Meriden Parish Council

The Pavilion
Meriden Sports Park
10 Main Road
Meriden
CV7 7SP

Application: PL/2026/00900/PPOL - LAND SOUTH OF FILLONGLEY ROAD

Outline planning application for residential development of up to 185 dwellings (Use Class C3), creation of associated vehicular and pedestrian/cycle access off Fillongley Road, ecological enhancements, parking, landscaping, drainage features, open space and all other associated works/infrastructure, with all matters reserved except vehicular access off Fillongley Road.

Meriden Parish Council Additional Comment

Further to the Parish Council's response dated 29 June 2026 as a statutory consultee, in respect of the above application, the Parish Council submits additional comments regarding the heritage of the proposed site following the publication of a Solihull MBC consultee report from Historic Environment dated 8 July 2026.

The report from Historic Environment agrees that the prosed development would change the wider settings of three designated heritage assets in a way that would result in harm. These are:
• Church of St. Laurence Grade I listed building
• Meriden House Grade II listed building
• Meriden Hill Conservation Area.
However, the report concludes that the harm caused by the proposed development to the above three designated heritage assets in a change to their wider setting or to land beyond that would be low, or very low. The Parish Council would therefore like to make the following comments:

Policy HE5(1) requires a development proposal affecting heritage assets to be accompanied by an assessment of the significance of the assets affected, including any contribution made by their setting, and of the potential effect of the proposal on their significance. HE5(4) requires that "Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals." The evidence submitted demonstrates that the above designated heritage assets have not been fully assessed and the degree of the harm has been asserted rather than identified. The applicant simply states the harm would be "very small" without demonstrating how that conclusion was reached.

Additionally, two scheduled monuments have not been properly assessed, and any impact of the proposed development upon these has not been fully demonstrated:

- the Churchyard Cross at St Laurence's Church;
- the Standing Cross on Meriden Green.

Meriden Hall (Grade II) was not assessed despite being closer to the site than some assets that were considered and Walsh Hall (Grade II) was discounted on assumptions about screening vegetation without sufficient evidence, particularly regarding winter views.

The planning proposal fails to address important Solihull Local Plan policies, particularly:

- **Policy P16**, which protects:
  - Meriden's medieval historic core;
  - historic field patterns and landscapes.
- **Policy P17**, which requires protection of the rural setting and character of villages beyond settlement boundaries.

The submitted documents do not demonstrate how these characteristics have been conserved.

The Parish Council raises specific concerns regarding St Laurence's Church as the Church derives much of its significance from its setting and relationship with the surrounding countryside and this relationship has been underestimated and insufficient weight attached to the protection of views and the landscape context of the Church, which would be significantly altered. As assessment of views throughout all seasons from the Church across the countryside is required to fully understand the impact a large scale development of approximately 185 dwellings would have upon the landscape views. Additionally, the applicant's own assessment identifies several important elements of the Church's setting:

- its walled churchyard;
- the scheduled monument within the churchyard;
- its group value with other listed buildings;
- its prominent hilltop position;
- its landmark tower;
- its relationship with the medieval settlement of Alspath;
- the surrounding agricultural landscape.

These are not minor or incidental setting considerations. They form a substantial part of how the Grade I Church is experienced. The SMBC Heritage comments suggests that the setting contributes considerably to the Church's significance, yet the resulting harm is still placed at the lowest end without the connecting reasoning being shown.

The impact of the proposed development on the historic views from St. Laurence's Church cannot be mitigated against and substantial weight should be afforded to the harm upon the landscape. The Parish Council also requests that an assessment is undertaken of the cumulative impact the proposed development will have upon the heritage assets within the area.

The planning application should be refused because the supporting evidence is incomplete and does not adequately assess the impacts on heritage assets or compliance with planning policy.

Jennifer McDougall
Parish Clerk to Meriden Parish Council
22 September 2026