

Part B – Please use a separate sheet for each representation

Name or Organisation:	Catesby Estates plc
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3. To which part of the Local Plan does this representation relate?

Paragraph Policy Policies Map

4. Do you consider the Local Plan is:

4. (1) Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4. (2) Sound	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4. (3) Complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

The village of Meriden has a number of supporting facilities, including shops, services, and a primary school and has a strong defensible boundary (A45 Birmingham Road) to its north. Whilst the village is surrounded by Green Belt land, and is situated within the 'Meriden Gap', between Birmingham & Solihull and Coventry it has the ability to expand without adversely affecting the performance of the Green Belt. In addition, the settlement of Meriden has been identified for expansion, scoring well in the Council's Sustainability Appraisal [Page 120] with 7 positive (4 being significant); 5 neutral and 5 negative scores.

The allocation within the Draft Submission Version of the Local Plan (Local Plan) for land West of Meriden (Site Ref: ME1) is supported in principle. It performs poorly in relation to its contribution to the Green Belt and has defensible boundaries, is attached to the village to the east and relates well to the centre of the village.

It is considered that there is an overreliance on large allocations and the number of dwellings to be accommodated within the Borough, as noted in other representations. There is therefore a need to ensure housing supply can be met by selecting reserve sites, which could be identified at this stage of Local Plan preparation should allocations not deliver sufficient housing numbers or sufficient properties in accordance with the housing trajectory.

Recognising the sustainability of Meriden and notwithstanding the proposed allocation for 100 dwellings [Ref: ME1], the village has the ability to provide more dwellings to ensure the Council have sufficient land for those required in the Borough over the plan period, namely at least 5,270 net additional homes thus ensuring sufficient housing supply.

These representations relate to a site that is located to the north of the village and is sandwiched between the settlement and the A45 dual carriageway, close to the proposed allocation ME1. As with the proposed Local Plan allocation (ME1), the land to the north of Meriden has a defined boundary (the A45) to the north, east and west, and is extremely well related to the village which adjoins the boundary to the south.

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Following an analysis of environmental and technical features in relation to the site, it is confirmed that there are no significant physical, environmental or technical constraints to developing the site for residential use, whilst existing green infrastructure within and surrounding the site can be appropriately enhanced. The site would provide, in addition to a reserve residential site, land to allow for the expansion of the primary school providing education facilities, an all-weather sports pitch and improved pick-up/drop-off areas.

A Vision Framework document (December 2020) for the site has been prepared and is attached to this representation.

Overall the land performed well in terms of assessment for removal from the Green Belt within the Council's Green Belt Assessment, with the only element resulting in it scoring as being 'higher performing' area being the sites inability to check the unrestricted sprawl of the built-up area. However, the land was included within a much larger parcel, Refined Parcel 25 (RP25) which resulted in it being inappropriately assessed within land to the east of the village. Given the confined nature of the site, the land to the north of Meriden should have instead been classed as 'lower performing' as it should score well (low) against the Criteria 1 (to check unrestricted sprawl), whilst the land to the east was correctly classed as 'higher performing'.

The site, to the north of Meriden, is restricted to a contained area immediately adjoining the existing village in accordance with the general spatial strategy for settlement growth. The site is sandwiched between the A45 and the settlement edge and through the provision of enhanced green infrastructure a clear green belt boundary could be retained and is therefore appropriate for additional residential development within Meriden as an allocated site or as a reserve site.

Attached: Meriden Vision Framework

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

N/A

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions. After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Y Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Local Plan Examination hearings are a crucial part of the process. Given the nature of the representations made and the implications in relation to both the form and contents of the Local Plan and site allocations the hearing sessions offer an important opportunity for the Inspector to thoroughly explore any issues which arise from the written representations made.

9. Signature:

A handwritten signature in black ink, appearing to be 'N. J. ...'.

Date: 14/12/2020