



Meriden
PARISH COUNCIL
the historic centre of England

**Meriden
Neighbourhood Development Plan
2018-2033
REFERENDUM SUBMISSION**

Protecting our history, planning our future

List of Contents

1.0	Introduction	Page 6
2.0	A History of Meriden	Page 9
3.0	Neighbourhood Planning	Page 13
4.0	A Future Vision for Meriden	Page 18
5.0	Housing	Page 24
	• Policy H1 – Housing Growth	Page 24
	• Policy H2 – Local Needs Housing	Page 31
	• Policy H3 – Housing Design	Page 35
6.0	Natural Environment	Page 41
	• Policy NE1 – Landscape	Page 43
	• Policy NE2 – Biodiversity	Page 52
	• Policy NE3 – Green Infrastructure	Page 59
	• Policy NE4 – Priority Habitats	Page 62
	• Policy NE5 – Flooding and Drainage	Page 67
	• Policy NE6 – Renewable and Low Carbon Energy	Page 70
7.0	Built Environment	Page 71
	• Policy BE1 – Responding to Local Character	Page 72
	• Policy BE2 – Use of Brownfield Land	Page 76
	• Project 1 - Heritage Assets	Page 77
	• Policy BE3 – Promoting Walking and Cycling	Page 87
	• Policy BE4 – Advertisements	Page 88
8.0	Local Community	Page 90
	• Policy LC1 – Designated Community Assets	Page 91
	• Policy LC2 – Protecting and Enhancing Health Opportunities	Page 93
	• Policy LC3 – Protecting and Enhancing Education and Library Facilities	Page 94
	• Policy LC4 – Designated Local Green Space	Page 95
	• Policy LC5 – Allotments	Page 102
9.0	Local Economy	Page 104
	• Policy LE1 – Protecting and Enhancing Existing Employment Sites	Page 104
	• Policy LE2 – Protecting and Enhancing the Village Centre	Page 105
	• Policy LE3 – Promoting High Speed Broadband and Mobile Telecommunications	Page 107
	• Policy LE4 – Agricultural Land and Farm Diversification	Page 109
	• Policy LE5 – Homeworking and Live-Work Units	Page 111
	• Policy LE6 – Leisure and Tourism	Page 112
10.0	Traffic, Transport and Road Safety	Page 113
	• Project 1 – Road Safety Parking in the Village Centre	Page 114
	• Policy T1 – Managing the Impact of Traffic	Page 115
	• Project 2 – Removing ‘clutter’ and improving the visual Environment	Page 117
	• Project 3 – Traffic Management	Page 117
	• Project 4 – Public Transport	Page 118

List of Figures

Figure 1 - The Neighbourhood Area	Page 14
Figure 2 - UK Central Hub including HS2 Interchange Station	Page 19
Figure 3 - Area G NRS Waste Care	Page 20
Figure 4 - Quarry Site Cornets End Lane	Page 21
Figure 5 - Village Boundary	Page 25
Figure 6 - Table showing the results of the September 2016 Straw Poll	Page 27
Figure 7 - Proposed Housing Allocation 10, West of Meriden, Meriden	Page 28
Figure 8 - Poor parking on Main Road	Page 37
Figure 9 - Parking on pavement off Main Road	Page 38
Figure 10 - Parking on pavement off Main Road	Page 39
Figure 11 - Parking on pavement off Leys Lane	Page 39
Figure 12 - Poor parking on Leys Lane	Page 40
Figure 13 - Meriden's Valued Landscapes	Page 44
Figure 14 - Valued Landscape - View from St Laurence Churchyard	Page 47
Figure 15 - Valued Landscape – View from St Laurence Churchyard	Page 47
Figure 16 - Valued Landscape – View from St Laurence Churchyard	Page 48
Figure 17 - View from St Laurence Churchyard – Birmingham in the skyline	Page 48
Figure 18 - View from St Laurence Churchyard – Coventry in the skyline	Page 49
Figure 19 - Valued Landscape – 'The Dowlands' viewed from Strawberry Bank Hotel's garden	Page 49
Figure 20 - Valued Landscape – 'The Dowlands' viewed from the back of Strawberry Fields housing	Page 50
Figure 21 - Valued Landscape – 'The Dowlands' viewed facing Meriden Hall from Strawberry Fields	Page 50
Figure 22 - Valued Landscape – Millennium Way footpath through 'Dowlands	Page 51
Figure 23 - Valued Landscape – View from the Scout Hut towards Church Lane	Page 51
Figure 24 - Meriden Parish Protected Species map	Page 54

Figure 25 - Meriden Parish Notable Species map	Page 55
Figure 26 - Meriden Parish Woodland and Hedgerow Connectivity Map	Page 58
Figure 27 - Meriden Parish Statutory & Non-Statutory Site Map	Page 61
Figure 28 - Meriden Parish Local Wildlife Site Map	Page 65
Figure 29 - Meriden Parish Phase 1 Habitat Map	Page 66
Figure 30 - Flooding in Meriden taken 21 November 2012	Page 68
Figure 31 - Flooding in Meriden taken 6 February 2016	Page 68
Figure 32 - Character Areas – The Village	Page 74
Figure 33 - Character Areas – Millison’s Wood and Eaves Green	Page 75
Figure 34 - Designated Heritage Assets	Page 78
Figure 35 - Designated Heritage Assets 1-11 Map	Page 79
Figure 36 - Designated Heritage Assets 12-24 Map	Page 81
Figure 37 - Designated Heritage Assets 23-32 Map	Page 83
Figure 38 - Designated Heritage Assets 33-35 Map	Page 85
Figure 39 - Designated Local Green Spaces 1-6	Page 96
Figure 40 - Designated Local Green Spaces 7-15	Page 98
Figure 41 - Designated Local Green Space 16	Page 100
Figure 42 - Designated Local Green Space 17	Page 101
Figure 43 - Leys Lane allotments at Mulberry Gardens	Page 103
Figure 44 - Oddfellows allotments	Page 103
Figure 45 - Village Centre	Page 106
Figure 46 - Mobile reception in Meriden	Page 108
Figure 47 - Agricultural Land Classification	Page 110

List of Appendices

1. Excerpt from Parish Design Statement 2011

Page 120

The appendices below can be viewed at the following website:

<http://www.meridenparishcouncil.org.uk/neighbourhood-planning/>

2. Parish Design Statement 2011

3. Meriden's Neighbourhood Plan Residents Survey 2016

4. Meriden's Neighbourhood Plan Business Survey 2017

5. Meriden's Housing Needs Survey (WRCC) 2018

6. Meriden's Housing Needs Assessment (AECOM) 2019

7. SMBC Housing Allocation Scheme

8. Local Green Spaces - Assessments 1 to 17

9. Meriden's Ecological Report by the Habitat Biodiversity Audit Partnership

10. Meriden & Millison's Wood Tree Survey 2014 to date

11. Designated and other important Heritage Assets

12. Declaration of a Climate Emergency



Meriden Pool

1.0 Introduction

1.1 Parish Profile

1.1.1 The parish of Meriden covers an area that includes the village of Meriden and the areas of Millison's Wood, Eaves Green, Church Lane and Harvest Hill. The parish is broadly bounded by the A45 by-pass to the north, by a tributary of the river Blythe to the east, by another tributary of the Blythe to the south and the A452 by-pass to the west. Extensive sand and gravel workings lie within the parish of Meriden, including the Meriden Quarry complex that is accessed from Cornets End Lane. A large water-filled former quarry also known as the 'Meriden Sandcap', lies north of Hampton Lane and is being filled in; to the north-east there is also a group of detached and semi-detached houses fronting the south side of Hampton Lane together with the existing Meriden Sports Park and Pavilion (parish council offices). To the west are the grounds, buildings and car park of the North Warwickshire Golf Club and to the east there is a large field and, beyond that, the house and grounds of Meriden Hall, including a park home development with more than 60 single storey mobile homes.

1.1.2 The wider surrounding landscape, beyond the quarry complex and Meriden Village, includes the Stonebridge Golf Course to the north-west, and Packington Hall and Park to the north, and classic Ancient Arden/Arden Parklands farmland to the south, west and east. Other nearby settlements include Hampton in Arden (1.8 miles south-west), Berkswell (3.15 miles south) and Coventry (centred 6.5 miles south-east).

1.1.3 The area known as 'Arden' in modern planning guidance and policy documents ⁽¹⁾ refers to that part of Warwickshire and north Worcestershire that was anciently covered by the vast Forest of Arden. The name is thought to be derived from an Ancient British word 'ardu', meaning 'high land'. In existence before the Anglo-Saxon period and continuing into the Middle Ages, an area roughly corresponding to the north-western half of Warwickshire was then heavily forested and was gradually cleared for new settlements and agricultural land (fields). At the time of the Domesday Survey (1086) there were over 50 square miles of woodland and wood pasture, or some 35% of north-west Warwickshire, including Coventry and Birmingham.

1.1.4 Though the vast majority of this forest has long since gone, the memory has lingered on in place names like Hampton-in-Arden, Henley-in-Arden, Tanworth-in-Arden and Weston-in-Arden (now part of Bulkington). Shakespeare also used the Forest of Arden as a location in his play *As You Like It*, although his was a romanticized version of the real forest that also incorporated elements of the Ardennes Forest in France. Several substantial remnants of the ancient woodland still exist in this region, however, although many of them have been replanted with non-native coniferous plantations for commercial purposes, a process encouraged by the Forestry Commission. The Arden landscape today is essentially a man-made pastoral landscape.

1.1.5 The village of Meriden derives its special character from its rural setting and its historic roots, central to which is its parish church with its collection of historical buildings and the village green that sits in the conservation area. The church is sited on a hill-top with magnificent views towards Birmingham and beyond.

1.1.6 The publication of a Parish Design Statement in 2011 described the qualities and features of Meriden and acts as a point of reference to ensure that local knowledge of the village's character can be taken account of when changes to the village's landscape are proposed.

⁽¹⁾ Solihull Woodland Strategy 2010-2014, Warwickshire Landscape Guidelines 1993

1.1.7 Meriden's population at the time of the 2011 census was 2719 people in 1220 households. With recent developments since 2011 e.g. Meriden Gate and Mulberry Gardens, households have risen to 1463.

1.1.8 Meriden Parish falls into the 41% to 60% band of deprivation level which is mid-way between the least (less than 20%) and the most (81% to 100%).

1.1.9 According to the 2011 Census, statistics for the parish of Meriden comprise:

- a) 14% of the population is under 16.
- b) 61% are between 16 and 64.
- c) 25% are 65 or over.
- d) The average age is 43.78 years.
- e) There are 80% houses, 12% flats and 8% caravan/mobile homes.
- f) 64% of the population of working age are economically active (i.e. employed, full-time or part-time, or self-employed).
- g) 85% of households own at least one car.
- h) 73% of the working age population are qualified to degree level or above.
- i) 27% of the working age population do not have any qualifications.
- j) 20% of the population are described as having a limiting long-term illness.

1.1.10 The village has a range of facilities including a primary school with nursery unit, a library, doctors' surgery, a number of shops including a post office and pharmacy together with excellent sporting and recreational facilities, including Meriden Sports Park and the Village Hall. There are 82 and X1 bus services providing easy access to Coventry and, Birmingham City Centres, Birmingham International Railway Station, Birmingham Airport, Hampton in Arden Railway Station and Solihull Town Centre including 89 and the blue bus service which come up for regular reviews by Transport for West Midlands (TfWM).

1.2 Neighbourhood Planning Rationale

1.2.1 Neighbourhood Planning enables local communities to have greater influence on decision making on the planning matters that affect them. As such Meriden's Neighbourhood Development Plan (NDP) is a community led framework for guiding future development, regeneration and conservation in the local area. This NDP will form part of the statutory development plan for Solihull Metropolitan Borough which gives it greater weight in planning decisions than Meriden's Parish Plan published in 2009 and Parish Design Statement published in 2011.

1.2.2 Funding from Locality and some sponsorship from a local business, H2L, paid for planning consultants' fees and that ensured that all expenditure in producing this NDP is at minimal cost to Meriden residents. It also provided technical support during the preparation of the NDP.

1.3 Planning Policy Context

1.3.1 Following the publication of the first National Planning Policy Framework (NPPF) in 2012, Meriden Parish Council decided to prepare a Neighbourhood Development Plan which meets the requirements of the NPPF and the Solihull Development Plan. These tiers of strategic planning policy underpin decisions at national and local level.

1.4 Solihull Local Plan

1.4.1 In November 2016, Solihull Metropolitan Borough Council's Cabinet members approved their Draft Local Plan Review for public consultation which took place between 5 December 2016 and 17 February 2017. To meet housing needs, Solihull proposed one site in Meriden providing up to 50 houses. This site was identified in Meriden's Parish Design Statement as suitable for development and confirmed in a public straw poll at the Village Hall in September 2016.

1.4.2 Consultation on a supplementary update to the Draft Local Plan took place from January to March 2019. The same site featured but increased housing from 50 to up to 100 houses. We continue to work with Solihull Metropolitan Borough Council (SMBC) to ensure Meriden's NDP supports appropriate development within the designated Neighbourhood Area that responds to local character and local housing needs first and foremost.

1.4.3 It is important to note that this NDP cannot conflict with the strategic policies of the Solihull Local Plan.

1.5 Objective of Meriden's NDP

1.5.1 The development of a Neighbourhood Development Plan (NDP) for Meriden is being facilitated by Meriden Parish Council with help from volunteers across the community. Meriden Parish Council believes that this is a real opportunity for the community to have some ownership on future planning policy for the Neighbourhood Area. Through the creation of the NDP, local people will have the opportunity to help shape future policies for land use and the scale of development and what it should look like.

Monitoring and Review

1.5.2 The NDP will cover the parish of Meriden and, subject to passing through the formal process, which includes extensive consultation, meeting 'Basic Conditions', and an independent examination and finally a local referendum; it will become part of the local planning framework. Its policies will apply until 2033.

1.5.3 Should national or Solihull's Local Plan policies change before the end of the plan period (2033), the NDP will need to be reviewed and amended to ensure it does not conflict those policies.

2.0 A History of Meriden

2.1 Meriden from Medieval Times to the Present Day

2.1.1 Ancient records often refer to Meriden as a small but pleasant village with a scattering of inns. The original hilltop village of Alspath, where the church of St. Laurence is situated, was superseded by a later settlement, Meriden, which grew up in the valley on flatter ground on either side of the important medieval road linking London to Chester and Holyhead. In places, Meriden still retains signs of its ancient landscape with deep narrow winding lanes and embanked hedges marking old boundaries. Ancient woodlands, such as Millison's Wood survive.

2.1.2 The original heart of Saxon, Alspath (Aelle's way) was part of an estate belonging to Lady Godgifu (Godiva), the Mercian Countess, made famous in Coventry's legend. In the village she is recalled in 'Godedithe's Mede', a field on the right-hand side of Eaves Green Lane and mentioned in Meriden's Domesday Book entry of 1086. Meriden is also a Saxon name meaning pleasant (myrig) 'U' shaped valley (denu).

2.1.3 Soon after the Norman Conquest a knightly family naming itself after the village became its lord. The stone church in essence dates from c.1180 when Ivo of Alspath by then an old man rebuilt it with a fresh dedication to St Laurence. After Ivo's day the village was divided into 4 or 5 estates (manors), each one inherited by a daughter, the principal one being centred on Alspath Hall a double moated site. The others were Meriden Hall, Walsh Hall, Moat House Farm and Marlbrook Hall (Farm)/Old Fillongley.

2.1.4 By the early 1600s the hamlet of Meriden with its many inns, alehouses, farms and crafts had superseded Alspath. A significant drove route from Wales dividing at Meriden Pool continued either up the Hill to Coventry market or traversed Berkswell Road, then called 'Warwick Lane' to Warwick, Northamptonshire and London or even the Continent.

2.1.5 It is believed the term 'Pool' derives from the Welsh word 'Pwl' meaning a Pond where animals drink reminding us of the Welsh drovers who stopped here. Meriden is even commemorated in a Welsh poem about droving.



2.1.6 The Woodmen of Arden, the famous archery club, reputedly the oldest in England, was established at a meeting in the old Bull's Head (Darlaston Hall) in 1785.

2.1.7 Meriden's economy thrived on its inns and associated businesses like baking, butchery, or wheelwrights, coopers and smiths' shops. The London to Holyhead Road was of strategic and economic importance. Meriden was a day's coach drive from London and a favourite

overnight stop. The inns became even more significant when the road from London was turnpiked in 1724.

2.1.8 Maintenance of the turnpike was poor and in 1810, the great road-building engineer Thomas Telford began work on a major renovation of the whole route to Holyhead that included lowering Meriden Hill, thus bypassing the Queen's Head Pub and the "Old Road". Conversely upgrades by Thomas Telford to Holyhead 1821/2 and 1830 came too late.

The railway by-passed the village by 1838 and Meriden dwindled in significance and prosperity until the car, airport and NEC revitalised the hotel trade. Hauliers put the village on the map from the 1920s to the 1950s but the A45 by-pass drew lorries away again after 1959.

2.1.9 Over the centuries the Heath on which there was a Victorian racecourse, had billeted many soldiers; sometimes to dramatic effect as at the start of the English Civil War in 1642 or on the way to attack Bonnie Prince Charlie, 1745. Trainee airmen flew there late in the Great War, 1917/18.

2.1.10 With its 15th century sandstone cross on the Green as well as the Cyclists' Memorial 1921, Meriden lays claim to be the 'Centre of England'. Oral tradition is hard to substantiate and the earliest written statement to that effect is mid-Victorian. The Cross was moved from its original position near the Methodist chapel probably when Telford widened the road and again to its present site in 1953.



Sandstone cross on the Village Green

2.1.11 Between the censuses of 1931 and 1981, the population of Meriden parish increased from 912 to 2,341, an increase of 250% in 50 years. Almost all of this increase took place in Meriden village itself. By 2011, the population of Meriden parish had increased to 2,719.

2.1.12 Meriden was the home of the Triumph Motorcycle factory, which moved from Coventry during the Second World War. In July 1973, a new company - Norton-Villiers-Triumph - was formed and it was planned to move production to the BSA factory in Birmingham. A sit-in by workers at Meriden lasted for almost two years until March 1975 when a workers' co-operative was set up to manufacture the Triumph Bonneville, mostly for the American market. The factory finally closed in 1983, liquidators sold the company's assets and the site was cleared the following year for housing. The Triumph name lives on in a new company, Triumph Motorcycles Limited, based in Hinckley, Leicestershire.



Triumph Motorcycle Factory commemorative stone

2.2 The development of the village and the surrounding settlements



Village Green

2.2.1 The 'centre' of the village today is off-centre, at the intersection of the Birmingham/Main and Fillongley Roads by the village green, which is a Conservation Area, designated in March 1988, registered with Meriden Parish Council on 10th of October 2006 and registered with Fields in Trust on 18th of June 2019. It is along these two roads that the historical development of the village can be traced.

2.2.2 Facing the Green on the corner of Fillongley Road are 17th Century thatched cottages, while 'Corner House' and 'The Laurels' are later 19th Century buildings (all grade 2 listed). Eastwards from the Green along Main Road are a run of older cottages and a cluster of listed buildings from Strawberry Bank to Waterfall Cottages, with the Bull's Head pub and Meriden Hall in its own grounds to the south of Main Road.

2.2.3 Further to the east, beyond Meriden Pool, four distinctive stone cottages lie intermingled with post-war development before reaching the 'Old Road', its cottages and the Queen's Head. Westwards from the centre is Forest Hall and the remarkable original pavilion, workshop and archery grounds dating from the late 18th century, all listed as of national importance.

2.2.4 The 'old' village (Alspath) on Meriden Hill was designated a Conservation Area in 1977, with its cluster of listed buildings including the Church of St. Laurence, which is of high significance and listed Grade 1. Growth in the 20th century was extensive. Between the wars, ribbon development took place along the Fillongley Road and to a limited extent along Main Road / Birmingham Road and Leys Lane. At the same time the Millison's Wood development was constructed a mile or so to the east of the centre and there was some development at Eaves Green.

2.2.5 During the Second World War, 'temporary' evacuation centres were established at Eaves Green and in the grounds of Meriden Hall. After the war, these became more permanent 'mobile' home parks which are attractively laid out.



Meriden Hall

2.2.6 In the decades following the war the pattern of development was shaped by the roads, with council and private housing developments built on the land enclosed by the Fillongley Road, Main Road and Leys Lane. Frontage development also consolidated housing on the Fillongley Road, Maxstoke Lane, Main / Birmingham Road and Berkswell Road.

2.2.7 In the last decades of the 20th century there were two significant housing developments. The first was on Strawberry Fields, to the south of Main Road near the centre and the second was at Millison's Wood on the site of the former Triumph motorcycle factory. Elsewhere there were some smaller infill developments.

2.2.8 Since 2011 two further housing developments were built, Meriden Gate, Maxstoke Lane and Mulberry Gardens, Leys Lane and Meriden Hotel was converted to flats. Planning permissions of small scale (infill) developments granted since 2011 sees a total of 173 homes built/being built.



Meriden Road 'old garage site'



Mulberry Gardens, Leys Lane



Meriden Gate, off Maxstoke Lane



3.0 Neighbourhood Planning

3.1 Introduction

3.1.1 Neighbourhood Development Plans (NDPs) were introduced under the Localism Act 2011. This became law in April 2012 and aims to give local people more say in the future of where they live. The NDP will be subject to public consultation and independent Examination. Following a successful examination, the Plan will proceed to a local referendum. If more than half of those voting vote in favour of the NDP, it will become part of the statutory Development Plan for the Borough, used to help determine planning applications in the Neighbourhood Area.

3.1.2 For Meriden, this is a great opportunity for people living in the village to decide how the village should evolve in the years up to 2033. The NDP contains the vision for Meriden that was developed through consultation with the local community and key stakeholders and sets out clear planning policies to realise this vision. This NDP conforms with the strategic policies of SMBC's Local Plan, which was adopted in December 2013 and has had regard to the emerging Local Plan Review.

3.1.3 Policies within this NDP will allow the village to develop through steady but moderate growth, whilst meeting the housing needs of the community and at the same time conserving the rural landscape, the openness of the Green Belt and the numerous heritage assets within the Neighbourhood Area. It also considers the infrastructure needed to support such growth. An NDP must have appropriate regard to the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). This NDP will demonstrate how the sustainability objectives of the Government are implemented through local policies.

3.1.4 On 16 March 2015, SMBC's Cabinet approved Meriden Parish Council as an appropriate 'qualifying body' to submit a Neighbourhood Development Plan. It also approved the Neighbourhood Area which the NDP will cover. The boundary of the Neighbourhood Area is contiguous with that of the Parish boundary of Meriden.

3.2 The Neighbourhood Area

3.2.1 Meriden is at the centre of England and this fact has been marked for centuries by an ancient cross on the village green. The Parish of Meriden lies in the rural 'gap' between Coventry and the Birmingham conurbation. The 'Meriden Gap' is the name given locally to the precious Green Belt of attractive countryside and villages that lies at the heart of the most economically successful area of the West Midlands.

3.2.2 The Parish covers approximately 11.5 square kilometres and forms the North East corner of Solihull Metropolitan Borough, bordering Coventry to the east and North Warwickshire to the north.

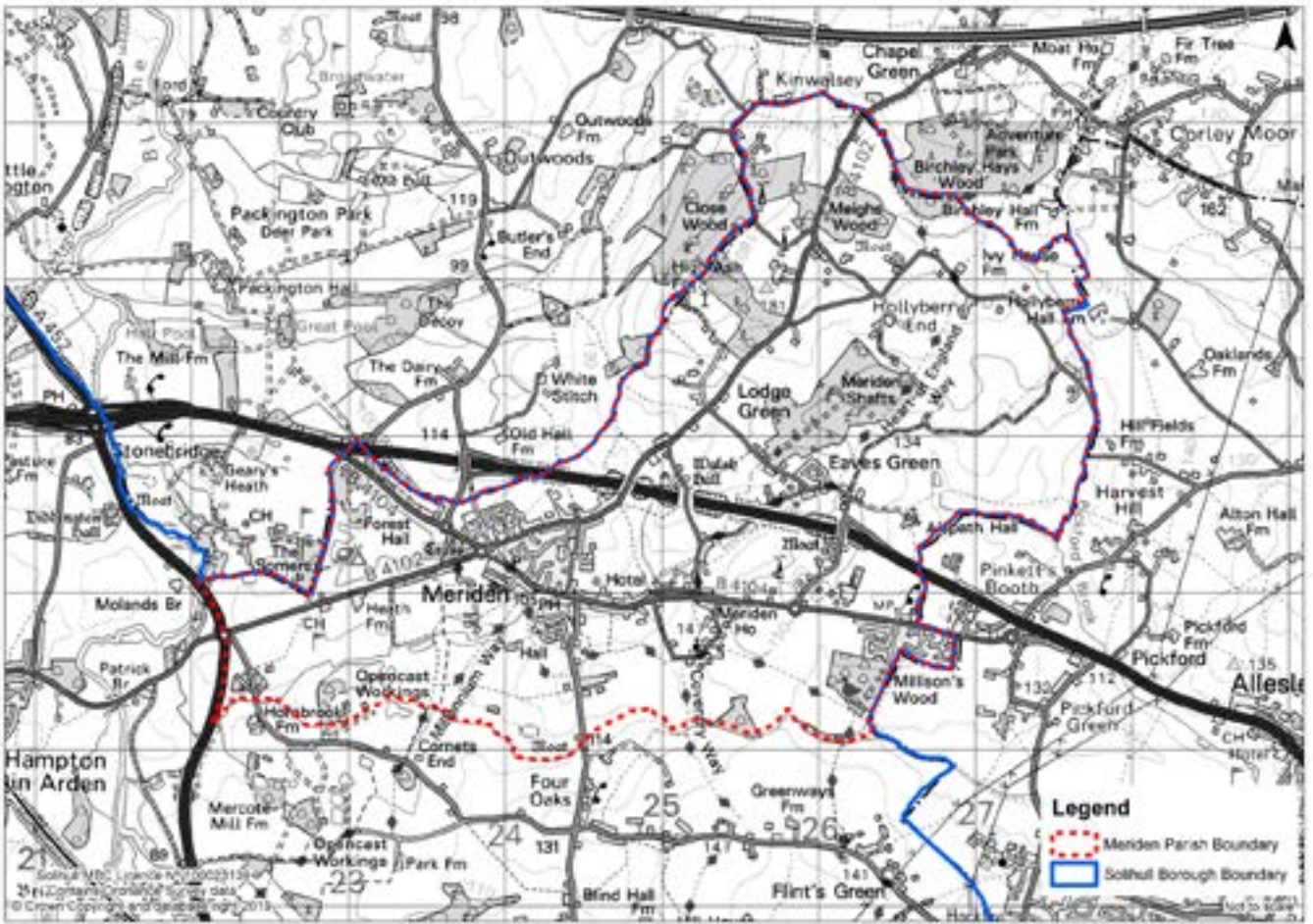


Figure 1 - The Neighbourhood Area

3.3 Parish Plan and Design Statement



3.3.1 The Meriden Parish Plan was published in 2009 which sets out a vision of what is important for the community. The Plan identifies many key issues and services that are at the heart of the community. It explores how they can be safeguarded and describes how they might be developed in the next few years and beyond.

3.3.2 In 2011, Meriden Parish Council approved the Parish Design Statement which was researched and written by the Parish Plan Working Group after consultation with the public. This was sent to SMBC's Planning Directorate to be used as supplementary planning guidance alongside Meriden's Parish Plan.

3.3.3 The Localism Act provides an ideal opportunity to revisit the Parish Plan and to work with the local community and Meriden Parish Council to replace it with a Neighbourhood Development Plan. The application for designation of a Neighbourhood Area was approved by SMBC on 16 March 2015. Thereafter a Neighbourhood Development Plan working group was formed comprising members of the community, SMBC and parish councillors. The inaugural meeting of the working group was held on 21 April 2015. An application for funding through Locality was successful and all costs incurred to September 2017 were covered by this grant. This was followed by a Locality Technical Support grant in May 2018 to undertake a Housing Needs Assessment and Locality Funding to cover Meriden's Housing Needs Survey and Local Green Spaces Assessment, all conducted between July – November 2018. Further funding was granted in June 2019 to conduct an Ecological Report for Meriden and fund the materials needed for Regulation 14 consultation.

3.4 Neighbourhood Development Plan Consultations

From 2015, Meriden Parish Council started to consult with residents on what mattered to them and what they thought should be the focus of Meriden's NDP.

3.4.1 Three Things and Straplines

At various community events and with specific community groups, the community was asked to write down three things they liked about Meriden and three things they would change.

Top three things liked about Meriden were:

- Community/community spirit – 18%
- Countryside – 12%
- Sports Park – 12%

The top change they would make was to improve road safety and parking at 22%. Top three things the year 7 to year 13 students (127 pupils) from Heart of England School like about Meriden were:

- Shops – 27%
- Sports Park – 24%
- Countryside/green and open spaces (including the duck pond) – 12%

The students' top change that they would make was to improve/have more sporting facilities at the sports park and elsewhere – 27%

The community was also asked to choose a strapline that best reflected what they wanted the NDP to achieve. 206 votes were cast with the following results:

- Protecting our history, planning our future – 28.1%
- Your neighbourhood, your plan, your future – 15.5%
- Keeping the neighbourhood yours – 13.6%
- Making the most of our community – 14.6%
- Our choice, our community – 14.6%
- Your neighbourhood, your future – 13.6%

This was done across three years at various events and with specific community groups

- December 2014 – Meriden Primary School's Winter Fayre to recruit volunteers (before cabinet approved the designated area)
- May 2015 – Cameo (over 55s)
- June 2015 – Meriden Scouts Group
- July 2015 – Meriden Primary School's Summer Fayre
- December 2015 – Meriden Primary School's Christmas Fayre
- January 2016 – 127 Meriden pupils from years 7 to 13 at the Heart of England (Secondary) School
- June 2016 – Funday Sunday on the Village Green
- June 2017 – Funday Sunday on the Village Green
- July 2017 – Picnic in the Park
- July 2018 – Picnic in the Park
- March 2019 – Drop-in session at the Village Hall
- May 2019 – Parish Assembly at the Scout Hut



3.4.2 Meriden Neighbourhood Plan Survey

In June 2016, a survey for residents was conducted to help formulate the NDP. It achieved a 27.1% response rate with 370 residents returning the questionnaire.

3.4.3 Straw poll on 'call for sites'

In response to the 12 Meriden sites received and published as part of SMBC's 'Call for Sites' consultation, the community was invited to take part in a straw poll consultation in

September 2016 to choose three sites they thought would be suitable for development and three they thought would not be suitable.



3.4.4 Meriden Neighbourhood Plan Business Survey

Over the months of June and July 2017 a survey for businesses was conducted in the parish to get their commercial view of working in Meriden. 21 businesses out of 48 completed the survey, a 43.75% response rate.

3.4.5 Meriden Mobile Mast Survey

Meriden's Neighbourhood Plan Survey revealed that top priorities for the community were 1) broadband and 2) mobile reception. In February 2017, Meriden Parish Council conducted a survey monkey to ask residents what their mobile reception was like and would they support a mobile mast in Meriden. Over 100 residents responded and confirmed mobile reception was a problem.

3.4.6 Meriden's Housing Needs Survey

Meriden Parish Council commissioned Warwickshire Rural Community Council (WRCC) to undertake a Housing Needs Survey during July 2018.

Approximately 1463 survey forms were distributed to local residents and 68 were returned. Of the returned forms 1 was blank and 22 were discounted as the respondent did not indicate a housing need. The remaining 45 respondents indicated a housing need and completed all or part of the survey form, and in section 5, Policy H2 relates to information provided by these 45 respondents.

3.4.7 Meriden's Housing Needs Assessment

Technical support was provided by Locality in 2018 whereby AECOM was commissioned to produce a Housing Needs Assessment for Meriden.

Their desktop research concluded that Meriden has a need for 87 affordable housing units of which 47 should be socially rented and that demand is strongest for 2 bedroom properties. See Appendix 6.

4.0 A Future Vision for Meriden

4.1 The Vision for 2033

4.1.1 Our vision sets out what residents in the Parish of Meriden want for their community, environment and housing needs so that they can continue to live and work here in harmony with Meriden's semi-rural setting in the period to 2033, and beyond. The objectives and policies set out in this Plan reflect the views of our residents.

The Vision for the Parish of Meriden for 2033

Protecting our history, planning our future

Meriden's vision is to allow the village to develop through steady but moderate growth, meeting the evidence-based housing needs of the community and the infrastructure needed to support such growth, with the aspiration of making Meriden a healthy, safe and pleasant environment for its residents to live and work in. To retain the strategic Meriden Gap between the Birmingham and Coventry, we wish to preserve and enhance the rural landscape, the openness of the Green Belt, and the numerous heritage assets within the Neighbourhood Area.

4.2 Meriden's Vision in Context

Historic and Natural Environment

4.2.1 Meriden lies in a rural setting at the heart of the Meriden Gap – the narrowest part of the West Midlands Green Belt between Solihull and Coventry. The value of Meriden's landscape is recognised in published landscape character assessments, notably Natural England's National Character Area 97: Arden and Warwickshire Landscape Guidelines: Arden. The latter (adopted by SMBC), divides Arden into seven distinct landscape types. Meriden lies within 'Ancient Arden'. SMBC's Countryside Strategy (adopted and published in October 2010) reinforced the case to protect and enhance the landscape of the Meriden Gap as does its current Draft Local Plan. In SMBC's Landscape Character Assessment (LCA) published in 2016, Meriden features in LCA 4 Rural Centre Sub Area 4D, LCA 7 Northern Upland and LCA 8 Blythe Lowland. See Section 6.0 Natural Environment for policies and additional information on this topic.

4.2.2 In 2013, Taylor Wimpey Homes was granted permission to build 40 houses which resulted in the loss of some of the Ancient Arden hedgerows.

4.2.3 In the 2016 Neighbourhood Plan Survey, 95% of respondents felt that the Neighbourhood Plan should aim to promote the maintenance and improvement of present green space and recreational areas, 89% supported the enhanced protection of historic and natural features, and 88% wanted the enhanced protection of the landscape.

Housing

4.2.4 In the 2016 Neighbourhood Plan Survey, 71% of respondents said that they thought that the Neighbourhood Plan should identify land for affordable housing to meet the needs of local people.

4.2.5 In the 2018 Housing Needs Survey, 45 homes were identified as needed of which 71% were either 1 or 2-bedroom properties and 38% of respondents preferred a bungalow.

4.2.6 A Housing Needs Assessment was published in 2018 by AECOM on behalf of Meriden Parish Council and its findings stated that all future development in Meriden should be affordable housing with a need for 1 and 2-bedroom properties – and these homes are in the shortest supply. There is an oversupply of larger homes being 3-4 bedrooms. The analysis shows 86 Affordable Housing Units includes Social Rented, Affordable Rent and Shared Ownership, should be built between now and 2028. On this basis it is recommended that at least 47 of these 86 affordable housing units are socially rented housing. The rest should be divided between Affordable Rent and Shared Ownership.

4.2.7 A development of up to 100 houses is currently proposed in Solihull's Draft Local Plan on land at Birmingham Road comprising the ex-caravan site and land adjacent to the Firs. The former garage site on Birmingham Road now has two 4-bedroom properties built.

High Speed Rail (HS2)

4.2.8 HS2 received Royal Assent in early 2017. The associated enabling works started in 2018 and are due to be complete by 2021. The main construction of the high-speed rail line is scheduled to commence in 2020 and may last up to five years. Meriden's proximity to the HS2 Interchange Station will see major construction works during this period and at times, delays are to be expected along the A452 / A45 corridors. Construction of the new station and the HS2 rail line is expected to increase construction related traffic, air, light and noise pollution and, at times, cause traffic to be diverted. HS2 are required to manage these to minimise the impact on local communities.

UK Central Hub

4.2.9 SMBC's Draft Local Plan Review has put forward plans for the development of the area around HS2 and the National Exhibition Centre (NEC) for employment and housing (to create a proposed Garden City, Arden Cross). This proposed development includes an additional 2,500 homes and new businesses on the edge of the Neighbourhood Area. See figure 2 – UK Central Hub including HS2 Interchange Station below.



Figure 2 – UK Central Hub including HS2 Interchange Station

Quarry expansion

4.2.10 Quarry companies continue to submit planning applications for expansion and new operations.

4.2.10.1 Tarmac

Tarmac has disposed of its long-time interest in the quarry to NRS Waste Care. Tarmac will be retaining the DSM plant and the two Readymix plants. **Tarmac Building Products** advised that production volumes had reduced in line with seasonal trends. The Banana Field (now NRS Waste Care) planning application for sand and gravel extraction had a positive determination. All advance archaeological investigations had been completed and had not identified anything of significance. See Figure 4.

4.2.10.2 NRS Waste Care

See section 4.2.10.1. The future of the previous **Coleman's Yard** the recycling permit had been transferred to NRS. A planning application has been successful for the development of an office and workshop area. See Figure 3.

4.2.10.3 A&A Recycling

Substantial wood recycling company. Additional concreting had been completed in the yard. A planning application to increase the operating hours to 0700 – 2200 Mon-Fri and 0600 – 1600 Sat and Sun for loading has been submitted, which has included reports following noise and dust monitoring, but has been refused. See Figure 4.

4.2.10.4 Silvertree

Plans for the Silvertree biomass plant and wastewater recycling plant with open composting for food waste have been halted.

4.2.10.5 Cemex

The new plant was currently being constructed and landfill operations are currently suspended. See Figure 4.



Figure 3 – Area G NRS Waste Care



Figure 4 – Quarry Site Cornets End Lane – Meriden Aggregates, Meriden Waste Care, OS Holdings, Midland Mix Concrete, Tarmac, Cemex, A&A Wood Recycling, Astwood Energy and Arden Composting.

Employment

4.2.11 Responses to the 2016 Neighbourhood Plan Resident Survey revealed that two-thirds of respondents said that existing employment sites should be protected from a change of use.

4.2.12 It was notable in the survey that 76% of respondents said that they felt the NDP should encourage working from home. Also, when asked if money was available to invest in infrastructure, residents ranked broadband first and mobile telephone second. 70% of respondents who took part in the Mobile Mast survey stated their mobile reception was Very Bad or Bad.

4.2.13 14% of respondents responding to the survey said that someone in their household was likely to want to find employment within the Parish in the next 5 years.

4.3 Meriden’s Strategic Objectives

In order to help achieve the vision of this plan the following key objectives and policies have been formulated:

Strategic Objectives

Housing

To promote new high-quality homes in appropriate sustainable locations that meet the needs of the village and borough and promote safe communities, without compromising the distinctive and attractive setting of the village or the natural environment

Natural Environment	To safeguard the natural environment and enhance biodiversity through sensitive development which protects and enriches the landscape
Built Environment	To promote high quality sustainable design whilst ensuring the historic environment is preserved and enhanced
Local Community	To ensure that valued community facilities, local shops and services are maintained and where possible enhanced in order to promote sustainable living
Local Economy	To contribute to building a strong, sustainable, responsive and competitive economy by ensuring that sufficient land of the appropriate type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure
Traffic, Transport and Road Safety	To seek on-going improvements to traffic management, transport and parking

Policies that feature in this Plan include:

Housing

- Policy H1 – Housing Growth
- Policy H2 – Local Needs Housing
- Policy H3 – Housing Design

Natural Environment

- Policy NE1 – Valued Landscapes
- Policy NE2 – Biodiversity
- Policy NE3 – Green Infrastructure
- Policy NE4 – Woodland and Meadow Policy
- Policy NE5 – Flooding and Drainage
- Policy NE6 – Renewable and Low Carbon Energy

Built Environment

- Policy BE1 – Responding to Local Character
- Policy BE2 – Use of Brownfield Land
- Policy BE3 – Designated Heritage Assets
- Policy BE4 – Promoting Walking and Cycling
- Policy BE5 – Advertisements

Local Community

- Policy LC1 – Designated Community Assets
- Policy LC2 – Protecting and Enhancing Health Opportunities
- Policy LC3 – Protecting and Enhancing Education and Library Facilities
- Policy LC4 – Designated Local Green Space
- Policy LC5 – Allotments

Local Economy

- LE1 – Protecting and Enhancing Existing Employment Sites
- LE2 – Protecting and Enhancing the Village Centre
- LE3 – Promoting High Speed Broadband and Mobile Telecommunications

LE4 – Agricultural Land and Farm Diversification

LE5 – Homeworking and Live-Work Units

LE6 – Leisure and Tourism

Traffic, Transport and Road Safety

Project 1 – Road Safety Parking in the Village Centre

T1 – Managing the Impact of Traffic

Project 2 – Removing ‘clutter’ and improving the visual environment

Project 3 – Traffic Management

Project 4 – Public Transport

5.0 Housing

Strategic Objective One - Housing

5.1 To promote new high-quality homes in appropriate sustainable locations that meet the needs of the village and district without compromising the distinctive and attractive setting of the village or the natural environment.

In view of SMBC's strategic allocation of land for up to 100 houses (see Figure 7), and planning applications with permission to build already granted, this NDP does not include any additional land allocation for housing. Instead the NDP provides policy guidance supportive of particular types of proposals for housing that address identified local needs.

Policy H1 - Housing Growth

H1.1 The built-up-area of Meriden is defined by the Village Boundary as outlined on Figure 5. New housing development within the Village Boundary will be supported subject to compliance with other policies in this Plan.

H1.2 Outside the Village Boundary housing development will only be supported where: it is within a Development Plan strategic housing allocation; or is in accordance with Policy H2; or is otherwise consistent with national policy.

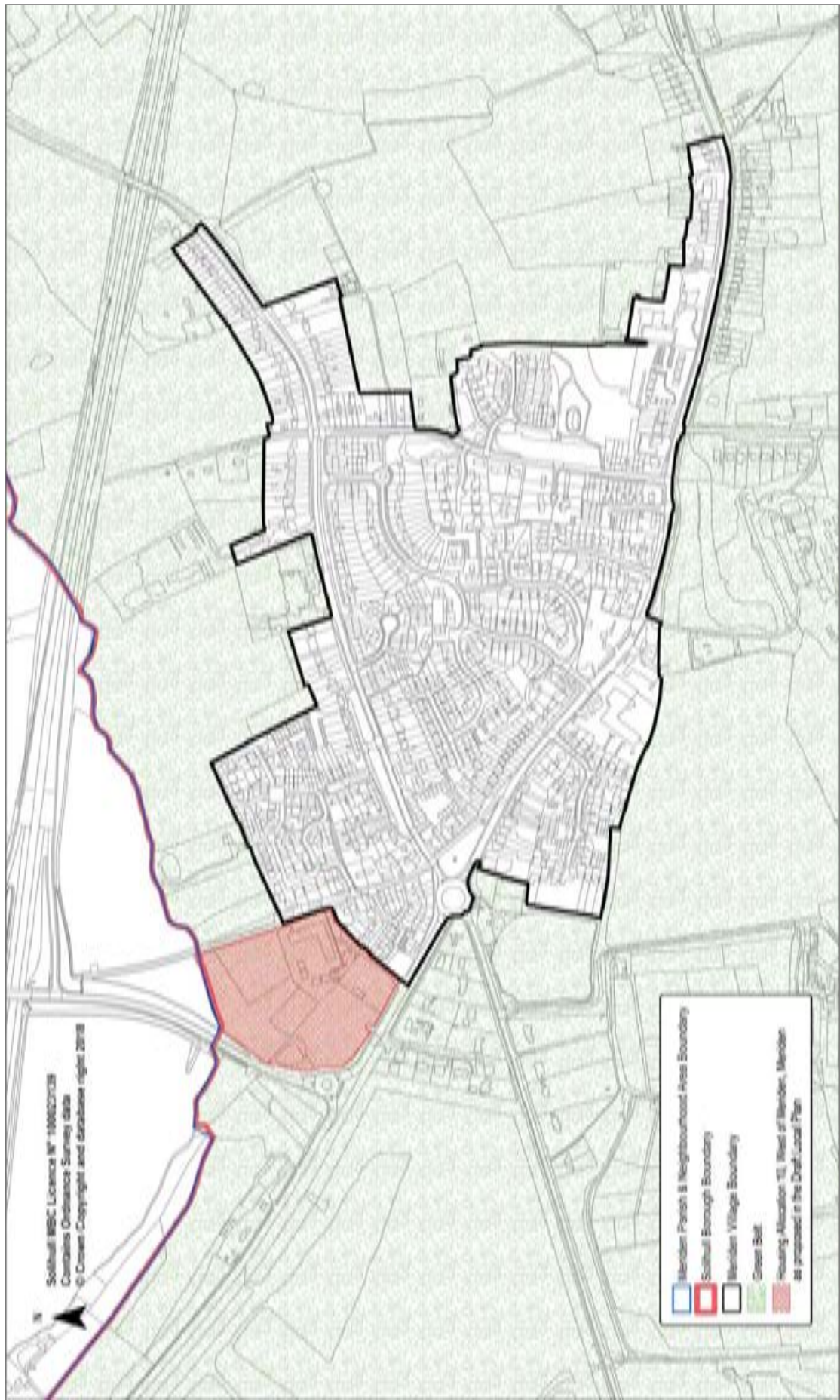


Figure 5 - Village Boundary

5.2 Explanation

5.2.1 In June 2016, a household survey was carried out with 370 questionnaires being completed (27% response rate). 96% of respondents said that any future development in Meriden should be in keeping with their character, heritage and settings within the surrounding countryside.

71% of respondents said that they thought that the NDP should identify land for affordable housing to meet the needs of local people.

87% of respondents said that between 11 and 50 dwellings should be the scale of individual development between now and 2033.

Residents were asked if new housing is to be built what type of homes should be given priority.

- a) 58% said houses sold at market prices
- b) 56% said specialist accommodation for older persons to buy or rent
- c) 38% said affordable housing
- d) 23% said for rent

When asked are there any locations which you think are suitable for new homes to be built 28% of respondents made suggestions. Of those:

- e) 39% suggested the Birmingham Road old caravan/garage site which is included in the Solihull's Local Plan 'Proposed Housing Allocation 10, West of Meriden'
- f) 15% suggested any brownfield site
- g) 11% suggested Maxstoke Lane/The Firs which is also included in the Solihull's Local Plan 'Proposed Housing Allocation 10, West of Meriden'

5.2.2 In response to the 12 Meriden sites received and published as part of SMBC's 'Call for Sites' consultation, the community was invited to take part in a straw poll consultation in September 2016 to choose three sites they thought would be suitable for development and three they thought would not be suitable.

5.2.3 The results showed that SMBC's proposed housing allocation site 10 as set out in Figure 7 (the old garage / caravan site on Birmingham Road) was the most highly preferred by residents for housing development. (See Figure 6).

Site Ref	Site Address	Green Pins Dropped	Red Pins Dropped	Percentage of Green Pins	Percentage of Red Pins
2012 Call for Sites					
58	Land south of Mon Avenue	7	3	3%	1%
193	Land at 157 &159 Main Road	13	3	6%	1%
233	Land rear of 133-155 Main Road	1	24	1%	10%
2016 Call for Sites					
35	Land at Green Meads, Fillongley Road	5	9	2%	4%
81	Land at Fillongley Road	14	14	6%	6%
105	Land on Maxstoke Lane	0	0	0%	0%
119	Land at Birmingham Road	96	2	44%	1%
128	Meriden Quarry, Birmingham Road	35	0	16%	0%
137	Land north of The Firs, Maxstoke Lane	0	7	0%	3%
144	Land at to rear of Primary School, Fillongley Road	1	30	1%	12.5%
179	Land south of Hampton Lane	14	1	6%	0.5%
186	Oddfellows Allotments, Leys Lane	2	29	1%	12%
187	Land south of Oddfellows Allotments, Leys Lane	3	2	1%	1%
197	Land south of Strawberry Fields	18	69	8%	29%
211	Lane between Main Road and Fillongley Road	10	47	5%	19%
	Total	219	240	100%	100%

Figure 6 -Table showing the results of the September 2016 Straw Poll

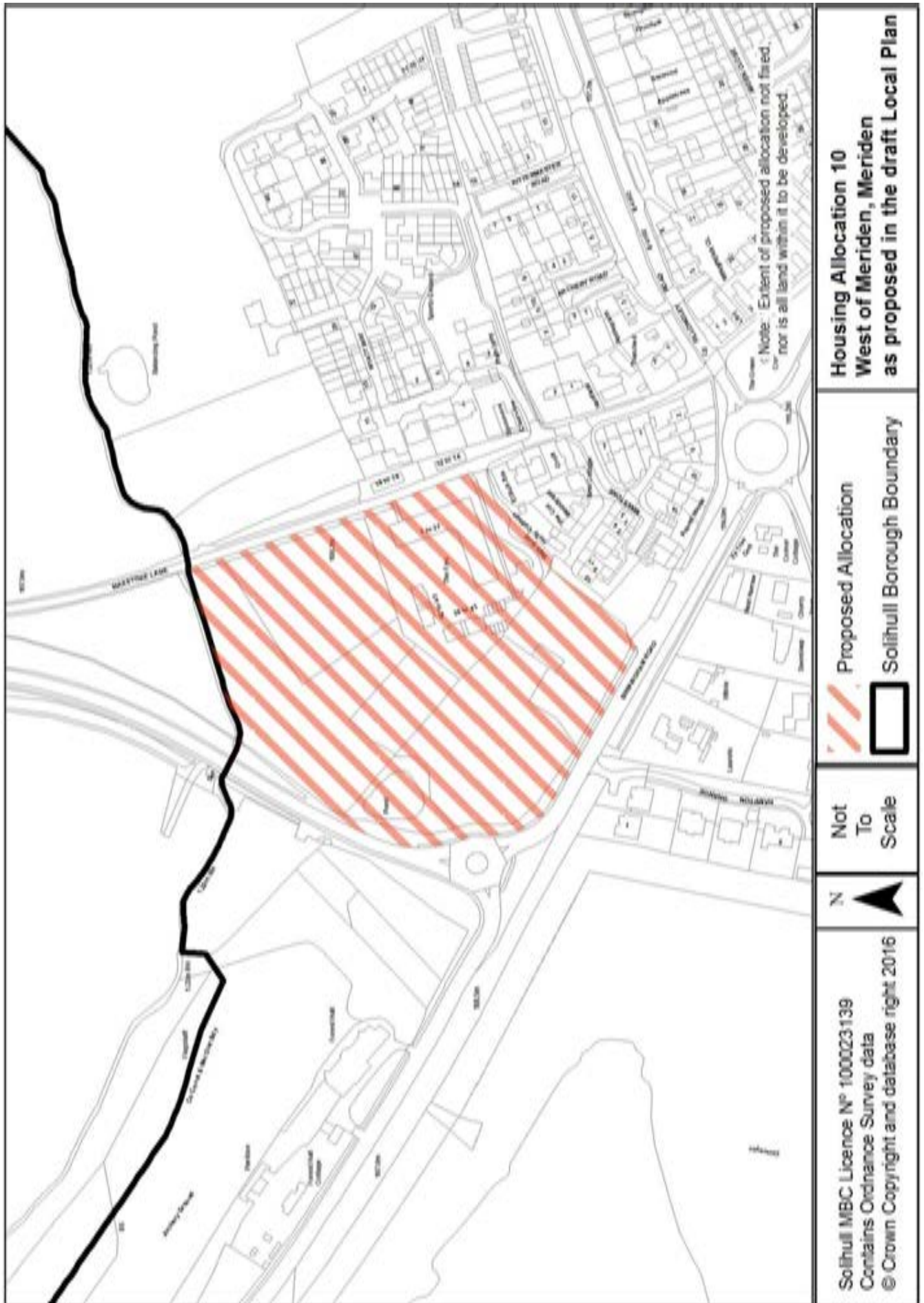


Figure 7 - Proposed Housing Allocation 10, West of Meriden, Meriden as proposed in the draft Local Plan

5.2.4 Meriden's Ecological Report by the Habitat Biodiversity Audit Partnership includes results of their initial survey of Site 10, West Meriden. Here are some excerpts:

5.2.4.1 "In 2016 Solihull Metropolitan Council commissioned the HBA to carry out an ecological assessment with recommendations to protect wildlife for a number of proposed housing development sites across Solihull (HBA & Ecological Services, 2016). These assessments include one site within the parish of Meriden; Site 10 West of Meriden."

5.2.4.2 "Key Features

- Fields Potential Local Wildlife Site (SP28G4)
- Semi-improved grassland
- Scrubland
- Pond
- Hedgerows

"As part of recommendations made in previous reports detailed under the Solihull Metropolitan Borough Council Additional Site Options Ecological Assessment for the West of Meriden development parcel; "A large component of the development encompasses a potential Local Wildlife Site and as a consequence the site should be subject to an LWS standard survey."

5.2.4.3 "To consider the biodiversity value, a follow up preliminary LWS appraisal was carried out to identify any potentially valuable features within the following designated sites..."

This can be read on pages 44 and 45 of Meriden's Ecological Report – Appendix 10 – as featured on Meriden Parish Council's website at <http://www.meridenparishcouncil.org.uk/regulation-14/>

The recommendations read as follows:

"The development parcel contains un-managed grassland and scrub with developing trees which is not of significant ecological quality to warrant a further in-depth LWS survey. Ecological mitigation measures detailed in the Solihull Metropolitan Borough Council Additional Site Options Ecological Assessment should be followed but no follow up actions are required as part of the LWS process.

"In summary, the curtilage of the development parcel should be retained encompassing standard trees, hedgerows and scrub particularly on its boundaries. This will help maintain the sites existing green aspect. The pond should also be kept intact. The presence of grassland and scrub still permits the presence of protected reptiles and amphibians and these as such should be surveyed for appropriately."

5.3 Housing Commitments

5.3.1 A total of 152 homes have been built in the village since 2011. In total 173 homes have been granted planning permission (see table below).

Housing Commitments Since 2011	Reference	Market Homes	Affordable Homes	Development Type
Mobile Home Harvest Hill Cottage	11/0318	1	0	New Build
Grange Farm, Fillongley Road	11/0476	2	0	Change of use
Meriden Gate, Maxstoke Lane	11/1238	52	35	New Build
Mulberry Gardens, Leys Lane	13/0005	24	16	New Build
Meriden Hall Mobile Home Park	13/0508	2	0	Mobile & Temporary
Meriden Hotel, Main Road	13/1273	7	0	Change of use
Land at Becks Lane	13/1624	4	0	New Build
Community Centre, Alspath Road	13/1839	0	2	Change of use
The Woodlands, Lodge Green Lane	14/0296	1	0	Conversion
Berryfields Farm, Berkswell Road	14/0649	2	0	New Build
Spar Stores, The Green	15/50192	1	0	New Build
157 Main Road (not started)	15/51646	5	0	Change of use
Fordson Farm, Harvest Hill Lane	15/51874	1	0	Change of use
Former Meriden Garage	16/00722	2	0	New Build
News Express, The Green	16/01637	2	0	Change of use
Barn Larges Farm, Shirley Lane (not started)	16/02596	1	0	Change of use
Shirleys Garage, Main Road (started)	17/00706	8	0	New Build
Five Oakes, Church Lane (not started)	17/01035	1	0	Renewal
Back Lane Farm, Back Lane (started)	17/02966	1	0	Change of use
Grand View, Birmingham Road (not started)	18/01304	1	0	Change of use
De Mulder Enterprises Ltd, Fillongley Road (not started)	18/01409	1	0	Change of use
The Cottage, Eaves Green Lane (not started)	18/02101	1	0	Change of use
Sub total		120	53	
Total number of dwellings				173

5.3.2 Small scale infill development on land within the village boundary will allow flexibility to provide housing without significant harm to the character and setting of the village. This pattern of gradual organic development will ensure new housing contributes to the attractive appearance and character of Meriden and its sense of community.

H2.1 Affordable housing development will be supported on small sites beyond, but reasonably adjacent to, the Village Boundary outlined on Figure 5 where the following is demonstrated:

- a) The latest Housing Needs Survey identifies a proven, and as yet unmet, local need that can be viably and feasibly met;**
- b) No other suitable and available sites exist within the village boundary of Meriden and the proven need cannot be met through affordable housing provision on an allocated housing site; and**
- c) Secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people.**

H2.2 Where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme, to provide sufficient cross-subsidy to facilitate the delivery of affordable homes. In such cases, land owners will be required to provide additional supporting evidence in the form of an open book development appraisal for the proposal containing inputs assessed and verified by a chartered surveyor.

5.4 Explanation

5.4.1 The NPPF allows for the provision of affordable housing through rural exception sites and entry level exception sites. These are additional housing sites that are used to meet defined affordable housing needs in rural areas where up-to-date survey evidence shows that local need exists. This enables small sites to be used specifically for affordable housing in small rural communities that would not normally be considered because, for example, they fall outside local plan development boundaries.

5.4.2 One of the ways local needs can be demonstrated is through a housing need survey or up-to-date evidence of local housing need.

5.4.3 For the purposes of local needs housing, under Policy H2 a local connection is defined as:

- a) Someone who has lived in the Parish for a minimum of 6 months
- b) Someone who has previously lived in the Parish for 6 out of the last 12 months or 3 out of 5 years
- c) Someone who has close family connection¹ residing in the Parish for at least 3 years
- d) Someone who has full or part-time work in the Parish and has been employed for at least 6 months
- e) Someone who can otherwise demonstrate a connection to the Parish.

To satisfy the local connection criteria an applicant only has to meet one of the above points, although many may have more than this.

¹ A close family connection is defined as mother, father, sister, brother or adult children.

5.4.4 As at January 2019, the waiting list for Meriden people needing social housing stood at 41, aged between 19 and 84. They are ranked in priority of the following bands, representing circumstances of need.

Meriden	Meriden
Band	Count
A	2
B	10
C2	1
D	11
E	12
T	5
Grand Total	41

Description of the bands can be found in the Appendix on pages 30-32 of document SMBC Housing Allocation Scheme, Appendix C: Banding & Housing Circumstances

5.4.5 The housing situation in Meriden broadly reflects that within Solihull Borough. The Solihull Local Plan sets out proposals for meeting housing needs (Policy P4 – Meeting Housing Needs and Policy P5 – Provision of Land for Housing). The Solihull Local Plan also includes a Rural Exceptions Policy in order to “increase the supply of affordable housing in rural areas and to enable these parishes and neighbourhoods to meet their own local housing needs”.

5.4.6 The challenge in relation to housing in the village is two-fold. Firstly, it requires an approach to address current housing trends and requirements. This means looking at opportunities to provide more movement in local housing markets to enable older people to downsize or move to different types of housing. It also requires the provision of housing that is adaptable to changing circumstances and physical requirements.

5.4.7 Secondly, in seeking to 're-balance' the population profile of Meriden's rural areas and villages, this will require the supply of new sites for housing, which will not only help address indigenous local housing requirements (including affordable homes) but also support the wider housing growth demands for the borough. Part of this re-balancing may include diversifying the housing stock range to include the provision of smaller family and 1 to 2 bedroom homes, and single storey dwellings, appealing to different demographics.

5.5 Meriden’s Housing Needs Survey 2018

5.5.1 In order to capture the local housing needs in Meriden, a Housing Needs Survey was carried out in July 2018. The aim of the survey was to collect housing information specifically relating to Meriden Parish in order to determine future local housing needs. This report provides a snapshot of the scale and nature of the housing required by the local community.

5.5.2 The survey was a standard document and a copy was delivered to every home. Additional copies were available for those with more than one housing need within their current household and for people not currently living in Meriden parish but who might wish to return and with a strong local connection, such as having previously lived in the parish or with close relatives in the parish. The survey was publicised locally through various means, including posters and social media. A copy of the survey form can be seen at Appendix 5.

5.5.3 Recipients were requested to consider whether “your household, anyone living in it or anyone else you know has a need for alternative housing and wishes to live within the parish of Meriden.”

5.5.4 Households with or containing a specific housing need were requested to complete and return the survey form, which asked for specifics of the need and details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

5.5.5 Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler and analysis of the anonymised information provided took place in August 2018. The survey forms are retained by WRCC for a short period before being shredded and individual responses are not shared with any third party.

5.5.6 New affordable homes are required for two main reasons:

- a) Many residents on low and middle incomes cannot afford to privately rent or buy market housing, and
- b) The market does not provide the right type of accommodation for some residents, for example people who are older or have a disability.

5.5.7 The results of this survey are as follows:

There is a need for forty-five new homes for people with a defined local connection and the specific need is for:

Housing association rent – 19 new homes

- a) 1 x 1 bed bungalow
- b) 3 x 1 bed flat/maisonette
- c) 4 x 2 bed bungalow
- d) 1 x 2 bed bungalow – adapted
- e) 5 x 2 bed house
- f) 4 x 3 bed house
- g) 1 x 4 bed house

Housing association shared ownership – 6 new homes

- h) 1 x 2 bed flat or house
- i) 4 x 2 bed house
- j) 1 x 3 bed house

Owner occupier – 20 new homes

- k) 1 x 1 bed bungalow
- l) 6 x 2 bed bungalow
- m) 1 x 2 bed flat/maisonette
- n) 3 x 2 bed house
- o) 3 x 3 bed bungalow
- p) 1 x 3 bed bungalow – adapted
- q) 2 x 3 bed house
- r) 2 x 4 bed house
- s) 1 x 5 bed house

5.5.8 The aim of this policy is to ensure that future development reflects the above needs of the local community and in particular the provision of:

- a) affordable one and two bed homes, and
- b) accommodation to meet the needs of older people.

5.6 Meriden's Housing Needs Assessment (AECOM) 2018/19

5.6.1 Technical support from Locality was granted and AECOM was commissioned to undertake a Housing Needs Assessment (HNA) for Meriden.

5.6.2 The analysis has shown that 86 Affordable Housing units (includes Social Rented, Affordable Rent and intermediate housing such as Shared Ownership), should be built from now until 2033. It stated as well that almost all newly-built dwellings should fall into Affordable Housing tenures to meet housing needs acknowledging that this is not likely to be viable.

5.6.3 The HNA also states that there is a high demand for smaller properties of 1 – 3 bedroom. Demand is strongest for 2 bedroom properties; however these homes are also in the shortest supply. Meanwhile, there is an oversupply of larger homes of 3-4 bedrooms where supply outstrips demand.

5.6.4 It also states that a further indicator of increased housing demand is the presence of concealed families in the Neighbourhood Area.

“A concealed family is one living in a multi-family household in addition to the primary family, such as a young couple living with parents. In 2011, 18 households (or 2.2% of the total number of households) were concealed. This is not only above the average for the Borough (1.7%), but also more than the national average (1.9%). It is important to note that these households are likely to represent a growing generation of young people reaching maturity and seeking to leave the family home. If they are unable to access suitable housing within Meriden, they are likely to move elsewhere, most moving within one year. This phenomenon is called ‘displacement’.

“Bringing the evidence together, overcrowding in Meriden is only experienced by a fraction of all households. As for concealment, it is experienced by a higher proportion of households than both the Borough and the nation. This may well indicate that the demand coming from a specific group, newly-forming households, is not being adequately met. Young residents are unable to form their own households in Meriden and have no choice but to remain in the family home or move elsewhere. As a result, we may use this market signal to uplift the provisional housing needs figure.”

5.6.5 In reference to market housing, the HNA states that home ownership in Meriden has decreased by 2.6% between 2001 and 2011 suggesting households are beginning to move away from this tenure, as prices are unaffordable for most. The HNA recommends not deterring development for market housing for sale as doing so may deprive the community of resources for infrastructure improvements and limit the delivery of Affordable Housing.

5.6.6 The HNA states that smaller properties especially 2 bedroom houses are in greatest demand but also shortest supply and homes of 1-3 bedrooms are highly demanded but the greatest increase in supply should be of 2 bedroom homes.

H3.1 All new housing developments should have regard to Meriden's Parish Design Statement as updated, and insofar as it has not been superseded by later national and strategic policy (see Appendix 2 at <http://www.meridenparishcouncil.org.uk/neighbourhood-planning/>). Development proposals must demonstrate how the Design Statement has been taken into account.

The following design principles will also apply:

- a) Protect and enhance existing green open spaces;**
- b) All residential development proposals should be built to the Lifetime Homes Standard and show how they meet Building for Life 12, or its equivalent;**
- c) Maintain or enhance the street scene and avoid development to the rear of existing properties which adversely affect them; and**
- d) It is demonstrated that the proposal will not necessitate regular on road parking.**

H3.2 Development proposals must demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this will be achieved, incorporating the principles of 'Secured by Design'.²

5.7 Explanation

5.7.1 Existing settlement patterns and retention of Parish and Village Centre character must be considered in all proposals. Where new housing is allowed either for replacement dwellings, or for rural workers, then the re-use of redundant or disused buildings should be considered. Small scale infill development on land within the village boundary will allow the flexibility to provide housing without significant damage to the character and setting of the parish. This pattern of gradual organic development will ensure new dwellings contribute to the attractive appearance and character of the parish and its sense of community. Ensuring correct numbers of driveway spaces, will reduce the numbers of cars parked on pavements, verges and roads.

² Secure by Design, Government Guidance: www.gov.uk/government/publications/secure-by-design and Secure by Design, Official Police Security Initiative: www.securedbydesign.com

5.7.2 Guidance from the Parish Design Statement

General Guidance:

There is a mix of styles in most areas of the village. The following guidance supplements SMBC's general house extension guidance (House Extension Guidelines SMBC 2010) and provides some principles for improving the visual appearance of Meriden village and Millison's Wood over time.

- *Any future developments should be congruous, harmonise with their environs and be in keeping with the character of neighbouring properties.*
- *Building heights of proposed developments should be appropriate and effective in delivering high quality design whilst respecting Meriden's rural context, character and the proposed development's surroundings.*
- *Back-land and garden/site overdevelopment should be discouraged unless it can be demonstrated that it is sustainable and respects Meriden's rural character and settlement pattern.*
- *Brickwork should generally be repaired rather than rendered or painted, particularly when the property is terraced or semi-detached.*
- *Any development which requires the removal of trees or hedgerows should require replacement appropriate to the particular location.*
- *Property boundaries adjoining public roads, lanes and spaces should complement the general character of the area in terms of materials and should avoid runs of contrasting styles and height. Encourage a preference for hedges, particularly in certain roads.*
- *The construction and use of outside lighting on commercial, domestic and public premises and land should be tightly regulated to control light pollution and avoid causing intrusion and offence to neighbours.*

Note: The more recent national and strategic design guidance takes precedence where any conflict arises.

5.7.3 In relation to allocated parking spaces, this is a non-strategic policy in line with NPPF (2019) para 28-30.

5.7.4 Policy P8 - Managing Demand for Travel and Reducing Congestion of the Local Plan (2013) requires the provision for parking and servicing in accordance with a Supplementary Planning Document on managing travel demands associated with development. The SPD does not appear to have been prepared or consulted upon as yet. This will replace the now out of date Vehicle Parking Standards and Travel Plans SPD (2006).

5.7.5 Parking provision should reflect local circumstances and have regard to promote sustainable transport outcomes. The NDP is entitled to create a local standard that is appropriate to the Neighbourhood Area based on local evidence and justification in line with NPPF (2019) para 105. Meriden is a place with some historical properties which have no or limited parking. The car is the primary form of transport – 90% of respondents as recorded in the Meriden Neighbourhood Plan Residents Survey 2016. This creates parking issues which often have a social impact. The provision of a local parking standard in the NDP that differs from SMBC will not conflict with the strategic direction of SMBC's Local Plan or any of the Basic Conditions.

5.8 Meriden Neighbourhood Plan Residents Survey 2016

5.8.1 Residents were asked whether they thought parking facilities needed improving. 58% said yes they did and 42% said they didn't. Comments received included:

- "In my road there is no space to park at all. People have to park on verges otherwise road is unpassable. As parking is on the pavement and very limited, streets cannot be cleaned and refuse trucks cannot empty bins..."

- “Near the flats next to the Manor hotel - I often have to park on the Bull's Head car park, Waterfall Lane or even outside the shops on the village green when there's a wedding at the hotel. Despite several complaints to the hotel (regarding noise levels at weekends as well as parking), the number of attendees of functions there force me to park elsewhere and then retrieve my car very late at night.”
- “The parking bays outside of the flats in Alspath Road - much of the time people have to park on the pavement...”

5.9 Examples of cluttered and poor parking (double yellow lines, pavements, etc) in Meriden



Figure 8 - Poor parking on Main Road



Figure 9 - Parking on pavement off Main Road



Figure 10 - Parking on pavement off Main Road



Figure 11 - Parking on pavement off Leys Lane



Figure 12 - Poor parking on Leys Lane

6.0 Natural Environment

Strategic Objective Two – Natural Environment

To safeguard the natural environment and enhance biodiversity through sensitive development which protects and enriches the landscape.

6.1 Meriden lies in a rural setting at the heart of the “Meriden Gap” – the narrowest part of the West Midlands Green Belt between Solihull and Coventry.



View from St Laurence Churchyard

6.2 Meriden Hill marks the watershed between the rivers Severn and Trent. Rain falling on Millison’s Wood, though to the east, drains into the Severn, while in the Village and most of the rest of the Parish drains into the Trent. From the top, at Kinwalsey Lane at around 180m above sea level, to River Blythe valley at around 90m, the general fall of the land is north east to south west.



Public footpath, Meriden Hill

6.3 The surrounding countryside is a mix of high quality farm land, some extensive and very attractive woodland and sand and gravel extraction to the west.



Area G Quarry

6.4 Away from the main roads, the agricultural landscape retains many of the enclosure hedgerows and lane banks with hedges that reflect centuries of land management.

A particularly distinctive feature being the lanes with high banks and ancient hedgerows. Within the village both Church Lane and Leys Lane still have these same characteristics, which must be retained.

6.5 Millison's Wood and the extensive woodlands at the top end of Fillongley Road are all parts of the former Forest of Arden and form an essential characteristic of the parish and the wider landscape and a haven for all types of wildlife.



Bluebell Wood off Fillongley Road

6.6 The hills within the village are an attractive feature. Church Lane offer views over the rest of the village and extensive views to the west over Birmingham and as far as the Lickey Hills. Meriden Parish is well served by footpaths and bridleways and is at the centre of two important walking trails – the Heart of England Way and the Coventry Way. These offer very attractive views of the village as well as further afield. The views from roads within the village are more restricted by development and by trees, but of particular note are the views on the approach from the east over Meriden Hill and the views from the Fillongley Road on descending from Shaft Lane towards Lodge Green Lane and Walsh Lane.

6.7 Within the village the urban landscape is very mixed. Notable and valued features include Meriden Pool (the duck pond), conservation areas such as the Village Green (Meriden Green Conservation Area) and Meriden Hill Conservation Area around St. Laurence Church, the avenue of magnificent trees at the lower end of Fillongley Road and the stretch of Main Road between the Bulls Head and Waterfall Cottages, with its willow tree, Leys Lane, Church Lane and Old Road.



Church Lane



Meriden Pool

NE1.1 Measures to improve the quality of the landscape, its scenic beauty and tranquility; and to reduce light pollution will be supported.

6.8 Explanation

6.8.1 Based on the evidence Meriden's NDP Steering Group gathered from the residents of Meriden, three valued landscapes have been identified. They are:

1. 'The Dowlands'
2. Field from Berkswell Road to Church Lane
3. View from St Laurence Churchyard

6.8.2 Referred to as '**Dowlands**', this field lies in the north part of Landscape Character Assessment (LCA) 4 Rural Centre Sub Area 4D running from behind Strawberry Fields towards Meriden Hall. The public footpaths are well used by residents and ramblers alike. In the winter when snow falls and settles, families enjoy the chance to go tobogganing with their snow sleds. Of historic interest, Dowlands is a corruption of dole lands meaning shared meadow lands and is part of the medieval agricultural pattern of the village. They were open to the road when in use. Nearby running behind the old house by the gate to the Hall drive is a footpath once Whittle's Lane and part of the original route to Hampton before the Straight Mile was cut in 1785.

6.8.3 The **field from Berskwell Road to Church Lane** also lies in LCA4 Rural Centre Sub Area 4D and the public footpaths are well used and like 'Dowlands', features parts of the Millennium Way and Coventry Way trails.

6.8.4 The **view from St Laurence Churchyard**, which sits in the Meriden Hill Conservation Area, encompasses the landscape that features in LCA 7 Northern Upland. It has had the most mentions in the surveys and drop-in sessions as one of Meriden's favourite valued landscapes. One can see Birmingham and Coventry in the skyline, Meriden Gap, as well as the fields towards Fillongley Road and the area of Eaves Green. It is popular with residents and ramblers and also features parts of the Millennium Way and Coventry Way trails as well as the Heart of England Way trail.

6.8.6 The importance of these three valued landscapes as described in SMBC's Local Character Assessment are featured in section 6.11.

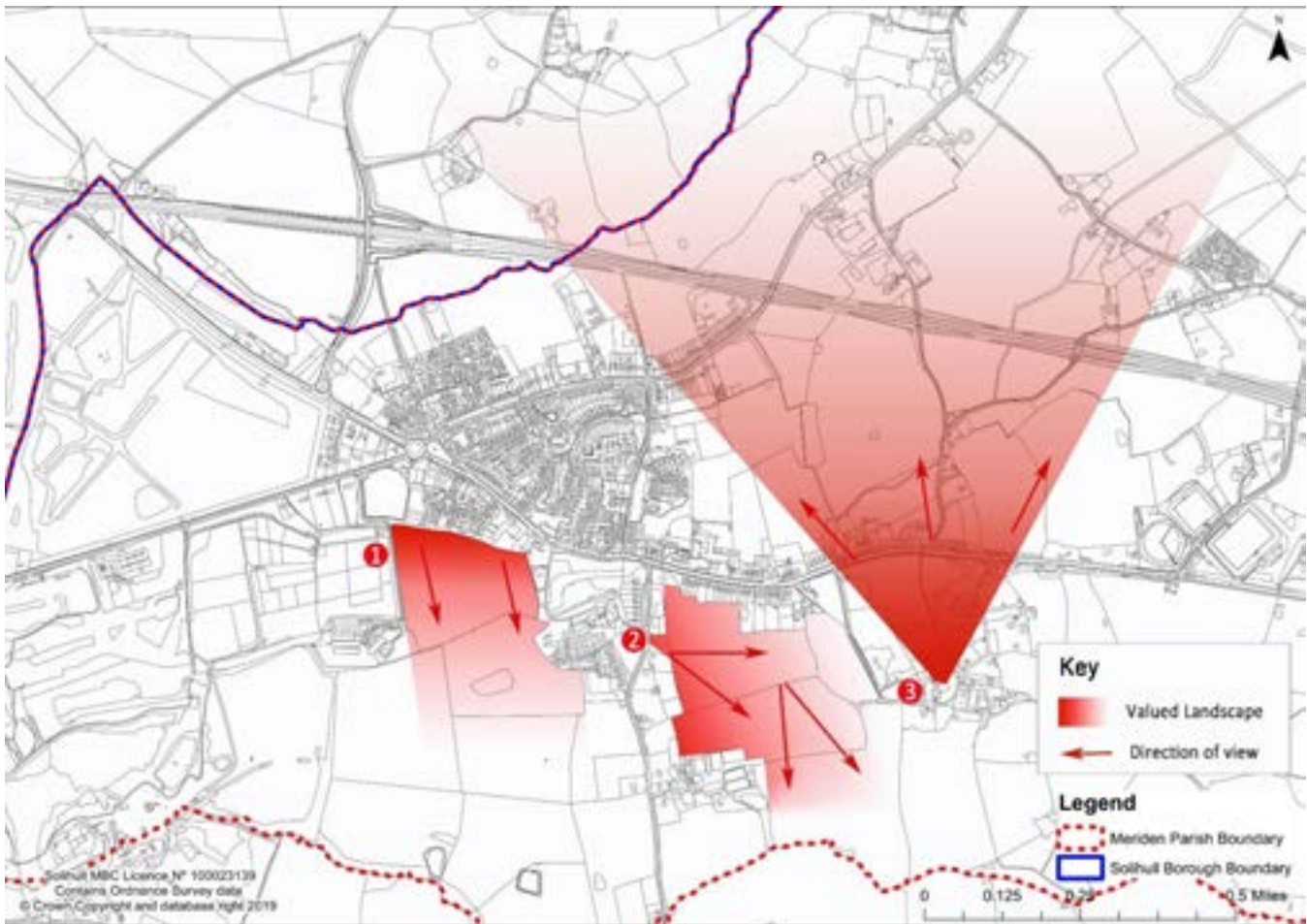


Figure 13 – Meriden’s Valued Landscapes from left to right, 1) ‘The Dowlands’, 2) field from Berkswell Road to Church Lane and 3) view from St Laurence Churchyard

6.9 Meriden’s Drop-In session at the Village Hall March 2019

At our Drop-in Session in March 2019 at the Village Hall, residents were invited to review a list of proposed Community Assets, Local Green Spaces and to ask what landscapes they valued. In relation to valued landscapes, it was highlighted what they had suggested in the Resident Survey 2016 (see 6.10 below) and they confirmed the name of one of the surrounding fields as ‘Dowlands’. Everyone was in agreement that the view from St Laurence churchyard was a must to be included and there were lots of votes for the Bluebell Wood in Millison’s Wood.

6.10 Meriden Neighbourhood Plan Residents Survey 2016

In the Residents Survey 2016, the majority (96%) of respondents said that any future development in Meriden should be in keeping with the character, heritage and settings of the surrounding countryside.

95% of respondents felt that the Neighbourhood Plan should aim to promote the maintenance and improvement of present green space and recreational areas, 89% went for the enhanced protection of historic and natural features, with 88% wanting the enhanced protection of the landscape.

66 suggestions of valued landscapes were put forward to be protected:

- 41 suggestions for St Laurence churchyard views – 62%
- 16 suggestions for Meriden’s surrounding fields – 24%
- 9 suggestions for Millison’s Wood’s Bluebell Wood – 14%

6.11 SMBC's Landscape Character Assessment (LCA) 2016

6.11.1 In SMBC's Landscape Character Assessment (LCA) published in 2016, Meriden features in LCA 4 Rural Centre Sub Area 4D, LCA 7 Northern Upland and LCA 8 Blythe Lowland.

6.11.2 LCA 4 Rural Centre Sub Area 4D, where both 'The Dowlands' and the field from Berkswell Road to Church Lane lie, states its key characteristics as being

- Small to medium sized fields, boarded by field ditches and hedgerows, supporting pastoral and arable use, generally with a well wooded background.
- Strong hedgerow structure of varying condition, many with mature hedgerow trees.
- Oak and ash are the two dominant species in the sub-area. Poplar shelterbelts are also present adding to the wooded
- character of the area.

6.11.3 The Landscape Character Sensitivity of the sub-area is considered to be High. The Visual Sensitivity and Landscape Value are considered Medium. The sub-area would typically have an overall Very Low landscape capacity to accommodate change.

6.11.4 LCA 7 Northern Upland, where St Laurence Churchyard and its views lie, states many key characteristics of which a selection features below

- Millison's Wood is the main settlement in this area. However, though Meriden does lie within the area, it adjoins the boundary of the LCA to the south-west. A static caravan park is also present at Eaves Green. Individual farmsteads are also scattered across the area.
- Northern part predominantly wooded & was more wooded, surrounding fields are assarts with enclosures dating to late medieval period.
- The Meriden Hill Conservation Area, located at the southern boundary is a key feature. The Moated site at Marlbrook Hall Farm and Churchyard Cross in St Laurence are both Scheduled Monuments and the setting of these are important to the character of the surrounding landscape.
- A majority of the listed buildings are concentrated within the Meriden Hill Conservation Area and also across the western extent of the LCA including Walsh Hall, a Grade II* listing.
- The wider landscape setting of Church Farm is distinct and marked by its tranquil nature, red boundary walls and single track lanes.
- Long views are afforded across the LCA towards Coventry and Birmingham from Fillongley Road.
- This area is subject to air traffic noise from the Birmingham International Airport situated further to the west.
- A number of public footpaths exist in the LCA including long distance trails forming part of the Heart of England and Coventry Way.

6.11.5 The Landscape Character Sensitivity of the sub-area is considered to be High. The Visual Sensitivity and Landscape Value are considered Medium. Being of High overall landscape sensitivity and Medium landscape value, this suggests that the LCA would typically have an overall Very Low landscape capacity to accommodate new development.

6.11.6 Meriden also features in LCA 8 Blythe Lowland and covers the quarries and golf courses.

6.12 Three Things Survey 2015

“The countryside, sports park, village green and duck pond were the top named three things within this survey; the sports park and duck pond were favoured most by Meriden pupils from Heart of England School.”

6.13 Meriden’s Parish Design Statement 2011

6.13.1 Within the village the urban landscape is very mixed. The duck pond is particularly valued, especially by Meriden’s children. The Green is also valued highly by residents, as is the conservation area around St. Laurence Church. Other features, such as the avenue of magnificent trees at the lower end of Fillongley Road and the stretch of Main Road between the Bulls Head and Waterfall Cottages, with its willow tree have also been identified as of particular character and merit.

6.13.2 The value of Meriden’s landscape is recognised in published landscape character assessments, notably Natural England’s National Character Area 97: Arden and Warwickshire Landscape Guidelines: Arden. The latter (adopted by SMBC), divides Arden into seven distinct landscape types. Meriden lies within ‘Ancient Arden’. For Ancient Arden the strategy is summarised as ‘conserve and restore the ancient irregular landscape pattern’; and the countryside around Meriden has been identified as an ‘enhancement zone’. SMBC’s Countryside Strategy (adopted and published in October 2010) reinforced the case to protect and enhance the landscape of the Meriden Gap as does its current Draft Local Plan.

Guidance:

- *Public footpaths, bridleways and lanes form important parts of the Parish’s character and amenity. They should be preserved and maintained and the lanes should be protected against any alterations that might spoil their peaceful nature and endanger their surrounding flora.*
- *To this end, Solihull Borough Council should designate the narrow rural lanes in the Parish as ‘Quiet Lanes’ under The Quiet Lanes and Home Zones (England) Regulations 2006 (Department of Transport Circular 02/2006). These should include Church Lane, Walsh Lane, Eaves Green Lane, Lodge Green Lane, Harvest Hill Lane, Becks Lane, Shaft Lane and Kinwalsey Lane.*

Note: Solihull MBC are requested to investigate this designation NDP 2020 Referendum Submission.

- *Mature hedges should be preserved and the creation of new hedgerows to delineate boundaries with typical indigenous species should be encouraged.*
- *Wildlife habitats and biodiversity should be protected and enhanced in accordance with the strategies set out in SMBC’s Nature Conservation Strategy and Biodiversity Action Plan.*
- *Careful consideration should be given to the impact of any new development on the views from public rights of way, particularly with regard to height, size, design, colour, boundary and landscaping.*
- *Farm development which increases commercial or recreational activity should be encouraged provided there is no significant increase in any kind of pollution (including noise, traffic and light pollution), and the impact on the environment is kept to a minimum.*

6.13.3 Meriden’s Parish Plan 2009

The household survey preceding the 2009 Parish Plan established that one of the most important aspects of life in Meriden is its character as a real village in a healthy countryside environment.



Figure 14 - Valued Landscape - View from St Laurence Churchyard



Figure 15 - Valued Landscape – View from St Laurence Churchyard



Figure 16 - Valued Landscape – View from St Laurence Churchyard



Figure 17 - View from St Laurence Churchyard – Birmingham in the skyline



Figure 18 - View from St Laurence Churchyard – Coventry in the skyline



Figure 19 - Valued Landscape – 'The Dowlands' viewed from Strawberry Bank Hotel's garden



Figure 20 - Valued Landscape – ‘The Dowlands’ viewed from the back of Strawberry Fields housing



Figure 21 - Valued Landscape – ‘The Dowlands’ viewed facing Meriden Hall from Strawberry Fields



Figure 22 - Valued Landscape – Millennium Way footpath through ‘Dowlands



Figure 23 - Valued Landscape – View from the Scout Hut towards Church Lane in the field between Berkswell Road and Church Lane

NE2. 1 Development should protect and enhance the natural environment by minimising impacts on biodiversity and provide net gains in biodiversity in the following ways:

- a) Existing ecological networks should be retained wherever possible;**
- b) Create new ecological habitats and networks;**
- c) Boundaries and barriers should be made permeable, for example through the use of fence panels with 13x13cm hedgehog holes at the base; and**
- d) Connectivity and shelter for ground-dwelling wildlife should be encouraged through the planting and maintenance of features such as native species hedgerows and grassy margins**

6.14 Explanation

6.14.1 Meriden is a green village in a semi-rural setting. Residents are aware of the tremendous good fortune to be able to live in and enjoy such a beautiful part of the United Kingdom which has been gently formed by natural processes over millennia. Residents are aware, however, that this good fortune did not come about merely as a result of luck; it has resulted from careful stewardship of the environment by those who came before us. Despite being relatively small, the Parish contains a range of complex and diverse natural habitats. The River Blythe and flood plains to the north in particular form relatively undisturbed habitats for a wide variety of birds, mammals, reptiles and invertebrates. There is also rich sand and gravel extraction at Meriden Quarry sites which further provide habitat via balancing ponds with reed bed filtration, restored pasture and wildlife corridors, a colony of Sand Martins reside in Area G (see Figure 3, page 19). The Hornbrook and Blythe perform an essential service protecting the inhabited areas from flooding each year.



6.14.2 Hedgehogs have much declined in recent years and are now a priority concern for nature conservation as defined in the Warwickshire, Coventry and Solihull Local Biodiversity Action Plan. The Wildlife Trust and British Hedgehog Preservation Society have designated 'Hedgehog Improvement Areas' to help conserve this iconic species.

6.14.3 The Neighbourhood Area is situated within a Hedgehog Improvement Area and sightings of hedgehogs have been reported, particularly in residential areas of Meriden. The local community values the presence of hedgehogs and other wildlife within the neighbourhood and is keen to ensure that they are protected.



6.15 Meriden's Ecological Report by the Habitat Biodiversity Audit Partnership

Commissioned over the months of June and July 2019, Meriden's Ecological Report features in Appendix 9. The protected species and notable species within the parish as shown in Figures 19 and 20 are taken from the report. Advice on how to protect the notable species can be found in the report (pp. 26-33).

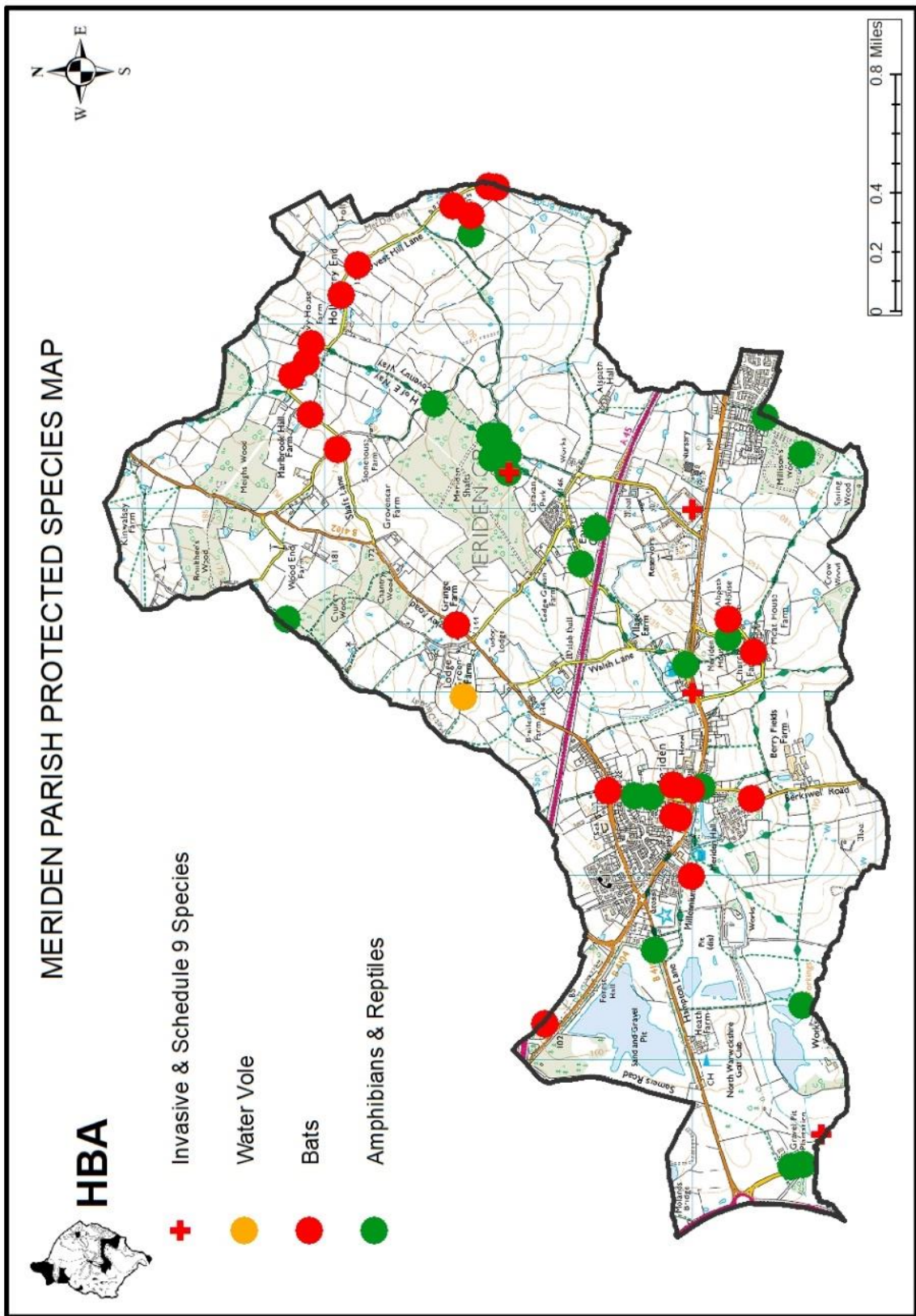


Figure 24 – Meriden Parish Protected Species Map

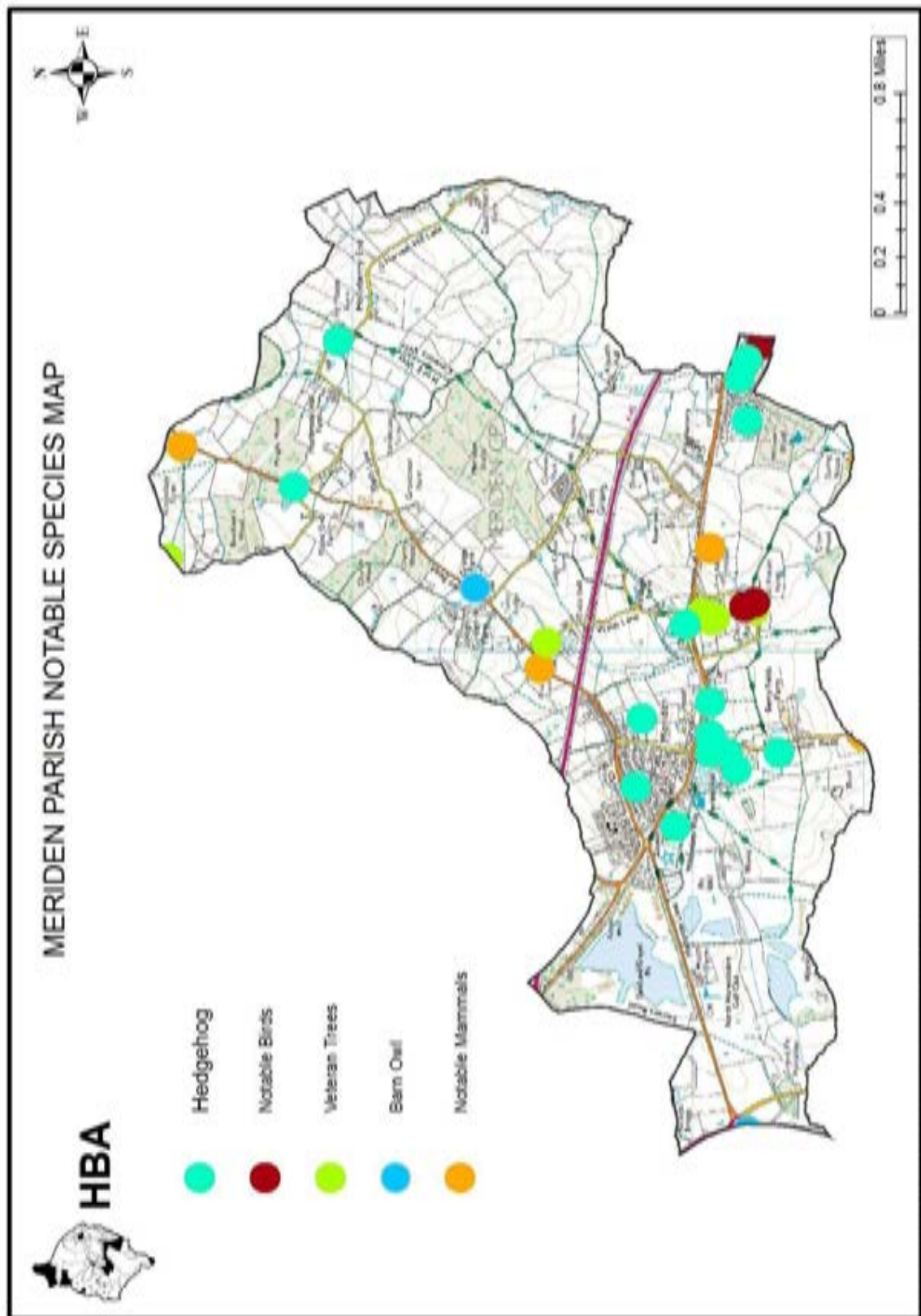


Figure 25 – Meriden Parish Notable Species Map

Here is an extract from the report which details the species of Principal Importance under Section 41 of the NERC Act 2006 recorded in Meriden Parish.

6.15.1 Priority Species - Section 41 of the NERC Act 2006

“The Natural Environment and Rural Communities (NERC) Act came into force on 1st Oct 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list habitats and species which are of principal importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions. Fifty-six habitats of principal importance are included on the S41 list. There are 943 species of principal importance included on the S41 list. These are the species found in England which were identified as requiring action under the UK BAP and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework. The table details all the 35 species that are Section 41 Species of Principal Importance that occur within Meriden Parish and the year in which they were recorded.”

Table: Species of Principal Importance under Section 41 of the NERC Act 2006 recorded in Meriden Parish.

<i>Grey dagger moth (Acronicta psi)</i>	2015
<i>Ear moth (Amphipoea oculea)</i>	2016, 2017
<i>Mouse moth (Amphipyra tragopoginis)</i>	1975, 2017
<i>Water Vole (Arvicola amphibious)</i>	2005
<i>Toad (Bufo bufo)</i>	1982, 1996, 2003, 2011, 2013, 2014, 2015
<i>Latticed heath moth (Chiasmia clathrate)</i>	2014
<i>Small heath (Coenonympha pamphilus)</i>	1995, 1996, 1997, 2011
<i>Small square-spot moth (Diarsia rubi)</i>	2017
<i>Small phoenix moth (Ecliptopera silaceata)</i>	2005, 2016, 2017
<i>September thorn moth (Ennomos erosaria)</i>	2017
<i>Dusky thorn moth (Ennomos fuscantaria)</i>	2017
<i>European hedgehog (Erinaceus europaeus)</i>	2005, 2012, 2013, 2014, 2015, 2016, 2017, 2018
<i>The rustic moth (Hoplodrina blanda)</i>	2016
<i>Rosy rustic moth (Hydraecia micacea)</i>	2017
<i>Wall (Lasiommata megera)</i>	1995, 1996, 1997
<i>European Hare (Lepus europaeus)</i>	2004, 2007
<i>Rosy minor (Litologia literosa)</i>	2017
<i>Dot moth (Melanchra persicariae)</i>	2016
<i>Penny royal (Mentha pulegium)</i>	2011
<i>European polecat (Mustela putorius)</i>	2015, 2016
<i>Grass snake (Natrix natrix)</i>	1999, 2013, 2014, 2015
<i>Tubular water-dropwort (Oenanthe fistulosa)</i>	1965
<i>Soprano pipistrelle (Pipistrellus pygmaeus)</i>	2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017
<i>Brown long-eared bat (Plecotus auritus)</i>	2010, 2011, 2018
<i>White Hairstreak (Satyrium w-album)</i>	1994, 1995, 1996, 2010, 2013, 2014, 2015, 2016, 2017, 2018
<i>Annual knawel (Scleranthus annuus)</i>	1996, 2011
<i>Shaded broad-bar (Scotopteryx chenopodiata)</i>	2016, 2017

<i>White ermine moth (Spilosoma lubricipeda)</i>	2017
<i>Buff ermine moth (Spilosoma luteum)</i>	2015
<i>Blood-vein moth (Timandra comae)</i>	2017
<i>Great crested newt (Triturus cristatus)</i>	1982, 2012
<i>Cinnabar moth (Tyria jacobaeae)</i>	1981
<i>Adder (Vipera berus)</i>	1976, 1977
<i>Oak hook-tip (Watsonalla binaria)</i>	2016
<i>Dark-barred twin-spot carpet moth (Xanthorhoe ferrugata)</i>	2016

6.15.2 Phase 1 Habitat Connectivity

“The NPPF recognises the need for, and the implementation of landscape habitat connectivity. However, the NPPF does not specify how this should be done. The HBA together with WCC Ecological Services and York University developed a set of Phase 1 habitat connectivity maps in 2012 which continued until recently. The Solihull Metropolitan Borough Council *Additional Site Options Ecological Assessment* 2016 included the connectivity assessment maps as part of the report findings. The quality and level of detail afforded by the Phase I cover data allow the results to be used as measures of structural connectivity, where the physical connectedness of the landscape elements of habitat patches and linear features can be assessed.

“The main habitat groups identified for the connectivity mapping include:

- Woodlands; including semi-natural, broad-leaved plantation and scrub land
- Priority grasslands; namely all grasslands that have not been agriculturally improved
- Standing water and habitats associated with marshy conditions; ponds and marsh
- Intact hedgerows and trees”

The connectivity mapping in Figure 21 shows where there are opportunities for improving connections between similar types of habitats. Conversely the mapping can be used to assess the possible impact of development on existing habitats and where these can be offset or avoided altogether.

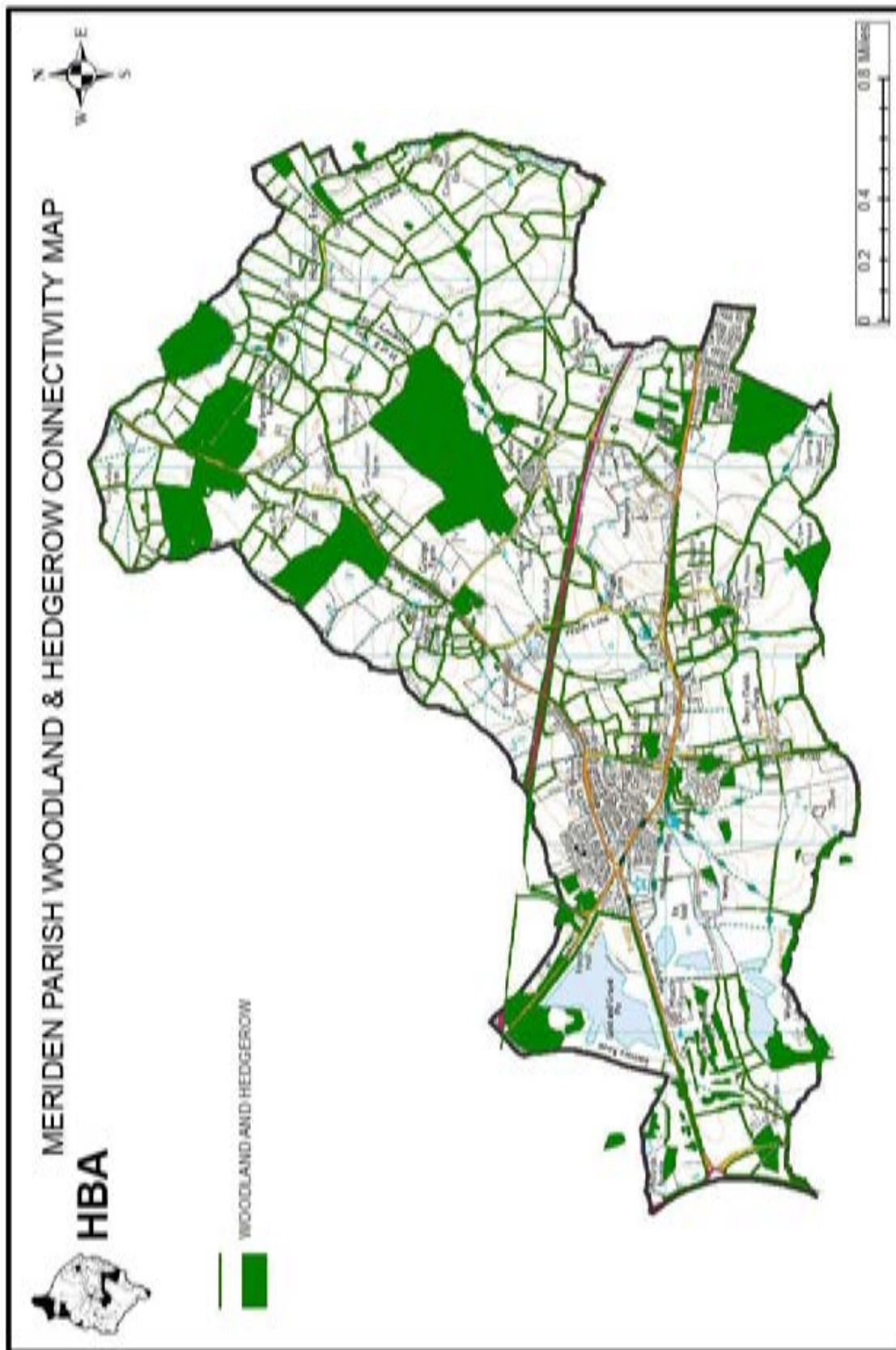


Figure 26 - Meriden Parish Woodland and Hedgerow Connectivity Map

NE3.1 Development must contribute to the provision and/or improvement of Green Infrastructure wherever possible:

- a) Mature and established trees should be protected and incorporated into a landscape led approach wherever possible;
- b) The planting of elm trees will be supported to protect the natural habitat of white-letter hairstreak butterflies;
- c) New planting of native species will be supported;
- d) New planting should be appropriate to the location and setting in terms of type, height, and density;
- e) New planting should have regard to on-going growth and management;
- f) Planting in general should include a mix to ensure robustness in the landscape (i.e. ash dieback);
- g) When constructing boundaries, built walls and fences should only be used if it is demonstrated use of native hedge species is not possible;
- h) Species-rich hedgerows must be retained unless removal is necessary, for example to form a site access. Establishment of new native hedges is supported;
- i) Where appropriate, development proposals should demonstrate that consideration has been given to the protection and enhancement of the river corridors of the River Blythe, Blythe Tributary and Ordinary Watercourses.

NE3.2 Developments will need to demonstrate they have been landscape led in order to avoid retro-fitting of poor quality or token landscaping.

6.16 Explanation

6.16.1 Green infrastructure has the potential to deliver multiple benefits for both people and wildlife, including opportunities for recreation, biodiversity enhancement and access to nature. The protection of Meriden's rural character needs to be ensured through the maintenance and enhancement of important landscape features such as trees, hedges and woodland.

6.16.2 A Tree Survey was started in 2014 to record notable trees within Meriden Parish. The Survey is an ongoing project, but the most recent version is provided at Appendix 10. It includes over 20 known Tree Protection Orders (TPOs) which are generally obtained when there is perceived to be a threat to a tree or trees. These TPOs cover hedgerow, individual trees, varying sizes of groups up to areas of woodland all over the village. Areas of particular significance are Millison's Wood and the Meriden Hall site, including the Mobile Homes Park.

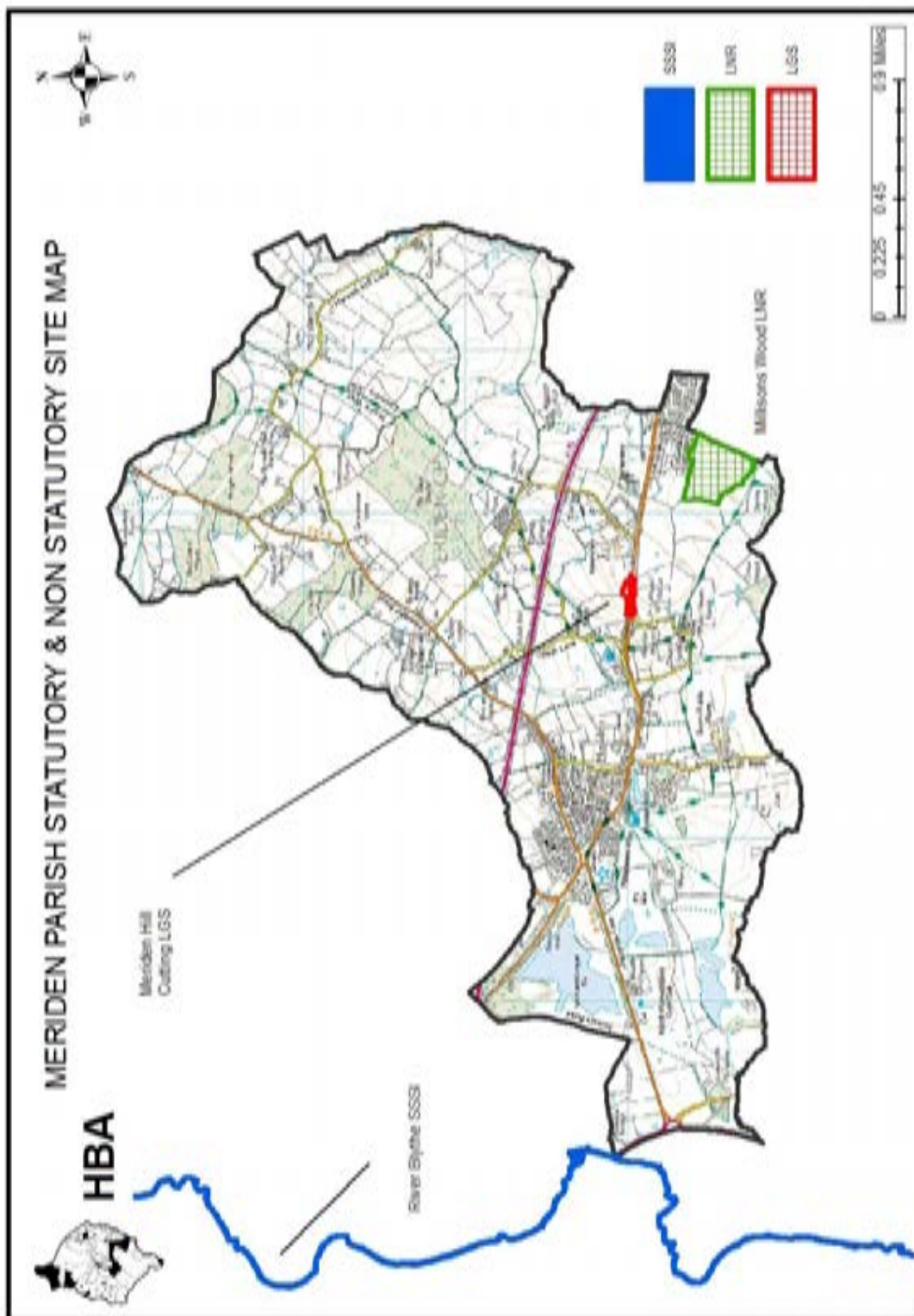
6.16.3 The wooded bank on the right of the road up Meriden Hill is both an attractive feature and a potential wildlife corridor. In particular, there are a number of Wych Elm trees of different sizes on both sides of the road which are supporting a population of white-letter hairstreak butterflies. They live on elm trees and their numbers declined in the 1970s due to the impact of Dutch elm disease and are now a conservation priority species in the UK Biodiversity Action Plan.

Whilst many of the Wych Elm are small shrub like specimens, it is important to conserve the overall group to protect the habitat of the resident population of white-letter hairstreak butterflies.



White Hairstreak Butterfly

6.16.4. All development which includes new landscaping and tree planting must ensure adequate space is provided in order to take account of the long-term growth of new planting. Where existing trees are retained, adequate space must also be provided around the trees in order to ensure that root and canopies are protected, and future growth is planned for.



Key Code – Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), Local Geological Sites (LGS)

Figure 27 - Meriden Parish Statutory & Non-Statutory Site Map

NE4.1 The Neighbourhood Area has a wealth of natural habitats, which are considered to be a priority for conservation. These priority habitats include Ancient Woodlands & Semi-Natural Woodlands, Meadows, Veteran Trees & Ancient Hedgerows, Semi-Natural Grasslands and Field Ponds.

New developments must demonstrate opportunities have been taken to conserve and where possible enhance priority habitats.

NE4.2 Proposals which result in the loss of or adversely harm priority habitats will not be supported unless there are exceptional circumstances and the contribution to the public good outweighs their loss/harm.

6.17 Explanation

6.17.1 The Local Nature Reserve of Millison's Wood, owned by Solihull Metropolitan Borough Council, is an important asset to the local area. This is largely to protect the mature woodlands that are in small pockets here, with the glorious 25-acre space providing a habitat for many varied forms of flowers, rare butterflies, birds and other wildlife. This includes plants which are generally considered to be indicators of ancient woodland, going back to the Forest of Arden, including the bluebells. There are also rare butterflies.

6.17.2 Close to, but outside of the Nature Reserve, there are several pockets of land which also contain small woodland areas which are remnants of the main wood. This includes both areas behind the wood surrounded by farmland, Crow and Spring Woods, and smaller patches within the developments owned by local householders. These, as well as a number of other large trees in the settlement of Millison's Wood, contribute to the character of the area and potentially also provides a wider area for woodland creatures to roam.



Millison's Wood Bluebell Wood



Millison's Wood Bluebell Wood – Woodland Trail

6.17.3 To the north of the A45, there are several wooded areas within the parish boundaries including some remnants of the Forest of Arden. Meriden Shafts is the largest plantation, but Chantry Wood, Church Wood, Boutbee's Wood, and Meighs Wood are linked together with Close Wood which is outside the parish boundary. Lanes and public footpaths provide access to most of these woods and enjoyed by walkers as well as providing habitats for wildlife. In the heart of the village, the footpath from Hampton Lane to the Meriden Homes Park goes through a small woodland area with wildlife corridors to other green and wooded areas around the Meriden Hall site.

6.18 Meriden's Ecological Report by the Habitat Biodiversity Audit Partnership

Priority Habitats also feature in Meriden's Ecological Report. A few extracts are captured on the following pages.

6.18.1 Priority Habitats:

- **Ancient Woodland & Semi-Natural Woodlands**

Scattered blocks of ancient semi-natural woodland occur throughout the Arden and Meriden landscape. Meriden occupies three areas of semi-natural woodland, which are designated local wildlife sites and collectively make up the Millison's Wood complex with the addition of Crow and Spring Wood. There is a smaller section of woodland close by designated as Millison's Wood potential wildlife site and would be a possible extension to the present Millison's Wood Local Wildlife Site (see Figure 23).

The woodland is enclosed by Grace and Albert Road and it is important for the ecological connectivity of these woodlands that rows of trees and hedgerows act as important corridors between them.

- **Plantation Woodlands**

Planted broad-leaved, mixed and coniferous woodlands occur to the north and centre of the parish named Meriden Shafts, Close Wood and Birchley Hays Wood. As part of ecological enhancement these woodland components should be restored to native broad-leaved woodland by the staged removal of coniferous trees. Owners of Meriden Shafts and Close Wood have indicated these private woods will be managed for a mixture of purposes which include, in particular commercial timber production.

- **Hedgerows**

Ancient mixed hedgerows often more than two metres wide are a special feature of Arden, and some may represent remnants of the original wildwood as it was cleared and converted into small hedged fields by assarting. A wide variety of woody species are typically present, often dominated by hazel, with dogwood, field maple, blackthorn and holly.

Hedgerows also provide important wildlife corridors and provide the connection for plants and animals to move between woodlands and grasslands.

There are two designated hedgerow local wildlife sites and approximately 5km of species rich hedgerows recorded by the Phase 1 habitat survey (see Figure 24). Further hedgerow surveying would likely identify more species rich hedgerows across the parish.

- **Semi-Natural Grasslands**

Areas of semi-improved permanent grassland are still a feature of the more pastoral Arden landscape. Many sites existed up to the Second World War are now largely destroyed or damaged as a result of agricultural intensification and development, but many areas do remain, particularly on marginal land including roadside embankments and verges; steep hillsides; disused railway cuttings; or as isolated groups of hedged fields.

- **Field Ponds**

Field ponds, often fringed by scrub and trees, are found throughout Arden and are associated with a history of stock-rearing. Where they are managed to avoid silting up and over shading by surrounding scrub vegetation they can be valuable wildlife habitats. Although many ponds have been lost as a result of agricultural intensification and neglect they are still an important feature of the parish.

Many pools across the area remain under surveyed both as habitats and for the presence of great crested newts.

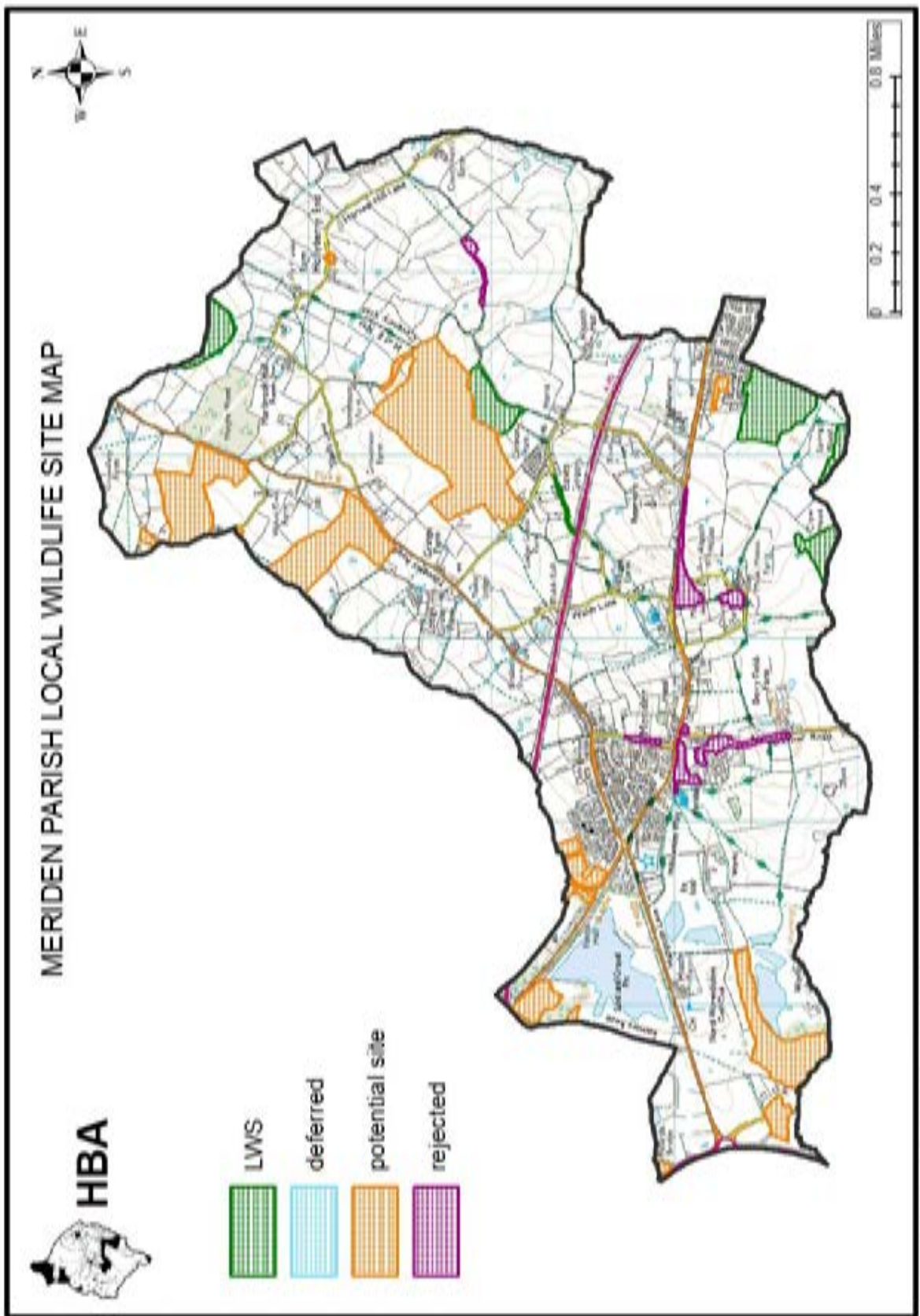


Figure 28 - Meriden Parish Local Wildlife Site Map

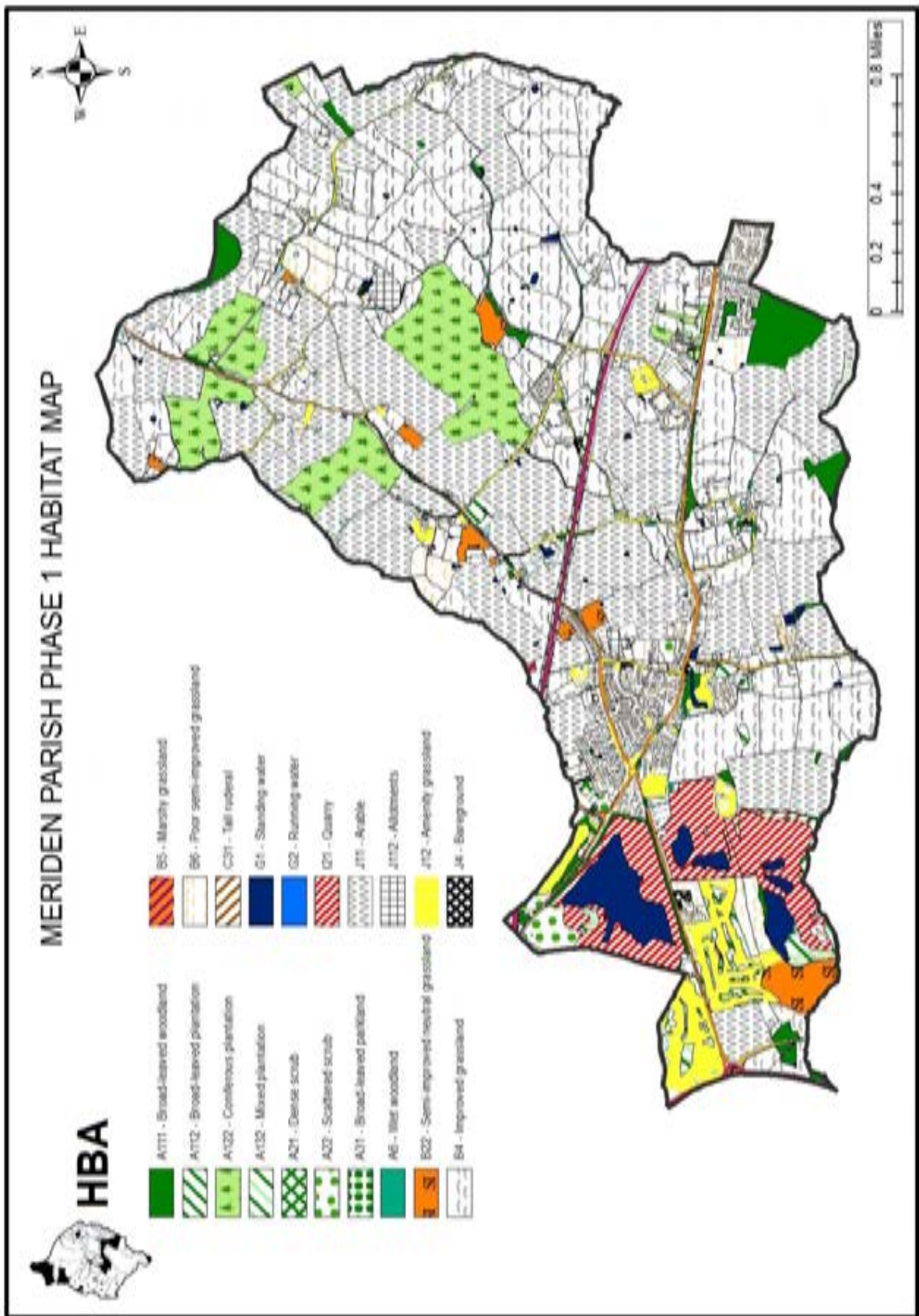


Figure 29 - Meriden Parish Phase 1 Habitat Map

NE5.1 All developments shall discharge surface water at the greenfield Qbar rate with all excess water up to a 1 in 100 year storm, with an appropriate allowance made for climate change, stored safely on site.

NE5.2 All proposals must demonstrate that flood risk will not be increased elsewhere in all rainfall events including exceedance events, and that proposed development is appropriately flood resilient and resistant.

NE5.3 All new development should be set back 8m from watercourses to allow access for maintenance and restoring the natural floodplain unless it is demonstrated a narrower buffer zone is sufficient.

NE5.4 Information accompanying planning applications should demonstrate how any flood mitigation measures will be satisfactorily integrated into the design and layout of the development.

NE5.5 The use of Sustainable Drainage Systems (SuDS) and permeable surfaces will be supported.

NE5.6 Proposals to expedite the improvement and upgrade the existing drainage network and proposals for new flood attenuation or natural flood risk management in the Neighbourhood Area will be supported.

6.19 Explanation

6.19.1 90 properties in The Parish of Meriden are predicted to be at risk of flooding using the Updated Flood Map for Surface Water. The village has experienced several floods in recent years, most notably in 2007 and 2012. A further flood event occurred in 2016.

6.19.2 The main risk of flooding in Meriden is from the ordinary watercourse that flows into the village to the rear of 175 Main Road and is culverted along Main Road before discharging to an open watercourse on Main Road opposite Waterfall Close. The culverted watercourse is also used to feed Meriden Pool and the ornamental lakes in the grounds of Meriden Hall. In extreme rainfall events the capacity of the culvert is exceeded, and water flows overland to and along Main Road and causing internal flooding to properties.

6.19.3 Following the flooding SMBC as Lead Local Flood Authority (LLFA) have successfully applied for funding to install two Community Flood Risk Cameras at 175 Main Road and opposite the Bull's Head. These cameras are used to monitor water levels and ensure that the trash screens on the culver entrances do not become blocked.

6.19.4 To better understand the flooding and determine what alleviation measures could be put in place the LLFA have commissioned flood modelling based on a detailed digital terrain survey that was carried out in 2018. Future development will be expected to contribute towards the delivery of any such future scheme.



Figure 30 - Flooding in Meriden taken 21 November 2012



Figure 31 - Flooding in Meriden taken 6 February 2016

6.19.5 New developments must contribute to flood alleviation through use of SuDS to attenuate surface water flows, soft landscaping and permeable surfaces where possible. Where there are SuDS opportunities to provide biodiversity enhancement must be considered.

6.19.6 Local planning authorities have a general responsibility not to compromise the achievement of UK compliance with the Water Framework Directive (WFD42) (Directive 2000/60/EC). All surface water bodies need to achieve “good ecological status” by 2015. The Localism Act 2011 enables the UK Government to require local authorities to pay if their inaction resulted in a failure to meet WFD requirements. The Localism Act 2011 also requires local planning authorities to cooperate on cross-boundary planning issues including the provision of

water supply infrastructure, water quality, water supply and enhancement of the natural environment.

6.19.7 Under Section 94 of the Water Industry Act 1991, water companies have a general duty to provide effectual drainage to accommodate planned development. Furthermore, they are also required to manage their assets efficiently to minimise customers' bills. Consequently, there will often be limited headroom as water companies do not generally provide significant amounts of spare capacity to accommodate speculative development. Where liaison through the planning process identifies a need to provide additional capacity, the required infrastructure upgrades are planned to ensure the delivery of planned development is not unduly delayed.

6.19.8 The effective management of wastewater is considered critical in the pursuit of sustainable development and communities. It reduces the impact flooding can have on the community, maintains water quality and quantity and helps to enhance local amenity and biodiversity through the provision of green infrastructure.

6.19.9 Effective water management also reduces the movement of water and sewage thereby reducing energy requirements. Meriden Parish Council will continue to work with SMBC as the Lead Local Flood Authority for the area, the Environment Agency and Severn Trent Water Authority to achieve compliance and aim to provide sufficient water to meet local needs.

NE6.1 Development proposals relating to the production of renewable and low carbon energy will be supported providing they can be satisfactorily integrated into the character and appearance of the village and Neighbourhood Area.

NE6.2 Proposals which have an adverse impact on the character of the Neighbourhood Area will not be supported.

NE6.3 Proposals for new dwellings that incorporate facilities to enable the charging of electric vehicles in safe, accessible and convenient locations will be supported.

6.20 Explanation

6.20.1 We are all charged by our future generations to work towards a more sustainable future and recognise the importance of mitigating climate change. We recognise the need to reduce carbon emissions and the use of fossil fuels and support developments that contribute to green energy production. However, their scale and appearance must not compromise the character of our Parish.

6.20.2 Like Solihull Council, Meriden Parish Council has declared a 'Climate Emergency' and has pledged to make the Parish of Meriden carbon neutral by 2050 by developing an Action Plan led by a sub-committee/group operating under the auspices of the Parish Council who will report back to the Parish Council every six months with progress updates.

The Action Plan is currently at a very early stage, but it is envisaged that it will include a way of working to achieve the targets by organising actions into three categories:

- Actions that will be best achieved by the Parish Council;
- Actions that can be championed by local community with special interest groups;
- Actions that could be implemented by us all as individual households.

Read more in Appendix 12 - Declaration of a Climate Emergency.

6.20.3 New development will play an important role in addressing climate change and therefore encouraging the use of renewable energy measures and technologies in new development will be a critical factor going forward. Partnership working between SMBC, the community, developers and energy organisations to explore opportunities for renewable projects will also play a key role.

6.20.4 Increasing awareness and understanding about climate change is critical to the climate emergency pledge and local schools will play any important role in achieving this through continued and increased curriculum-led activities.

7.0 Built Environment

Strategic Objective Three – Built Environment

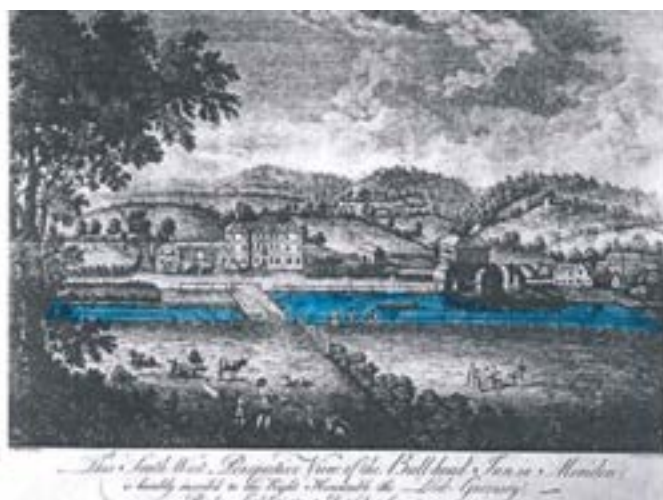
To promote high quality sustainable design whilst ensuring the historic environment is preserved and enhanced.

7.1 A village study of Meriden by SMBC in 1986 concluded that “environmentally the village had its strong points”, but “older buildings of character have been lost in redevelopment schemes” and “new developments have not added to its character and, with the exception of Meriden Hill, the village has a somewhat disappointing suburban appearance.” There was “little rural character remaining apart from the Berkswell Road approach and parts of Leys Lane, where a sense of enclosure is engendered by high banks.” It is very important that these attractive features, identified back in 1986 by SMBC, are now conserved.



Tory Row, now Main Road (Meriden Pool is to the right)

7.2 While Meriden residents do not accept this “disappointing suburban” description as entirely accurate today, we do accept the opinions expressed by the author of the report on some of the lamentable planning decisions to allow the demolition of fine older buildings and the “suburban” type development allowed. The most significant losses were the ‘old’ Bulls Head, Darlaston Hall, opposite Meriden Pool (replaced by ‘60s’ three storey blocks of flats) and the pair of 17th century timber framed buildings that used to face The Green on the south side, replaced by a row of detached houses.



7.3 The challenge today is to take measures that, over time, will mitigate some of the mistakes of the past and gradually improve the character of the built environment in the village. This takes time, however the 1986 report concluded that investment in landscaping and in particular the narrowing of the carriageway of Main Road to make it “more in scale with its village setting” would have “a more immediate effect in improving the appearance of the village.” No actions were taken after the 1986 report to implement the road narrowing proposal, but this is a key recommendation of this Plan as featured in Meriden’s Parish Design Statement 2011. Any

investment in improvements to the design to the main road carriageway area should ensure that it enhances the character, appearance and functionality of the village.

Policy BE1 - Responding to Local Character

BE1.1 All development proposals must demonstrate how local character has been taken into account during the conception and evolution of a design in accordance with the following principles:

- a) Be compatible with the distinctive character of the area, respecting the local settlement pattern, building styles and materials;
- b) Preserve or enhance the heritage assets such as listed buildings;
- c) Protect or enhance landscape and biodiversity by incorporating high quality native landscaping;
- d) Conserve views to and from higher slopes, skylines and sweeping views across the landscape;
- e) Have regard to the impact on tranquility, including dark skies;
- f) Not increase the likelihood of surface water flooding within the village or exacerbate foul drainage capacity problems; and
- g) All proposals will be expected to demonstrate how the principles of 'Secured by Design' have been taken into account to achieve the objective of delivering safe places.

BE1.2 Proposals that do not positively contribute to local character will be resisted.

7.4 Explanation

7.4.1 The local character benefits from a distinctive and heritage-rich rural landscape which is deeply valued by local residents and represents one of the Parish's key assets. Meriden Parish Council saw the protection and enhancement of this distinctive landscape character as crucial to ensuring the continued prosperity and attractiveness of the village.

7.4.2 Meriden Neighbourhood Plan Residents Survey 2016

Concerns were raised about more recent developments which have failed to consider and respect the existing parish character, and subsequently diluted and damaged Meriden's special rural character. This was evident by some of the responses received when asked to comment on 'Q38a - Please write any comments you may have about future development in the box below':

- "They should be in keeping with the current properties and not look out of character as to spoil the look of the village and surrounding areas."
- "Any development should be sympathetic to existing structures, complementing the historic centre of England."
- "The 60s and 70s architecture is dreadful. It ruined the look of the green & main road, only developments of character need to be introduced."
- "Growth is always good, but links to history and style of area need to be considered at all times."
- "More architectural development should reflect/be in keeping with the older properties."

- “Buildings should be restricted in terms of size and character, and in keeping with the environment. But there is no more space for building without spoiling the village and green belt.”
- “Rural areas such as Meriden must have their character and heritage preserved, not lost forever for future generations. Meriden must not be developed into a 'mini-town' such as Balsall Common.”
- “Speculative opportunistic developing with minimum investment yields poor quality & low grade buildings, as witnessed around Meriden.”
- “no building on green belt, protecting and maintaining current features in the village e.g. duck pond”
- “Should be sympathetic to the ambiance of the village.”
- “The village should not lose its character or sense of community. Quite how expanding the housing stock and village life can both be balanced is a difficult question. I hope you find a solution.”

7.4.3 The character areas of the village and parish

The Parish has 14 distinct ‘character areas’ (see Figures 27 and 28 which maps 1-13 of these areas). These character areas feature in Meriden’s Parish Design Statement 2011 (but does include the new developments of Mulberry Gardens and Meriden Gate). A description of each of these, together with a note on the concerns of residents about planning, development and public realm issues specific to each of these character areas features in Appendix 1.

1. The Green and its immediate environs
2. Birmingham Road, Hampton Grange and Hampton Lane
3. Maxstoke Lane / Maxstoke Close
4. Fillongley Road
5. Main Road
6. Leys Lane
7. The centre triangle of the village
8. Strawberry Fields
9. Meriden Hall and Park
10. Berkswell Road
11. The Meriden Hill Conservation Area and Old Road
12. Millison’s Wood
13. Eaves Green
14. Other rural areas of the Parish

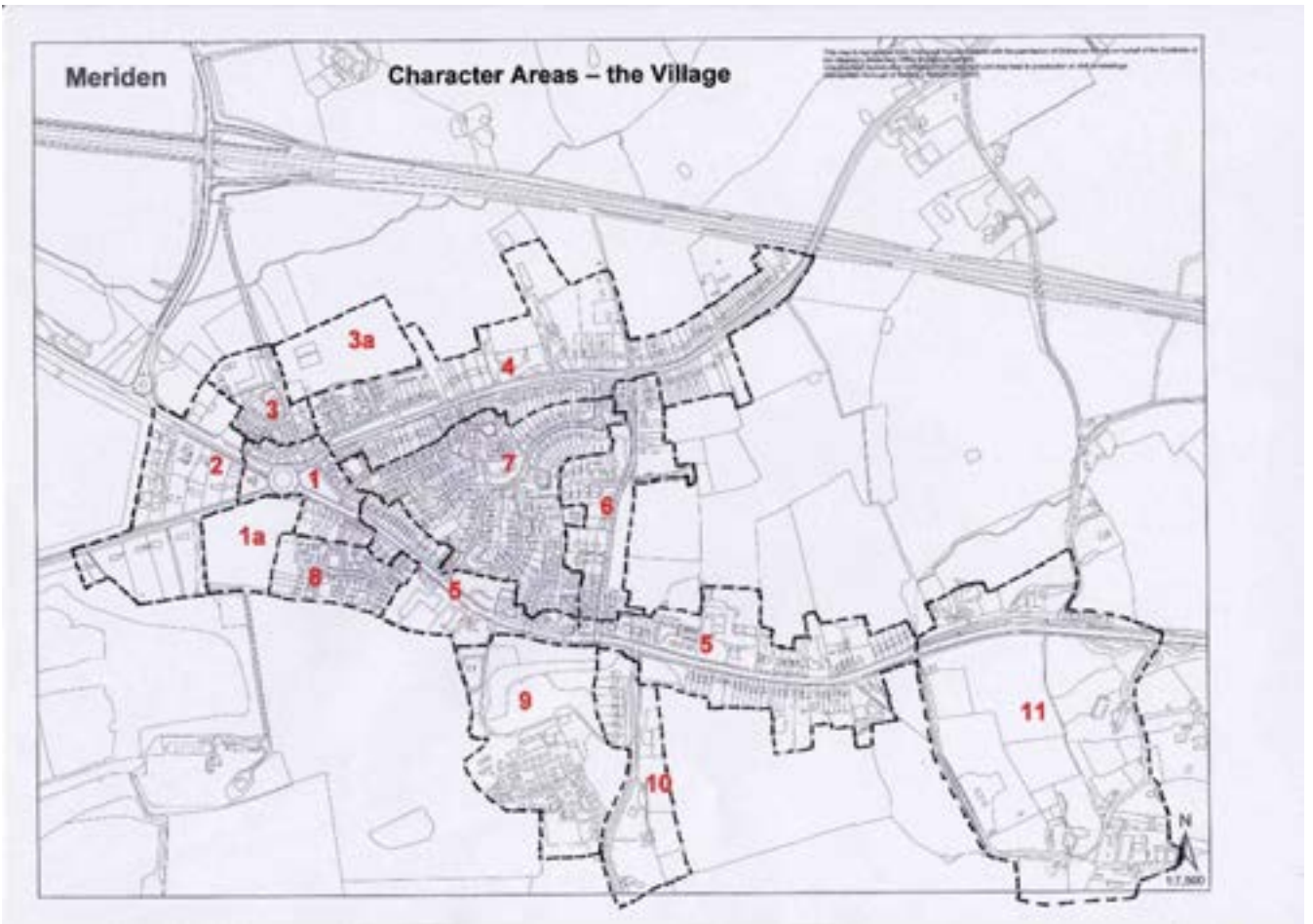


Figure 32 - Character Areas – The Village

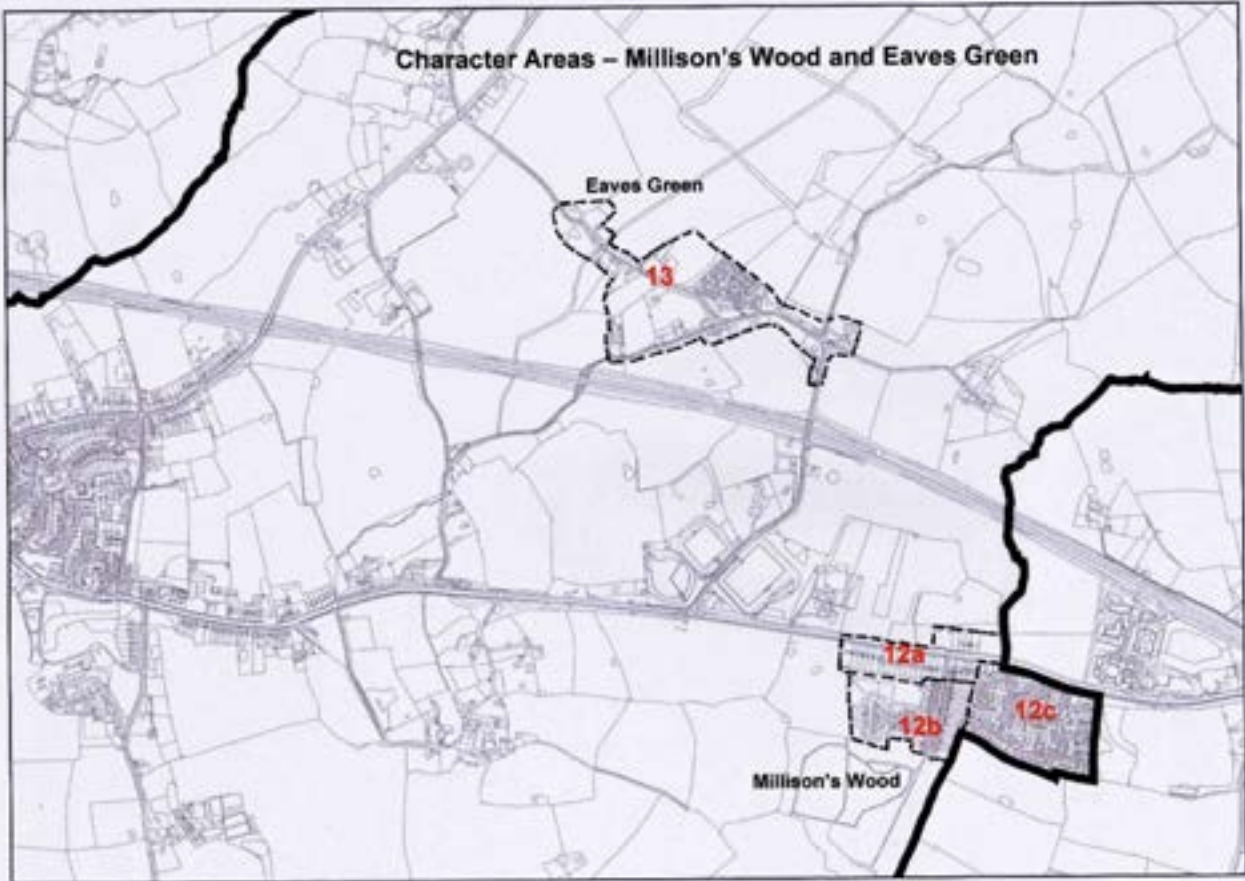


Figure 33 - Character Areas – Millison's Wood and Eaves Green

BE2.1 The redevelopment of brownfield land to create new housing will be supported subject to the following criteria:

- a) The new use would be compatible with the surrounding areas;**
- b) Proposals must demonstrate that any removal works to remove contaminants can be carried out satisfactorily and that the potential for re-mobilisation of any contaminants during site development has been considered;**
- c) Should any sites identified for future development currently or formerly have been subject to land-use(s) which have the potential to have caused contamination of the underlying soils and groundwater then any Planning Application must be supported by a Preliminary Risk Assessment to demonstrate that the risks posed to 'Controlled Waters' by any contamination are understood by the applicant and can be safely managed. The proposal would lead to an enhancement in the character and appearance of the site;**
- d) Would not conflict with National Policy on Green Belts;**
- e) Would not result in the loss of any land of high environmental value.**

7.5 Explanation

7.5.1 The re-use and recycling of brownfield land particularly where it is derelict or underused can help to achieve sustainable development more efficiently than the release of greenfield land. As defined in the NPPF, for the purposes of the Neighbourhood Plan, brownfield land is previously developed land which is, or was, occupied by a permanent structure no longer in active use. It includes the authorised curtilage of the developed land but specifically excludes any residential garden land. There is no presumption that the whole of the site will be suitable for development. This would need to be proven through the planning application process.

Project 1.1 Whilst this Plan does not include a specific policy on heritage assets as the topic is adequately covered in national planning policies, this Plan recognises the importance of conserving and preserving heritage assets.

7.6 Explanation

7.6.1 The Neighbourhood Area contains a number of listed buildings, two conservation areas and three Scheduled Monuments (see Figure 29). These are mapped in Figures 30 to 33. A list of all known Heritage Assets (both designated and non-designated) is contained at Appendix 11. It is important that these buildings and structures are conserved and where possible enhanced by appropriate management of the asset and preventing inappropriate development from harming their significance. This can include through harmful change within their setting.

7.6.2 Extracts from Historic England: “When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged. When considering any planning application that affects a conservation area a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.”

Number	Name	Grade	ListDate	NGR	Comments
1	Pavilion at Forest Hall	II*	22/07/1976	SP 23442 82565	
2	Workshop at Forest Hall	II	22/07/1976	SP 23472 82521	
3	Forest Hall	II*	11/11/1952	SP 23515 82512	
4	The Laurels	II	22/07/1976	SP 23695 82324	
5	Corner House	II	22/07/1976	SP 23820 82268	
6	The Village Cross	II	08/09/1961	SP 23915 82275	
7	The Thatched Cottages	II	22/07/1976	SP 23920 82326	
8	Centre of England Stores	II	22/07/1976	SP 23937 82296	
9	Premises adjoining Centre of England Stores on East	II	22/07/1976	SP 23945 82290	
10	Cyclists War Memorial	II	24/07/2001	SP 23963 82239	
11	K6 Telephone Kiosk	II	04/03/2009	SP 23984 82234	
12	Strawberry Bank House	II	22/07/1976	SP 24131 82065	
13	Lanesfield	II	22/07/1976	SP 24191 82028	
14	Brookside	II	22/07/1976	SP 24076 81972	
15	The Bull's Head	II	22/07/1976	SP 24235 82052	
16	Premises at the Western Corner of Birmingham Road and Glovers Close	II	22/07/1976	SP 24271 82036	
17	The Nags Head (Coach House)	II	22/07/1976	SP 24306 82024	
18	Brooklyn	II	22/07/1976	SP 24325 82022	
19	Waterfall Cottage	II	22/07/1976	SP 24350 82018	
20	Ice House about 100 metres South West of Meriden Hall	II	10/10/1994	SP 24220 81766	
21	The Old Stables (now Flats 15 and 16) at Meriden Hall	II	22/07/1976	SP 24326 81840	
22	Meriden Hall	II*	11/11/1952	SP 24342 81857	
23	The Elms	II	22/07/1976	SP 24734 81901	
24	Meriden Hotel (now flats)	II	22/07/1976	SP 23782 82354	
25	Walsh Hall	II*	11/11/1952	SP 25087 82683	
26	The Cooperage	II	22/07/1976	SP 25042 82038	
27	The Vicarage	II	22/07/1976	SP 25179 81596	
28	The Glebe House	II	22/07/1976	SP 25194 81601	
29	Church Farmhouse	II	22/07/1976	SP 25204 81641	
30	Church of St Laurence	I	08/09/1961	SP 25228 81661	
31	Moat House	II	11/11/1952	SP 25283 81645	
32	Meriden House	II	22/07/1976	SP 25294 81861	
33	Hill Wood Cottage Farmhouse	II	22/07/1976	SP 25613 84892	Not mapped
34	Stonehouse Farmhouse	II	22/07/1976	SP 26370 83751	Not mapped
35	Marlbrook Hall	II	11/11/1952	SP 26475 84105	Not mapped
	Cross on Meriden Green	SAM			
	Churchyard Cross at St. Laurence on Meriden Hill	SAM			

Figure 34 - Designated Heritage Assets

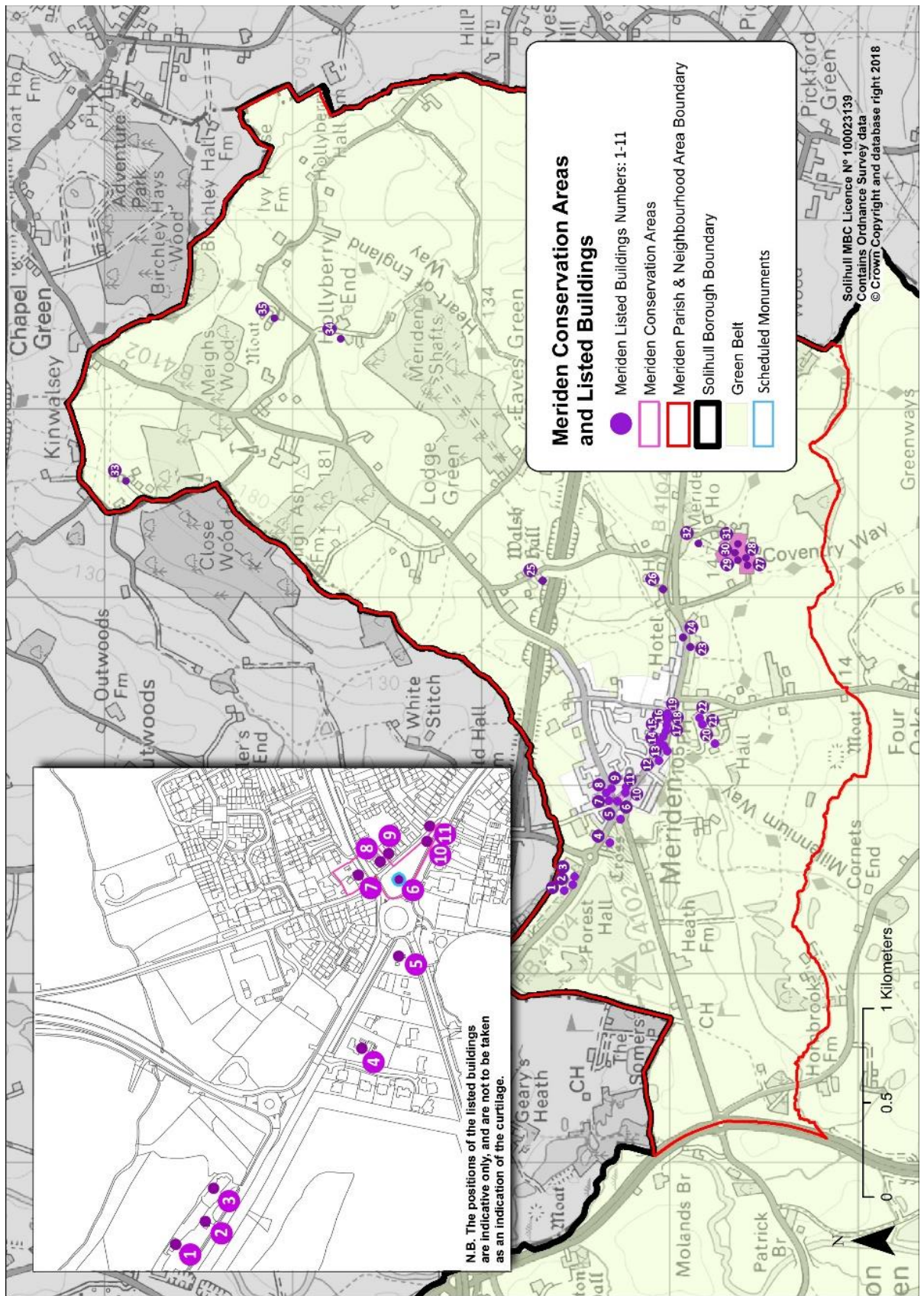


Figure 35 - Designated Heritage Assets 1-11 Map

Key to conservation areas and listed buildings for Figure 35:

1	Pavilion at Forest Hall
2	Workshop at Forest Hall
3	Forest Hall
4	The Laurels
5	Corner House
6	The Village Cross
7	The Thatched Cottages
8	Centre of England Stores
9	Premises adjoining Centre of England Stores on East
10	Cyclists War Memorial
11	K6 Telephone Kiosk
SAM	Ancient Cross

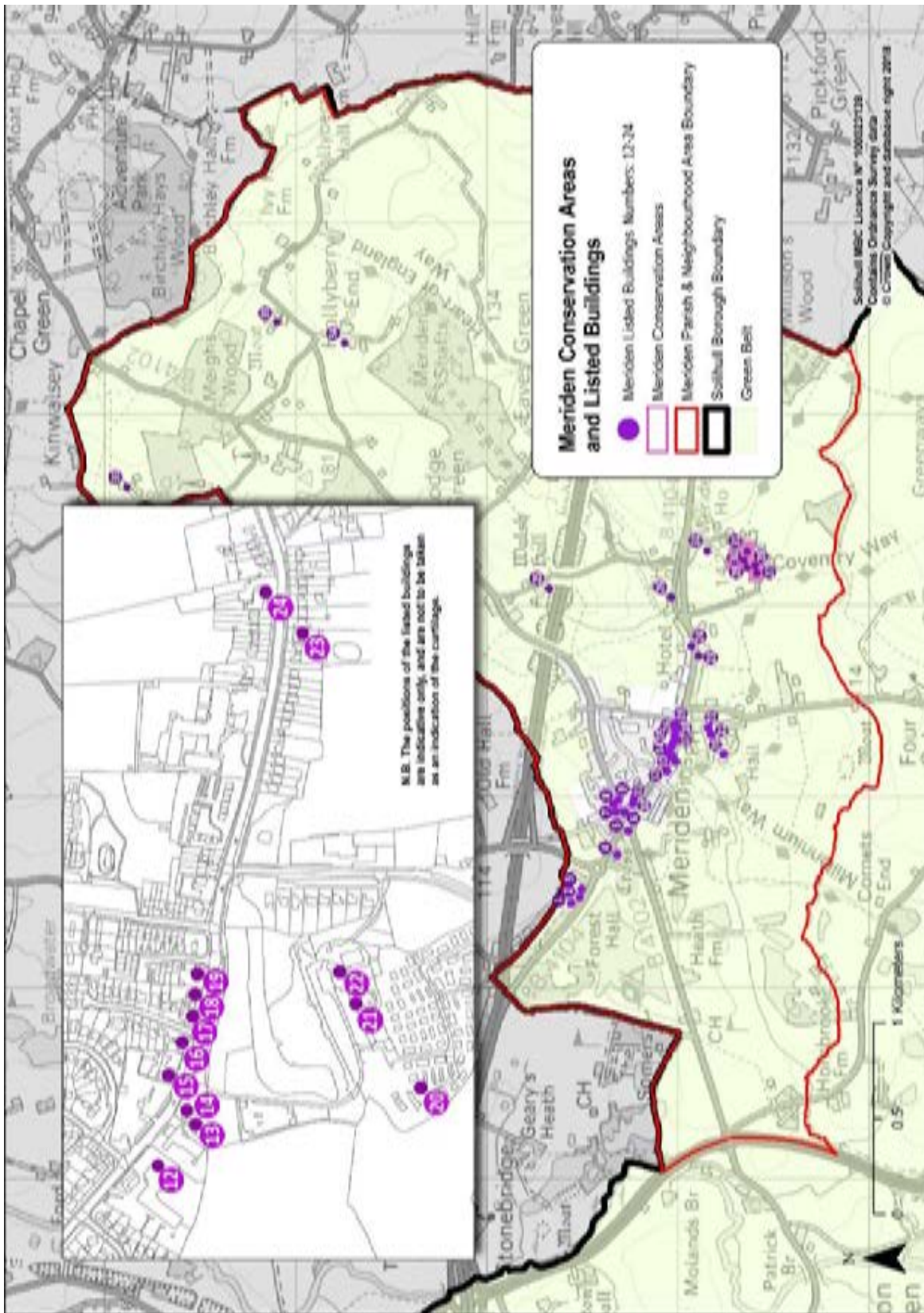


Figure 36 - Designated Heritage Assets 12-24 Map

Key to conservation areas and listed buildings for Figure 36:

12	Strawberry Bank House
13	Lanesfield
14	Brookside
15	The Bull's Head
16	Premises at the Western Corner of Birmingham Road and Glovers Close
17	The Nags Head (Coach House)
18	Brooklyn
19	Waterfall Cottage
20	Ice House about 100 metres South West of Meriden Hall
21	The Old Stables (now Flats 15 and 16) at Meriden Hall
22	Meriden Hall
23	The Elms
24	Meriden Hotel (now flats)

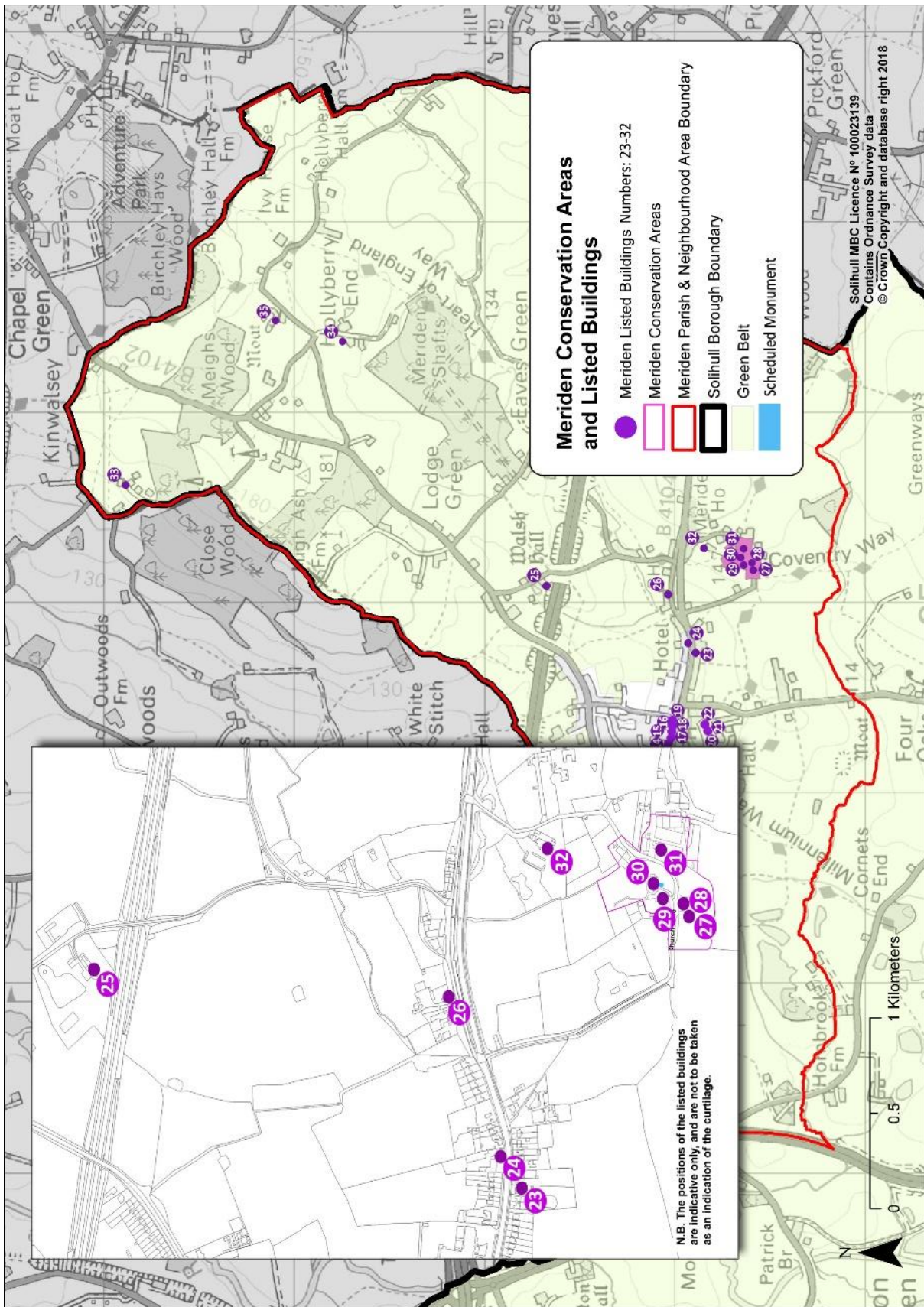


Figure 37 - Designated Heritage Assets 23-32 Map

Key to conservation areas and listed buildings for Figure 37:

23	The Elms
24	Meriden Hotel (now flats)
25	Walsh Hall
26	The Cooperage
27	The Vicarage
28	The Glebe House
29	Church Farmhouse
30	Church of St Laurence
31	Moat House
32	Meriden House
SAM	Churchyard Cross at St. Laurence on Meriden Hill

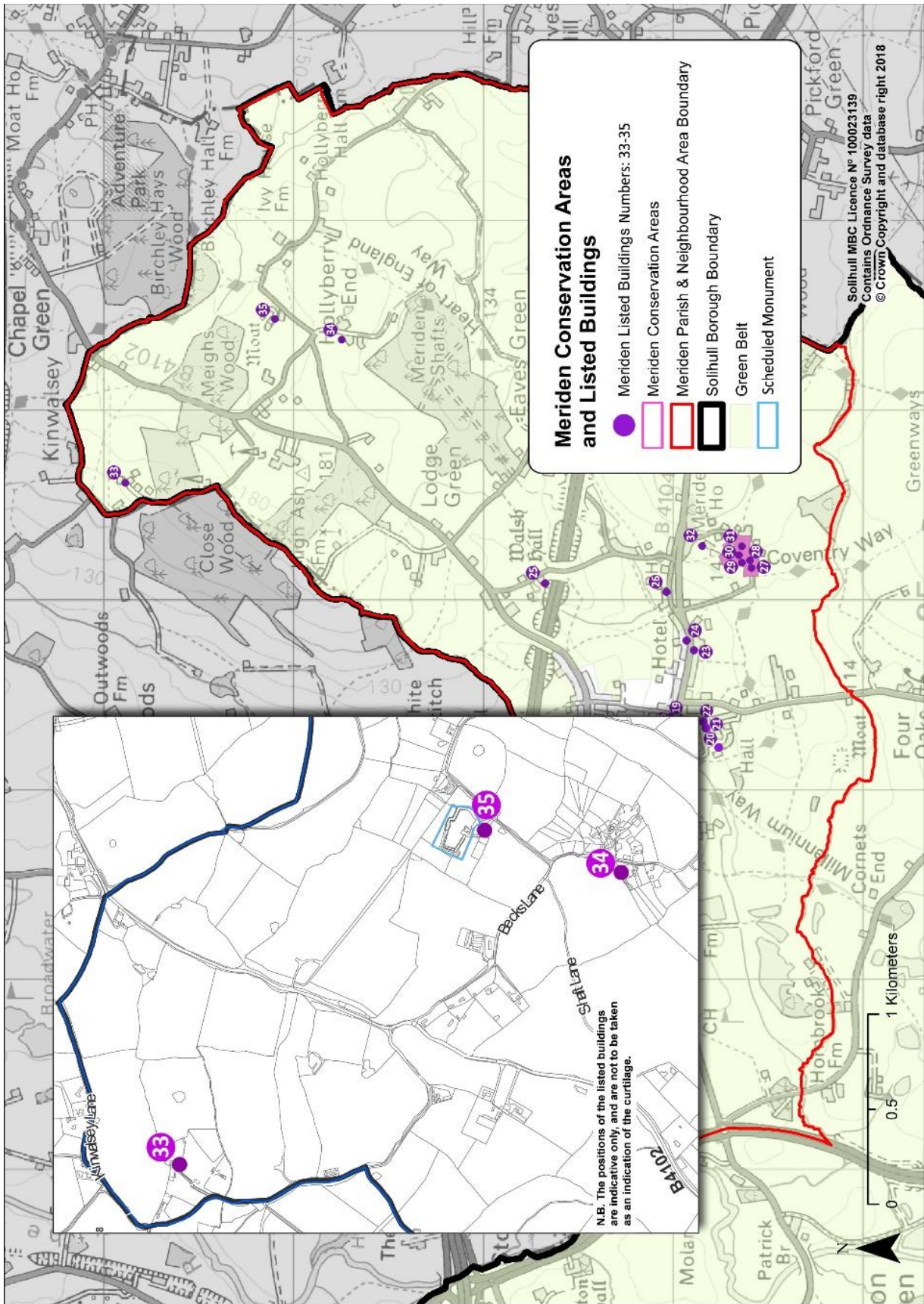


Figure 38 - Designated Heritage Assets 33-35 Map
Key to conservation areas and listed buildings for Figure 38:

33	Hill Wood Cottage Farmhouse
34	Stonehouse Farmhouse
35/SAM	Marlbrook Hall

7.6.3 The unique qualities of the conservation areas should be conserved or enhanced including mature trees and hedgerows. Any proposed alterations to the buildings within the conservation areas should preserve or enhance its character and appearance.



Meriden Village Green



St Laurence Church and churchyard



Church Lane

Policy BE3 - Promoting Walking and Cycling

BE3.1 The Neighbourhood Area has a wealth of public routes and rights of way which should be protected, enhanced, expanded, reinstated and where possible positively utilised in new developments. Where appropriate the use of CIL funds will be used to enhance these routes.

BE3.2 As appropriate, development must demonstrate how walking and cycling opportunities have been facilitated and connection made to existing routes.

BE3.3 Proposals which either adversely affect walking and cycling routes or fail to sufficiently encourage appropriate new walking and cycling opportunities will not be supported.

7.7 Explanation

7.7.1 Public footpaths and bridleways are an important part of Meriden's heritage and have been used over the centuries. They continue to be a key means of linking the settlements with the surrounding countryside. These Public Rights of Way and walking and cycling routes within the Parish which give access to schools, shops and other amenities, should be protected and enhanced where possible. The encouragement of walking and cycling is a key part of improving the health and well-being of the communities and of reducing carbon emissions.

7.7.2 Currently, residents don't walk or cycle often. This policy aims to increase walking and cycling by providing enhanced walking and cycling routes. This policy also supports Solihull's Draft Local Plan's Improving Accessibility and Encouraging Sustainable Travel, policies P7 – Accessibility and Ease of Access and P8 – Managing Demand for Travel and Reducing Congestion.

Policy BE4 - Advertisements

BE4.1 Where advertisement consent is required, all new advertisements, including public information boards and shop signage, should be kept simple and modest in order to preserve the special historic and architectural qualities of the Neighbourhood Area and in particular in the Village Centre (Figure 45).

BE4.2 The following principles should be applied to such advertisements in the Village Centre:

- a) Support the replacement of dilapidated adverts and signage;
- b) Keeping new signage to a minimum in order to avoid clutter and repetition; and

BE4.3 Advertisements will be strictly controlled in conservation areas and on listed buildings in order to conserve the particular significance of the heritage asset.

BE4.4 Internally illuminated signs will not normally be permitted in the conservation area. If illumination is necessary, it should be sympathetic and unobtrusive.

BE4.5 Advertisements which adversely affect highway safety or pedestrian movement will be resisted.

7.8 Explanation

7.8.1 Advertisements and public signage play an important role in promoting commerce and supporting local businesses in the Neighbourhood Area. The appropriate use of them can complement buildings and premises. However, excessive or inappropriate advertisements or signage can have a significant impact on the visual amenity of the area.

7.8.2 Within commercial parts of the Neighbourhood Area, the street scene is often dominated by advertisements. Clutter by excess signage with inconsistent design and shop fronts often fails to respect the building on which they are placed.





8.0 Local Community

Strategic Objective Four – Local Community

To ensure that valued community facilities, local shops and local services are maintained and where possible enhanced in order to promote sustainable living.

8.1 This is important in order to ensure that the villagers continue to have access to excellent local facilities, open spaces and recreation in order to maintain a strong, active, healthy and vibrant community.

8.2 The splendour of the landscape around Meriden consists of rolling hills, open countryside and agricultural/pastureland. This historic landscape feature is an essential part of the setting and must be protected. It affords the opportunity for various outdoor activities which in turn helps to create a healthy and socially friendly neighbourhood.

8.3 Protecting designated local green spaces and public rights of way is of paramount importance.



Roundabout with commemorative stone by the Village Green



Open Space, southeast of Alspath Road / west of Leys Lane

LC1.1 Development proposals that will result in the loss, or significant diminution, of a community asset listed below will not be supported unless it can be demonstrated:

- **The asset is no longer viable; or**
- **The asset is no longer in active use and there is no prospect of it being brought back into active use; or**
- **The asset is to be replaced by an equivalent asset in no less convenient location for users.**

- 1. Berryfields Farm Shop - Berkswell Rd CV7 7LB**
- 2. Meriden Archery Club and Club House - The Forest Grounds, Birmingham Rd, CV7 7JS (the part that is in the Neighbourhood Area)**
- 3. Meriden C of E Primary School - Fillongley Rd Meriden CV7 7LW**
- 4. North Warwickshire Golf Club - Hampton Lane Meriden CV7 7LL**
- 5. Stonebridge Golf Club - Somers Rd CV7 7PL (the part that is in the Neighbourhood Area)**
- 6. Somers Wood Caravan Park (and Somers Road public open space) - CV7 7PL (the part that is in the Neighbourhood Area)**
- 7. Meriden Post Office - 75 Main Rd CV7 7LP**
- 8. Meriden Village Hall - 208 Main Road, CV7 7NG**
- 9. Meriden Scout Hut - The Green Hut, 206 Main Road, CV7 7NG**
- 10. Heart of England Club - Berkswell Rd CV7 7LB**
- 11. Children's Playground - 10 Main Rd CV7 7SP**
- 12. Meriden Sports Park - 10 Main Rd CV7 7SP**
- 13. Meriden Sports Park Storage Building - 10 Main Rd CV7 7SP**
- 14. Meriden Sports Park Frontage - 10 Main Rd CV7 7SP**
- 15. Meriden Library - Arden Cottage The Green CV7 7LN**
- 16. Methodist Church/Hall - 107 Main Rd, CV7 7NJ**
- 17. St Laurence Church - Church Lane CV7 7HX**
- 18. Church burial site - Church Lane CV7 7HX**

LC1.2 Proposals which enhance and improve existing community assets will generally be supported. New community assets will be supported providing:

- a) the proposal will not result in regular on-road parking;**
- b) the site is, wherever possible, located in or adjacent to the settlement boundary;**
- c) the site is accessible by walking and cycling;**
- d) there are opportunities to integrate services;**
- e) detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development;**
- f) the proposal would not have an adverse effect on residential amenity; and**
- g) The proposal does not conflict with Green Belt policy.**

LC1.3 All proposals will be assessed to ensure that positive health benefits are maximised and negative impacts minimised.

LC1.4 Where appropriate, Community Infrastructure Levy (CIL) funds may be used to support and enhance community assets for the Neighbourhood Area.

LC2.1 Proposals which would enhance and expand existing health care facilities at Meriden Surgery will be supported providing they do not conflict with adjoining land uses.

LC2.2 Proposals which would adversely affect the provision and delivery of health care at Meriden Surgery will be resisted unless it can be satisfactorily demonstrate that:

- a) there is no realistic prospect of the facility continuing on that site for operational reasons; and**
- b) the site has been marketed or made available for another community use; and**
- c) the facility can be provided elsewhere in a suitable location in accordance with the community's wishes; and**
- d) there are overriding environmental benefits in the use being discontinued.**

8.5 Explanation

8.5.1 Providing access to health care is essential in maintaining a healthy community. General population increase and a specific increase in older age groups have placed considerable strain on health care provision within the Neighbourhood Area.

8.5.2 Meriden Surgery plays an important role in the lives of the community. A large number of respondents were very or fairly satisfied with the service provided. A new medical centre has been built in Balsall Common and many other medical services such as minor surgery, physiotherapy, community nursing team and dentist, are now based there. The 89 bus service which was introduced to meet Meriden residents' need to get to the new medical centre is now at risk due to Transport for West Midlands (TfWM) reviewing its service.



Balsall Common Health Centre

LC3.1 Development proposals for the expansion of facilities at the existing primary school or at Meriden Library will be supported.

LC3.2 Expansion of the primary school should not be at the expense of the existing play areas and sports areas unless it can be satisfactorily demonstrated that the area is surplus to requirements or any loss of open space, sports or play areas would be replaced by equivalent or enhanced provision in a suitable location.

LC3.3 Proposals which adversely affect the provision and delivery of education and learning in the Neighbourhood Area will not be supported.

8.6 Explanation

8.6.1 The Neighbourhood Development Plan seeks to maintain the library as a community resource, and Meriden Parish Council will continue to explore the range of options for future use of the library in partnership with Solihull Library Services. In order for the upstairs of the library to be used by the public and other agencies, the floor needs to be strengthened. This will have a major cost implication and further funding streams need to be explored for this to happen. Meriden Library is seen as a community asset and a valued resource despite decreasing numbers of people using the library to borrow books, and it is housed in Arden Cottage, a Grade 2 listed building.

8.6.2 Meriden C of E Primary School is in the heart of the village which is a single form entry and is over capacity. Just under a third of the pupils have been identified with having Special Educational Needs and Disability which is more than twice the national average. Two of the identified issues there are with the school is that there is a shortage of space to support and teach all children within the school and also that the fabric of the building is increasingly difficult to maintain. Although suggestions have been made to rebuild a new school, it cannot be condoned for this to happen in the Green Belt. Expansion on site could be a possibility if funding is available.

LC4.1 This Plan designates the following areas of Local Green Space as shown on Figures 39 to 42 below:

- 1. Meriden Archery Club and grounds**
- 2. Coronation Island and the wildflower bank behind it**
- 3. Meriden Gate Public Open Space**
- 4. The Green including the roundabout with the tree and commemorative stone**
- 5. Meriden Sports Park & Pavilion & Children's Play Area**
- 6. Whittle's Copse and Green off Strawberry Fields**
- 7. Memorial Approach**
- 8. War Memorial and its surrounding space**
- 9. Meriden Park Homes copse**
- 10. Meriden Park Homes walled garden**
- 11. Meriden Pool**
- 12. Mulberry Gardens Public Open Space**
- 13. Leys Lane Allotments**
- 14. Open Space, southeast of Alspath Road / west of Leys Lane**
- 15. Oddfellows Allotments**
- 16. St Laurence Church surrounds including graveyard**
- 17. Open space facing Luxor Close off James Dawson Drive**

LC4.2 Where appropriate, Community Infrastructure Levy (CIL) funds will be used to enhance these designations to ensure a suitable quantum and quality of recreational and amenity space is available for the Neighbourhood Area.

8.7 Explanation

8.7.1 In accordance with paragraphs 99-101 of the NPPF, local communities are encouraged to include new and robustly justified Local Green Spaces within their neighbourhood plans, where this designation does not prevent identified development needs being met.

8.7.2 Local Green Space which is of particular importance to local communities, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife will be designated for special protection. None of the designed Local Green Spaces represent large tracts of land and are all well related to the local community.

8.7.3 Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

8.7.4 Where a Local Green Space is on adopted highway land, there may be operational reasons why maintenance and improvements affecting the Local Green Space are necessary.

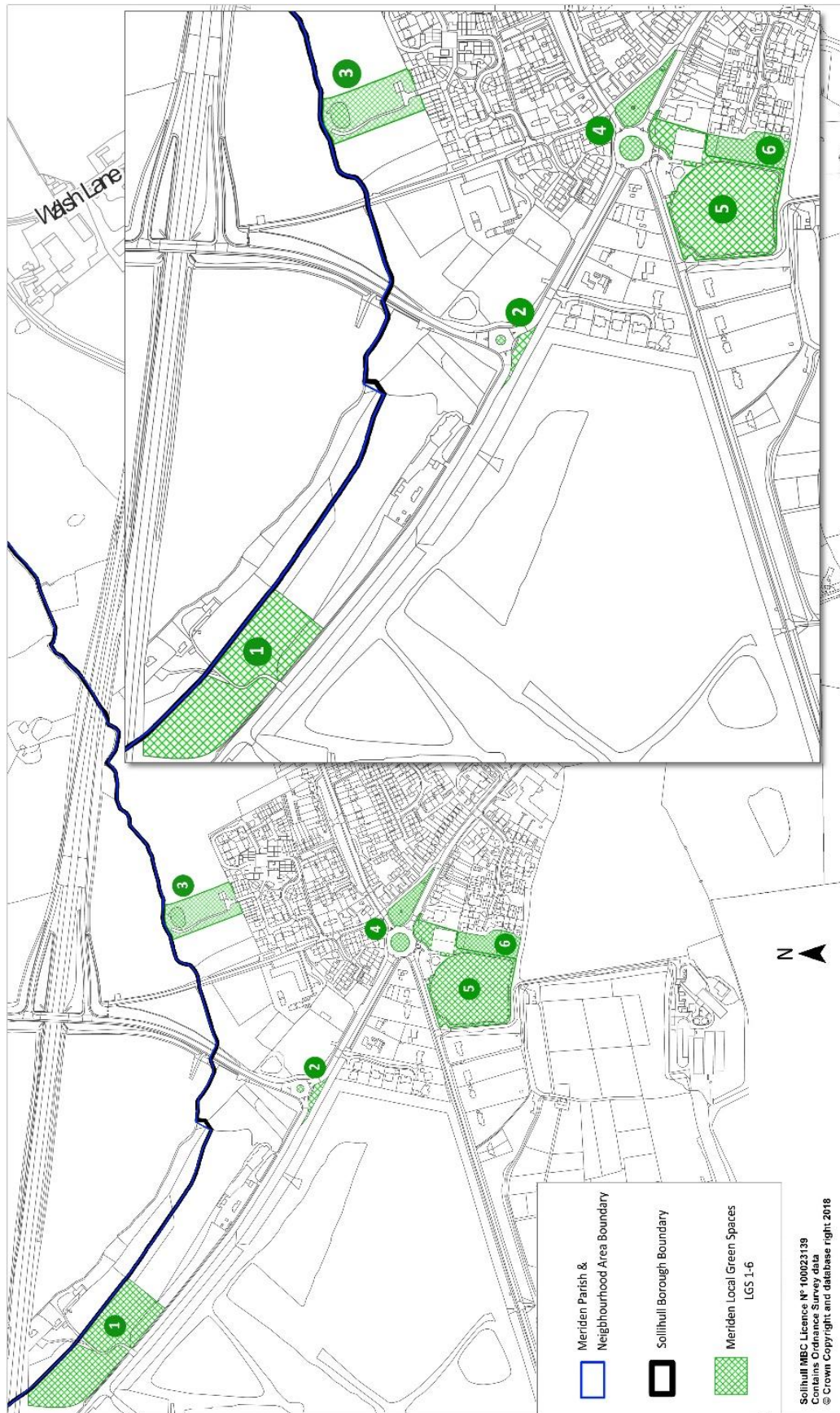


Figure 39 - Designated Local Green Spaces 1-6

Key to sites 1 – 6 for Figure 39:

1. Meriden Archery Club and grounds
2. Coronation Island and the wildflower bank behind it
3. Meriden Gate Public Open Space
4. The Green including the roundabout with the tree and commemorative stone
5. Meriden Sports Park & Pavilion & Children's Play Area
6. Whittle's Copse and Green off Strawberry Fields

Key to sites for Figure 40:

7. Memorial Approach
8. War Memorial and its surrounding space
9. Meriden Park Homes copse
10. Meriden Park Homes walled garden
11. Meriden Pool
12. Mulberry Gardens Public Open Space
13. Leys Lane Allotments
14. Open Space, southeast of Alspath Road / west of Leys Lane
15. Oddfellows Allotments

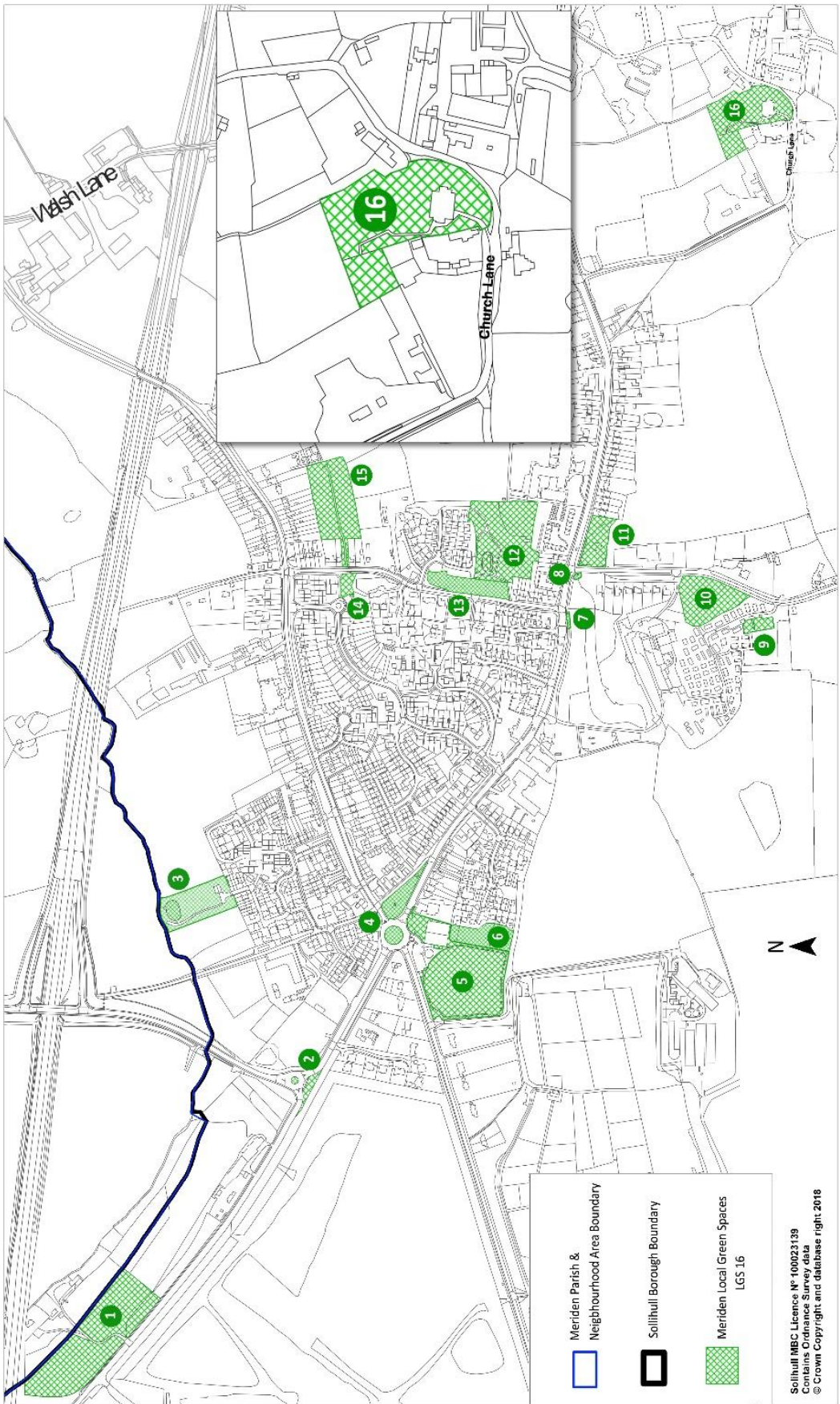


Figure 41 - Designated Local Green Space 16

Key to sites for Figure 36:

16. St Laurence Church surrounds including graveyard



Figure 42 – Designated Local Green Space 17

Key to sites:

17. Millison's Coppice, Luxor Lane off James Dawson Drive, Millison's Wood

8.7.4. Each site has been independently assessed against the appropriate qualifying criteria.

8.7.5 Each site is deemed to be locally important or significant to the local community and fulfils the qualifying criteria.

8.7.6 Each site had local support at the Village Hall drop-in session in March 2019.

LC5.1 Any development proposal that would result in the partial or complete loss of an existing allotment within the Neighbourhood Area will not be supported unless it can be clearly demonstrated that there would be a positive improvement to existing provision or a net increase in provision elsewhere in the village.

LC5.2 Proposals for the provision of new allotments in appropriate and suitable locations will be supported. Proposals for new allotments should clearly demonstrate the following:

- a) There are no adverse impacts on the landscape or character of the area;**
- b) There are satisfactory arrangements for parking;**
- c) There are satisfactory arrangements for water supply; and**
- d) There would be no adverse impacts on neighbouring uses.**

LC5.3 Residential developments are encouraged to provide shared space or private gardens which are suitable for and encourage and enable residents the opportunity to grow their own food.

8.8 Explanation

8.8.1 Despite the statutory obligation on local authorities to provide allotments where there is a demand, there are still very few sites being created each year. However, the trend in people wanting to grow their own food is on the rise, and currently it is estimated that over 90,000 gardeners want an allotment and are on waiting lists.

8.8.2 Trends show that during times of recession people turn back to the land, wanting to reconnect with something tangible while at the same time experiencing home-grown food, which costs less and is better for us. The Dig for Victory campaign during the 1940s coupled with the grey of the post war years saw a rise in people taking up allotments. At its height there were over 1.5million allotment plots across the UK. The 1970s with its three-day week and trade union unrest saw another desire for self-sustainability, immortalised in the BBC show The Good Life. Today, with the economic uncertainty on a global scale, the desire for more space to grow food locally and experience life's simple pleasures has reignited the call for more allotments. Figures suggest there are approximately 330,000 allotment plots in the UK, but to meet the current demand we need in the region of at least a further 90,000 plots³.

8.8.3 The Neighbourhood Area has approximately 43 allotment plots of various sizes on two different allotment sites Mulberry Gardens, Leys Lane, managed by Meriden Parish Council (14 plots) and the larger sized site just off Leys Lane, managed by the Oddfellows Society (29 plots) See Figures 38 and 39. Many allotment holders are longstanding and therefore plots rarely change hands. However, there are approximately 3 people on the waiting list for plots. This evidence demonstrates a need for additional plots within the Neighbourhood Area. It is clear that we have a responsibility to protect allotments for current and future generations and address any shortfall within this Plan.

8.8.4 All housing developments should take into account of the health and well-being of the future occupiers of those developments. Sufficient amenity space, either private or shared, should be provided within each development and made available in perpetuity for those

³ Source: The National Allotment Society (www.nsalg.org.uk)

residents. It should be noted that 4 parish council allotments were lost as part of the Taylor Wimpey development of Mulberry Gardens.

8.8.5 These areas of vegetable and flower production are also valuable sources for wildlife and enable parts of the community the opportunity to grow their own food, bringing a sense of well-being.



Figure 43 - Leys Lane allotments at Mulberry Gardens



Figure 44 - Oddfellows allotments

9.0 Local Economy

Strategic Objective Five – Local Economy

To contribute to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure.

9.1 The NPPF identifies three objectives to sustainable development, one of which is the economic objective. The economic objective is defined as helping to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

9.2 To ensure that the Neighbourhood Area continues to have a vibrant and diverse economic make up, appropriate for its size and rural location, this NDP proposes a number of economic policies with the theme of protecting and enhancing.

Policy LE1 - Protecting and Enhancing Existing Employment Sites

LE1.1 Proposals for the change of use or redevelopment of land or premises identified for or currently in employment use will only be supported where:

- **There is sufficient supply of sites for a range of employment uses to meet both immediate and longer-term requirements over the Plan period; or**
- **The applicant can demonstrate that the site/premises is no longer capable of meeting employment needs; or**
- **Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site; or**
- **Unacceptable environmental problems are associated with the current use of the site and the proposal will remove them; or**
- **The site is located in the Village Centre (Figure 40) and the proposed use will contribute to the vitality and viability of the Village Centre or forms part of a regeneration project; or**
- **Relocation of the employer will make better use of existing or planned infrastructure.**

9.3 Explanation

9.3.1 The sustainability of Meriden Parish and specifically the Village Centre is dependent on opportunities for local people to find local employment. Local businesses can provide work opportunities; currently there is an inflow of workers from outside the neighbourhood who spend money supporting retail and other service industries within the Neighbourhood Area.

9.3.2 Meriden Neighbourhood Plan Residents Survey 2016

Two-thirds of respondents said that existing employment sites should be protected from a change of use.

- 76% of respondents said that they felt the Plan should encourage working from home.
- 14% of respondents said that someone in their household was likely to want to find employment within the Parish in the next 5 years.

9.3.3 Meriden Neighbourhood Plan Business Survey 2017

- 24% of business respondents believed existing employment sites should be protected from change of use, 24% said no and 43% did not know.
- 43% of business respondents were likely to require additional space over the next 10 years. There was a mixture of space requirements when prompted.
- Over the next 10 years, 19% of business respondents felt they would need larger premises in Meriden Parish, 5% smaller premises and 5% consider moving out of the area.
- 45% of business respondents believed the Neighbourhood Plan should encourage more land for employment purposes. The type of land that should be allocated for this was felt to be brownfield sites by 89% of business respondents and 67% felt existing buildings should be utilised.

Policy LE2 - Protecting and Enhancing the Village Centre

LE2.1 Proposals for new or enhanced retail, commercial and community uses will be supported within the Village Centre as defined on Figure 45.

LE2.2 The loss of retail, commercial or community uses will not be supported unless it can be demonstrated that the site is no longer viable for such uses.

LE2.3 The provision of residential uses above shops and commercial premises in the Village Centre is supported.

LE2.4 Where planning permission is required, changes of use to residential of the whole unit will not usually be supported unless it can be demonstrated through a marketing exercise (for a minimum of 12 months) that no alternative retail, commercial or community use will come forward in a reasonable time frame.

9.4 Explanation

9.4.1 The Village Centre, as defined on Figure 45, is supported by residents, passing trade, visitors/tourists and people who are employed in the many local businesses in the parish. The village shops are highly valued by residents and visitors, and in order for Meriden to remain as a retail and commercial area for the Neighbourhood Area, development which would reduce the retail or employment opportunity of the centre will be resisted.

9.5 Meriden Neighbourhood Plan Business Survey 2017

9.5.1 Given a list of employment types respondents were asked which should be encouraged. 57% chose the tourism and leisure sector, 48% shops and offices, and 43% for those related to

community services. 42% said tourist-related activities contribute to their trade. Having local demand for their products or services is very important for 75% of businesses that responded to the survey.

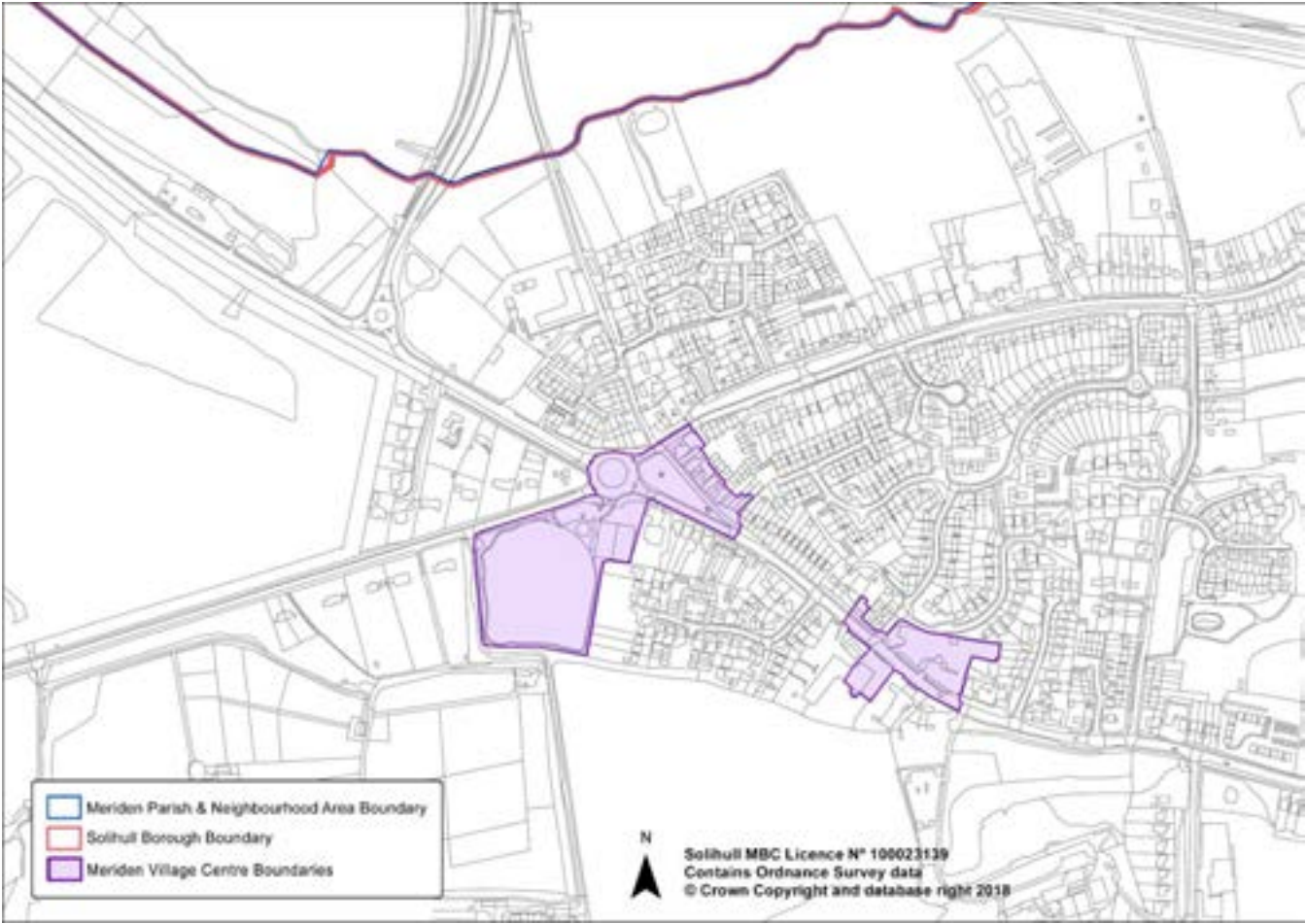


Figure 45 - Village Centre

LE3.1 New and improved high-speed broadband and mobile telecommunication infrastructure will be supported provided that:

- a) It is designed and sited to minimize any adverse impacts on the visual amenity, character or appearance of the surrounding area; and**
- b) Its design and siting do not have an unacceptable effect on any designated heritage asset or valued landscape.**

9.6 Explanation

9.6.1 Parts of the Neighbourhood Area have the advantage of being connected with fibre optic cables to local telephone distribution hubs and as such have the benefit of high-speed broadband connections, however not all of the parish has the benefit of this high speed system. The further development and extension of high-speed broadband infrastructure to serve the parish will be supported.

9.6.2 Meriden Neighbourhood Plan Resident Survey 2016

If money was available to invest in infrastructure, residents were asked to rank their top three in order of preference. Broadband was ranked first; mobile telephone was ranked second (and the roads third for the areas needing most investment).

9.6.3 Meriden Parish Plan Business Survey 2017

In relation to services/utilities to their business, 76% said the mobile signal was fairly or very poor, 60% said the same of broadband.

9.6.4 Mobile Mast Survey 2017

Meriden's Neighbourhood Plan Survey revealed that top priorities for the community were 1) broadband and 2) mobile reception. In February 2017, Meriden Parish Council conducted a survey monkey to ask residents what their mobile reception was like and would they support a mobile mast in Meriden. Over 100 residents responded and 71% confirmed that their mobile reception was either very bad or bad (see Figure 41) and 83% would support a mobile mast in Meriden which needs to be explored further.

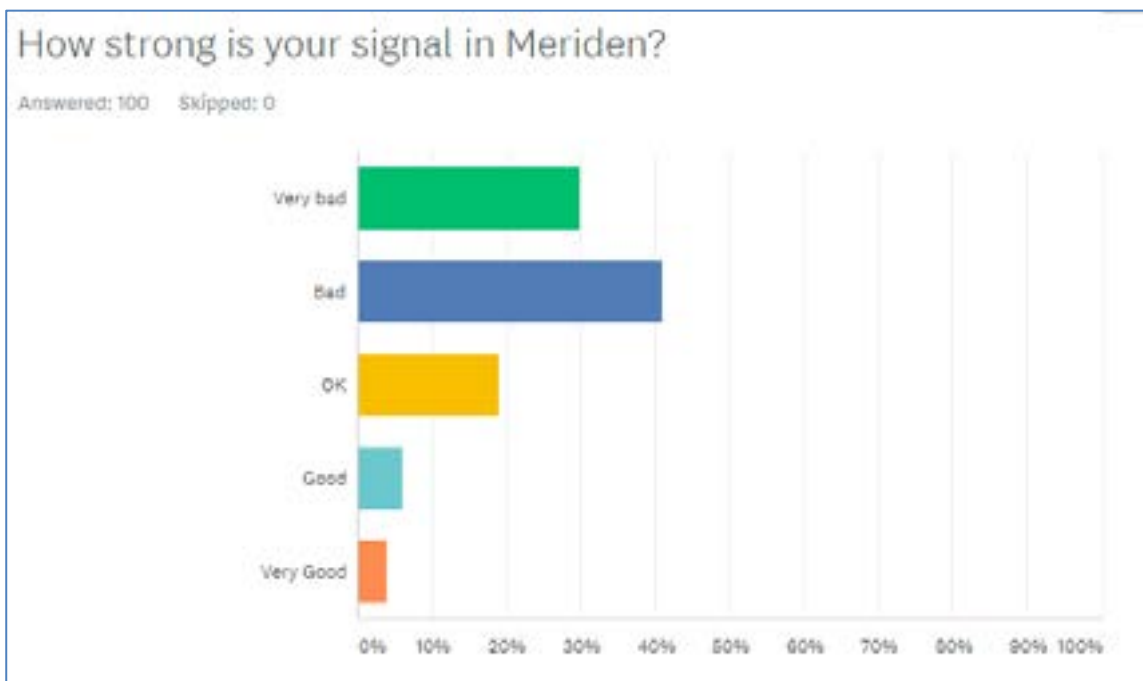


Figure 46 - Mobile reception in Meriden

LE4.1 Best and Most Versatile Agricultural Land

LE4.1.1 Development of the Best and Most Versatile Agricultural Land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) will not normally be supported unless it can be demonstrated that development of that agricultural land is necessary.

LE4.1.2 Operational development or changes of use directly associated with and necessary for agricultural activity will be supported.

LE4.2 Farm Diversification

LE4.2.1 Within the Neighbourhood Area support will be given to agricultural diversification proposals, which assist in maintaining the viability of a farm holding where:

- a) The development forms part of an agricultural diversification scheme;**
- b) The proposal is secondary to the use of the remaining land on the holding for livestock or crop production; and**
- c) The scheme takes place on a holding which is registered as an existing agricultural business**

LE4.2.2 Where a new building is required to enable the diversification proposal to be undertaken, the applicant must demonstrate that the re-use of an existing building is not practical. Where the re-use of an existing building is not practical, any new building proposed must:

- a) Be essential for the sole purpose of the operation of the proposed diversification scheme.**
- b) Be of a type and scale which reflects the nature of the diversification proposal.**

9.7 Explanation

9.7.1 Nearly all agricultural land in Meriden is Grade 2 or 3 (see Figure 42) and the majority of the Grade 3 land is Grade 3a. Thus, nearly all the land is classified as Best and Most Versatile. Most of Meriden's land area is in agricultural use. How this important natural resource is used is vital to sustainable development. This includes taking the right decisions about protecting it from inappropriate development.

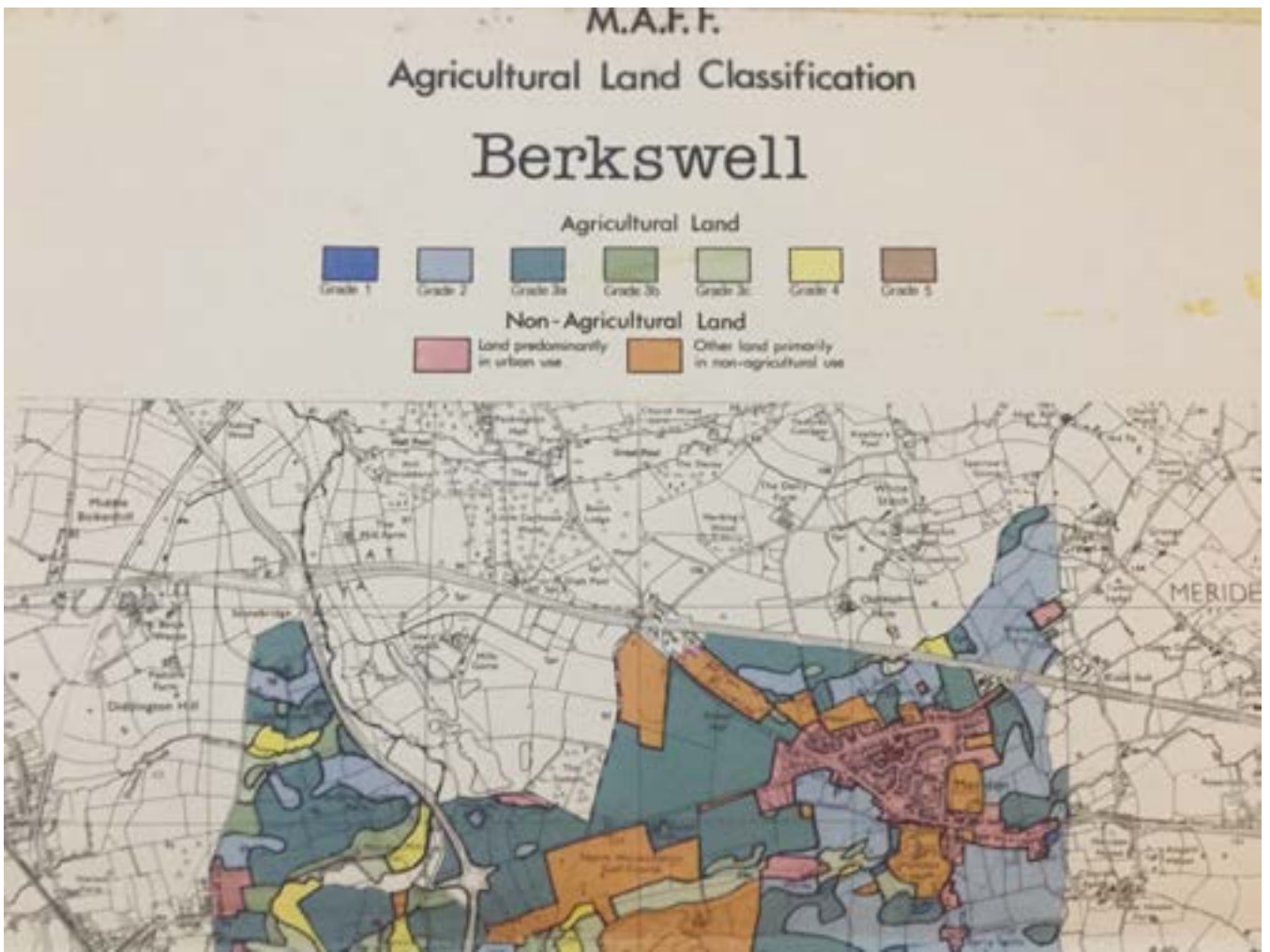


Figure 47 - Agricultural Land Classification, dated pre-1988

LE5.1 Homeworking

LE5.1.1 Development proposals for new dwellings that provide space to support homeworking with flexible space adaptable to a home office, and where appropriate incorporate cabling to support broadband will be supported.

LE5.2 Live-Work Units

LE5.2.1 Proposals for small-scale mixed-use development (new build or conversion) comprising of commercial space and living space will be supported subject to the following:

- a) Both uses having suitable and independent access;
- b) It is demonstrated neither use will necessitate regular on-road parking;
- c) The work element does not conflict with the amenity of the residential use;
- d) The site being in reasonably accessible location and close to service facilities by means other than a private vehicle;
- e) In the case of conversions, the building should be of a permanent and substantial construction, structurally sound and capable of conversion without major rebuilding or extension; would not conflict with National Policy on Green Belts; and
- f) The residential use having an adequate curtilage without having a detrimental impact on the building and its rural setting.

9.8 Explanation

9.8.1 Many residents have adapted to modern working patterns and are either encouraged to work from home or have established their own business within part of their home. It is likely that this pattern will continue and potentially increase so new development must be able to accommodate and or adapt to the requirements of future owners to be able to home work. Mixed use schemes where an occupier can work and live within the same planning unit has the benefit of removing the necessity to travel to work and therefore such schemes are a relatively sustainable form of development that would otherwise not be supported in rural locations.

9.8.2 Meriden's Neighbourhood Plan Resident Survey 2016

76% of respondents said that they felt the Plan should encourage working from home.

9.8.3 Meriden's Housing Needs Survey

27% of respondents indicated that they would like a study/space to work from home.

9.8.4 Meriden's Housing Needs Assessment 2018/19

According to the Office of National Statistics (ONS) 2011, 13% of Meriden's residents work mainly at or from home compared to 10.2% in Solihull and 10.3% in England.

LE6.1 Proposals for new and improved leisure and tourism-based services and facilities within the Neighbourhood Area will be supported providing they do not conflict with national Green Belt policy.

LE6.2 Proposals for the change of use or redevelopment of land or premises currently associated with leisure or tourism will not be supported unless:

- a) It can be demonstrated that the site is no longer viable; or**
- b) Development of the site for other appropriate uses will facilitate the relocation of an existing leisure or tourist facility to a more suitable site.**

9.9 Explanation

9.9.1 Meriden attracts many tourists due to its status as the historic centre of England. Hardly a day goes by without tourists stopping at the Village Green to have their picture taken at the Ancient Cross. It is popular with ramblers due to its proximity to Coventry Way, Heart of England Way and Millennium Way walking routes as well as the many public footpaths throughout the parish.

9.9.2 Cyclists ride through Meriden and stop to lay wreaths at the National Cyclists' Memorial and many touring clubs attend its remembrance service in May. Most recently, Meriden has been included as a scheduled route for the OVO Energy Women's Tour and in 2018, the Men's OVO Energy Tour of Britain. In 2019, Vélo Birmingham & Midlands included Meriden as a scheduled route.



Cyclists' Memorial Service May 2018



Cycling club from Coventry paying their respects



OVO Energy Women's Tour cycling through Meriden 2018

10.0 Traffic, Transport and Road Safety

Strategic Objective Six – Traffic, Transport and Road Safety

To seek on-going improvements to transport and parking. Proposals for improvements in road safety and traffic management and the provision of or improvements to public transport will be fully supported by the Neighbourhood Plan.

10.1 The Parish Plan, Parish Design Statement and 2016 Neighbourhood Plan Residents Survey identified significant safety and nuisance concerns about issues such as vehicle volumes, speeding, noise, fumes and large numbers of HGVs.

10.2 Another issue raised was the lack of pavements/pedestrian footpaths specifically on Berkswell Road which force pedestrians to cross the road adjacent to blind bends with no safe footpath for access to Berryfields Farm Shop and Café.



Berkswell Road

10.3 There has been a large increase in volumes of HGVs and LGVs through the village in recent years as a result of the growth in commercial businesses setting up on farmland or land previously used for storage under “change of use” planning regulations. Berkswell Road is unsuited to 40 tonne articulated vehicles and ways of mitigating the ongoing damage to historical verges and raised banks, wildlife habitat and trees needs to be addressed.

10.4 Community Aspirations Priorities

Developer contributions and Community Infrastructure Levy payments will be sought towards the following within the Parish:

- a) Highway improvement schemes which improve the safety of pedestrians and cycle users.
- b) Traffic calming measures, pedestrian priority schemes and the reduction of traffic speeds on routes through the village centre.
- c) Increasing public and community transport to and from the designated area to local supermarkets, mobility centres, health/medical centres, local hospitals, and supporting the local school bus service, including Balsall Common and Knowle.
- d) Supporting new and safe pedestrian and cycle routes to/from Hampton in Arden, Berkswell, Balsall Common.
- e) Provision of adequate public parking within the Village centre, especially near to the Green shops and community facilities such as pharmacy, library and post office.
- f) All new development should contain measures to minimise traffic flows through the Village and alleviate covenant parking restrictions.
- g) Maintaining and improving community safety, in line with national and local planning policy objectives.

Project 1.1 In order to improve road safety and reduce congestion in the Village Centre, Meriden Parish Council will consult with SMBC as Highway Authority and wider stakeholders as required by Regulations to:

- a) Undertake a road traffic management survey within Meriden;
- b) Introduce 20mph speed restrictions to Fillongley Road by the primary school;
- c) Explore traffic calming measures such as speed sensors and shared space concepts in conjunction with the Highway Authority;
- d) Review of yellow lines throughout Meriden to free up alternative parking spaces;
- e) Appoint jointly with neighbouring parish councils a PC enforcement officer to improve safety around the Green and other areas.

10.5 Explanation

10.5.1 The Parish sits on the B4102 which links Solihull with Meriden and on to villages in North Warwickshire. None of the roads, including the B4102, are well suited to modern traffic, being constrained by buildings, narrow footpaths, no footpaths and road width, and acute bends. Over the years, local people have expressed concern about noise, speed, pedestrian and road safety including: the increasing volume of traffic (both commuter and through traffic) and the use of the B4102 and Berkswell Road as short cuts for large lorries and articulated vehicles (to access the A452/A45 and motorway routes). The community wish to minimise the impact of additional development and has particular concern about the increased traffic caused by the proposed HS2 interchange station, Birmingham Airport expansion, M42 junction 6 improvement programme and any unrestricted use of the parish highway network.

10.5.2 *Solihull Development Plan* Policies P7 (Accessibility and Ease of Access) and P8 (Managing Demand for Travel and Reducing Congestion) are important priorities and generally reflect the key issues for the Parish without any specific commitment to improvement or amelioration work in the Parish. They also reflect the impact of any development, such as that proposed at Birmingham Road. This in itself will have an impact on traffic flows but will not in itself make the current situation significantly worse.

10.5.3 Issues and priorities for traffic and transport identified in the Consultation Survey 2016 include public transport, road safety measures, vehicle parking facilities, public footpaths, access (to public transport) for disabled people and specific reference to a need to improve bus services and station access linked to bus timetabling.

T1.1 Development which demonstrates and contributes to measures that reduce impacts of traffic congestion and traffic in the Village Centre will be supported.

10.6 Explanation

10.6.1 The parish contains several new developments which have exacerbated existing parking difficulties for existing and new residents, not least with covenants placed upon deeds for non-parking of commercial and mobile leisure vehicles such as caravans and motorhomes. Commercial vehicles inevitably over-spill onto narrow public highways and footpaths outside of the development boundary.

10.6.2 The B4102 is a major arterial and commuter route through the parish of Meriden with access from Solihull to Nuneaton via Meriden Road, Hampton Lane and Fillongley Road. There is increased HGV/LGV routing including quarry traffic and access to commercial businesses. The 30 mile per hour restrictions are fairly ineffectual even though Meriden has a Primary School, sports park and is home to a large older population. Only one pedestrian-controlled crossing point has been installed. There is no safe pedestrian crossing point on Fillongley Road for Firs residents and school children from Meriden C of E Primary and Heart of England senior school to cross for Village Green, school and buses. It is also noted that there is an increase in footfall of Meriden school children since the closure of the school bus service from Millison's Wood to Meriden School in July 2017. In 2018, it was agreed by SMBC that a safe crossing point by the school will be installed either, a Zebra or Puffin design, in 2019.

10.6.3 Narrow pavement widths and the proximity of walls and hedges make pedestrian access unsafe and dangerous particularly along Meriden Hill. Pavement access on other well trafficked roads such as Leys Lane, Main Road, Old Birmingham Road, Eaves Green Lane, Showell Lane, Birmingham Road, Hampton Lane, Berkswell Road is either on one side only or non-existent.

10.6.4 Parking for shops and resident properties fronting onto Main Road and at the Village Green remains a problem due to all day parking by commuters catching buses to Solihull or Coventry and people parking, going on holiday via the airport. The narrowness of the carriageway with parked cars and bus stopsacerbates the problem. Road hatching and yellow lines have proved unworkable or unacceptable with delivery drivers ignoring the yellow lines and causing pavement or highway obstruction and many accidents both minor and major.

Meriden Parish Council continues to seek a satisfactory solution to this problem in conjunction with SMBC Highways Department by buying enforcement officer time plus change of parking restrictions.

10.6.5 The adverse impact of increased traffic volumes on health, safety, environment and quality of life has been expressed by residents in household survey 2016. Quarry Lorry Movements in 2018, as reported to the Meriden's Quarry Liaison Committee in February 2019, presently stand at **732 PER DAY**.

10.6.6 These figures do not include the haulage routes to Mancetter Quarry North Warwickshire, use of Fillongley Road serving DeMulders, Brailes Farm and Heart of England Show Ground. Additional HGVs access Berkswell Road via the Village Centre to Home Farm Container Storage and Pettifors. All these additional road networks are not covered by the Meriden Quarry Routing Agreements.

10.6.7 In September 2016 parish council representatives met with Caroline Spelman MP to highlight their concerns over the impact on Meriden should the re-siting of the Bickenhill Household Waste Recycling Centre be relocated to the quarry site known as Area G, Meriden. Parish council representatives had attended the House of Lords Select Committee to petition for mitigation against HS2 construction impact and relocation of Bickenhill Household Waste Recycling Centre to Meriden. There are six or seven potential alternative sites of which Meriden is one. The impact on Meriden would be severe as residential roads would be affected by traffic queuing for entry to Area G if chosen as the alternative recycling centre. As at June 2019, HS2 Ltd has indicated they do not need the land, so Bickenhill Household Waste Recycling Centre can remain at its current location.

10.6.8 Meriden Neighbourhood Plan Residents Survey 2016

10.6.8.1 Residents were asked whether they thought parking facilities needed improving. 58% of respondents said yes they did and 42% said they didn't.

10.6.8.2 Residents were asked what community facilities should the NDP aim to improve. A number of options were given and amongst the top three were 54% road safety measures and 51% local shops. 47% of respondents both felt public transport and parking facilities should look to be improved.

10.6.9 Meriden Neighbourhood Plan Business Survey 2017

10.6.9.1 Nine in ten of respondents felt that the availability of car parking is very or quite important.

10.6.9.2 The survey also stated that on average businesses received 18 weekly deliveries by articulated vehicle and deliver 10 using the same methods. However, latest figure reported in February 2019 by the Co-Op indicated they alone receive 23 weekly deliveries.

Project 2 - Removing 'clutter' and improving the visual environment – See Parish Design Statement pages 12 to 14 for guidance

Project 2.1 SMBC declutter policy was introduced in 2013.

Project 2.2 Parish Plan considers street clutter needs to be minimized and necessary street furniture and lighting should be unobtrusive, consistent and of high quality.

Project 2.3 Gateways to the village should be marked by distinctive road design.

10.7 Explanation

10.7.1 Meriden Neighbourhood Plan Residents Survey 2016

86% of respondents felt that signage, advertising and street furniture should respect the locality.

Project 3 - Traffic Management

Project 3.1 This Plan supports the development of a comprehensive long-term plan for managing road safety, traffic volumes, traffic speed and HGV movements, including such measures as effective speed humps, speed measurement, chicanes and speed limit reviews.

Project 3.2 Community Speedwatch, increased parking arrangements in the Village Centre and the improved enforcement of the parking regulations will be supported.

10.8 Explanation

10.8.1 Meriden Neighbourhood Plan Residents Survey 2016

59% of respondents thought there was a problem with traffic in the neighbourhood area.

10.8.2 Meriden Neighbourhood Plan Business Survey 2017

29% of respondents to the business survey felt traffic in the area was a problem that affected their business.

10.8.2.1 The parish contains a number of lanes and narrow roads associated with existing and proposed residential development. It is noted that where insufficient residential parking is provided for developments then there is an inevitable over-spill of parked traffic onto already existing narrow roads. It is therefore important that adequate off-street parking is provided to match the needs of proposed increased in residential development and population.

Project 4.1 This Plan supports improvements in public and community transport, including school bus services, and direct links to Berkswell and Hampton in Arden Railway Stations (Hampton Station is not accessible to non-ambulant railway users); and continued robust partnership working with SMBC, Transport for West Midlands, and other providers to ensure transport meets the needs of the community's diverse population and supports the vulnerable and disabled residents.

10.9 Explanation

10.9.1 In April 2019, the 89 bus service changed service provider to Diamond Bus and the Meriden Area Community Bus (known as the 'mini bus') changed over to Coventry Community Transport. As it stands the current arrangements are due to run to the end of October 2019 after which Transport for West Midlands (TfWM) will look to re-tender the service. TfWM state that because the contract was let on an emergency basis in April, they need to get better clarity on cost from both sides.

10.9.2 Present operations:

10.9.2.1 Service 89 Solihull – Coventry with roaming zone route serving rural communities of Hampton in Arden, Berkswell, Balsall Common and Meriden, supported by the 'blue bus' which connects disabled and vulnerable residents to service 89 with a pick up and drop off door to door service.

10.9.2.2 The majority of passengers' homes within the roaming zones can be reached by service 89. Passengers not reached by service 89 will be picked up from their homes and dropped off by a mini bus.

10.9.2.3 The 89 and the mini bus can be used for travelling to local shops, clubs and other facilities within the roaming zones

10.9.2.4 The mini bus can link with the 89 in the roaming zones for journeys towards Solihull and Coventry. Both buses can link with X1, 82, 87 and 88 at the main bus stops at Meriden Green and Balsall Common Island. Service 89 can also link with other bus routes along its journey.

10.9.2 The mini bus offers a weekly service to Coventry Mobility Centre for disabled and vulnerable residents.



Residents using the Mini Bus

10.9.3 Meriden Neighbourhood Plan Residents Survey 2016

- a) Respondents to the 2016 Residents Survey indicated that 90% use their car and 52% walk when travelling for work, school, etc. Just under half (48%) use the bus.
- b) Residents were asked what form of transport they would like to use more. 59% of respondents said bus, 25% walking, 23% train, 23% bicycle, 12% taxi bus, 7% car and 4% mobility vehicle/wheelchair.
- c) 71% of respondents said that providing more frequent services to Solihull would improve the bus service. Just over half (53%) would like direct services to Balsall Common.

List of Appendices

1. Excerpt from Parish Design Statement 2011
2. Parish Design Statement 2011
3. Meriden's Neighbourhood Plan Residents Survey 2016
4. Meriden's Neighbourhood Plan Business Survey 2017
5. Meriden's Housing Needs Survey (WRCC) 2018
6. Meriden's Housing Needs Assessment (AECOM) 2019
7. SMBC Housing Allocation Scheme
8. Local Green Spaces - Assessments 1 to 17
9. Meriden's Ecological Report by the Habitat Biodiversity Audit Partnership
10. Meriden & Millison's Wood Tree Survey 2014 to date
11. Designated and other important Heritage Assets
12. Declaration of a Climate Emergency

Appendix 1

Excerpt from Parish Design Statement 2011 – 14 distinctive character areas of Meriden

(please note, these are not policies, just guidance notes from the Parish Design Statement)

1. The Green and its immediate environs



This is the centre of the village surrounding the village green. The conservation area includes The Green itself, the buildings housing a convenience store, library and tea shop at the corner of Fillongley Road, the thatched cottages on the corner of Maxstoke Lane, National Cyclists' Memorial and K6 telephone kiosk (all grade 2 listed). The wider area includes:

- The other shops on the north eastern side of the green, with a variety of mainly pitched roof styles
- Two terraces of 1880s cottages on the south side.
- Four detached houses and a telephone exchange also on the south side of the green
- A semidetached pair of Gothic revival cottages at the junction of Hampton Lane and Birmingham Road defining an edge to the Packington estate
- Two small terraces of 1960s houses and Ye Old Pound House on the Birmingham Road and northern side of the roundabout.



Meriden's sports park and play facilities are on the south west side of The Green (area 1a on the map).

Concerns:

- To reduce the impact of traffic on this area, particularly after the opening of the new Sports Park and create a more pedestrian friendly environment
- To improve car parking, including the provision of disabled bays. This is a priority for the benefit of the whole parish. See front cover photo.
- Light pollution from commercial premises.



Guidance

- *Excessively bright illuminated shop signs should not be permitted.*
- *Every effort should be made to encourage shop frontages and signs to have an integrated and consistent 'village' style.*
- *Substantial changes should be made to address the conflict between vehicles and pedestrians in this area, to improve safety, to improve the environment and to improve parking (see the Public Realm section)*
- *Visually this area forms a single entity and the planning regime should reflect this. Hence it is recommended that the Conservation Area be extended to cover all of the environs of the Green subject to an appraisal in accordance with English Heritage guidance.*



(Note NPPF 186. When considering the designation, including extension of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.)



2. Birmingham Road, Hampton Grange and Hampton Lane

This area contains mainly large detached houses in substantial grounds, facing Hampton Lane, the south side of Birmingham Road and in Hampton Grange, a gated cul-de-sac off the Birmingham Road. It is in the Green Belt.

The land to the north side of Birmingham Road contains a caravan storage park and the site of a former garage. As this road forms one of the main 'gateways' to the village, its appearance is particularly important, yet at present the north side is very scrappy and unattractive.

There is existing planning approval for housing on the former garage site which now has two 5-bedroom properties built. The adjacent land has been identified in Solihull's Draft Local plan for 50 houses. This would be complemented by narrowing of the road, landscaping of the public space and better management of the wildlife habitat (see the Public Realm Guidance p14 in the Parish Design Statement Appendix 1).

Concerns:

- To improve the appearance of the north side of Birmingham Road and slow down traffic on both Birmingham Road and Hampton Lane.
- To improve the control of parking and protect grass verges.

Guidance:

- *A well-designed and attractive development should be allowed on the north side of Birmingham Road to improve the appearance of this gateway to the village.*
- *Birmingham Road should be narrowed to make it more in scale with its village setting, with better parking provision and protection to verges etc*



3. Maxstoke Lane / Maxstoke Close



This currently forms a cul de sac area of the village, very close to the Green. It was impacted substantially by the new housing development on the former playing field site (3a). In particular there are well-founded concerns about the volume of traffic in Maxstoke Lane and the difficulty of exiting the area onto Fillongley Road.



It is a characterful area with a variety of housing styles and ages with a real village feel. It includes a mixed tenure older persons' development (The Firs).

Concerns:

- The traffic and safety problems at the junction of Maxstoke Lane and Fillongley Road.
- The condition of the pavement, pavement parking and the safety of pedestrians, particularly the elderly, in Maxstoke Lane.



Guidance:

- *Any future developments in this area would not be sustainable due to the high density of Meriden Gate's 87 houses built in 2011*



4. Fillongley Road

On the north side between the Green and the edge of the village, properties are generally set well back from the road, with substantial gardens. In addition to mainly interwar housing there are some commercial uses, the village school and an attractive small (1950s) council development of terraced and semi-detached houses in Archery and Kittermaster Roads set behind a magnificent avenue of cedars lining the Fillongley Road.



On the south side there is a mixture of styles, including detached and semi-detached houses set well back from the road and later developments by the council and by private developers, including attractive provision specifically for older people. Of particular note in terms of public space is the greensward that separates the Fillongley Road from a service road opposite the school. This and the other verges along the road offer opportunities for improving further the attractiveness of the environment along the road.



Concerns:

- The straight and fast nature of the Fillongley Road.
- Pavement and grass verge parking.
- School parking issues



Guidance:

- *Back-land and garden over development should not generally be allowed.*
- *Consideration needs to be given by residents, SMBC and Meriden Parish Council about how to improve the visual attractiveness of the many grass verges and green spaces that flank the Fillongley Road, together with measures to alleviate parking problems, slow down traffic following the introduction of a 20mph limit outside the school.*



5. Main Road



From the Green through to Church Lane, Main Road is flanked by a mixture of residential properties, hotels and restaurants and some commercial properties and, on the south side between the garage and the duck pond, the wooded grounds of Meriden Hall.

The stretch between the Bull's Head and Leys Lane is particularly attractive and characterful with Waterfall Cottages and other distinguished houses of different architectural styles spanning 400 years together with some interesting trees. Looking from the duck pond up Main Road towards the Bulls Head, the onlooker sees a very harmonious and pleasing picture.



The principal problem needing to be addressed is the Main Road itself – to make it more in scale with its village setting and to reduce or eliminate its intrusive road markings and signs. Consultation confirmed substantial support for narrowing Main Road with a few expressing some scepticism.

Concerns:



- The width of the Main Road that makes safe crossing difficult and the road markings that encourage speed.
- Inappropriately high, intensive or incongruous new development proposals
- Light pollution from social and commercial premises.



Guidance:



- *Any future developments must harmonise and be in keeping with the character of each section of Main Road.*
- *Back-land and garden/site overdevelopment should not generally be allowed.*
- *Main Road should be narrowed within the village between the Green and Church Lane to make it more in scale with its village setting, to slow traffic down and facilitate safer crossing throughout its length by pedestrians.*



6. Leys Lane

Leys Lane rises steeply from Main Road to Ley Mere – a natural pond on the crest of the hill. It is characterised throughout most of its length by hedges and embankments on both sides and by high banks at the steepest section near Main Road. The footpath is separated from the road by a hedge for much of its length and this, together with the allotments and countryside to the east, gives Leys Lane a real 'village in the country' feel.

It is flanked by a wide variety of housing styles, including former council housing, a modern estate of 'executive' homes and some distinguished older houses.

Concerns:

- The threat of any future development on the parish allotments and other agricultural land to the east of the lane – formally in the Green Belt.
- The speed and volume of 'rat run' traffic in the lane at peak times.
- The inappropriately severe cutting back of certain hedges by council contractors.
- The constant erosion of the embankments by inappropriate parking and other vehicles, including Council / Enterprise refuse collection vehicles.

Guidance

- *Hedges and embankments should be preserved and enhanced.*
- *Consideration needs to be given by residents, SMBC and Meriden Parish Council to how to discourage the use of Leys Lane as a 'rat run' and how best to deal with the conflicting needs for car parking and access. Consultation for double yellow lines on certain stretches of Leys Lane went to public consultation in February 2019.*



7. The central triangle of the village



This is the area within the triangle formed by Main Road, Fillongley Road and Leys Lane. It is suburban in character and comprises a mixture of private and council housing development, much of the latter now being privately owned. The housing is low rise semi-detached, a few small Victorian terraces, detached houses and bungalows and a small development of flats.



The visual attractiveness of some parts of the area could benefit from improved landscaping that takes into account the need for better car parking facilities in some roads. Another problem affecting certain roads in the area is their use by large lorries servicing the rear of the shops.

Concerns:



- The use of some of the roads for deliveries to the rear of the shops by inappropriately large vehicles and at inappropriate times. The Co-Op alone has 23 deliveries every week.
- Pavement and grass verge parking.
- Discouraging anti-social behaviour needs to be considered in urban design.



Guidance:

- *Back-land and garden overdevelopment should not generally be allowed.*
- *In each road, residents, SMBC and Meriden Parish Council should consider what measures might be taken to improve the public realm.*



8. Strawberry Fields

To the south side of Main Road very close to the Green, this area of popular modern housing was built by a single developer in the 1990s. Whilst nicely situated, it is suburban in character and of a single consistent 'estate' style.

Concerns: No concerns specific to the area were raised by residents.



9. Meriden Hall and Park

The hall and its lake and grounds form a very attractive and secluded area. The hall is a grade II* listed building and the grounds, though privately owned are opened to the community for special events and occasions. Meriden Park mobile home park is behind the hall to the south, attractively laid out though hidden from view, except from rural footpaths.

The area is in the Green Belt, with appropriate restrictions on development applying.

Concerns:

- That the Hall and park should retain its attractive rural environment.
- Guidance below was challenged by the planning authorities but eventually overruled when Meriden Hall was granted permission to build a modern glass structure to the Hall.

Guidance:

- *Inappropriate developments and developments not conforming to the conditions set out, should be challenged by the planning authorities.*



10. Berkswell Road

Berkswell Road is the most rural 'gateway' to the village. On the east side, just behind the duck pond, is the Heart of England Club, one of the centres of village life, and a few properties

set in large plots. On the west side there is a small service road with detached houses backing onto Meriden Hall and park.

The area is in the Green Belt, with appropriate restrictions on development applying.

Concerns:

- Light pollution from Heart of England Club car park.
- The changes within the grounds of Meriden Hall (see Area 9 above).

Guidance:

- *Inappropriate developments and developments not conforming to the conditions set out, should be challenged by the planning authorities.*



11. The Meriden Hill Conservation Area and Old Road

These two areas form the eastern edge of the village and are both in the Green Belt. The closely grouped hamlet on Meriden Hill, contains a charming and unique cluster of buildings in an unspoilt and attractive setting grouped around the highly significant ancient Church. Several listed buildings here include an ancient farmstead. The Old Road, bypassed by Thomas Telford in 1821, contains a number of attractive buildings, including the Queen’s Head pub, a favourite stopping point for walkers on the Heart of England Way.



Concerns:

- To preserve and enhance the attractiveness of this area.
- To identify future burial grounds for the church.
- To protect the row of wych elm trees which is a natural habitat of the white-letter hairstreak butterflies (see Policy NE2)



Guidance:

- *The unique qualities of this area must be preserved, including the trees and hedgerows*
- *Any proposed alterations to the buildings must be in keeping and harmonise with the character of the area.*
- *New development harmful to the significance of the conservation area should not be allowed.*



12. Millison’s Wood

A mile to the east of the village centre over Meriden Hill, this area of housing was developed adjacent to the former Triumph motorcycle factory and then, following its closure, on the factory site. There are three distinct sub-areas (see map):

- (a) A ribbon of substantial pre-war detached houses facing the Birmingham Road, well set back.
- (b) Albert Road and Grace Road, with a pre-war estate of mainly semi-detached properties attractively set within a woodland setting.
- (c) A more modern estate of mainly detached properties in a suburban setting.



All Millison's Wood housing is in the Green Belt and backs onto one of the most attractive bluebell woods in the region (see below). There is also an open space facing Luxor Close just off James Dawson Drive.

Concerns:

- Many residents would like a local general store.
- There is also a demand for a children's play area, but no suitable land can be identified.
- There is widespread concern over the speed of traffic on Birmingham Road.
- Pavement parking.
- The lack of regular clearance and cleaning of the footpath between Millison's Wood and Meriden village.
- Flooding of the pavement between James Dawson Drive and Bonneville Close



Guidance:

- *Sympathetic consideration should be given to any proposal to provide a shop / general store.*
- *Back-land and garden overdevelopment should not generally be allowed and all other restrictions on development in the Green Belt applied.*
- *Millison's Wood itself must continue to be preserved and managed as a public asset with public access.*
- *Press Coventry City Council to reduce the speed limit on their section of Birmingham Road from 50 to 40mph.*



13. Eaves Green



This is a small hamlet with its centre at the junction between Eaves Green Lane, Lodge Green Lane and Showell Lane. It is very rural in character, with narrow lanes, the Heart of England Way footpath and the extensive woodland of Meriden Shafts to the north. Eaves Green Park contains 50 single storey 'mobile' homes exclusively for older people and is very similar in character to Meriden Hall Park. The whole area is in the Green Belt.



Concerns:

- Ensure no inappropriate development takes place without planning permission in the Green Belt.
- Vegetation overgrowing the footpaths on Showell Lane



Guidance:

- *Restrictions on development in the Green Belt must be rigorously applied.*
- *The characteristic nature of the area's ancient narrow lanes must be preserved.*



14. Other rural areas of the Parish

Concerns:

- Speed of traffic in rural lanes (Fillongley Road has 50mph limit, while lanes are derestricted).



Guidance

- *The rural lanes should be designated 'quiet lanes' with appropriate (low) speed limits.*



The appendices below can be viewed at the following website:
<http://www.meridenparishcouncil.org.uk/neighbourhood-planning/>

Appendix 2 - Parish Design Statement 2011

Appendix 3 - Meriden's Neighbourhood Plan Residents Survey 2016

Appendix 4 - Meriden's Neighbourhood Plan Business Survey 2017

Appendix 5 - Meriden's Housing Needs Survey (WRCC) 2018

Appendix 6 - Meriden's Housing Needs Assessment (AECOM) 2019

Appendix 7 - SMBC Housing Allocation Scheme

Appendix 8 - Local Green Spaces - Assessments 1 to 17

Appendix 9 - Meriden's Ecological Report by the Habitat Biodiversity Audit Partnership
July 2019

Appendix 10 - Meriden & Millison's Wood Tree Survey 2014 to date

Appendix 11 - Designated and other important Heritage Assets

Appendix 12 - Declaration of a Climate Emergency