

# VISION FRAMEWORK

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LAND NORTH OF MERIDEN PRIMARY SCHOOL  
MERIDEN, SOLIHULL

DECEMBER 2020



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# Catesby Estates plc

part of Urban&Civic

Catesby Estates plc is a specialist strategic land promotion business. Our projects are located throughout the country ranging from large urban extensions to sensitively designed residential schemes on smaller edge of settlement sites.

Recognising the individuality of every site, Catesby Estates seek to work very closely with local communities, key stakeholders and the LPA throughout the life of a development project to create the most mutually beneficial and sustainable schemes.

To provide a robust baseline on which to develop proposals for this site, Catesby Estates has commissioned a specialist team of consultants to undertake a range of environmental and technical surveys. This document seeks to bring together the outcome of the surveys and studies undertaken, and explains how the constraints and opportunities which exist can informed a vision for around 180 new homes and supporting greenspace and infrastructure at Land North of Meriden Primary School, Meriden, Solihull.

As detailed within this document, the proposed housing would be well related to the existing settlement and adjacent housing at Meriden. By reason of the site's location, any future occupiers would have easy access on foot and cycle to existing facilities and services available within and surrounding the area.

This document has been produced as part of a submission to Solihull Metropolitan Borough Council to seek an allocation for development in the Local Plan. What is presented in this document is not intended to be a fully work-up scheme, but has been prepared for illustrative purposes to show how development of the site is deliverable and achievable within a highly sustainable location.

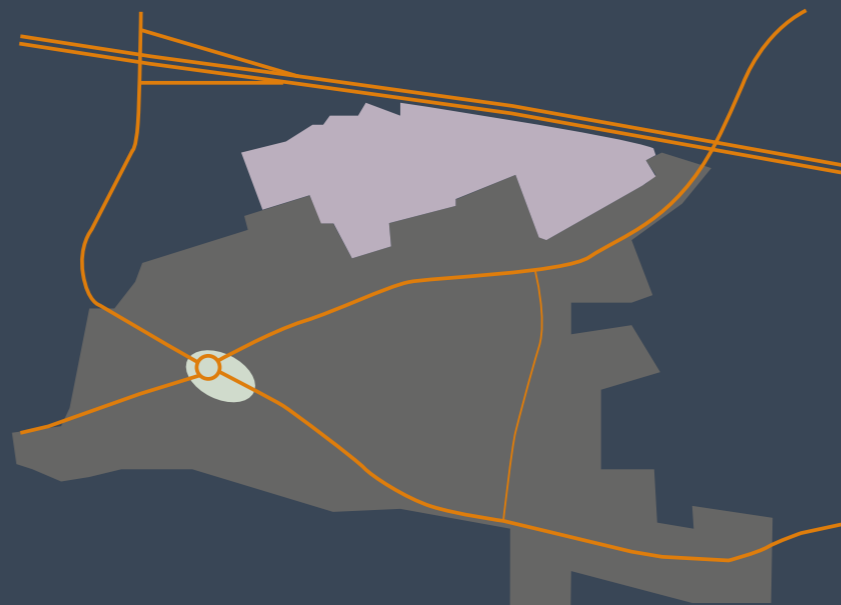
# Meriden: The Opportunity

## Completing the Settlement



### Existing

Meriden is a radial settlement focused around the cross roads of Main Street and Fillongley Road and the distinctive village green. Over time the village has expanded along linear routes in an easterly direction from its village core resulting in the settlement of today. The A45 to the north creates a definitive boundary to the settlements expansion in this direction.



### Proposed

Bringing land to the rear of Fillongley Road dwellings forward provides a real opportunity to address **educational facility shortages** at Meriden Primary School, alongside the provision of new beautiful homes set within a high quality landscape. These changes will support an enhanced level of sustainability for the existing and future village community.

## An Enhanced Primary School and a Mix of New Homes



In line with Local Plan Policy requirements a mix of house sizes, types and tenures can be delivered on the Site. The proposed mix will respond to local housing demand as well as aiming to deliver new homes which support diversity and ultimately social balance for the village community. These new

homes can be designed and built to achieve significant reductions in net carbon emissions, moving towards net zero carbon emissions by 2030.

Meriden Primary School is seeking to expand its facilities and capacity from a 1 Form Entry to a 2 Form Entry school. Development of land to the rear of the school will enable an area of adjacent land to be transferred to the Primary School to support built extensions and the delivery of new formal and informal recreation areas for the children. An expanded school will support the sustainability of Meriden.

## Enhanced Environmental & Recreational Assets



The settlement of Meriden is characterised by mature landscape features creating verdant streets and spaces.

The proposed development will work within this established framework, retaining and integrating existing mature landscape features where appropriate, and adding to those features through a network of new planting throughout the development.

Existing and new ecological habitats will be retained and integrated within the landscape network, making sure that the habitat corridors positively connect with the wider network surrounding the area.

Complementing the existing public open spaces to the south west of Meriden, a new multi-functional public open space will be created on site for the benefit of the existing and new community. This will encourage walking, cycling and recreation supporting healthy lifestyles for the residents of Meriden.





# INTRODUCTION

Recognising the sustainability of Meriden within Solihull Borough, Catesby Estates plc presents proposals for a new residential development site immediately adjacent to and centrally positioned to the existing settlement.

Supporting the continued vibrancy and sustainability of Meriden, Catesby Estates has worked closely with Meriden Church of England (CoE) Primary School to put plans in place that can resolve existing operational and future student capacity issues at the school.

As set out at page 20 (Concept Masterplan) of this document, the proposed residential development will enable the school to expand their grounds to accommodate two forms of entry, and to provide additional education facilities which include an all-weather sports pitch, a purpose built hall, and a pick up/ and drop off zone.

## The Site

The Site boundary measures approximately 12.09 hectares (29.88 acres) and comprises five linked fields predominantly in agricultural use located immediately adjacent to the northern settlement edge of Meriden as shown at Figure 1.

Three of the five fields are horticultural in function and therefore relatively large in scale. The more central field has a commercial agricultural function linked to the production of mushrooms. As such, this field has a range of low level barns and associated infrastructure. This field therefore has a stronger sense of previously developed land.

The final component is a triangular area at the eastern end of the site. This area is subdivided by landscape features but accommodates a private allotment/ small holding area; and linked paddocks. Again the allotment/ small holding comprises a series of structures giving a more developed, domestic feel to this part of the site.

A public right of way (PRoW) crosses the site on a north to south alignment connecting to the village street network to the south. The A45 has severed the PRoW connection continuing north towards White Stinch.

The northern boundary of the site abuts the A45/ Birmingham Road in part and a watercourse which also serves as the administrative boundary to Solihull Metropolitan Borough Council (SMBC).

The eastern boundary of the site abuts the side garden of properties fronting Fillongley Road.

The southern boundary is more varied and undulating. In part the boundary abuts the rear garden boundaries of Fillongley Road dwellings; the rear boundary of Meriden Primary School and the private drives/ lanes of properties accessed from Letitia Avenue (a more recently constructed housing development). Three extensions of the southern boundary directly connect to Fillongley Road.

The western boundary of the site abuts an area of drainage and outfall associated with Letitia Avenue housing development.

Further detailed description of the Site's features is provided at page 18 (Site Features Summary).

Figure 1: Site Location and Context Plan





## Site Photographs

The following photographs illustrate some of the main view points and features within the site. It is not exhaustive but provides a sense of the characteristics and elements within which new development can be integrated, in particular the photographs demonstrate the range of urbanising influences within and surrounding the site, supporting its inclusion as a development site.

The site is located 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, highways, and established vegetation. The northern boundary lies in part adjacent to the watercourse landscape corridor, and in part adjacent to the A45/ Birmingham Road. The A45 provides a strong and durable urbanising boundary to the site.



Viewpoint 1: Towards the far west boundary



Viewpoint 2: East the mushroom farm / central field



Viewpoint 3: Looking south towards the rear boundary of Meriden Primary School



Viewpoint 4: View north east towards boundary with A45



Viewpoint 5: View south east towards rear boundaries of Fillongley Road Dwellings



Figure 2: Photograph Locations



# PLANNING POSITION

## LOCAL PLAN REVIEWED

The currently adopted Solihull Local Plan was adopted in 2013. However, following legal deficiencies in the plan, a high court order ruled that elements of the Solihull Local Plan were not legally compliant and the Local Plan required early review.

The adoption of the Birmingham Development in 2016 has also confirmed that the City Council are unable to meet its own needs within its boundaries and that the shortfall will have to be met by neighbouring authorities such as Solihull.

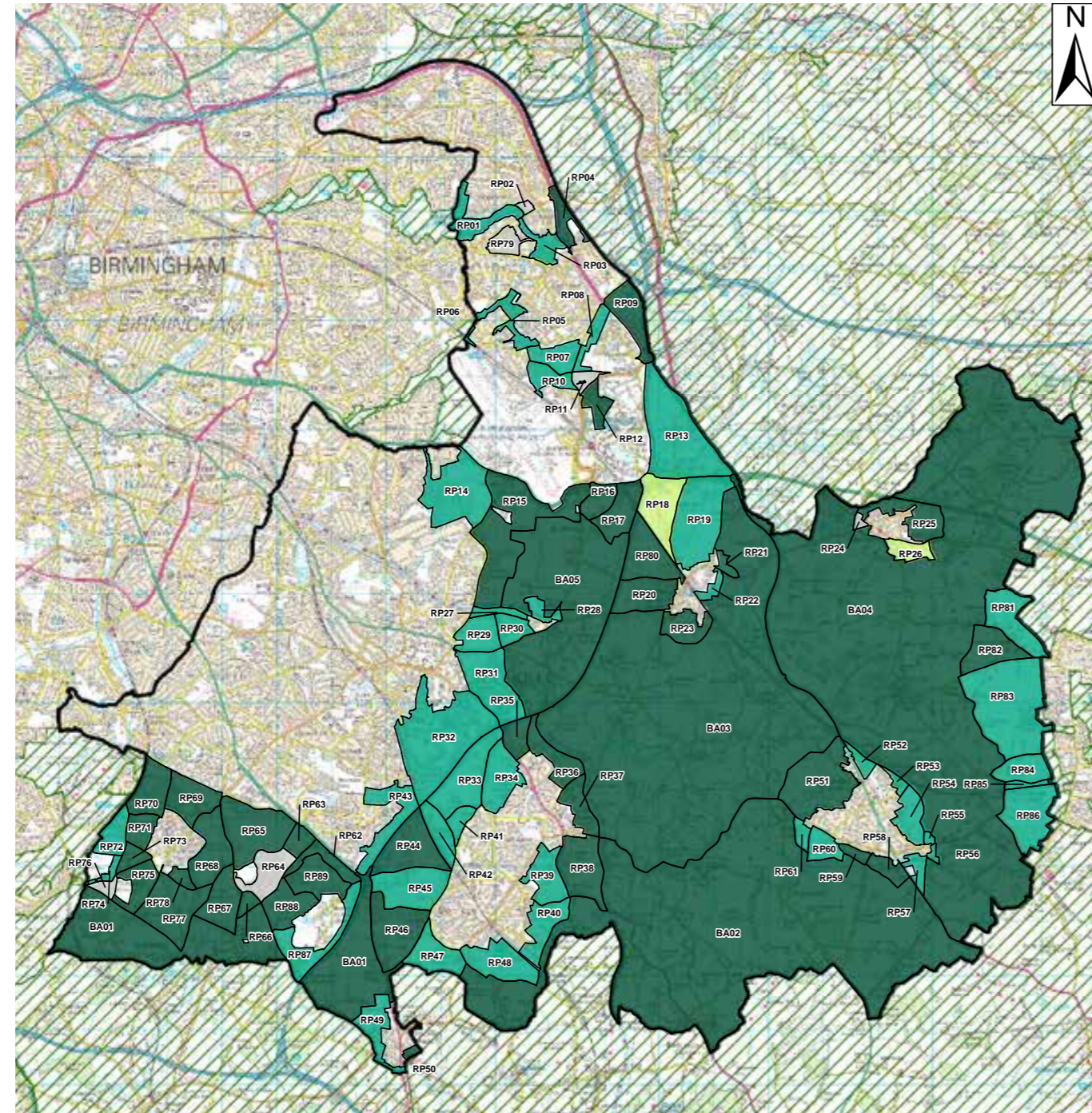
Solihull District Council are currently preparing the Local Plan Review to meet both its own need and a portion of Birmingham's unmet housing need. It is recognised that approximately two thirds of the borough is designated as Green Belt therefore, it will be necessary to release Green Belt land to enable the Council to meet its housing needs. That overriding need for housing constitutes exceptional circumstances sufficient to justify the allocation of land, for release from the Green Belt.

## GREEN BELT ASSESSMENT

The Council have undertaken a Green Belt assessment (2016), Figure 2, which considers large parcels of land against the first four Green Belt purposes, as follows:

1. To check the unrestricted sprawl of large built-up areas;
2. To prevent neighbouring towns merging into one another;
3. To assist in safeguarding the countryside from encroachment; and
4. To preserve the setting and special character of historic towns.

Figure 3: SMBC Green Belt Assessment Report 2016 - Appendix G Parcel Analysis



Each parcel was assigned a score between 0 and 3 for each of the above Green Belt purposes (0 – does not perform well and 3 - higher performing against the purpose).

The subject site forms a part of a much larger assessment parcel of PR25: Land to the north and east of Meriden. It scored in the 2016 assessment as follows:

Green Belt Purpose Criteria	1	2	3	4
Parcel RP25 Score	3	1	1	0

The report concluded, based on the above scoring assessment that the larger parcel was performing weakly or not at all against the Green Belt objectives.

Notwithstanding the report's conclusion, the report made the following specific comments which recognises that considerable parts of the parcel have the following urbanising characteristics:

- Refined Parcel RP25 is characterised by countryside but it's mainly adjoined by developed land and A45 and has development present.
- Refined Parcel RP25 boundaries are relatively strong and durable consisting of the A45 Birmingham Road to the north.
- Refined Parcel boundary is clear identifiable/durable and there is no development present.

## PROPOSAL SITE - GREEN BELT PERFORMANCE

The proposed development site forms a smaller part of the overall Green Belt Assessment site ref: RP25. The boundaries of the proposal site have been refined to align with strong and defensible boundaries (including the A45 and the existing watercourse feature to the north, and Fillongley Road to the east). The area of the site also enables a comprehensive development proposal to be achieved which can support the provision of new/ expanded facilities in the local area.

Previous submissions for site allocation have been made on a smaller part of the current site area (land to the west of the Mushroom Farm). At the time, the Council assessed the smaller site as being inappropriate for an allocation for residential development due to 'indefensible' boundaries to the east and west of the Site. The Council, did however, confirm that the general site location has a "high level of accessibility" and Meriden is a settlement identified as "suitable for limited expansion". The site now promoted seeks to address the council's concerns with regard to the delivery of defensible boundaries to the east and west.

Furthermore, the site is considered to perform against the four Green Belt Purpose criteria as follows:

1. **To check the unrestricted sprawl of large built-up areas:** The proposed allocation is immediately adjacent to the rural village of Meriden. The existing development within Meriden to the south, the A45 to the north, and the provision and reinforcement 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, and this high functionality can be maintained alongside the release of this site for development.
2. **To prevent neighbouring towns from merging:** There is no risk of any form of coalescence with another settlement. This is reinforced by the site's location immediately adjacent to the existing built urban edge of Meriden and by the A45 to the north which constrains future extension of development to the north of the settlement. 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, existing development, and landscape features clearly contain the site and it is proposed that a well-defined Green Belt boundary could be established by future

development proposals. The Solihull Green Belt Strategic Assessment (2016) identified that the site is 'lower performing' when considered against this Green Belt purpose, and development of the site would not change this contribution.

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.

## SUMMARY

The site is restricted to a well contained area immediately adjoining the existing settlement edge of Meriden. The site is closely related to the urbanising features of the existing highway network, and the settlement edge. Through the provision of enhanced green infrastructure a clear green belt boundary could be defined. The location of the site adjacent to an existing settlement is also in accordance with the general spatial strategy for settlement growth advocated by the authority.

The existing green infrastructure within and surrounding the land could be enhanced as part of any future development proposals and the wider purpose of the Green Belt will not be compromised.

Finally, the site offers the opportunity to provide Meriden Primary School with additional land to increase their educational facilities and capacity. Such improvements to the existing educational facilities could be through an extension/s to the built accommodation which would support increased pupil capacity. This would bring enhanced benefits and sustainability to the settlement as a whole and is considered to form a further part of the exceptional circumstances justifying the release of this site from the Green Belt for a residential development allocation.



# Local Context Analysis

Meriden has been confirmed by Solihull Borough Council as being a sustainable settlement. The following section confirms this and demonstrates how the proposed site is well related to the settlement and its range of services and facilities. It also highlights potential benefits that development of the site could bring to the range of facilities in the village, thereby supporting the vitality of Meriden.

## Local Facilities

Figure 4 illustrates the range of retail, education and community facilities that support the community's day to day activities. The vast majority of the facilities, and indeed the settlement extents, are located within an 800m direct line walking distance of the proposal site (equivalent to a 10 minute walk or a 5 minute cycle ride). The main centre of Meriden contains retail and community facilities and is around 400m direct line walking distance (5 minute walk) from the site.

Importantly the site is immediately adjacent to the Meriden Church of England Primary School. The school is currently a one form of entry school with a set intake of 30 pupils per year and is currently at capacity.

Any new development in Meriden will require an increase in the school's capacity to two forms of entry. The proposal site's immediate proximity provides the opportunity for the school to expand its capacity, and will also provide direct and safe routes to school for any future residents from the proposal site.

The nearest Secondary schools are located in Coventry (Woodlands Academy) and in Balsall Common (Heart of England School). Local bus services provide access.

The Meriden GP surgery is located on Main Road to the south of the Site alongside Meriden Village Hall.

Formal recreation and children's play facilities are available at Meriden Sports Park to the south west of the site and in close proximity to the main village facilities. The council's analysis of open space provision in Meriden (Solihull Green Spaces Strategy, 2006) identified a shortfall in formal recreation which may be resolved through redevelopment of the Meriden Sands quarry area in the future. In the medium term development at the site may offer the opportunity to provide some new formal recreation and children's play facilities for the village.



## Access & Movement

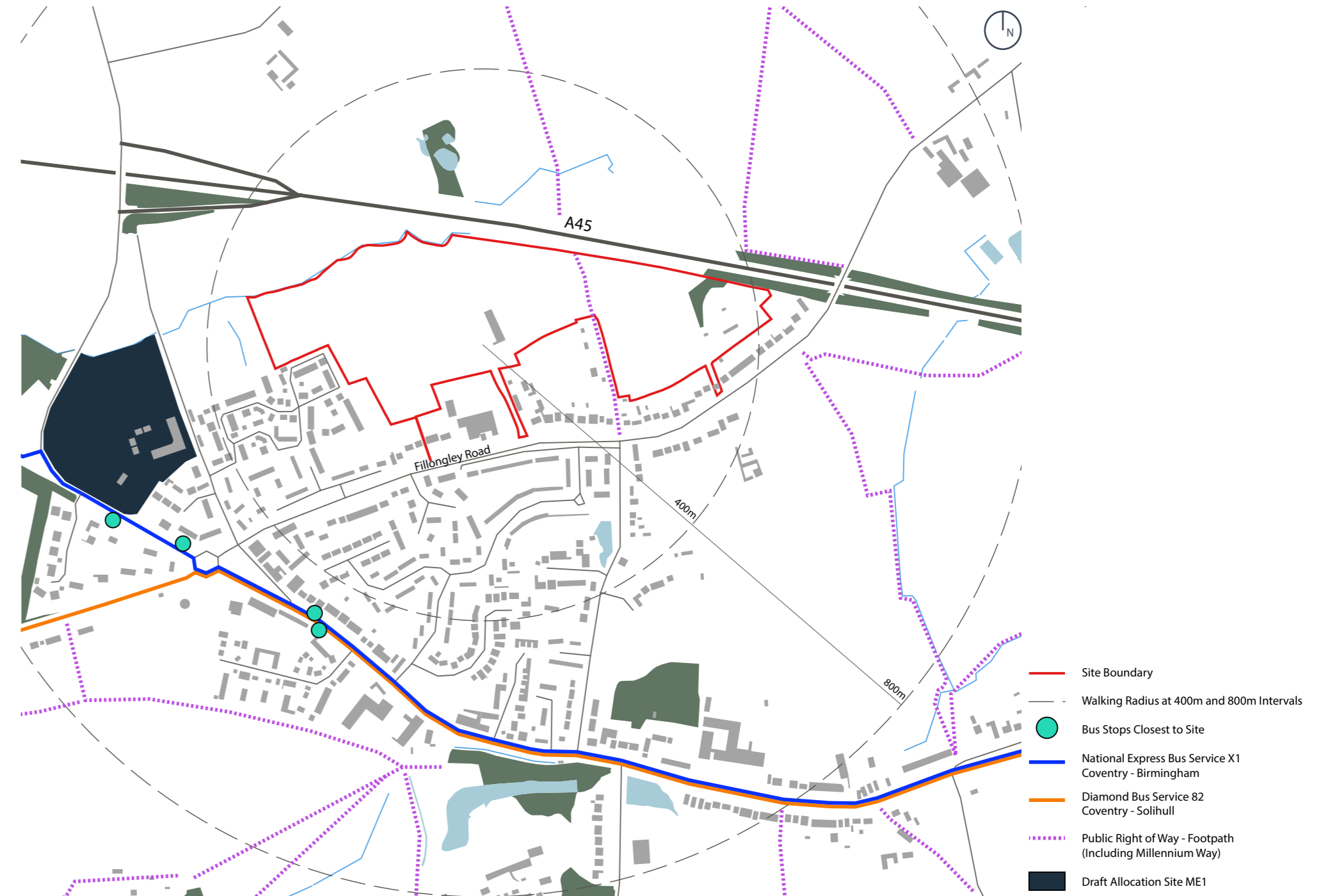
Figure 5 illustrates the Site's relationship with the existing movement network serving Meriden.

**Site Access** – The Site will be directly accessed from Fillongley Road (B4102). Fillongley Road connects with Main Street which in turn connects with the A45 Birmingham Road, a strategic road connection providing access to Birmingham and Coventry and the wider transport network.

**Public Footpath Routes** – Meriden has a network of local public rights of way (PRoW) which connect the settlement with the surrounding countryside and nearby settlements. The Millennium Way (a 100 mile trail across the Heart of England) also passes through Meriden to the south of the village and offers an 8 mile circular loop to and from Berkswell. The Site has access to all the PRoW routes via the local street network.

**Bus Services** – The National Express Route X1 runs twice an hour between Coventry and Birmingham Monday to Saturday and once an hour on Sundays. The Diamond service (No. 82) travels between Coventry and Solihull every hour Monday to Saturday. The bus stops for these services are all within 500m direct line walking distance of the site at the heart of the village. These services provide access to local train stations as well as the secondary schools in Coventry.

**Rail** – Hampton in Arden is the nearest railway station. The Diamond bus service connects Meriden with the station. Between Monday and Saturday two trains per hour connect Hampton in Arden to Birmingham New Street (approx. 15min journey time) and London Euston (approx.. 1.5 hrs – 2hr journey time). An hourly service runs on Sundays.





### Proposed Site Accesses

Analysis of the surrounding network and movement patterns has confirmed that two new access points from Fillongley Way into the Site would best serve access into the development. It is anticipated that these accesses would be connected by way of an internal spine road within the site, although this is not intrinsic to the function of the site.

The western most access (Figure 6) will be the primary site access and will comprise a 'T-junction' with footpath on both sides of the street. A corridor of the existing primary school land will also be utilised to form the access road connection. As part of the expansion plan for the school and compensation for the creation of the access road, a significant area of land will be allocated within the site for the primary school expansion.

The eastern most access (Figure 7) will also be a 'T-junction' and will require the removal of No 143 Fillongley Road. This access will be secondary in nature with a single footpath on one side of the road.

### Pedestrian Links

A series of pedestrian links will be desirable from the site on to Fillongley Road providing direct access towards both the primary school and the local facilities in and around the village core. Furthermore, a series of new looped pedestrian routes, particularly within areas of new open space and connecting to the existing public right of way should be explored within any development proposal.

Figure 6: Primary Site Access

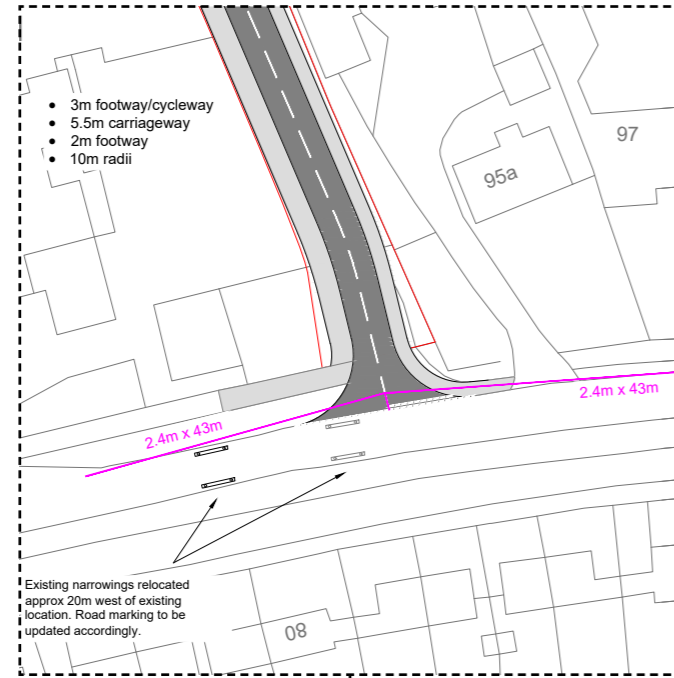


Figure 7: Secondary Site Access



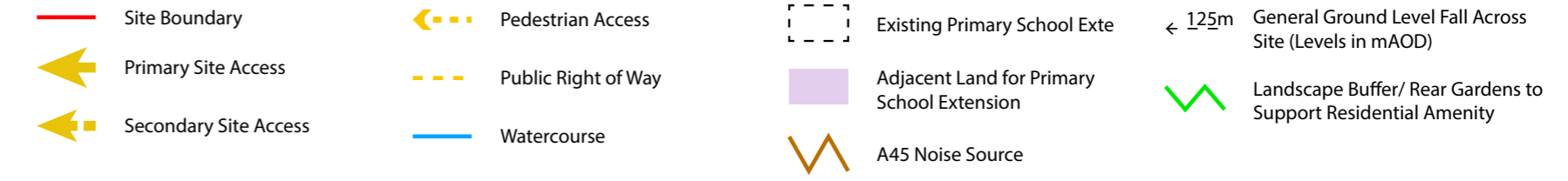


# Site Features Summary

Following analysis of environmental and technical features of the Site the following table and plan confirm that there are no significant physical, environmental or technical constraints to developing the site for residential use, and summarises opportunities that development can respond to. This plan and summary underpins the development rationale and concept masterplan section of this document.

Feature	Summary
Landscape and Arboriculture	<ul style="list-style-type: none"> <li>Provision of landscape buffers to the site's northern, eastern and western boundaries will assist in maintaining the quality and sense of enclosure afforded by the existing landscape and watercourse features, as well as protecting the residential amenity of existing properties.</li> <li>Landscape offsets and public open space to be provided along the northern edge of the site, reflecting and linking to the general pattern of open space and built form distribution in the settlement, and providing an appropriate off set to the A45.</li> <li>Assess the quality of existing hedgerow and tree features and where appropriate integrate into the development layout. Where removed, new landscape features to be provided within new open space areas.</li> </ul>
Ecology	<ul style="list-style-type: none"> <li>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.</li> <li>Any habitats of elevated value within site, including hedgerows and semi-mature / mature trees will be retained, or where removed new areas of habitat creation will be made.</li> <li>Significant opportunities for biodiversity enhancement exist following the removal of land from agricultural use. In addition, the creation and reinforcement of green infrastructure in open space area, such as hedgerows and mature trees, will give rise to significant biodiversity gains.</li> </ul>
Topography and Ground Conditions	<ul style="list-style-type: none"> <li>The Site is generally flat with a slow fall from the southern boundary towards the northern boundary.</li> <li>The Site does not have any significant geo-technical constraints in relation to strata or contamination that would impact on the residential development of the Site.</li> </ul>

Flood Risk and Drainage	<ul style="list-style-type: none"> <li>The Site falls entirely within EA Flood Zone 1 and is therefore not subject to flooding from sea or river.</li> <li>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.</li> <li>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.</li> </ul>
Highways, Access and Public Rights of Way	<ul style="list-style-type: none"> <li>The existing public rights of way (PRoW) will be retained and integrated within an open space corridor. Additional circular footpaths routes will be provided linking the existing PRoWs to provide access to facilities and features in the wider locale, but to also provide easy connections to local facilities and in particular the bus stops on Main Street.</li> <li>Vehicular access into the Site to be provided from two new junctions on Fillongley Road. A road connecting between the two junctions would be favourable but not intrinsic to the success of the site.</li> <li>Pedestrian links from Fillongley Road into the site will be made wherever possible.</li> </ul>
Residential Amenity	<ul style="list-style-type: none"> <li>Either a landscape buffer or extended private rear gardens will be proposed along the boundaries of existing Fillongley Road properties. This will support the retention of existing residential amenity for those properties.</li> </ul>
Acoustics	<ul style="list-style-type: none"> <li>The A45 generates unattenuated noise levels that are likely to be in excess of 55dBA on site but also for the existing residents along Fillongley Road.</li> <li>Methods to attenuate noise to facilitate residential development will be employed where required. This could include orientation of dwellings and acoustic barriers. Development on site is likely to bring acoustic benefits for a proportion of existing Fillongley Road residents.</li> </ul>
Meriden Primary School	<ul style="list-style-type: none"> <li>The existing school has agreed to facilitate an access to the land to the rear in exchange for immediately adjacent additional land to accommodate a school expansion from 1 FE to 2 FE.</li> </ul>





# Concept Masterplan

Responding to the technical analysis Figure 9 illustrates one potential design approach for the development of the Site which supports balanced and appropriate growth for Meriden. The concept achieves the following principles and benefits for the village.

**Primary School Extension:** It is expected that the land transferred to Meriden Primary School (around 1.06 ha) will offer the opportunity for the school to accommodate a range of new facilities to support a move from the current 1 form entry (1FE) to a 2FE primary school. This could include building extensions including a purpose built hall; new playing fields; and a formal parent drop off zone. A direct pedestrian access from Fillongley Road into the school playing fields could also be provided should it be advantageous for the school.

**Residential:** The remainder of the site can accommodate around 180 residential dwellings set within a new publicly accessible open space network. The development density would be around 34 dwellings per hectare which is equivalent to the development densities of newer schemes in the village. This density approach will also ensure the efficient use of the land.








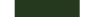

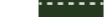


**Open Space Network:** Framing the development to the north, an extensive area (Approx. 3.80 ha) of publicly accessible open space is proposed. This area will provide room for significant landscape planting and ecology enhancements as well as sustainable drainage features. The open space areas will also offer room for leisure and children's play.

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

- Co-location of the proposed school expansion land next to the existing school.
- A well-structured housing layout creating a natural extension to Meriden while delivering a positive and responsive 'sense of place' through high quality design decisions, beautiful architecture, legible streets, key spaces and frontage characters.
- Pedestrian movement routes are proposed throughout the development and particularly within the public open spaces, supporting health and wellbeing for residents.
- Existing landscape features will be retained if possible. The focus will be on the provision of significant new landscape planting along streets and in public open spaces, reinforcing the east to west ecological links and defining the quality of place.
- New development will positively address all public open spaces and green infrastructure elements, providing natural surveillance and clarity between public and private spaces.
- An 'easy-to-read' hierarchy of primary and secondary movement routes will maximise connectivity and aid permeability within the site. Streets shall be positively addressed by dwellings providing natural surveillance and perceived sense of safety within the development.
- A sustainable drainage system (SuDS) will ensure that the existing green-field run off rate will be maintained and treated before entering the existing watercourse to the north west of the site. The SuDs can be designed so that it can also offer ecological habitats.



**LEGEND**

- |   |   |   |  |   |                       |
|---|---|---|--|---|-----------------------|
|  | Site Boundary (12.09Ha/ 29.88 ac)       |  | Proposed Pedestrian Links                          |  | Key / Focal Spaces    |
|  | Primary Site Access                     |  | Residential Development Parcels                    |  | Children's Play       |
|  | Primary Movement Route                  |  | Open Space / Landscape Buffers                     |  | 3.5m Acoustic Barrier |
|  | Existing Public Right of Way - Footpath |  | 2FE Primary School Extension Area to Existing Site |  | SuDS Feature          |



# Climate Emergency

Recognising the Council's status and policies in relation to the Climate Emergency and sustainability, our development proposals can take significant strides in moving towards net zero carbon emissions by 2030.

The following sustainability strategies can be implemented as part of the development approach.

31%  


## Reduction in Carbon Emissions

Homes will be designed in accordance with the energy hierarchy to reduce carbon emissions by 31% below the current regulations to accord with the interim building performance standards set out in the Future Homes Standard Consultation. Design features to be included on site that will support this Carbon reduction include:



## Low Carbon Transport

The development can facilitate the use of low carbon transport through the provision of EV charging infrastructure and ensuring all new homes have access to secure cycle storage facilities.



## Smart Adaptable Homes

Homes will be designed for future adaptation and will be able to incorporate smart energy systems to facilitate efficient energy use, battery technology and energy generation.



## Climate Resilient Design

Buildings and infrastructure, such as drainage solutions, will be designed and constructed to take into account the long term impacts of climate change including changing temperatures and rainfall extremes.



## Sustainable Materials

Home designs will specify the use of sustainable materials, considering the whole life cycle of materials to reduce the embodied carbon of the development.



## Low Energy Infrastructure

To reduce energy use and carbon emissions the development will be designed to include low energy infrastructure where possible, such as LED street lighting and solar powered features.



## Water Efficiency

Water efficiency measures such as low flow toilets, shower heads and water butts will contribute to achieving the water consumption rate of 110 litres per day in accordance with the national higher water efficiency standards.



## Improving Site Biodiversity

Through the enhancement and creation of site habitats the development will provide a minimum of 10% net gain in biodiversity minimising the impact of climate change on habitats and species on site.



## Reducing the Risk of Overheating

Homes will be designed using overheating assessments. These take into account rising temperatures and make design recommendations such as building and window orientation to mitigate the risk of overheating as a result of climate change



## Flood Risk and Surface Water Drainage

The majority of the site is located in Flood Zone 1 and the development will include Sustainable Drainage Systems to manage surface water and are designed to take into account climate change in accordance with national guidance.



# Other Matters & Conclusion

The NPPF and the Government's growth agenda seek to ensure that sufficient land is available in the most appropriate locations to increase housing supply, support growth and boost home ownership.

## DELIVERABILITY

To be considered deliverable, sites should meet the following tests:

- Be Available
- Be Suitable
- Be Achievable

The Site satisfies each of the NPPF criteria as follows:

### Available

Catesby Estates Plc has secured legal agreements with the landowners of the Site to promote their land for residential development.

The Site is therefore within the control of Catesby Estates Plc, who are committed to the delivery of around 180 new homes in this sustainable location. If the site were allocated in the local plan, Catesby Estates Plc would seek to prepare and apply for planning permission immediately.

### Suitable

The Site is suitable for housing development because it:

- Offers a suitable location enveloped by existing residential development;
- Can be developed immediately following;
- Has no identified environmental constraints that would prevent it from coming forward for residential development;
- Will deliver significant public benefit in addition to new housing including much needed school extension land, affordable housing, highway improvements, and enhanced biodiversity habitats.
- Can deliver a new defensible green belt boundary for Meriden.

### Achievable

The concept masterplan illustrates that the site could deliver around 180 new dwellings which would make a significant contribution towards meeting the housing needs of Solihull Metropolitan Borough Council.

This Vision Document and technical assessment identifies that the Site has no restricting constraints for development.



## CONCLUSION

This Vision document and associated technical assessments positively confirm that the Site is sustainably located, available and capable of delivering a residential development scheme for around 180 dwellings set within associated landscape and open space.

Alongside new housing, areas can also be reserved for the expansion of the Meriden Primary School as well as community uses such as children's play areas within the extensive public open space.



