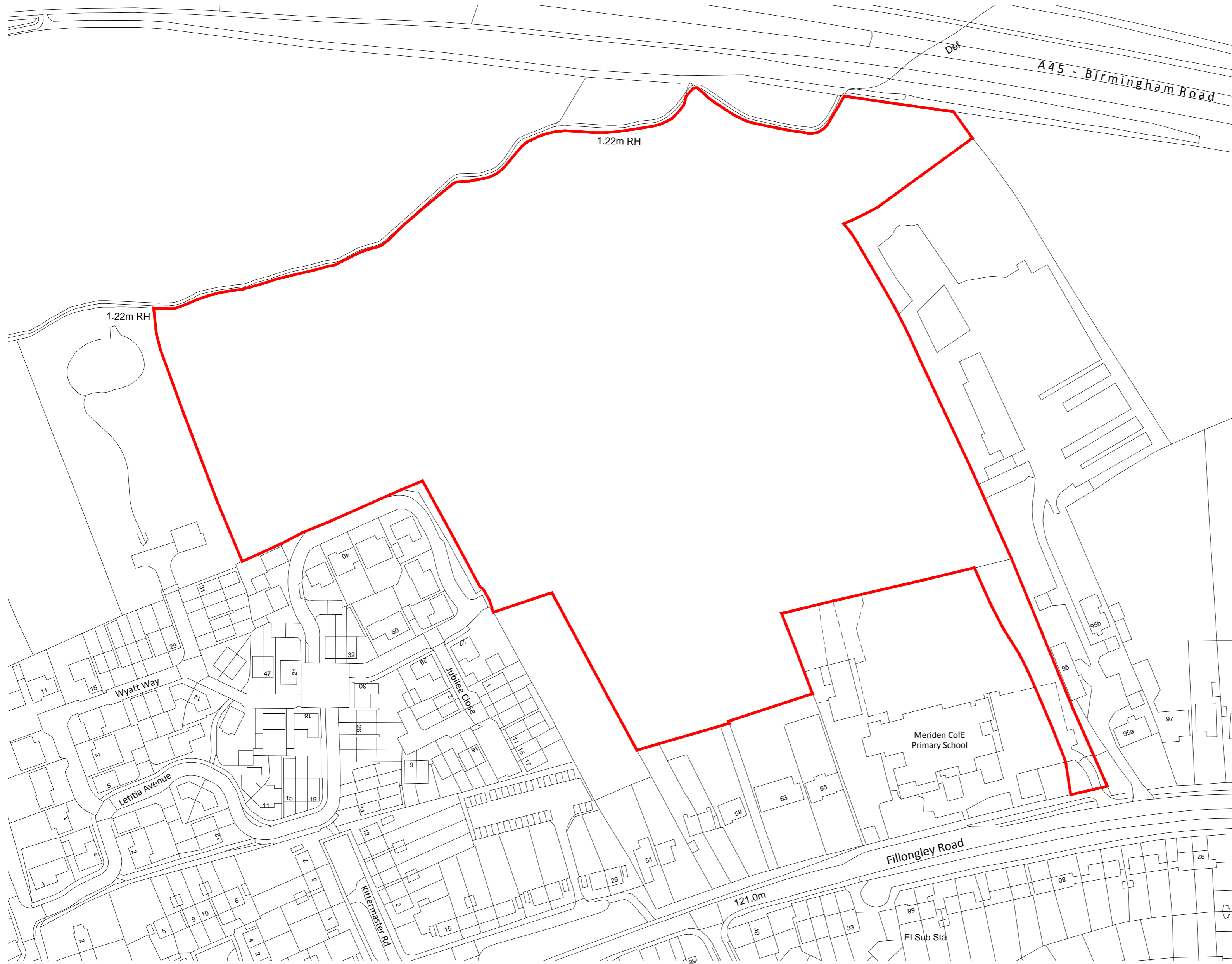
Draft Local Plan Review Policy P21 provides for S106 contributions to be sought from new development in respect of site specific matters. Requested S106 contributions should not include any items covered by CIL payments (Regulation 123 Infrastructure) to avoid double charging. All S106 contributions must also ensure they are Reg 122 compliant with regards to the pooling of contributions from development proposals.



Appendices



Appendix 1 – Site Location Plan



SITE BOUNDARY
 GROSS AREA = 5.97ha (14.75 acres)

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Project Name:
**LAND NORTH OF MERIDEN CofE PRIMARY SCHOOL,
 FILLONGLEY ROAD,
 MERIDEN, SOLIHULL**

Drawing Title:
SITE LOCATION PLAN

Suffix	Date	Description	Drawn	Checked

O:\Current Sites\All Viability Sites Only\Meriden\LC_001 Site Location Plan				
Scale: 1/1250	Media/Orientation: A2L	Drawn: APC	Checked: APC	Day/Month/Year: 21/01/2016
Project No.:			Drawing No.:	
-			LA/001	



Appendix 2 – Vision Framework Document

Land to the north of Meriden Primary School, Meriden, Solihull

February 2017

Vision Framework





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- 1.2 Scope and Structure

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- 2.4 Access and Movement

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- 3.1 Local Planning Context
- 3.2 Green Belt

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- 4.4 Technical Considerations
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 - 4.4.3 Flood Risk and Drainage
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6.0 Conclusions





Meriden is recognised as being a sustainable village within the Solihull borough

1.0 Introduction

1.1 Overview

This Vision Framework has been prepared to accompany representations to the Draft Solihull Local Plan Review (November 2016). It presents Catesby Estates Limited's vision for a new residential allocation on land to the north of Meriden Primary School, Meriden.

The proposals for the allocation have been developed in conjunction with the primary school which controls the access to the site. Meriden School is a one form entry school with a set intake of 30 pupils per year. The school is currently at capacity meaning that new families moving to Meriden are unable to be accommodated at the school.

As set out in the Vision Framework, the proposed residential allocation to the north will enable the school to expand to two form entry and provide additional facilities including an all-weather pitch, a purpose built hall and a parent drop off zone.

Catesby Estates Limited specialise in the delivery of land through the planning system. As promoters of the land to the north of Meriden Primary School, Catesby has the expertise and experience to deliver new residential development within the plan period, helping to meet strategic housing needs.

This document describes the site and its surroundings and presents a masterplan concept.



Aerial view of the site

1.2 Scope and Structure

This document contains the following sections:

- **Section 2.0 – Site and Local Context**
Describes the site’s location and surrounding context.
- **Section 3.0 – Planning Context**
Provides an overview of the emerging Solihull Local Plan Review and the need to release Green Belt for development.
- **Section 4.0 – Site Appraisal**
Examines the site’s context, including how its constraints shape any potential development proposal.
- **Section 5.0 – Development Principles**
Sets out the masterplan concept for the site.
- **Section 6.0 – Conclusions**
Summarises the case for the allocation of the site.



View west along Fillongley Road, adjacent to Meriden Church of England Primary School

2.0 Site and Local Context

2.1 The Site

The site is situated in Meriden, a village in the rural area of Solihull Borough located approximately 10.5 km north east of Solihull town centre with a population of approximately 11,686 (2011 census).

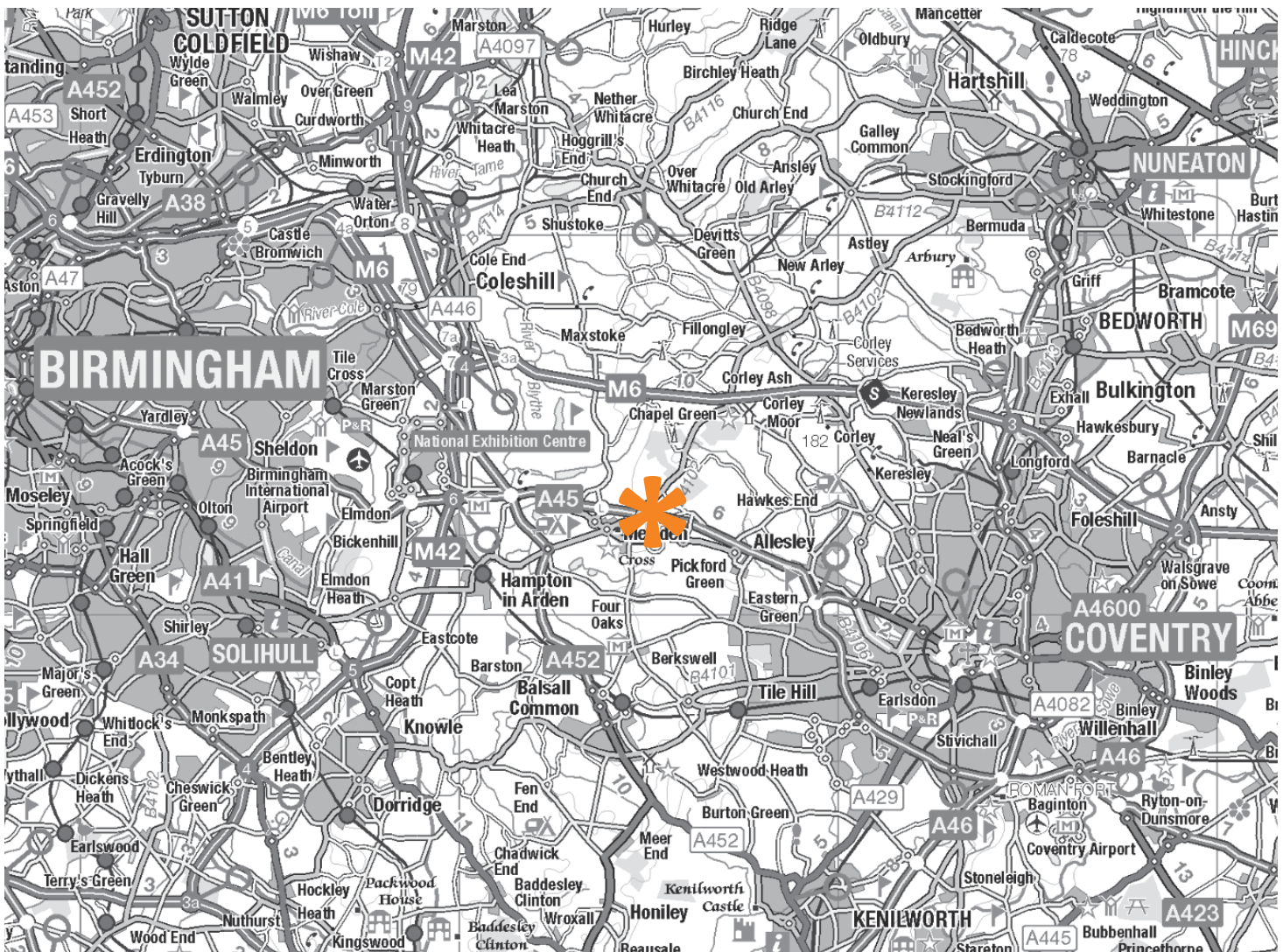
Located to the north of Meriden Primary School on Fillongley Road, the site comprises of an agricultural field bounded by hedgerow, scrub and trees.

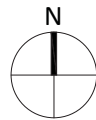
The site boundary is shown in red on the Site Location Plan on the following page. The gross site area extends to 5.97 hectares (14.75 acres).

Meriden contains key local facilities including a primary school, convenience store, doctor's surgery, church, village hall and park.

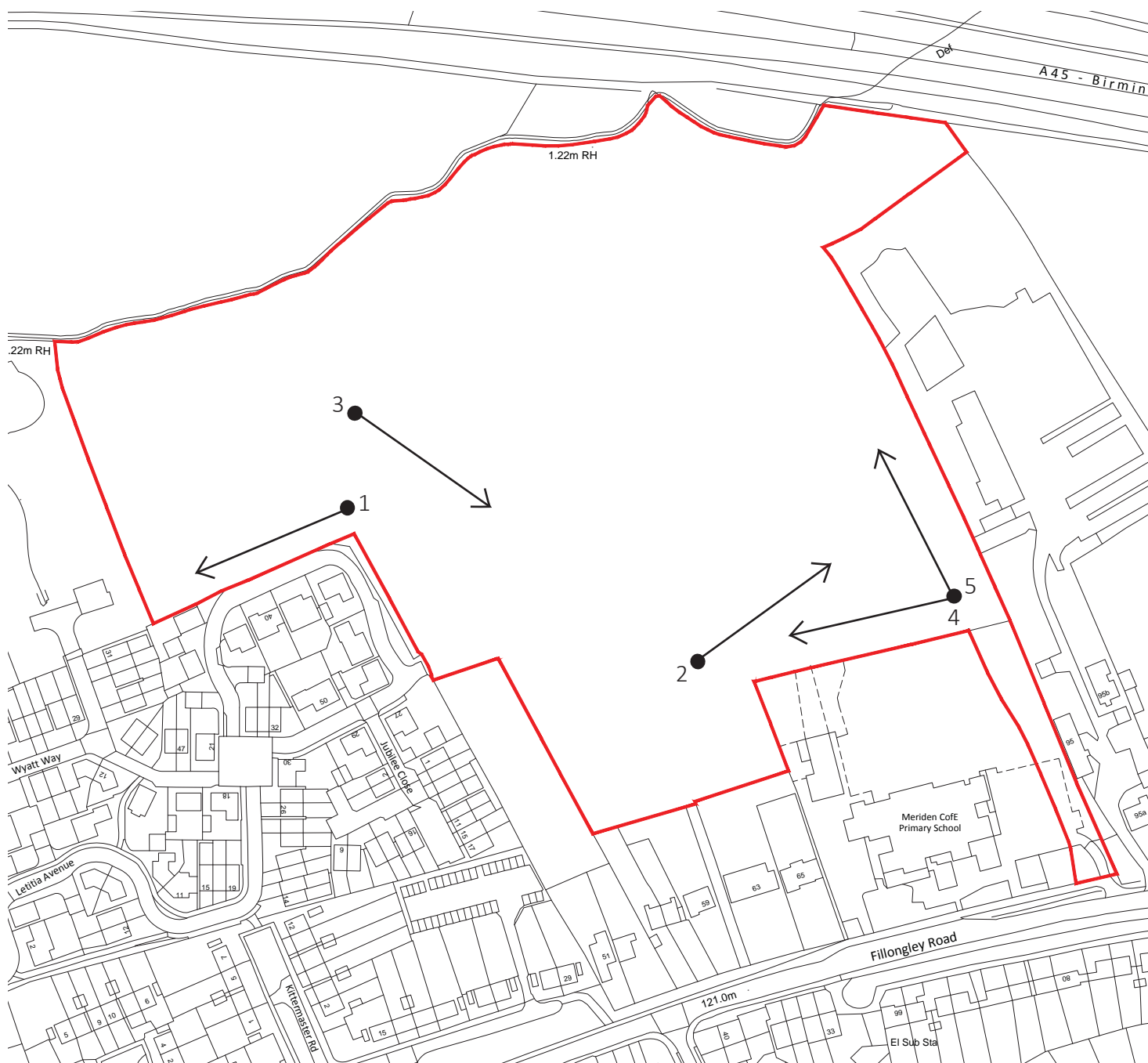
A range of frequent bus services serve the village and provide connections to Hampton-in-Arden Rail Station located 4km to the west.

The good range of local facilities and public transport connections make Meriden a sustainable settlement for future development.





0m 20m 50m



Ordnance Survey Licence Number: 100022432

Site Location Plan



Viewpoint 1: Towards the far west boundary



Viewpoint 2: Towards the eastern boundary



Viewpoint 3: Looking across the south of site



Viewpoint 4: Towards the western edge of site



Viewpoint 5: Towards the north from the south east corner

2.2 Local Context

Properties in Meriden range in terms of age and architectural style. The majority of older period properties are located along Main Road whilst the remainder of the village contains predominantly post-war housing with twenty-first century development on the peripheries.

Meriden contains two designated Conservation Areas; one at Meriden Green and the other surrounding St Laurences Church.

The majority of local facilities are situated adjacent to the Green which contains period houses and cottages broken up by blocks of post-war detached homes and apartments.

Fillongley Road (B4102) features a mixture of architectural styles, with detached properties predominantly set back from the road to the north and semi-detached houses, terraces and occasional bungalows to the south. Many properties have been altered over the years.



Fern Cottage on Main Road



Detached property on Leymere Close



Semi-detached homes on Fillongley Road



Housing Square off Letitia Avenue



Bungalows on Fillongley Road



The Thatched Cottages, Maxstoke Lane

Higher density post-war development exists within the centre of Meriden. Alspath Road, Fairfield Road and their adjoining cul-de-sacs feature typical 1960's development. The majority of homes are clad in yellow or red brick with occasional render and slate applied to parts of the facade, all with white finishings.

Twenty-first century development exists on the village fringe at Strawberry Fields (off Main Road) and Mons Avenue (off Leys Lane).

Adjoining the site to the west, there is recent modern development situated off Maxstoke Lane at Letitia Gardens (and its surrounding roads). In keeping with the character of the local area, properties in this development are clad in red brick with occasional rendering. Finishing details and storey heights vary adding variety to the street scene. Dwellings are located close to the road framing the street and providing a sense of place.

In summary, the majority of housing in Meriden is established in character, with a variety of architectural styles and facing materials present.

Design elements contributing to the local vernacular include: continual block structure to smaller houses, larger houses set back from the street laid out with front gardens, generous pitches to roofs, broken and varying eaves lines and simple but legible architectural detailing.



Properties adjacent to the west of site on Letitia Avenue



Detached home on Leys Lane, adjacent to Fillongley Road



Wensley Cottage, Main Road



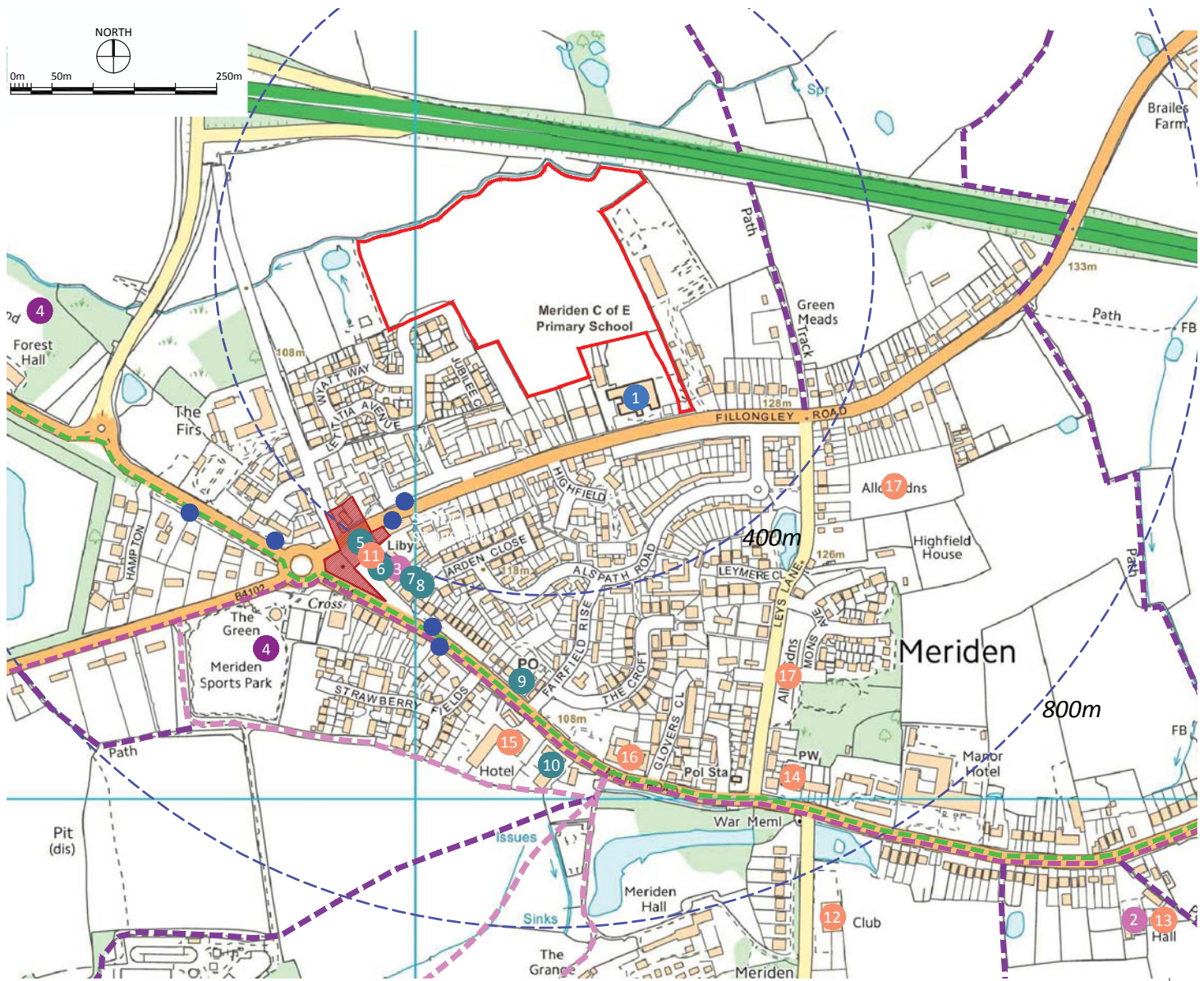
Detached property on Mons Avenue



Detached dwelling off Strawberry Fields



Terraced properties on Highfield



2.3 Local Facilities and Services

The Facilities Plan above shows the location of the nearest facilities and services in proximity to the site, the majority of which are located on Main Road within 800m of the site, equivalent to a 10 minute walk or 5 minute cycle.

Meriden Church of England Primary School is situated directly south of the site. Woodlands Academy in Coventry and the Heart of England School in Balsall Common are the nearest secondary schools.

The Meriden GP Surgery is on Main Road and nearest dental clinics are in Solihull Town Centre.



2.4 Access and Movement

The Facilities Plan shows pedestrian and bus links from the site to the surrounding village and beyond.



Hampton-in-Arden Train Station

Hampton-in-Arden is the nearest rail station to the site. Mondays to Saturdays, two trains per hour connect Hampton-in-Arden between Birmingham New Street Station (approximately a 15 minute journey) and London Euston Station (approximately a 1.5- 2 hour journey). An hourly service operates on Sundays.



Bus stop located on Main Road

Fillongley Road (B4102) is approximately 7m wide with a 1.7m footway along the northern side of the carriageway. The B4102 links Solihull with Nuneaton via Catherine-de-Barnes, Hampton-in-Arden and Fillongley.

The National Express X1 bus runs twice an hour between Coventry and Birmingham every Monday to Saturday and once an hour on Sundays. The Diamond Bus no.82 travels between Coventry and Solihull every hour from Mondays to Saturdays. The 89 bus operated by 'Igo' also travels three times a day between Solihull and Coventry (weekdays only). The bus stops for these services are within walking distance of the site.



Public footpath link off Fillongley Road

A comprehensive network of footpaths, (including the Millennium Way Walk) are found throughout Meriden providing excellent connections to the surrounding countryside and nearby settlements.



3.0 Planning Context

3.1 Local Planning Context

The current local plan, the Solihull Local Plan (SLP), was adopted in December 2013 and covers the period 2011 to 2028. Although it is recently adopted plan, an early review was triggered following a successful legal challenge in 2014 which resulted in the housing requirement being deleted.

The adoption of the Birmingham Development Plan in January 2016 has also confirmed that the City Council is unable to meet its own housing need within its boundaries and that the shortfall will have to be met elsewhere within nearby areas such as Solihull.

The Draft Solihull Local Plan Review published for consultation in November 2016 seeks to ensure that the full objectively assessed housing need for the Borough is met as well as provision for a proportion of the wider housing market area shortfall. To achieve these objectives, sustainable extension are proposed to settlements that are highly accessible and have a range of facilities.

Within the rural area of the Borough (which includes Meriden) the Draft Local Plan Review proposes a mix of market and affordable housing to contribute towards meeting the Borough's housing needs.

Around two thirds of Solihull Borough is designated as Green Belt and a number of the proposed residential allocations require land to be released from the Green Belt. The scale of housing growth required and the lack of alternative sites outside the Green Belt, represent exceptional circumstances justifying Green Belt release.

The Solihull Strategic Green Belt Assessment assesses the contribution that land in the Borough makes towards the purposes of including land in the Green Belt. The findings of which have been used to identify suitable sites for new housing.

A 3 hectare (ha) site to the west of Meriden between Birmingham Road and Maxstoke Lane is identified as a draft allocation to be released from the Green Belt for 50 dwellings.

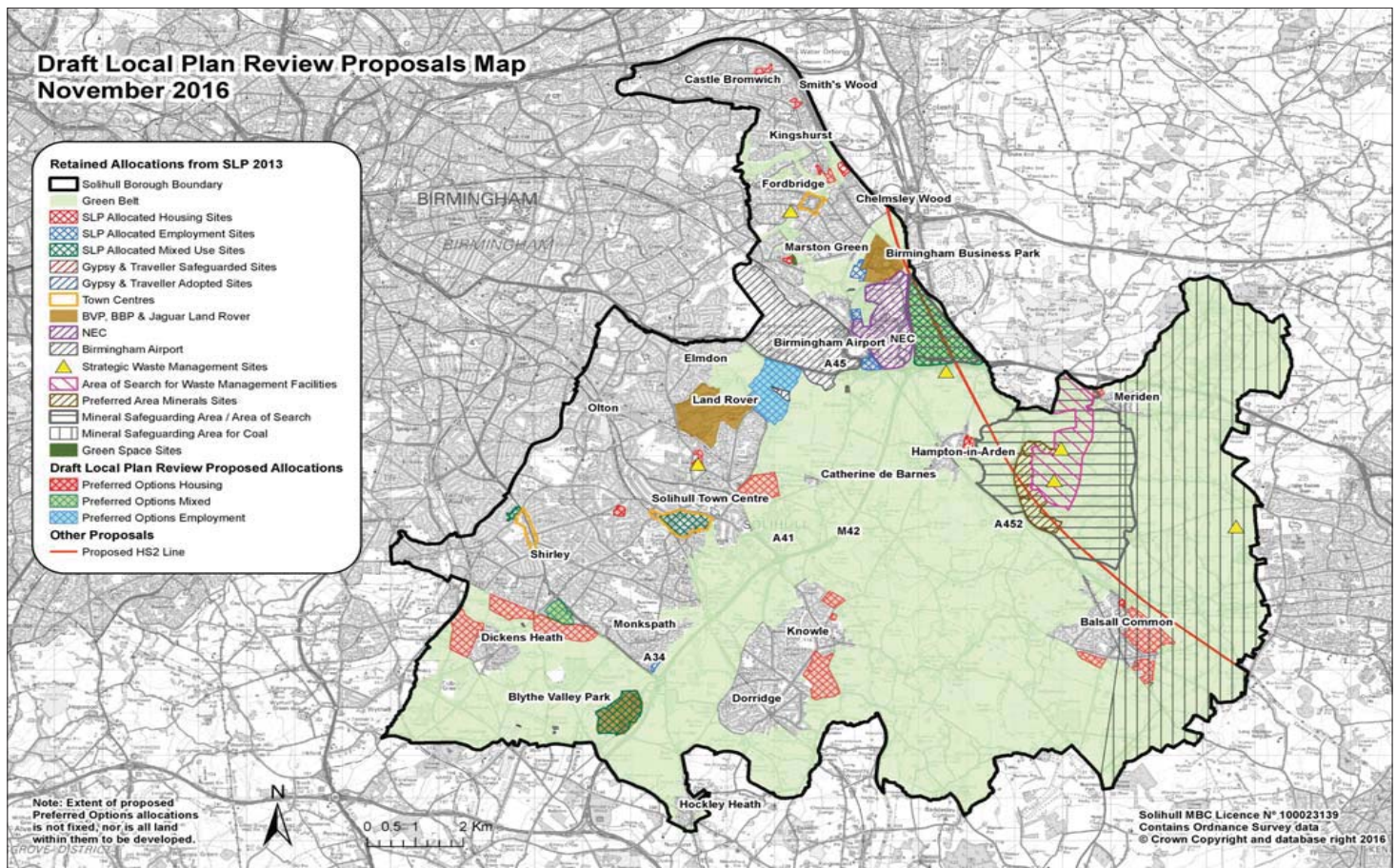
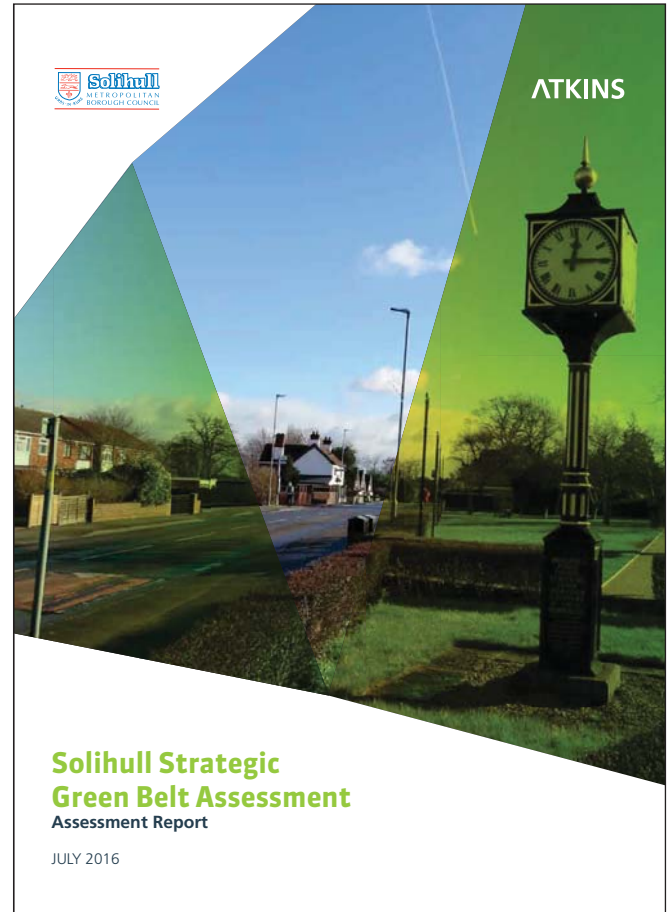


“The NPPF requires Local Plans to identify a supply of specific deliverable sites to meet the housing requirement for 5 years with a further supply of deliverable sites (or at least broad locations for them) for years 6-10 and, where possible, for years 11-15”.

3.2 Green Belt

The site is located in the Green Belt which safeguards against the sprawl of Birmingham and Coventry. Green Belt is not a landscape designation per se but defined in paragraph 79 of the National Planning Policy Framework as “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.

With reference to the Solihull Strategic Green Belt Assessment (2016) it is considered that the site makes a limited contribution to the five purposes of Green Belt and its removal from Green Belt would not cause harm to the purpose of the designation.



Source: Solihull Draft Local Plan

4.0 Site Appraisal

4.1 Site Overview

This section provides an overview of the site's characteristics and all environmental and technical matters. It confirms there are no significant physical, environmental and technical constraints to developing the site for residential use.



View towards the south of site showing the backs of properties off Fillongley Road

4.2 Landscape

The site is within the Northern Upland Landscape Character Area as identified in the Solihull Landscape Character Assessment (December 2016). Land use is identified as predominantly agricultural and residential, interspersed by woodland blocks. Urbanising influences in the form of settlement and transport infrastructure are noted.

The site is visually well contained by built form, established vegetation and landform. The northern and eastern site boundaries comprising of hedgerow and trees allow filtered and glimpsed views into the site from the adjacent field to the north and farmland situated further east. To the north the A45 Birmingham Road provides a strong and durable boundary.

In summary it is considered that development within the site would relate to the existing built form of Meriden, be visually well contained and would not result in an unacceptable adverse effects to the landscape character or visual amenity of the site and its surrounds.

4.3 Arboriculture

The site is largely defined by hedgerow, scrub and trees along the majority of its perimeters.

The significance of all trees on site are to be determined through further detailed investigation - every effort will be made to retain vegetation within the development proposal.



Trees to be retained and incorporated within development proposals



View towards the proposed site access from Meriden Church of England Primary School

4.4 Technical Considerations

4.4.1 Highways and Access

The site is currently accessed from Fillongley Road via a field gate. The proposed development would be accessed from a priority t-junction off Fillongley Road. Heads of terms for the transfer of land to provide the access has been agreed with the school (further detail at Section 5).

Secondary streets within the development will be accessed via shared surfaces. Parking will need to be provided in accordance with relevant local policy guidance.

Pedestrian access will be provided by 2m wide footways either side of the principle access into the site.

Further surveys, assessments and consultation with the Local Highway Authority will be undertaken to ensure that any impact from the development on the local highway network is sufficiently mitigated.



Potential primary access location off Fillongley Road

4.4.2 Ground Conditions

It is understood that the site does not have any significant geotechnical constraints in relation to strata or contamination given its greenfield nature.

The BGS Mapping data identifies the bedrock geology as Mudstone to the western half of the site and Sandstone to the eastern half with no deposits recorded.

Historically the site has been in agricultural use since at least 1888. Given the current and former uses, the risk of significant contamination being present is considered low; however, prior to development a ground investigation will be required.

4.4.3 Flood Risk and Drainage

The whole of the site falls within Environment Agency Flood Map for Planning (Rivers and Seas), Flood Zone 1 'low probability'.

Surface water is likely to outfall via shallow soakaways or by gravity to the north west boundary of the site. As a worst case, an allowance should be made for balancing of surface water to a greenfield run off rate with a 40% allowance for climate change.

On site storage will be provided within an attenuation basin, which will ensure surface water treatment is provided. A surface water management strategy would manage surface water runoff sustainably, with key features potentially providing areas of ecological and amenity value.

4.4.4 Utilities

Utility records will be obtained from all local service and utility operators to determine the extent of existing utility infrastructure on/adjacent the site.

Confirmation will then be sought from these operators to determine whether reinforcement to the existing infrastructure will be required to serve the development proposals. It is anticipated that large scale reinforcement will not be required.

4.4.5 Noise and Vibration

A baseline noise level survey and an assessment of the site to examine the extent of the current noise environment and determine the suitability of the site for residential development will be carried out based on the guidance contained within British Standard (BS) 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

Noise impacts of the A45 Birmingham Road are to be included in the assessment. The results of the assessment will include any requirements for mitigation measures to ensure that internal and external noise levels are within guideline values.

4.5 Ecology

Habitats of elevated value within site, including hedgerows and semi-mature / mature trees will be retained.

Overall, the site is considered to provide only minor opportunities for protected species. In any event, it is anticipated that any species will be safeguarded and enhanced under a sensitively designed masterplan.














Significant opportunities for biodiversity enhancement exist following the removal of land from agricultural use. In addition, the creation and reinforcement of green infrastructure, such as hedgerows and mature trees, will give rise to significant potential gains.

4.6 Constraints and Opportunities

The adjacent plan shows the site's physical, technical and environmental constraints, plus opportunities for development (explained in more detail in the following section).



KEY:

	GROSS SITE BOUNDARY = 5.97ha / 14.75 acres		RESPECT ADJACENT PROPERTIES		PROPOSED SURFACE WATER ATTENUATION FEATURES (SUDS)		PROPOSED DEVELOPMENT AREA = 3.13 ha / 7.73 acres
	EXISTING TREES AND HEDGEROW ON/ADJACENT SITE		SITE ACCESS - ALL MODES		STAND-OFF AND MEASURES TO ATTENUATE ROAD TRAFFIC NOISE FROM A45 - BIRMINGHAM ROAD		
	EXISTING TREES TO BE REMOVED TO FACILITATE PROPOSED SITE ACCESS AND SCHOOL EXTENSION		PRIMARY VEHICULAR ROUTE		AREA OF LAND TO BE TRANSFERRED TO SCHOOL APPROX 1.28 ha / 3.16 acres		
	CONTOURS		PROPOSED PLANTING BUFFERS TO SCREEN DEVELOPMENT / SCHOOL		PUBLIC OPEN SPACE INCLUDING GREEN INFRASTRUCTURE = APPROXIMATELY 1.56 ha / 3.85 acres		

Constraints and Opportunities

5.0 Development Principles

5.1 Opportunities

The key opportunities for new development include:

- the transfer of land to Meriden Primary School to increase school capacity up to a two form entry;
- the potential to create a high-quality sustainable residential development with a strong emphasis on good design and “place-making”;
- the potential to integrate the development proposals within the existing village fabric;
- the potential to provide new homes with a mix of typology, scale, mass and size, contributing towards an interesting street scene avoiding repetition, echoing the character and identity of the local area while meeting the needs of local people;
- opportunity to provide much needed affordable housing;
- opportunities to create appropriate and accessible public open space and green networks through the site;
- opportunity to provide strong links to the local pedestrian, cycle and highway infrastructure network within the surrounding village context;
- providing an attenuation feature on the site to control the discharge of surface water run-off from the development offering betterment to the surrounding area;

an efficient use of the land. The configuration of housing blocks can be planned to reflect the local setting, so the development integrates seamlessly into the site and the village.

The indicative proposals for the site are underpinned by key design principles:

- an achievable, well-structured housing layout which uses the site’s natural features with key character areas throughout, creating a positive ‘sense of place’
- pedestrian movement routes are proposed around key areas of open space, increasing permeability and choice of route within the development
- tree/hedgerow retention will be maximised wherever possible and enhanced through new planting. The planned development facade will address all green infrastructure, ensuring that all retained trees and hedgerows positively contribute to the scheme design, provide positive features in that they are functional and form ‘social’ spaces, while helping to integrate the development within the surrounding context
- publicly accessible open space will help the health and welfare needs of future occupants of the development. A large proportion of the development will be public open space, which is located close to the centre of development and towards the northern boundary
- an easy-to-read hierarchy of primary and secondary movement corridors are proposed to maximise connectivity and aid permeability. Streets shall be faced by development resulting in a visually strong street scene
- the provision of a sustainable drainage systems will ensure that the impact of development upon the local surface water drainage network can provide a betterment to existing greenfield run-off rates.

5.2 Development Proposal

The proposal is an illustrative representation considering the key features and associated constraints, while suitably accommodating the key opportunities previously identified.

It is expected that the land to be transferred to Meriden Primary School will accommodate a two storey extension including a purpose built hall, plus new playing fields and parent drop off zone.

The proposal for the remainder of the site illustrates residential development with a capacity of approximately 106 houses with an indicative net developable area of 3.13 hectares (equal to 7.73 acres). This equates to a development density of approximately 34 homes per hectare.

This density is considered appropriate as it matches existing new development densities within the village and will ensure



KEY:

 GROSS SITE BOUNDARY = 5.97ha / 14.75 acres	 PROPOSED PEDESTRIAN ROUTES	 PROPOSED SURFACE WATER ATTENUATION FEATURES (SUDS)	 TWO STOREY SCHOOL EXTENSION BUILDING FOOTPRINT = 1975m ² / 21,260 ft ²
 EXISTING TREES AND HEDGEROW ON/ADJACENT SITE	 SHARED SURFACE STREET	 PUBLIC AND PRIVATE OPEN SPACE	
 EXISTING TREES TO BE REMOVED TO FACILITATE PROPOSED SITE ACCESS AND SCHOOL EXTENSION	 PRIVATE DRIVE	 NEW TREE PLANTING AND HEDGEROW	
 PRINCIPLE STREET WITH FOOTWAYS	 DEVELOPMENT BLOCKS	 TRANSFERRED SCHOOL LAND TO ACCOMMODATE: - 36 PARKING SPACES - PLAYING FIELDS - ALL WEATHER PLAYING PITCH - PLAY AREA	

Indicative Development Proposal

5.3 Design Strategy

When considering the design context for any development, it is important to draw inspiration from the character of the local area to ensure the development integrates well into its surroundings.

Our study of Meriden concluded that it has a varied character, which helps to create a comprehensive pattern book to work with when selecting the right block structure, scale and architectural styles for a design strategy.

In order to meet a full range of housing needs new development on the site should accommodate a range of house sizes.

Development should be up to two storey, with generously pitched roofs and gables.

Block structure should vary to help people navigate the site and create streets and spaces with character.

At the core of the site, block structure could be more continual with building facades close to the street. At the site's fringes, block structure can be less continual and more relaxed with blocks in varied configurations, set at differing angles to avoid uniformity along the street.

This relaxed configuration can help to soften the transition between the newly built-form and open space to the north of the site. Landscape will be prioritised over structure, with the existing green infrastructure and other green enhancement able to contain development.

Variation in the massing of detached blocks set back from the green edge at various depths will ensure that the development edge avoids repetition and allows the landscape to organically contain development.

Development should address both key spaces and open green spaces to help give the right level of natural surveillance and spaces that are functional, safe and social.

Concerning the style of architecture, development should include aspects of the following:

- Multi stock facing brick to walls laid 'Flemish Bond' or 'stretcher bond' or rendered walls (either smooth or medium texture finish) finished in traditional organic colours such as ivory, cream and white;
- Roofs shall be mostly pitched with some occasional hips to add variety.
- Feature gables occasionally clad with treated timber waney edge boards;
- Red/mixed red plain tiles (sand faced/smooth) to roof coverings in the majority with occasional natural slates.
- Chimneys will feature regularly atop the ridge line, and to larger dwellings, along the gable end;
- Mainly, verges shall be clipped with cut masonry. Bargeboards occasionally feature to gables.
- White painted joinery, windows and door frames;
- Head and sill detailing will be be simplistic. Timber lintels will be detailed to heads. To rendered plots, heads will be finished with over-sized bell-cast stop beads. Occasional brick detailed heads and stone dressings to sills will feature;
- Front entrance door styles, simply vertically boarded with/without small glazed lights.
- Front gardens enclosed where possible eg: rail fencing to contain development at the green edge, railings at the site core.
- Where front gardens cannot be enclosed, allow for a generous scheme of landscaping.
- Private drives and tertiary roads will directly abut the landscape ie: associated green infrastructure and open space. Field boundaries will be enhanced with new tree and hedgerow planting where gaps or thinning is present. This will help to alleviate any potential appearance of the development edge at ground level.
- Hard surfacing and edgings to streets and driveways to encourage a 'shared surface' arrangement (so the design promotes low speeds, so pedestrians and cyclists feel safe).

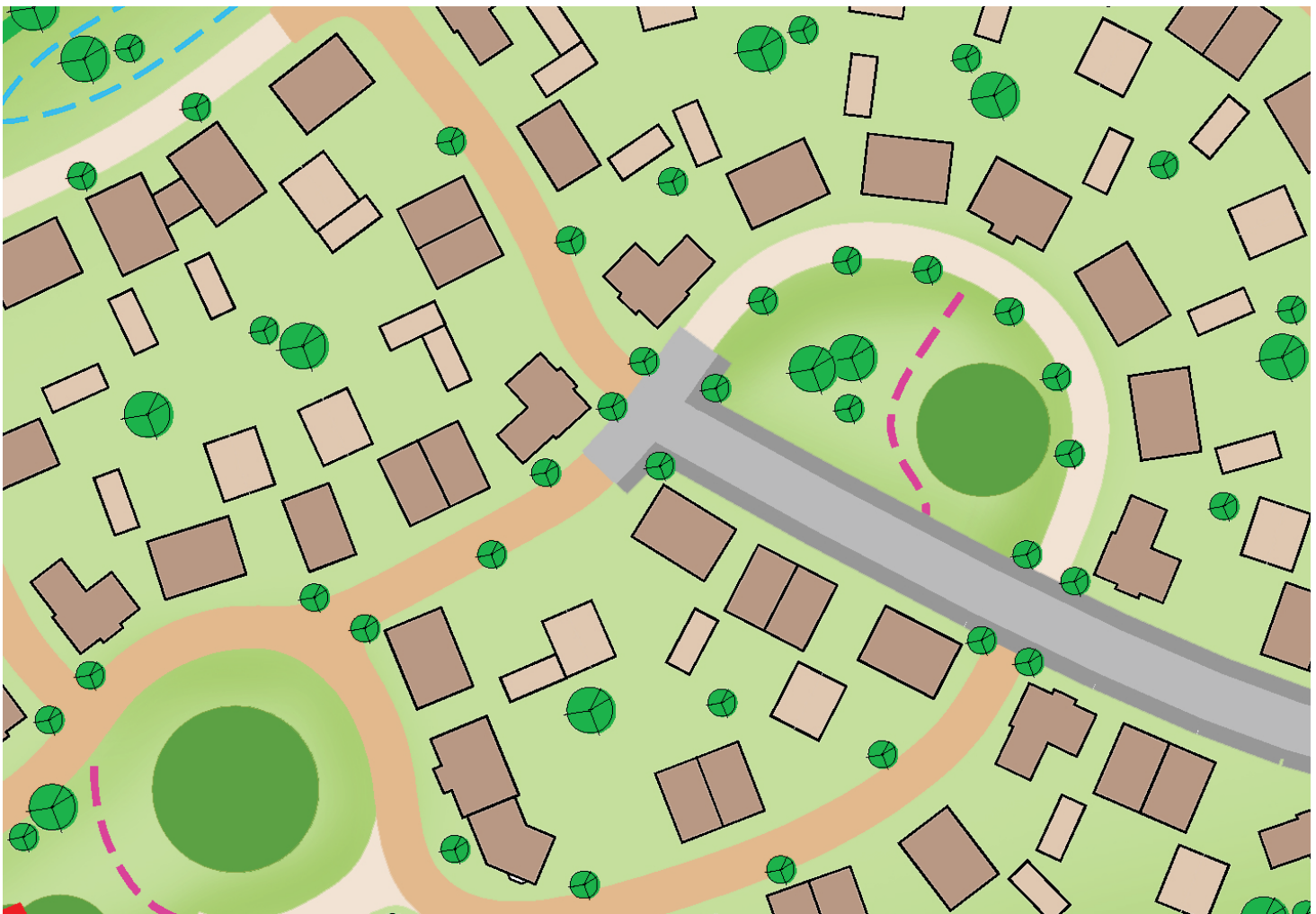
Fundamentally, "good design" should be the backbone of the proposed development which will create a strong "sense of place", one where people will want to live.

6.0 CONCLUSION

The land to the north of Meriden Primary School, Meriden has been robustly assessed in terms of its planning, environmental and physical context. It has been shown that the site is suitable to accommodate future housing development to meet the council's identified needs.

The analysis of the site and the illustrative proposal presented within this document demonstrates how a well-designed, high-quality extension to Meriden Primary School and development of up to 106 homes can be achieved to respond to the unique context of the site.

The site is readily available, deliverable and suitable for development. It would make a sustainable and appropriate opportunity for new housing to assist in meeting the council's needs.



The land to the north of Meriden Primary School represents an opportunity to deliver a well designed scheme, responding to the local context.

Version: 1
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Status: Final

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