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From: richarddrakeberkswellpc@yahoo.com
Sent: 18 March 2026 18:56
To: Charlotte Shadbolt; Dinah Edwards; Gary Sawyer; Councillor Heather Delaney (SMBC); Councillor Tony Dicicco (Solihull MBC)
Cc: Richard Lloyd; Kay Howles; Councillor Andrew Burrow (Solihull MBC); Richard Wilson
Subject: Old Waste Lane developoment

Flag Status: Flagged

Notes of the meeting on proposed development at Old Waste Lane.

A number of Berkswell Parish and Meriden Ward councillors had an informal meeting with the representative for this site.

The site is approximately 5 acres and consists of the land between Old Waste Lane and Waste Lane opposite the Pheasant Oak development. It was proposed to be designated as Local Green Space in the failed Solihull Local Plan. It is crossed by a short stretch of the Millennium Way.

We made it clear that as a Greenbelt development we would oppose any development. However, we were always willing to discuss proposals so that if they do go ahead they are as good as they can be for current and future residents.
We provided the developer with a list of concerns about the site (see list below) and expanded on these at the meeting. They were not aware of some of those issues and took them away.

The proposal is at an early stage but they are aiming to apply for outline planning permission this summer for 25-30 houses (50% affordable). They claimed this was less than the density that could be achieved. Currently they would seek a number of entrances onto Waste Lane and 1 onto Old Waste Lane as they believe this helps maximise the green space retained in the development.

They intend to hold a public consultation. They asked for suggestions for a location and we recommended the Cricket Club/Sports Pavilion as being the most convenient for this site.

1. The most critical is the inadequacy of the current sewage pumping station on Old Waste Lane. Backing up and overflows occur quite frequently. Putting more houses onto that system is likely to make the problem worse.
2. The exit from Old Waste Lane to Waste Lane on the eastern end has very poor sightlines. That is an issue that could be resolved by moving the hedge on Waste Lane back by say 5 metres for a distance of 50 metres and maintaining that by regular hedge cutting. That would involve moving the hedge onto the applicants land
3. The current hedges need to be retained and enhanced, to retain the green entry to Balsall Common An important local concern which is acknowledged in the Pheasant Oak application opposite.
4. Bio diversity net gain must be delivered on site to work with the public open space opposite
5. The site is wet. The ditch on Old Waste Lane is currently not maintained properly by the landowner and must be subject to a maintenance agreement going forward.
6. Old Waste Lane is narrow (circa 5 metres). A car and refuse vehicle can pass with care. It is not suitable for construction vehicles
7. Adequate parking must be provided for new residents in accordance with the NDP because parking on Old Waste Lane is problematic. The lane already suffers from pavement parking due to concerns that parked vehicles can be hit by moving vehicles.

RW can you out a note on the next PC agenda for the council to note this meeting.

Richard D