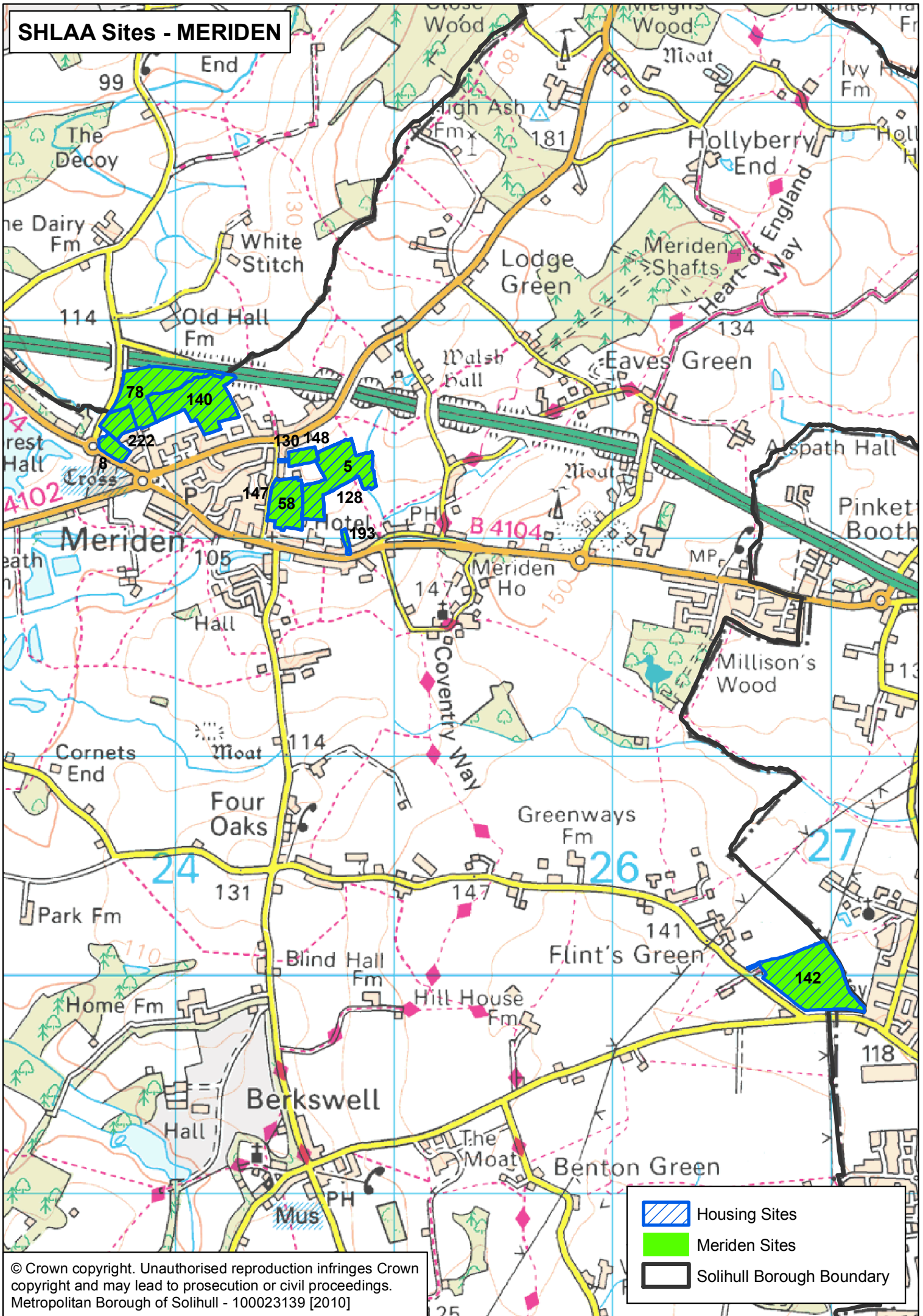





## **MERIDEN**

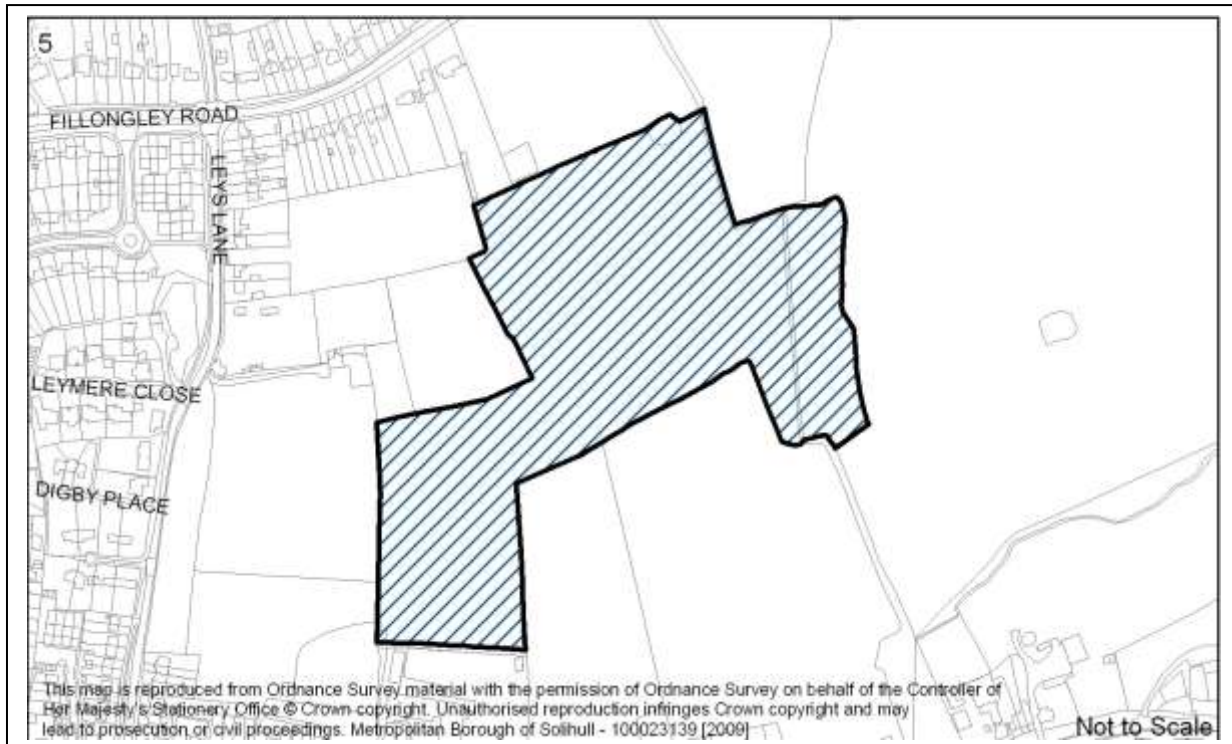
<b>Site Ref</b>	<b>Address</b>
5,128&148	Land between Manor Hotel and Fillongley Road
8	Land at Birmingham Road
58&147	Land at Leys Lane
78	Parts of Packington Estate, Maxstoke Lane
130	Allotment Site, Leys Lane
140	Land at rear of Meriden C of E Junior School
142	Land at Broad Lane / Back Lane
193	159 Main Road
222	Land at the Firs, Maxstoke Lane

# SHLAA Sites - MERIDEN



	Housing Sites
	Meriden Sites
	Solihull Borough Boundary

## Site 5, 128 & 148 Land between Manor Hotel and Fillongley Road



### Proposal

Site Size	5.91ha (14.6ac)
Existing Use	Green field
	Farming, grazing land
Proposal	Housing / Retail / Offices / Leisure
Availability for housing	Within 5 years – expected to deliver

### Suitability for Housing

Policy restrictions	Unitary Development Plan – green belt
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints: Local infrastructure Increased provision of services Access Land levels Public footpath Hedgerows Agricultural land classification – 2, 3, 3a Habitats of interest
Accessibility	Primary Schools – high, medium at east edge Secondary Schools – medium Health – high, medium at north edge Fresh food – medium Overall - medium N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium

	N°. jobs within 45 minutes – high
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flow, fingers into green belt, would be visible from countryside due to land levels.</p>
Environmental conditions	Noise exposure category – B(day), A(night)

### Achievability for Housing

Market	<p>Surrounding area is mainly agriculture.</p> <p>Mix of housing types in the locality.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Provision of suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Design and build solutions.</p>
Delivery	<p>Under build or re-grade of land</p> <p>Projected build would take 24 – 60 months.</p> <p>Phased development.</p> <p>Joint Venture</p> <p>Would suit national house builders, large developers.</p> <p>Deliverability would be cost ineffective through levels and lack of access</p>

### Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, 5 bed detached, semi detached and terraced houses. A percentage of 1 &amp; 2 bed apartments perhaps.</p> <p>Site could accommodate a development of 177 – 295 units.</p>
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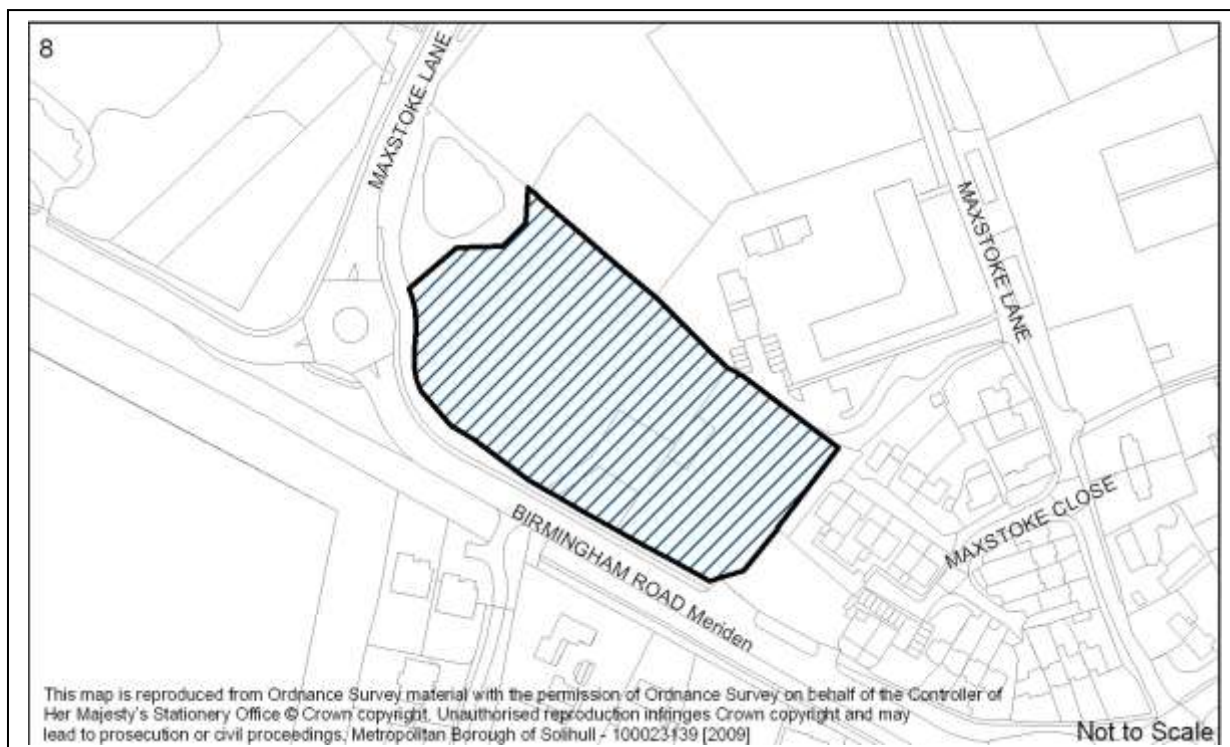
### Include in SHLAA

No	Green belt.
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### Consider Further for Allocation

No	<p>Good access to local services and facilities. However accessibility to secondary schools by cycle is along unsuitable routes.</p> <p>But release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p>
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## Site 8 Land at Birmingham Road



### Proposal

Site Size	1.02ha (2.52ac)
Existing Use	Green field
	Caravan storage in part, vacant land
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

### Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt, Minerals consultation area
Physical problems and limitations	Hard constraints: TPOs
	Soft constraints: Local infrastructure Increased provision of services Gentle gradient on site Habitats of interest Local wildlife site Trees Potential local wildlife site (2/3rds of site) Ancient Arden
Accessibility	Primary Schools – high Secondary Schools – medium Health – medium Fresh food – high Overall - medium N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium

	N°. jobs within 45 minutes – high
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>However, impact of removal from the green belt would be minimal, site is surrounded by development and roads form a defensible green belt boundary.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – B/C(day), A/B(night)

### Achievability for Housing

Market	<p>Surrounding area is mix of residential and agriculture.</p> <p>Mix of housing types in the locality.</p> <p>Market demand expected to be high in this postcode area.</p> <p>Viable opportunity.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Provision of / improvement of access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Extended Phase I survey</p> <p>Local wildlife survey</p>
Delivery	<p>Projected build would take 18 – 30 months.</p> <p>Phased development.</p> <p>Would suit national house builders, large developers, medium and private developers.</p>

### Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 3, 4, 5 bed detached, semi detached and terraced houses.</p> <p>Site could accommodate a development of 30 - 51 units.</p>
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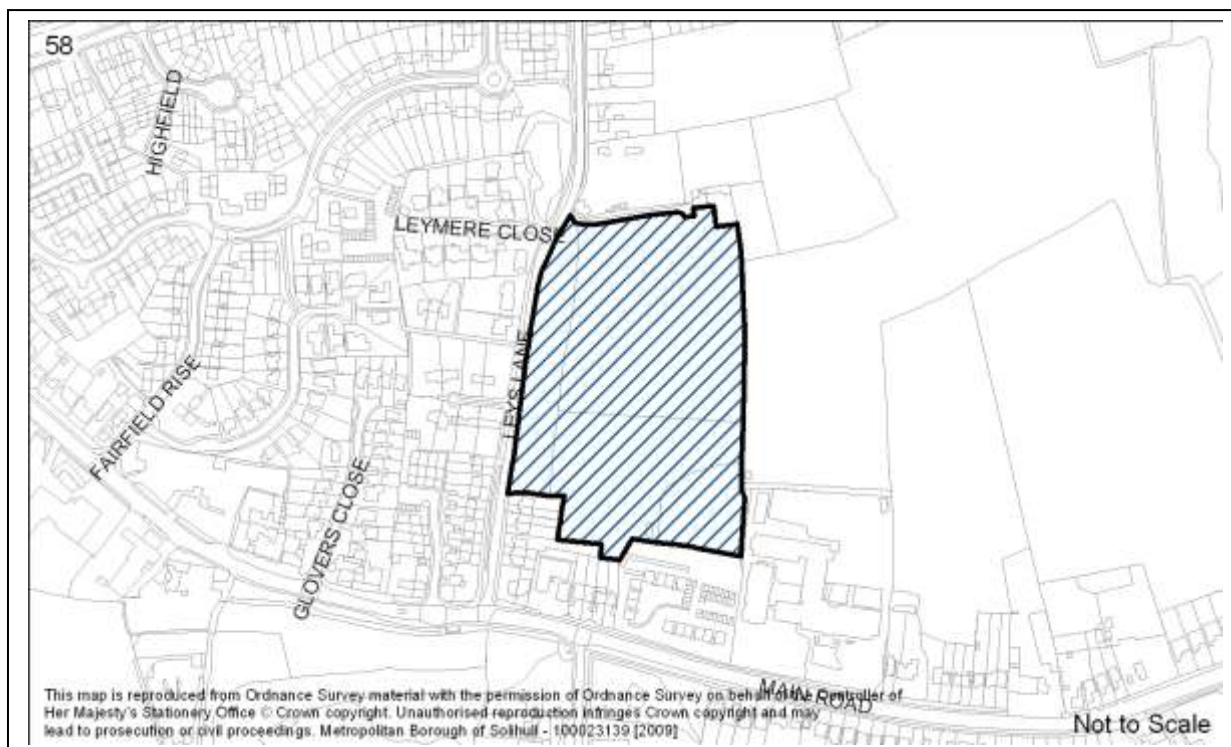
### Include in SHLAA

No	Green belt
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### Consider for Allocation

No	<p>Good accessibility to local services and facilities. However accessibility to secondary schools by cycle is along unsuitable routes.</p> <p>Site is within the green belt, but its development would have a minimal impact on the openness of the green belt because it is surrounded by development. Surrounding roads would form a defensible green belt boundary.</p> <p>However, part of the site in noise exposure category C should not be considered for development unless there are no suitable alternatives.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
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## Site 58 and Site 147 Land at Leys Lane



### Proposal

Site Size	3.26ha (8.05ac)
Existing Use	Green field
	Allotments, garden land
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

### Suitability for Housing

Policy restrictions	Unitary Development Plan – Safeguarded land
Physical problems and limitations	Hard constraints: Tree preservation order group
	Soft constraints: Local infrastructure Increased provision of services Gradient on site Access Local wildlife site Agricultural land classification – 3 Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – medium Health – high Fresh food – high/medium Overall - medium N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high

Potential impacts	The site has been excluded from the green belt to meet long term housing needs, but the site contributes to the purposes of the green belt, within the Meriden gap, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – B(day), A(night)

### Achievability for Housing

Market	Surrounding area is mix of residential and agriculture. Mix of housing types in the locality. Market demand expected to be high in this postcode area. Viable opportunity dependant on other land parcels.
Cost	Full intrusive ground survey required, ecological, topographical. Provision of suitable access. Infrastructure works. Service provision or increased capacity. Design and build solutions may be required.
Delivery	Projected build would take 24 – 60 months. Phased development. Would suit national house builders, large developers, medium and some private developers.

### Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated Mix of development of 3, 4, 5, 6 bed detached, semi detached houses. Site could accommodate a development of 97 - 163 units. (But restricted by tree preservation orders and local wildlife site)
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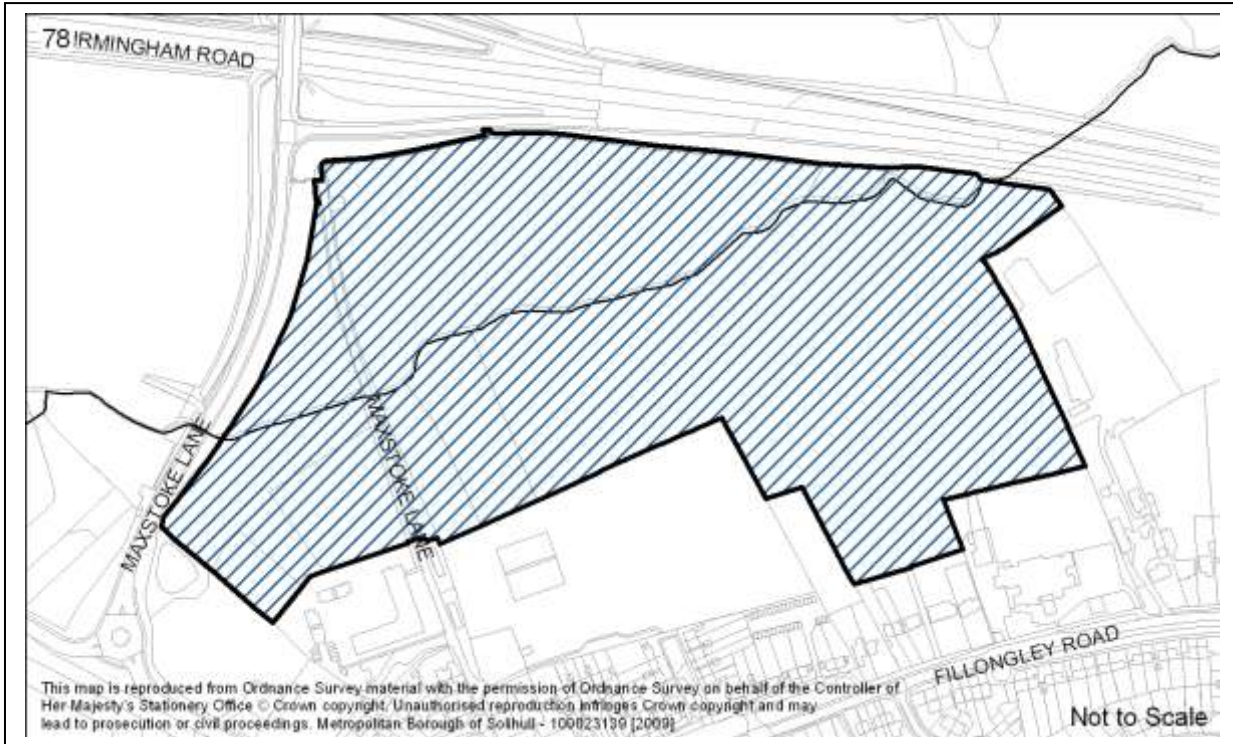
### Include in SHLAA

No	Safeguarded land
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### Consider Further for Allocation

No	Good access to local services and facilities. However accessibility to secondary schools by cycle is along unsuitable routes. Although excluded from the green belt, development would impact on green belt functions and openness. Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.
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## Site 78 Maxstoke Lane



### Proposal

Site Size	13.48ha (33.3ac)
Existing Use	Green field
	Farmland, agriculture
Proposal	Housing / Employment / Retail / Offices / Leisure
Availability for housing	Within 5 years – expected to deliver

### Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Woodland pocket
	Soft constraints: Local infrastructure Increased provision of services Access Adjacent to park / play area Local wildlife site Habitats of interest Hedgerows Insufficient primary school capacity if built to high density Agricultural land classification – 2, 3
Accessibility	Primary Schools – high, small part medium Secondary Schools – medium Health – medium Fresh food – high Overall – medium/low N°. jobs within 15 minutes – very low

	N° jobs within 30 minutes – medium N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Landscape, Conservation, Increased traffic flow.
Environmental conditions	Noise exposure category – B-D(day), B-C(night)

### Achievability for Housing

Market	Surrounding area is mix of residential and agriculture. Mix of housing types in the locality. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Provision of suitable access. Infrastructure works. Service provision or increased capacity.
Delivery	Projected build would take 36 – 60 months. Phased development. Joint venture. Would suit national house builders, large developers, medium and some private developers.

### Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, 5, 6 bed detached, semi detached and terraced houses. 1 &amp; 2 bed apartments.</p> <p>Site could accommodate a development of 404 - 674 units.</p>
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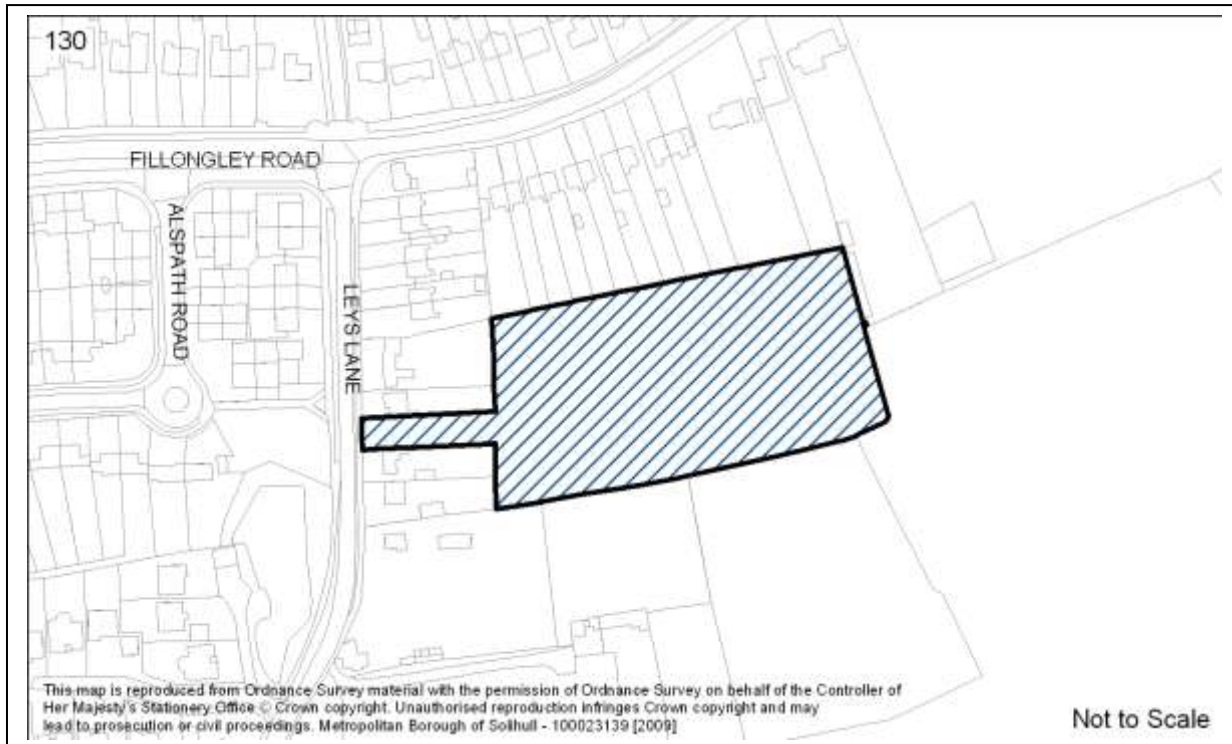
### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	<p>Good accessibility to local services and facilities. However accessibility to secondary schools by cycle is along unsuitable routes.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p> <p>Sites in noise exposure category C should not be considered for development unless there are no suitable alternatives. Planning permission should normally be refuse for sites with noise exposure category D.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
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## Site 130 Allotment Site, Leys Lane



### Proposal

Site Size	0.91ha (2.24ac)
Existing Use	Green field
	Allotments
Proposal	Housing
Availability for housing	Within 5 years

### Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints Local infrastructure Increased provision of services Gradient on site Access Hedgerows Habitats of interest Agricultural land classification 3
Accessibility	Primary Schools – high Secondary Schools – medium Health – medium Fresh food – high Overall - medium N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high

Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – B(day), A(night)

### Achievability for housing

Market	<p>Surrounding area is mix of residential and agriculture.</p> <p>Mix of housing types in the locality.</p> <p>Market demand expected to be high in this postcode area.</p> <p>Viable opportunity dependant on other land parcels.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Provision of suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Design and build solutions may be required.</p>
Delivery	<p>Projected build would take 18 – 36 months.</p> <p>Phased development.</p> <p>Would suit national house builders, large developers, medium and some private developers.</p>

### Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, 5, 6 bed detached, semi detached and terraced houses.</p> <p>Site could accommodate a development of 27 - 45 units.</p>
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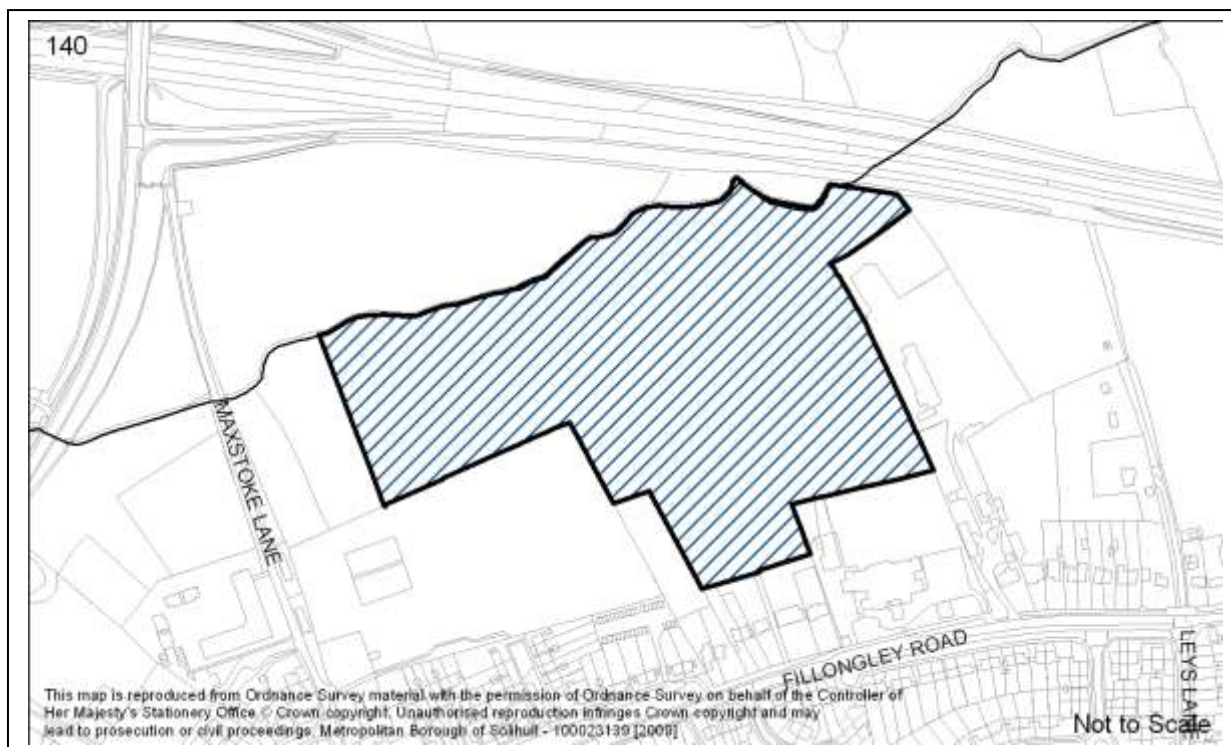
### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	<p>Good accessibility to local services and facilities. However accessibility to secondary schools by cycle is along unsuitable routes.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p>
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## Site 140 Land at rear of Meriden C of E Junior School



### Proposal

Site Size	6.53ha (16.13ac)
Existing Use	Green field
	Farmland, agriculture
Proposal	Housing
Availability for housing	Within 5 years

### Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: Tree preservation orders
	Soft constraints: Local infrastructure Increased provision of services Access Hedgerows Agricultural land classification – 2, 3, 3a Habitats of interest
Accessibility	Primary Schools – high Secondary Schools – medium Health – medium Fresh food – high Overall - medium N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green

	<p>belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – B-D(day), B-C(night)

### Achievability for Housing

Market	<p>Surrounding area is mix of residential and agriculture.</p> <p>Mix of housing types in the locality.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Provision of suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p> <p>Viable only with development in conjunction with Site 78.</p>
Delivery	<p>Projected build would take 24 – 60 months.</p> <p>Phased development.</p> <p>Joint venture.</p> <p>Would suit national house builders, large developers, medium and some private developers.</p>

### Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, 5, 6 bed detached, semi detached and terraced houses. 1 &amp; 2 bed apartments.</p> <p>Site could accommodate a development of 195 - 326 units.</p>
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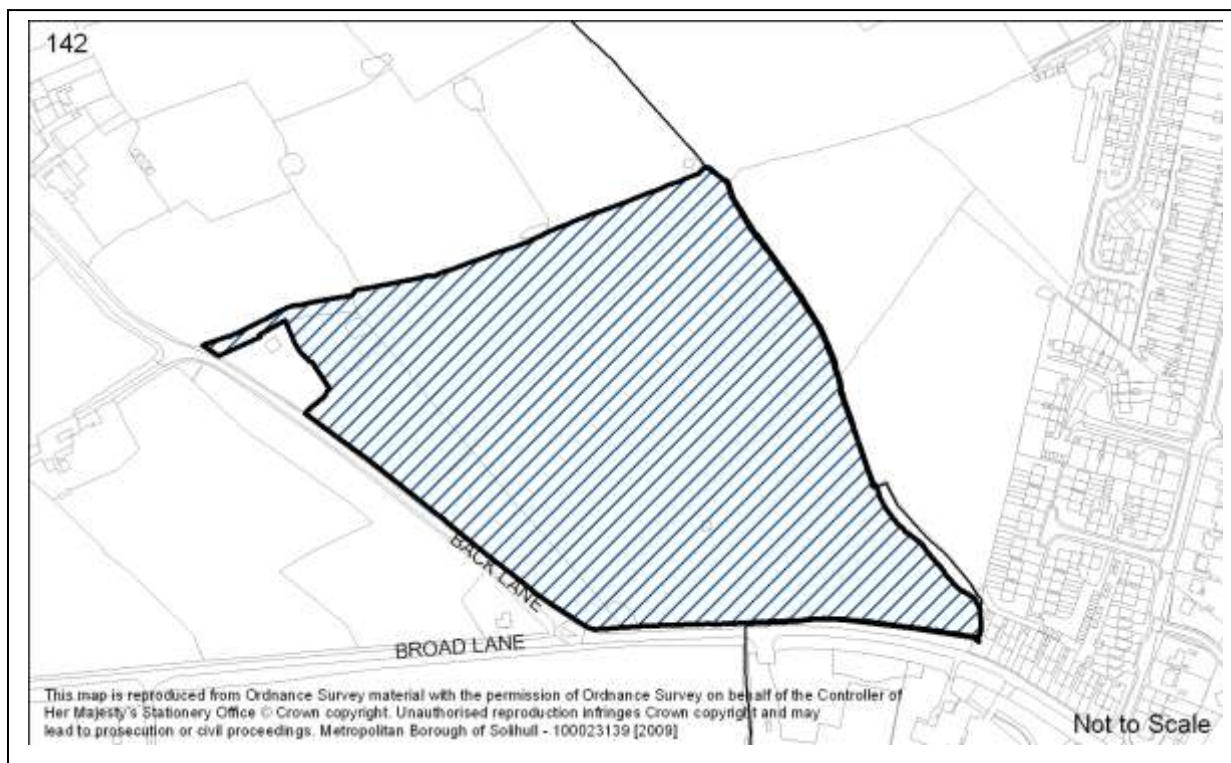
### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	<p>Good accessibility to local services and facilities. However accessibility to secondary schools by cycle is along unsuitable routes.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p> <p>Sites in noise exposure category C should not be considered for development unless there are no suitable alternatives. Planning permission should normally be refuse for sites with noise exposure category D.</p>
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## Site 142 Land at Broad Lane / Back Lane



### Proposal

Site Size	8.91ha (22.02ac)
Existing Use	Green field
	Farmland / Agriculture
Proposal	Housing
Availability for housing	Within 5 years

### Suitability for Housing

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Access Existing infrastructure Gradient on site Footpath (boundary) Hedgerows Agricultural land classification 3
Accessibility	Primary Schools – outside desirable parameters Secondary Schools – medium Health – outside desirable parameters Fresh food – outside desirable parameters Overall – outside desirable parameters N°. jobs within 15 minutes – very low N°. jobs within 30 minutes – medium N°. jobs within 45 minutes – high
Potential impacts	Local amenities and infrastructure, increased capacity.

	Unrelated to existing pattern of development Habitats of interest
Environmental conditions	Noise exposure category A/B(day), A(night)

### Achievability for Housing

Market	Demand for small housing development achievable. Is there sufficient demand for development of this size.
Cost	Full intrusive ground survey, topography and ecology survey. Improving existing access point off Back Lane or creation of further more suitable access. Highway and pedestrian improvements Increased capacity or new provision of, services Public transport facilities
Delivery	Identifying new suitable access. Highway improvements. Project would need to be phased (2 phase). Project should be deliverable within 2- 4 year time frame. A project more suitable to national house builder or large developed

### Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated. Proposer has indicated a scheme of 200 units – but in line with current densities, the site could accommodate a development of 267 – 446 dwellings.</p>
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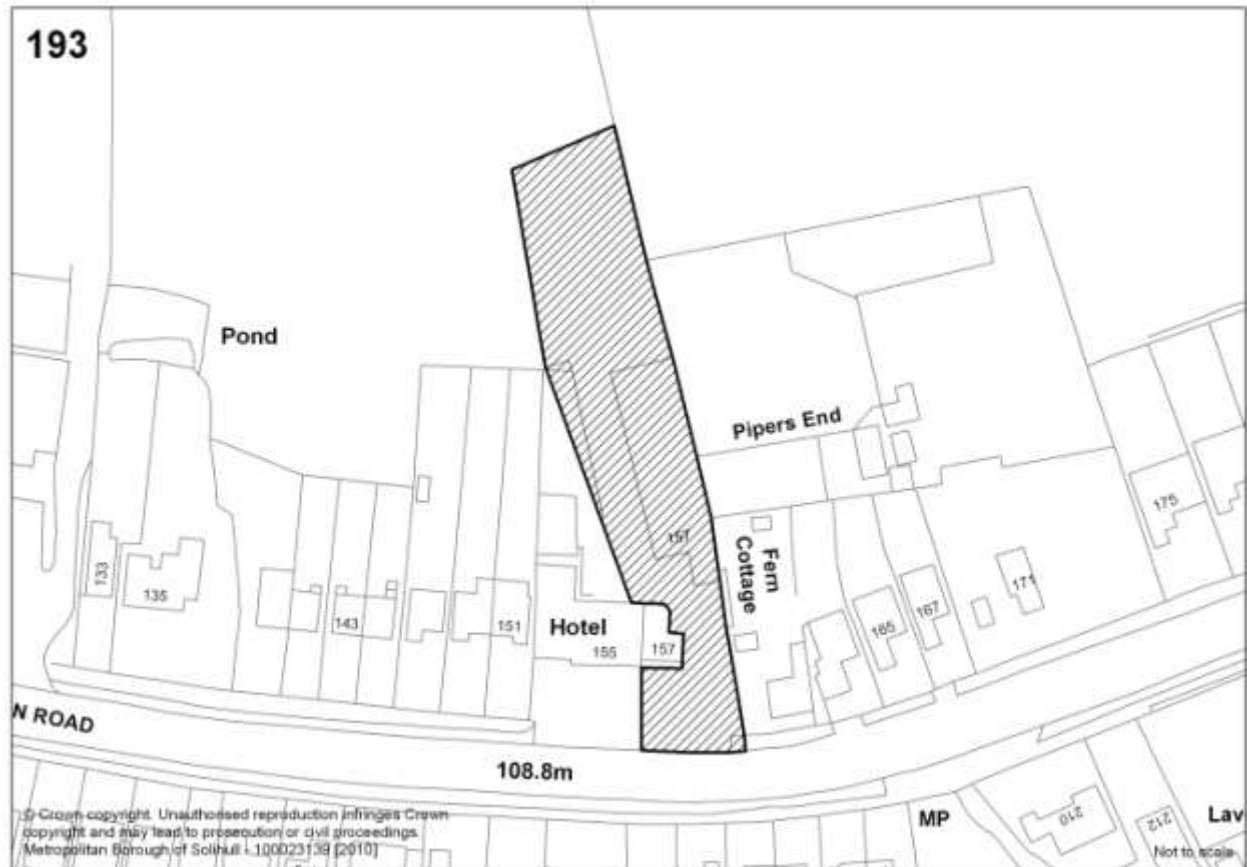
### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	Poor accessibility to local services and facilities. Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.
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## Site 193 159 Main Road



### Proposal

Site Size	0.23ha (0.57ac)
Existing Use	Green field/ Brown field
	Vacant builders merchants
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

### Suitability for Housing

Policy restrictions	Unitary Development Plan - part Green belt, Employment land
Physical problems and limitations	Hard constraints: Listed building (adjacent)
	Soft constraints: Local infrastructure Increased provision of services Access Hedgerows (boundary) Habitats of interest Agricultural land classification – 3
Accessibility	Primary Schools – medium Secondary Schools – medium Health – high Fresh food – medium Overall - medium

	N°. jobs within 15 minutes – very low N° jobs within 30 minutes – medium N°. jobs within 45 minutes – high
Potential impacts	Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements. Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land. Back land development, would impact on the character of the area. Landscape, conservation, increased traffic flow, would be visible from countryside due to land levels
Environmental conditions	Noise exposure category – B(day), A(night)

### Achievability for Housing

Market	Surrounding area is mix of residential and agriculture. Mix of housing types in the locality. Market demand expected to be high in this postcode area.
Cost	Full intrusive ground survey required, ecological, topographical. Provision of suitable access. Infrastructure works. Service provision or increased capacity. Design and build solutions.
Delivery	Projected build would take 9 - 18 months. Would suit small/private developers.

### Housing Potential

In line with policy 30-50 dwellings per Hectare. Mix of development of 2, 3, 4, 5 bed detached, semi detached and terraced houses. A percentage of 1 & 2 bed apartments perhaps. Site could accommodate a development of 7 – 12 units.
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### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	Good accessibility to local services and facilities. However accessibility to secondary schools by cycle is along unsuitable routes. Release of the site would impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites. Impact on the character of the area, potential for redevelopment at the front of the site only, with garden into green belt, but this is unlikely to be viable.
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**Site 222 Land at the Firs Maxstoke Lane (see Site 78)**



**Proposal**

Site Size	1.52ha (3.76 acres)
Existing Use	Green field
	Farmland, agriculture
Proposal	Housing
Availability for housing	Within 5 years – expected to deliver

**Suitability for Housing**

Policy restrictions	Unitary Development Plan – Green belt
Physical problems and limitations	Hard constraints: None
	Soft constraints: Local infrastructure Increased provision of services Access Adjacent to park / play area Habitats of interest Agricultural land classification – 2, 3 Minerals consultation zone Local wildlife site
Accessibility	Primary Schools – high Secondary Schools – medium Health – medium Fresh food – high Overall - medium Nº. jobs within 15 minutes – very low Nº jobs within 30 minutes – medium

	N°. jobs within 45 minutes – high
Potential impacts	<p>Within the Meriden gap and contributes to the purposes of the green belt, safeguarding the countryside from encroachment and helping prevent coalescence between settlements.</p> <p>Poorly related to existing development. Would impact on the functions and openness of the green belt and create an indefensible green belt boundary, setting a precedent for the development of surrounding land.</p> <p>Landscape, Conservation, Increased traffic flow.</p>
Environmental conditions	Noise exposure category – C(day), B(night)

### Achievability for Housing

Market	<p>Surrounding area is mix of residential and agriculture.</p> <p>Mix of housing types in the locality.</p> <p>Market demand expected to be high in this postcode area.</p>
Cost	<p>Full intrusive ground survey required, ecological, topographical.</p> <p>Provision of suitable access.</p> <p>Infrastructure works.</p> <p>Service provision or increased capacity.</p>
Delivery	<p>Projected build would take up to 36 months.</p> <p>Phased development.</p> <p>Would suit large, medium and some small developers.</p>

### Housing Potential

<p>In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more.</p> <p>40% affordable, tenure split to be negotiated</p> <p>Mix of development of 2, 3, 4, 5, 6 bed detached, semi detached and terraced houses. 1 &amp; 2 bed apartments.</p> <p>Site could accommodate a development of 46-76 units. An indicative layout for 63 units has been included with the site proposal.</p>
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### Include in SHLAA

No	Green belt
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### Consider Further for Allocation

No	<p>Good accessibility to local services and facilities. However accessibility to secondary schools by cycle is along unsuitable routes.</p> <p>Release of the site would have a significant impact of green belt functions and openness and would set a precedent for further green belt land release from surrounding sites.</p> <p>Sites in noise exposure category C should not be considered for development unless there are no suitable alternatives.</p> <p>Local wildlife site is a soft constraint, but loss should be avoided if there are better alternatives.</p>
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