

1. LOCAL PLAN REVIEW

- 1.1. Solihull Metropolitan Borough Council (SMBC) adopted their current local plan, the 'Solihull Local Plan', in December 2013. SMBC is undertaking a Local Plan Review (LPR) to ensure that an up to date planning framework is in place that addresses potential issues.
- 1.2. The evidence base to the Local Plan includes several documents related to the strategic selection of sites and the Green Belt context to Solihull. These documents have informed the selection of strategic sites to be brought forward under the draft Local Plan.
- 1.3. Those referred to as part of this landscape and visual statement include:
 - Solihull Strategic Green Belt Assessment, Assessment Report (July 2016);
 - Draft Local Plan Supplementary Consultation (January 2019);
 - Draft Local Plan Supplementary Consultation: Site Assessments (January 2019); and
 - Draft Local Plan Supplementary Consultation: Amber Sites (January 2019).
- 1.4. Reference has also been made to additional sources of data and information, for example (but not limited to) Ordnance Survey mapping, aerial photography and landscape character studies.
- 1.5. Whilst Green Belt is not a 'landscape' policy as such, there is an inherent connection between Green Belt matters and those relating to landscape and visual issues, particularly in respect of considering landscape enclosure and defining the physical attributes of a landscape.
- 1.6. Principles related to the appraisal and assessment of landscape and visual matters are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)¹ and reference is made to this document as necessary.

2. TERMS OF REFERENCE

- 2.1. In respect of the context set out above, Pegasus Group has undertaken a strategic review of an area of landscape located to the south of Meriden, at a point where the role and

¹ Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment 3rd Edition (April, 2013)

function of the Green Belt is paramount in protecting the openness of the wider countryside in this area and preventing further encroachment of the urban environment into the wider landscape.

- 2.2. The area of landscape under consideration is defined by the existing settlement edge of Meriden to the north and east; and countryside to the south and west.

3. GREEN BELT AND THE NPPF

NPPF

- 3.1. The boundary between Solihull Metropolitan Borough and the adjacent area of Warwick District is broadly aligned with Birmingham Road and Main Road as it passes to the north of Meriden. Notwithstanding the administrative boundary, the landscape in this area is washed over by Green Belt, with Hampton-in-Arden, Dorridge and Knowle together, and Balsall Common further south-east, forming 'islands' of settlement pattern within the wider Green Belt coverage.
- 3.2. The Green Belt is at its narrowest where it forms a corridor between the settlement edges of Solihull and Knowle/Dorridge. The remaining Green Belt area is extensive, extending broadly down toward Leamington Spa. Across this area there is considerable variation in the character of the landscape, including variation in its inherent landscape value, and sensitivity.
- 3.3. The NPPF attaches 'great importance' to Green Belts. Section 13 of the NPPF (2019) addresses Green Belt matters, noting the fundamental aim of preventing urban sprawl by keeping land permanently open. The Framework also notes that the essential characteristics of Green Belts are their openness and their permanence.
- 3.4. The Framework goes on to set out the long-established 'five' purposes of Green Belt, namely²:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

² Para 134, NPPF (2019)

- 3.5. In respect of conserving and enhancing the natural environment, the NPPF states that plans should 'allocate the land with the least environmental or amenity value', noting the need to be consistent with other policies in the Framework³.
- 3.6. Overall the importance of Green Belt is clear, as are the connections to landscape and visual matters in respect of understanding the physical attributes, character and visual amenity of a given landscape.

Solihull MBC Landscape Character Assessment (2016)

- 3.7. The 'Solihull Borough Landscape Character Assessment' (prepared by Watermans on behalf of SMBC) defines the character of the landscape in this area as 'LCA4, the Rural Centre'
- 3.8. LCA 4 is sub-divided into four sub-areas, the site is located within sub-area 4D. In respect of sub-area 4D, the character assessment acknowledges that the generally rural landscape has some smaller urban influences around the settlement edge. The LCA states that:
- 3.9. *"Red brick buildings and render are typical of the vernacular in the sub-area. Large ornamental gates are present particularly along Back Lane and seem incongruous with the rural landscape character."*
- 3.10. In relation to landscape sensitivity, the published assessment notes that this sub-area has clear legibility with a broad road network and consistent field patterns. It states that the landscape varies in condition from good to fair. There are a few detractors including electricity pylons to the north, construction noise and presence of HGVs to the west. Overall, the landscape character sensitivity of the sub-area is considered to be **high**.
- 3.11. In relation to visual sensitivity, the published assessment states that this sub-area consists of generally medium to short distance views that are medium level, wide and contained, deep and shallow, and horizontal and upward in orientation. Overall the published assessment considered the visual sensitivity of the sub-area to be **medium**.
- 3.12. The published character assessment states that the value of the area is considered to be **medium**.
- 3.13. In terms of landscape capacity, the published assessment states that this sub-area would typically have an overall **very low** landscape capacity to accommodate change. It states

³ Para 171, NPPF (2019)

that the sub-area would be able to accommodate very restricted areas of small scale new development, which would need to be of an appropriate type, scale and form, in keeping with the existing character and local distinctiveness of the area.

- 3.14. This forms a clear constraint to development and consequently the land cannot be considered as an area of 'the least environmental or amenity value'.
- 3.15. Other parts of the evidence base in relation to Green Belt utilise a 'red-amber-green' scoring system for sites. Further reference is made to the conclusions on landscape character in later stages of this landscape and visual statement when considering the Green Belt scoring system.

Solihull Strategic Green Belt Assessment (2016)

- 3.16. This document sets out a strategic review of the Green Belt in Solihull. The document states that:
- 3.17. *"Once complete, this Assessment will form the basis for more detailed assessment of Green Belt land within the Borough. This more detailed assessment will include consideration of wider criteria including analysis of constraints, spatial strategy, site selection methodology and other policy considerations."* (Page 1)
- 3.18. The Solihull Strategic Green Belt Assessment - Assessment Report (July 2016) (SGBA) identifies a number of Broad Areas of Green Belt land. It also identifies a number of Refined Parcels, which adjoin or lie adjacent to built-up areas. The site is located within **Refined Parcel RP26 'Land south of Main Road, Meriden'**.
- 3.19. The SGBA scores RP's against the purposes of Green Belt, utilising potential scores of 0 to 3, with no weighting applied between the respective Green Belt purposes.
- 3.20. The numerical scoring applied in the SGBA is defined as follows:
- 0 - **does not** perform against the purpose;
 - 1 - is **lower performing** against the purpose;
 - 2 - is **more moderately performing** against the purpose; and
 - 3 - is **higher performing** against the purpose.
- 3.21. The Solihull Strategic Green Belt Assessment states that 'all purposes considered equal weight and consequently not able to rank against each other'. This suggests that, of the maximum 12 point scoring available, any sub-division of this should be weighted equally.

3.22. The assessment scores each Refined Parcel against four purposes of the Green Belt and in relation to BA04, it sets out the following:

GREEN BELT PURPOSE	BA04 SCORE
1 - CHECK UNRESTRICTED SPRAWL OF LARGE BUILT-UP AREAS	3
2 - PREVENT NEIGHBOURING TOWNS MERGING INTO ONE ANOTHER	3
3 - ASSIST IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT	3
4 - PRESERVE THE SETTING AND SPECIAL CHARACTER OF HISTORIC TOWNS	3
TOTAL	12

3.23. Overall the combined score for parcel BA04 identifies it as an area that is “higher performing” with an overall score of 12.

3.24. The BA04 has been assessed as a higher performing site generally due to its scale and the variation of the landscape across which this area of Green Belt washes over. The BA’s of a similar scale have all been scored as higher performing areas, the exception amongst the BA’s is BA01 that comprises two much smaller areas of land located to the south of Solihull that have been scored as a moderately performing area.

3.25. The site is located immediately adjacent to RP 26, a lower performing parcel of land adjacent to the edge of Meriden within the same LCA. The site shares many characteristics with the land within RP 26 including those settlement fringe characteristics that are influenced by both countryside and the development area. Additionally due to the scale of the site it has only a minimal effect towards maintaining the purposes of the green belt. If we were to score the site itself using the SGBA criteria the results would be as follows;

GREEN BELT PURPOSE	SITE SCORE
1 - CHECK UNRESTRICTED SPRAWL OF LARGE BUILT-UP AREAS	1
2 - PREVENT NEIGHBOURING TOWNS MERGING INTO ONE ANOTHER	1
3 - ASSIST IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT	1
4 - PRESERVE THE SETTING AND SPECIAL CHARACTER OF HISTORIC TOWNS	0
TOTAL	3

3.26. Overall the combined score for the site identifies it as an area that is “lower performing” with an overall score of 3.

Table 1, below, sets out a summary of the likely impacts on Green Belt purpose, in landscape and visual terms, using the criteria set out by the Solihull Green Belt Strategic Assessment when applied directly to the site and its immediate surroundings.

Green Belt purpose	Criteria	Summary
To check the unrestricted sprawl of large built-up areas.	Is ribbon or other development present? Is other development detached from the existing large built-up area?	There is some ribbon development present along Berkswell Road. The introduction of new development to the west of Berkswell Road in this location will not be uncharacteristic. Built development will not extend any further west than the existing built form to the north. On this basis, it is not considered that the proposed development will contribute to any unrestricted sprawl of built up area
To prevent neighbouring towns merging into one another.	Does the area represent a 'gap' between major urban areas?	The nearest settlement is Berkswell which is located approximately 1.5km to the south. The site comprises an area of agricultural land on the south-western edge of Meriden and as such does not represent a 'gap' between major urban areas.
To assist in safeguarding the countryside from encroachment.	Is the area characterised by countryside? Does the area adjoin areas of countryside? Is ribbon or other development present within the area?	The area is broadly agricultural but is influenced by a number of detracting urbanising features, these include the quarry and sewage works to the west and caravan development to the east. The existing settlement edge of Meriden is also an influence. The proposed development is of relatively small scale, given the nature of the proposed development and its context, it is considered that it will safeguard the wider landscape from encroachment
To preserve the setting and special character of historic towns.	Is the area within or adjoining a Conservation Area within a historic town? Are key landmarks or the historic core visible from within the area? Does the area contribute to the setting of the historic town?	The site lies outside of any Conservation Areas and is not located within a historic town.

Table 1: Impacts on Green Belt Purpose

3.27. This analysis confirms that the scoring site itself would score the same as the adjacent of RP26.

3.28. If the site were removed from BA04 it would have no detrimental impact upon the area and would not result in any reduction in the function of the wider area. This can be checked against the SGBA scoring criteria as follows in table 2;

Green Belt purpose	Original score	Revised score removing site	Justification
1 - check unrestricted sprawl of large built-up areas	3	3	The BA would be clearly identifiable and the new Green Belt boundary would include a robust landscape buffer enclosing the existing and new development. In this area Meriden does not represent a large built up area and so development would not contribute to unrestricted sprawl.
2 - prevent neighbouring towns merging into one another	3	3	The BA would continue to perform as a strategic gap between major urban areas, including Birmingham, Solihull and Coventry.
3 - assist in safeguarding the countryside from encroachment	3	3	BA04 will continue to safeguard the countryside from encroachment by the nature of its scale.
4 - preserve the setting and special character of historic towns	3	3	The BA will continue to include the Berkswell conservation area ensuring its setting is preserved.

Table 2: Removal of the site from BA04

3.29. From this analysis it can be considered that the site has a greater connection to the lower performing RP26 than it does the higher performing BA04, and that the exclusion of the site from BA04 will not be detrimental to the purposes of the Green Belt in this area.

Landscape and Visual Constraints and Opportunities

3.30. Following both desk and field studies a number of landscape and visual constraints and opportunities have been identified. The constraints are considered to be:

- the local PROW network, including the Millennium Way recreational route (providing recreational opportunities for potential high sensitivity visual receptors); proximity to the listed Meriden Hall;
- the location of the site within the Green Belt, which will have some influence on the value of the local landscape; and

- the findings of the Solihull Landscape Character Assessment that identify the LCA within which the site sits as having generally very low capacity to accommodate change.

3.31. The opportunities are considered to be:

- Notwithstanding that the site is located within Green Belt, there are no overriding statutory landscape planning designations;
- Existing vegetation and green infrastructure throughout the site, including hedgerows, providing opportunities to enhance this through a comprehensive landscape strategy; and
- The opportunity to extend the existing woodland along the western edge of Meriden further south to provide enclosure to proposed development; and
- The opportunity to propose development within LCA Sub-area 4D in this location which is of an appropriate type, scale and form and in keeping with the existing character and local distinctiveness of the area, as set out in the Solihull Borough Landscape Character Assessment.

3.32. These constraints and opportunities have been used to guide the proposed development and analyse the site in terms of its performance on and potential impact on the purposes of the Green Belt (**as shown on Fig 4.1 of the Vision Document, February 2017**).

3.33. Due to the rural nature of the site, the visual constraints have been a leading factor in the development of the overall development envelope. The visual envelope is defined broadly as follows; from the north, by the built form and vegetation along the existing settlement edge of Meriden; from the east by the existing caravan development and mature tree cover along Berkswell Road and associated with Meriden Hall; from the west by the sewage works, quarry and associated vegetation; and from the south by the rising landform towards Berkswell. Views towards the more elevated parts of the site are likely from the wider landscape, including from the Millennium Way recreational route. These areas will however be viewed in the context of the existing settlement edge of Meriden. The lower areas of the site to the north are more enclosed, although retain a more 'parkland' character when viewed from the local public right of way network.

The Solihull Local Plan Review, Draft Local Plan Supplementary Consultation document (January 2019)

- 3.34. The Supplementary Consultation (including Site Assessments) is a non-statutory supplementary consultation to that undertaken previously for the Draft Local Plan (December 2016).
- 3.35. The site selection process of the Draft Local Plan (DLP) Supplementary Consultation is split into two steps, initially based on a 'site hierarchy' and secondly use of 'planning judgement to refine site selections'. The approach notes that it aims to test the appropriateness of sites rather than allocating numbers per settlement.
- 3.36. Clearly any 'judgement' in respect of selecting sites needs to be objective, based on a clear and transparent methodology and applied consistently through the process. Any inconsistent judgements moving away from an objective process would be not be robust.
- 3.37. The approach sets out a site hierarchy, using a scoring system of 1-10. Sites falling within 1-4 are considered 'Green' and should generally be considered suitable for inclusion in the plan.
- 3.38. Sites between 5 and 7 are considered to have potential, but the document notes that these are not 'impact free', and also notes that there is potential for these to impact on the purposes of the Green Belt. These potential sites are sub-divided as scoring 5 (potential inclusion – yellow) and 6 or 7 (unlikely inclusion – blue).
- 3.39. Sites scoring 8-10 are 'Red' and are considered unsuitable.
- 3.40.** These 'potential' (yellow) and 'unlikely' (blue) sites then proceed to Step Two of the site selection process, which assesses against the refining criteria. The analysis in step 2 is said to be used principally to confirm whether **'potential' allocations (yellow) should be included as green or amber sites in the consultation, and whether 'unlikely' allocations (blue) should be included as amber or red sites in the consultation** (emphasis added).
- 3.41. The factors set out in Table 3 below identify the considerations that have apparently been taken into account at Step 2. It is specifically noted that **higher performing sites in the hierarchy need more significant harmful impacts if they are to be excluded,** (emphasis added) and for sites not performing well in the hierarchy they will need more significant justification to be included.

FACTORS IN FAVOUR	FACTORS AGAINST
<ul style="list-style-type: none"> ● IN ACCORDANCE WITH THE SPATIAL STRATEGY . ● ANY HARD CONSTRAINTS ONLY AFFECT A SMALL PROPORTION OF THE SITE AND/OR CAN BE MITIGATED. ● SITE WOULD NOT BREACH A STRONG DEFENSIBLE BOUNDARY TO THE GREEN BELT. ● ANY IDENTIFIED WIDER PLANNING GAIN OVER AND ABOVE WHAT WOULD NORMALLY BE EXPECTED. ● SITES THAT WOULD USE OR CREATE A STRONG DEFENSIBLE BOUNDARY TO DEFINE THE EXTENT OF LAND TO BE REMOVED FROM THE GREEN BELT. ● IF FINER GRAIN ACCESSIBILITY ANALYSIS³⁸ SHOWS THE SITE (OR THE PART TO BE INCLUDED) IS ACCESSIBLE. 	<ul style="list-style-type: none"> ● NOT IN ACCORDANCE WITH THE SPATIAL STRATEGY. ● OVERRIDING HARD CONSTRAINTS³⁹ THAT CANNOT BE MITIGATED. ● SHELA⁴⁰ CATEGORY 340 SITES UNLESS DEMONSTRATED THAT CONCERNS CAN BE OVERCOME. ● SITE WOULD BREACH A STRONG DEFENSIBLE BOUNDARY TO THE GREEN BELT. ● SITES THAT WOULD NOT USE OR CREATE A STRONG DEFENSIBLE BOUNDARY TO DEFINE THE EXTENT OF LAND TO BE REMOVED FROM THE GREEN BELT. ● IF FINER GRAIN ACCESSIBILITY ANALYSIS SHOWS THE SITE (OR THE PART TO BE INCLUDED) IS NOT ACCESSIBLE. ● IF THE SITE IS IN A LANDSCAPE CHARACTER AREA THAT HAS A VERY LOW LANDSCAPE CAPACITY RATING. ● IF THE SA APPRAISAL IDENTIFIES SIGNIFICANT HARMFUL IMPACTS.

Table 3: Step 2 Refinement Criteria

Site reference 197 (Land south of Meriden)

- 3.42. The site is identified as site reference 197 in the Supplementary Consultation Site Assessments. The assessment has wrongly placed the site in BA05, another highly performing broad area. The site is located within BA04, which is also a higher performing site.
- 3.43. The Site Selection Step 1 is assessed as Priority 7 – “unlikely for inclusion’ with Site Selection Step 2 identifying the site as R – “not to be included in the plan”. This assessment is based on the much wider parcel (see **Plate 1** below) and that scale development would be a significantly greater expansion in an area with on low capacity.

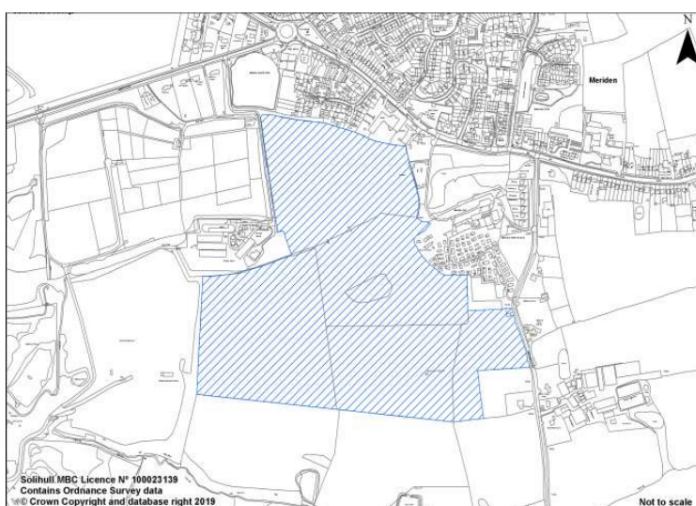


Plate 1: Extract from Draft Local Plan Supplementary Consultation document (January 2019) Site Assessments Site 197 (Land south of Meriden)

- 3.44. The site is a much smaller area than that assessed in the site assessment document and as such constitutes a small scale development in line with the guidance of the LCA for this area which advises that whilst the *"sub-area would typically have an overall very low landscape capacity to accommodate change"* that it would *"be able to accommodate very restricted areas of small scale new development, which would need to be of an appropriate type, scale and form"*.
- 3.45. The smaller proposed site (see **Plate 2** below) was submitted in February 2017 within the Land at Berkswell Road Vision Document and remains part our submission in relation to the site. If this proposed site had been considered within the site assessment document, with an SGBA score of 3, lower performing parcel of green field land in an accessible location step 1 would have identified the site as Priority 5, potential for inclusion.

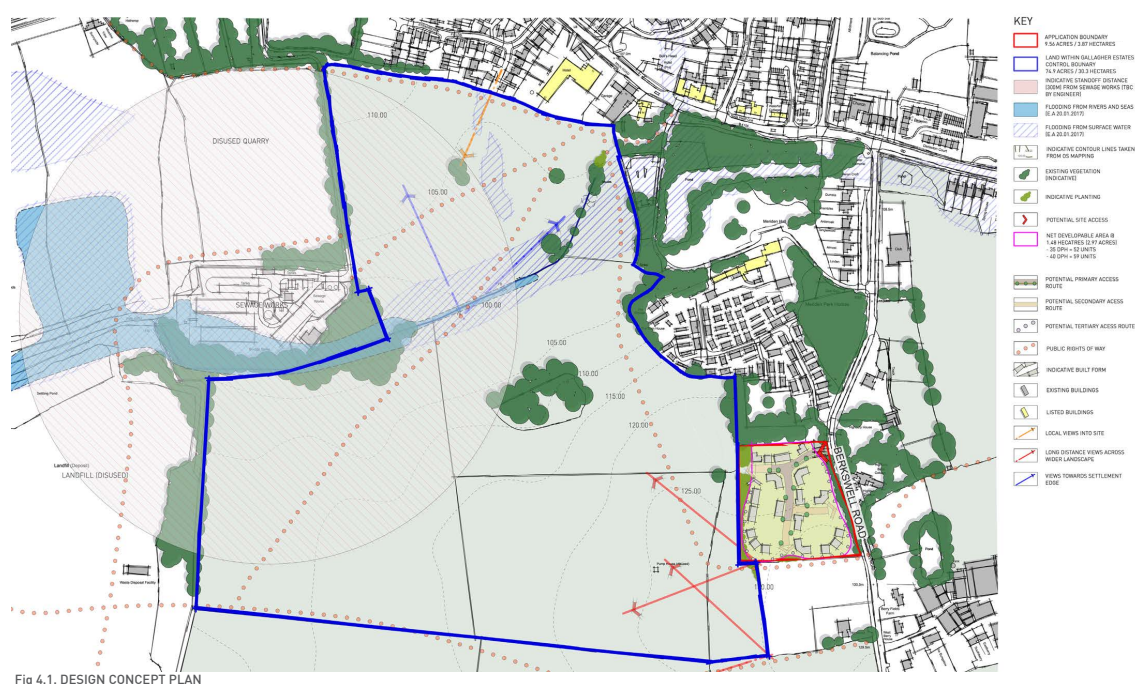


Plate 2: Proposed Site (extracted from Vision Document Figure 4.1)

3.46. Following this priority 5 rating, step 2 of the assessment would identify that the site is accessible would have defensible Green Belt Boundaries and could accommodate small scale development as deemed acceptable within the LCA guidance. This would allow the site to be brought forwards as a Green or Amber site.

3.47. Whilst there may be some evidence that the use of hedgerow field boundaries are less durable than more permeant infrastructure, the proposed new Green Belt boundary for site 197 would include a combination of existing vegetation and a robust landscape buffer along the western boundary of the site (as has been shown in the Indicative Masterplan provided within the previously submitted Vision Document **Appendix 4**).

4. SOLIHULL DRAFT LOCAL PLAN SITE 10

4.1. The Solihull Draft Local Plan (DLP) 2016 identifies Site 10 to the west of Meriden between Birmingham Road and Maxstoke Lane as a 50 unit allocation. The constrains of the site, included within the DLP, include areas of vegetation including TPO trees, water bodies and views from the public right of way (PROW) to the north of the site to the remaining woodland block on the site see **plate 3** below;



Plate 3: Extract from DLP, Constraints and Opportunities for Site 10

- 4.2. Original proposals for the 50 unit allocation contained development within the southern area of the site, retaining the northern area as open space protecting views from the PROW.
- 4.3. The concept masterplan for Site 10 within the current Supplementary Consultation document now indicated that the site can accommodate 100 units. This is adding a further 50 units to arguably the more sensitive area to the north of the woodland block a pond area. Of further concern is that to achieve this the 100 units will be at a density of 40+ dph, a high density for an otherwise semi-rural settlement. (See **Plate 4** below)

SMBC Illustrative Emerging Concept Masterplan: Site 10 West of Meriden



Plate 4: Extract from DLP, Concept Masterplan for Site 10

- 4.4. If the development area of Site 10's is extended to the north, it will extend the settlement edge further north-west beyond the line of existing development.

- 4.5. Additionally, this scale of development at such high density would appear incongruent with the guidance of LCA 4D which advises that the very low capacity of the area for change will accommodate very restricted areas of small-scale development.
- 4.6. Alternatively, the dispersal of development across two sites, the less sensitive southern extent of Site 10, and our small scale site at Berkswell Road would be more comparable to the LCA guidance by utilising smaller scale development sites that will more suitably balance the growth of the village. Furthermore, spreading the development across the two sites is likely to allow for more appropriate densities of dwelling for a settlement area of this semi-rural nature.

5. SUMMARY AND CONCLUSION

- 5.1. This landscape and visual statement has been prepared in respect of land at ***Berkswell Road, Meriden***, and its classification in the Solihull MBC Draft Local Plan Supplementary Consultation (reference 197).
- 5.2. The site is located in the Green Belt, a matter which the NPPF attaches 'great importance' to, aiming to prevent urban sprawl by keeping land permanently open. In respect of conserving and enhancing the natural environment, the NPPF states that plans should 'allocate the land with the least environmental or amenity value'.
- 5.3. As such there is an inherent connection between landscape and visual matters and Green Belt and a consequent need to give due consideration to matters of landscape character, sensitivity and value.
- 5.4. The published landscape character guidance for the Borough notes that the site is located within an area that is of ***high sensitivity***, with valued characteristics and very low capacity for development. The character guidance also notes that the LCA sub-area could accommodate very restricted areas of small scale new development, which would need to be of an appropriate type, scale and form, in keeping with the existing character and local distinctiveness of the area.
- 5.5. The visual and physical connection to the settlement edge and adjacency to the countryside are matters that are clearly evident from field work undertaken in the local landscape. Overall the nature of the local landscape character suggests that the environmental and amenity value of the area form a constraint to development that should be considered in any evaluation of the site.

- 5.6. A review of the Strategic Green Belt Assessment (SGBA) has assessed the site within BA04. The site lies adjacent to RP26 and the line drawn between the two appears to have been drawn following desk-based studies alone and forms an arbitrary boundary between areas with no defined features. Analysis of the site has determined that it shares many characteristics with RP26 and individually also is a lower performing parcel in terms of Green Belt function scoring 3 when assessed against the SGBA criteria.
- 5.7. Additionally, we have confirmed that the removal of the site from BA04 would not result in any reduction to the higher performance of the area within the purposes of the Green Belt. This is due to the very small scale of the site within the much larger BA04.
- 5.8. The Site Assessment Process has been undertaken on the wider site, which is acknowledged as being too large-scale for development in this area. The proposed site, submitted in February 2017 considers a far smaller site area in keeping with the guidance of the LCA. The smaller site, assessed as lower performing would identify the site as Priority 5, giving our site potential for inclusion.
- 5.9. If the site were scored as a lower performing parcel then it would become a site with potential for inclusion and therefore has potential for consideration as a Green or Amber site.
- 5.10. Furthermore, the existing Meriden allocation at Site 10 has been proposed to be expanded to 100 units. This extension to the development area would constitute a larger scale development that the LCA guidance advises the landscape has capacity to accommodate. Additionally, the proposed density is higher than appropriate for a semi-rural settlement area.
- 5.11. The opportunity to distribute development across two sites will generate a more appropriate balance of small-scale developments throughout the settlement of Meriden ensuring that scale and density are appropriate to the LCA.
- 5.12. The proposed Green Belt boundary (**as shown on Fig 4.1 of the Vision Document, February 2017**) would provide a robust and varied edge to the Green Belt utilising both existing vegetation and the creation of new landscape buffers.
- 5.13. In conclusion the site has been assessed in BA04 of the SGBA, but would sit as appropriately, if not more so, within the lower performing RP26. In this instance, the site could be brought forward, using the assessment criteria, as a Green or Amber site. If this was the case, the potential to utilise this site and Site 10 of the DLP to develop smaller residential areas of appropriate size and scale within the settlement of Meriden, which

would be in keeping with the published Landscape Character Assessment making the site suitable for inclusion as an amber site.