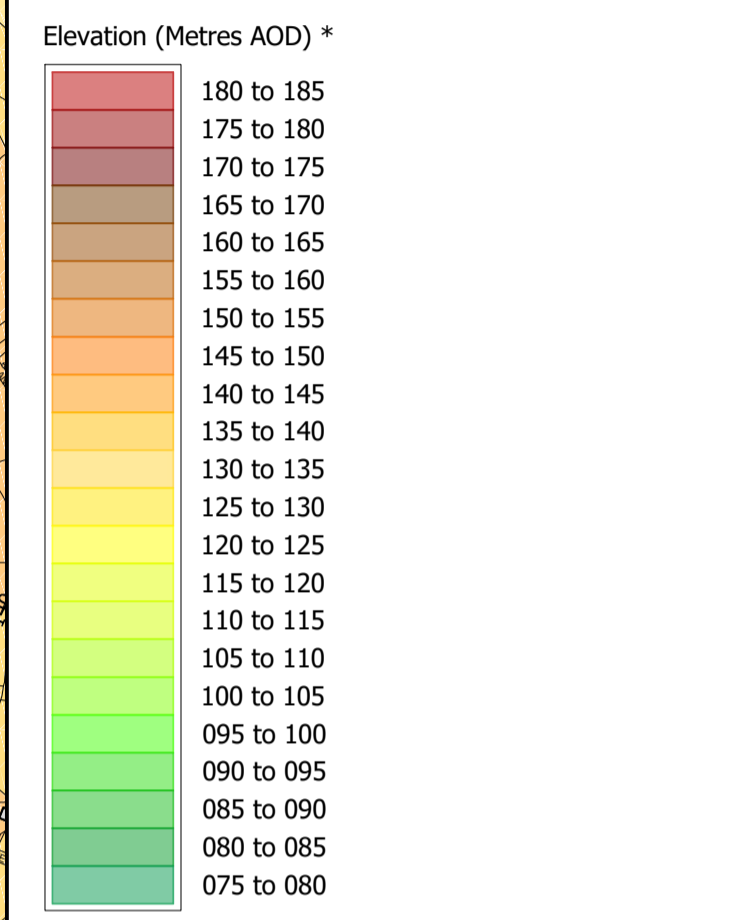


Legend

- Site Boundary
- Proposed Allocation Site 10
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) *
- Ridgelines
- Valleys



Sources:
 * OS Mapping
 * OS Terrain 50
 Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.

FIGURE 2

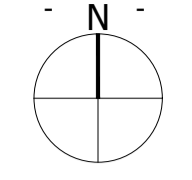
Project
**Land North of Main Road
 Meriden**
 Drawing Title
Topographical Features Plan

Date	07.08.2020	Scale	1:10,000 @A1 1:20,000 @A3	Drawn by	GG	Check by	MDC-DM
Project No	27878	Drawing No	LN-LP-104	Revision	A		

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Legend

- Site Boundary
- Proposed Allocation Site 10
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- HS2 Proposed Route ++

Landscape Character Area (NCA) Profiles #
 Whole of the study area lies on Area 97: Arden

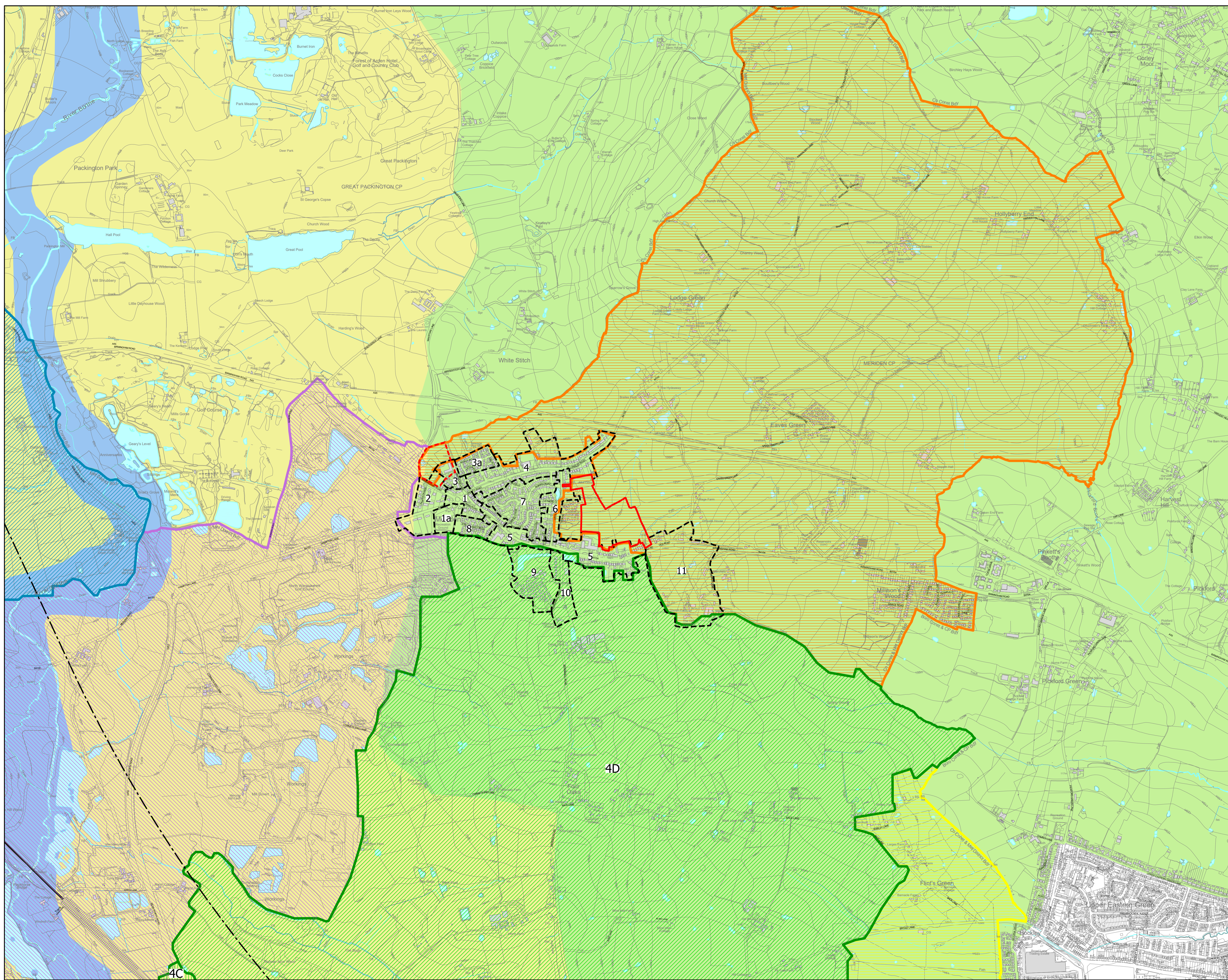
- Warwickshire Landscape Project **
- Ancient Arden
 - Arden Parklands
 - Arden River Valleys

- Solihull Borough Landscape Character Area ~~~
- LCA 4: Rural Centre
Sub-Area 4C
Sub-Area 4D
 - LCA 6: Eastern Fringe
 - LCA 7: Northern Upland
 - LCA 8: Blythe Lowland
 - LCA 9: Motorway Corridor

- The Village Character Areas ##
- 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 central triangle of the village
 - 8: Strawberry Fields
 - 9: Meriden Hall and Park
 - 10: Berkswell Road
 - 11: The Meriden Hill Conservation Area and Old Road

Sources:
 ^ OS Mapping
 # Natural England GIS Data Set
 ** Warwickshire Landscapes Guidelines, November 1993
 ~~~ Solihull Borough Landscape Character Assessment, December 2016  
 ## Meriden Parish Design Statement 2011, December 2011  
 +++ High Speed Two (HS2) Limited GIS Data

Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.



## FIGURE 3

Project  
**Land North of Main Road**  
**Meriden**  
 Drawing Title  
**Landscape Character Plan**

|            |                              |          |          |
|------------|------------------------------|----------|----------|
| Date       | Scale                        | Drawn by | Check by |
| 07.08.2020 | 1:10,000 @A1<br>1:20,000 @A3 | GS       | MDC-DM   |
| Project No | Drawing No                   | Revision |          |
| 27878      | LN-LP-105                    | A        |          |

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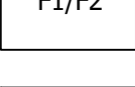
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The scaling of this drawing cannot be assured

| Revision | Date | Drn | Ckd |
|----------|------|-----|-----|
|          |      |     |     |

### Legend

-  Site Boundary
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Public Rights of Way \*
-  Tree Preservation Order +
-  Listed Building ~
-  Green Belt ^^
-  Field Reference Numbers
-  Location of Photographic Viewpoints (Site Appraisal Photographs A-I)

Sources:  
 ^ OS Mapping  
 ~ Historic England National Monument Record GIS Data Set  
 \* Solihull Metropolitan Borough Council Walking and Cycling Map  
 + Solihull Metropolitan Borough Council  
 ^^ Department for Communities and Local Government GIS Data

Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.

## FIGURE 4

Project  
**Land North of Main Road  
 Meriden**

Drawing Title  
**Site Appraisal Plan**

|                     |                         |                   |                    |
|---------------------|-------------------------|-------------------|--------------------|
| Date<br>07.08.2020  | Scale<br>1:2,000 @A2    | Drawn by<br>SS/MN | Check by<br>MDC-DM |
| Project No<br>27878 | Drawing No<br>LN-LP-102 | Revision<br>A     |                    |



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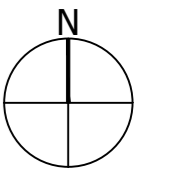


The scaling of this drawing cannot be assured

| Revision | Date | Drn | Ckd |
|----------|------|-----|-----|
| -        | -    | -   | -   |

### Legend

-  Proposed Allocation Site 10 Boundary
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Public Rights of Way \*
-  Listed Building ~
-  Green Belt ^^
-  Location of Photographic Viewpoints (Proposed Allocation Site 10 Appraisal Photographs J-O)



Sources:  
 ^ OS Mapping  
 ~ Historic England National Monument Record GIS Data Set  
 \* Solihull Metropolitan Borough Council Walking and Cycling Map  
 ^^ Department for Communities and Local Government GIS Data

Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.

## FIGURE 5

Project  
 Land North of Main Road  
 Meriden

Drawing Title  
 Proposed Allocation Site 10  
 Appraisal Plan

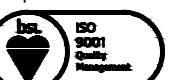
|            |             |          |          |
|------------|-------------|----------|----------|
| Date       | Scale       | Drawn by | Check by |
| 07.08.2020 | 1:2,000 @A2 | MN       | MDC-DM   |
| Project No | Drawing No  | Revision |          |
| 27878      | LN-LP-103   | A        |          |



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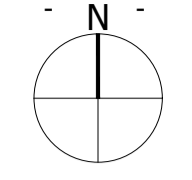
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Google Earth aerial photograph captured in May 2019

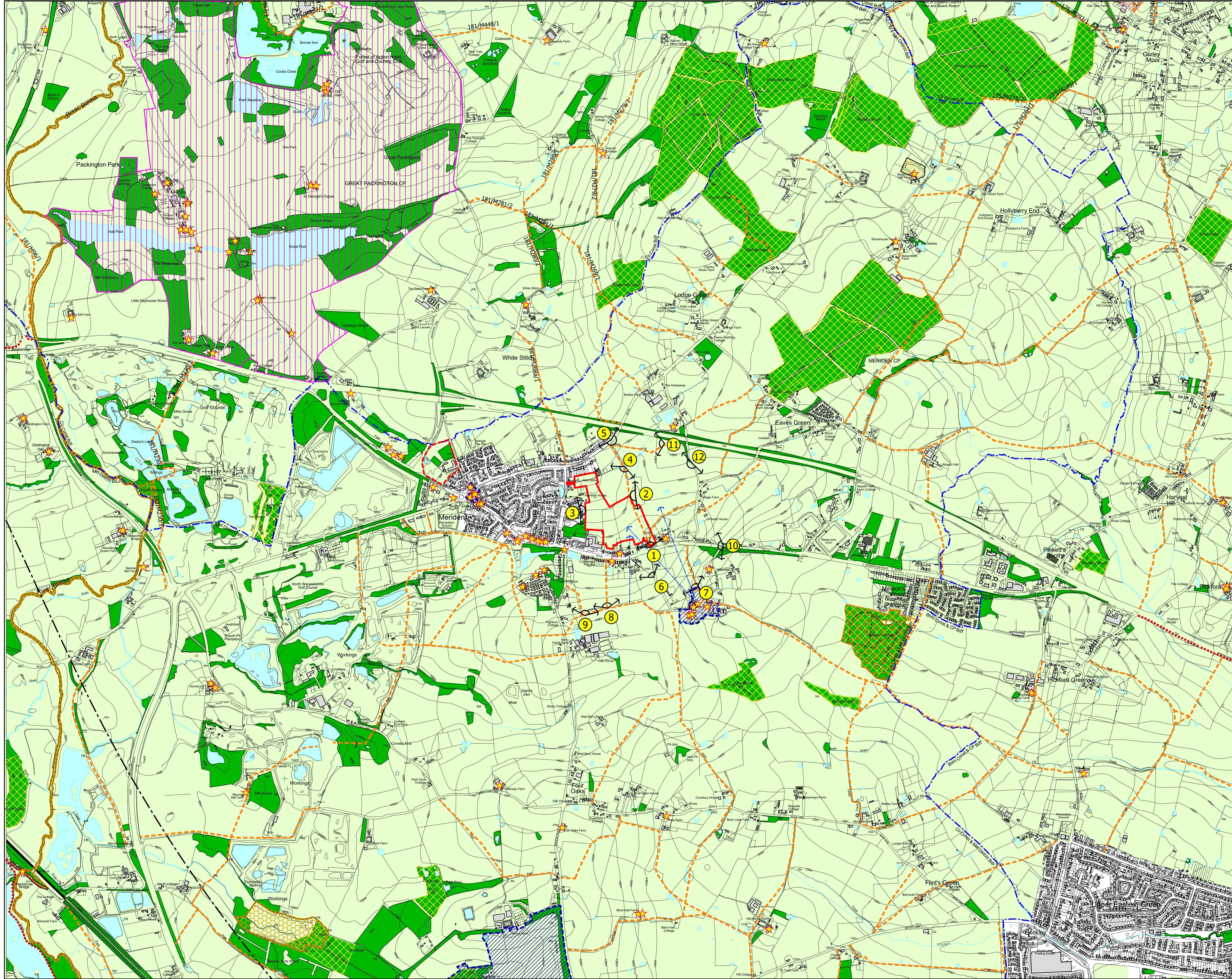


# Legend

- Site Boundary
- Proposed Allocation Site 10
- Ancient Woodland #
- Existing Woodlands, Copses and Tree Belts ^
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- Public Rights of Way \*
- ★ Listed Buildings ~
- Conservation Area ~~~
- Registered Parks and Gardens ~
- Scheduled Monument ~
- Green Belt ^^
- Sites of Special Scientific Interest #
- Local Nature Reserve #
- HS2 Proposed Route
- Local Planning Authority Boundary
- 1 Location of Photographic Viewpoints (Site Context Photographs: 1-12)
- ← Partial Views

Sources:  
 ^ GIS Mapping  
 # Natural England GIS Data Set  
 \* Historic England National Monument Record GIS Data Set  
 \* Warkshire County Council PROW GIS Data and Solihull Metropolitan Borough Council Walking and Cycling Map  
 \* OS Explorer  
 \* Solihull National Cycle Network GIS Data  
 \* Department for Communities and Local Government GIS Data  
 # Meriden - SRAA Site Assessments, September 2012  
 # High Speed Two (HS2) Limited GIS Data  
 ~ Solihull Metropolitan Borough Council Online Maps

Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation. Meriden is shown using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.



## FIGURE 6

Project  
**Land North of Main Road**  
**Meriden**  
 Drawing Title  
**Visual Appraisal Plan**

|                     |                         |                |                    |
|---------------------|-------------------------|----------------|--------------------|
| Date<br>07.08.2020  | Scale<br>1:10,000 @A1   | Drawn by<br>SS | Check by<br>MDC-DM |
| Project No<br>27878 | Drawing No<br>LN-LP-106 | Revision<br>A  |                    |


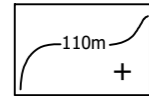






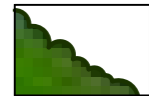
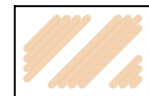
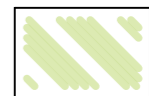
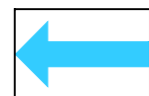

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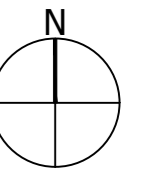
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### Legend

-  Site Boundary
-  Contours/Spot Heights (Metres AOD)
-  Public Rights of Way
-  Listed Building
-  Green Belt
- Landscape and Visual Opportunities and Constraints**
-  Existing tree planting to be protected, enhanced and incorporated into integrated blue-green infrastructure
-  Existing hedgerows and hedgerow trees to be reinforced and strengthened with additional planting
-  Proposed Structural Green Infrastructure to soften and absorb proposed built form
-  Proposed structural woodland and tree planting to provide defensible Green Belt boundary
-  Elevated Land
-  Local Community Park
-  Ponds and ditches to be protected, enhanced and incorporated into integrated blue-green infrastructure
-  Views towards the Site



**FIGURE 7**  
 Project  
 Land North of Main Road  
 Meriden  
 Drawing Title  
**Green Infrastructure and Green Belt  
 Strategy Plan**  
 Date 07.08.2020 Scale 1:2,500 @A2 Drawn by SS Check by MDC-DM  
 Project No 27878 Drawing No LN-LP-107 Revision A








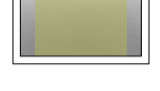



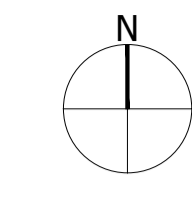
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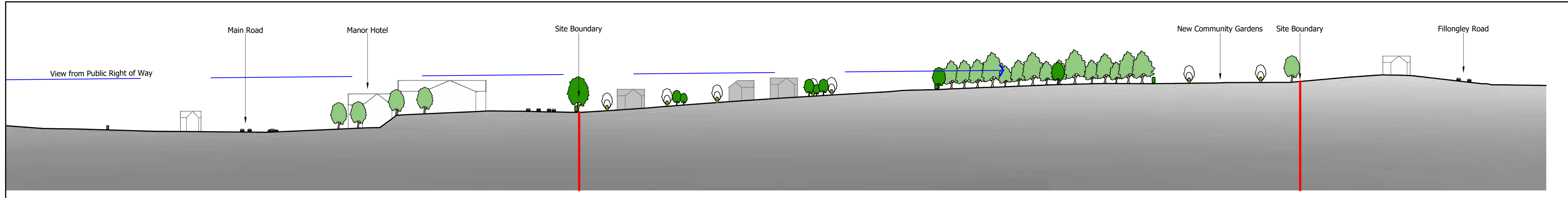
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**LEGEND**

-  Site Boundary
-  Public Rights of Way
-  Existing Buildings
-  Existing Trees and Hedges on Section Line
-  Existing Trees in Elevation
-  Indicative Proposed Trees  
At Year 1 (2.5m), Year 10 (5m) and Year 15 (8m)
-  Indicative Proposed Buildings  
(Shown at 9.5m in height)
-  Extents of Concept Development Parcels
-  Line of Sight from Viewpoint



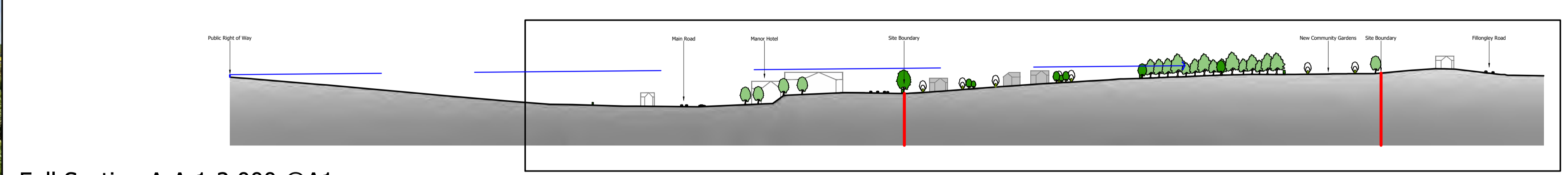
Notes:  
 Heights of existing features taken from topographical survey, where available.



**Inset Section A-A 1:1,000 @A1**



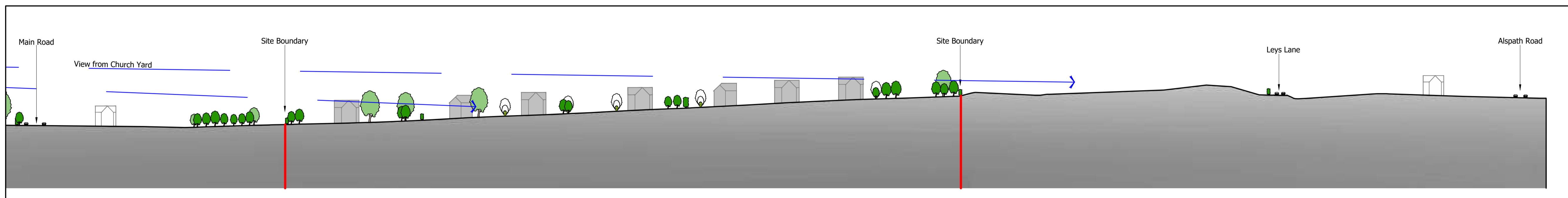
**Illustrative Photograph**



**Full Section A-A 1:2,000 @A1**



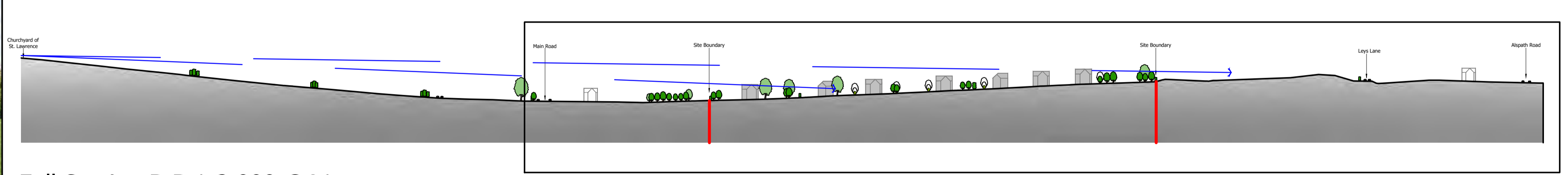
**Location Plan 1:2,000 @A1**



**Inset Section B-B 1:1,000 @A1**



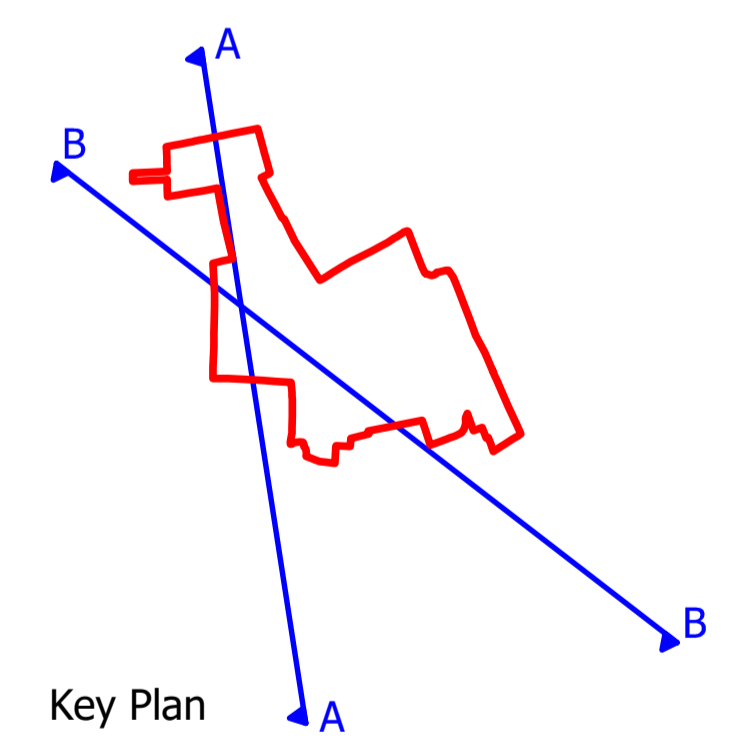
**Illustrative Photograph**



**Full Section B-B 1:2,000 @A1**



**Location Plan 1:2,000 @A1**



**Key Plan**

**FIGURE 8**

Project  
**Land North of Main Road**  
 Meriden  
 Drawing Title  
**Illustrative Landscape Sections**

|            |            |            |                           |          |    |          |        |
|------------|------------|------------|---------------------------|----------|----|----------|--------|
| Date       | 07.08.2020 | Scale      | 1:1000 @A1<br>1:2,000 @A3 | Drawn by | ML | Check by | MDC-DM |
| Project No | 27878      | Drawing No | LN-LP-108                 | Revision | A  |          |        |

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- Legend**
-  Proposed Site Area  
9.36 Ha / 23.13 Ac
  -  Existing Planting
  -  Proposed Planting
  -  Public Right of Way
  -  Proposed Footpath / Cycle Link and Emergency Access
  -  Areas of Proposed Development
  -  Attenuation Area

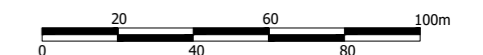
### FIGURE 9

Project  
 Land North of Main Road  
 Meriden

Drawing Title  
 Concept Masterplan on  
 Aerial Base

Date 06.03.19 Scale 1:2,000 @ A2 Drawn by A.S. Check by L.H.

Project No 27878 Drawing No BM-M-08 Revision H



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Residential properties  
on Main Road/B4104



**SITE APPRAISAL PHOTOGRAPH A**

Residential properties  
on Old Road



**SITE APPRAISAL PHOTOGRAPH B**

Residential properties  
on Birmingham Road

Residential properties  
on Main Road/B4104



**SITE APPRAISAL PHOTOGRAPH C**

LAND NORTH OF MAIN ROAD,  
MERIDEN

SITE APPRAISAL  
PHOTOGRAPHS: A - C

DATE TAKEN: JULY 2020  
PROJECT NUMBER: 27878

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Meriden House  
Residential properties  
on Old Road  
Residential properties  
on Main Road/B4104



SITE APPRAISAL PHOTOGRAPH D

Residential properties  
on Old Road



SITE APPRAISAL PHOTOGRAPH E

Residential properties  
on Old Road

Manor Hotel

Residential properties  
on Mons Avenue



SITE APPRAISAL PHOTOGRAPH F

LAND NORTH OF MAIN ROAD,  
MERIDEN

SITE APPRAISAL  
PHOTOGRAPHS: D - F

DATE TAKEN: JULY 2020  
PROJECT NUMBER: 27878

**BARTON  
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Meriden House



SITE APPRAISAL PHOTOGRAPH G

Allotments



SITE APPRAISAL PHOTOGRAPH H

Manor Hotel



SITE APPRAISAL PHOTOGRAPH I

LAND NORTH OF MAIN ROAD,  
MERIDEN

SITE APPRAISAL  
PHOTOGRAPHS: G - I

DATE TAKEN: JULY 2020  
PROJECT NUMBER: 27878

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SITE CONTEXT PHOTOGRAPH 1: VIEW NORTH FROM OLD ROAD



SITE CONTEXT PHOTOGRAPH 2: VIEW WEST FROM FIELD EAST OF MERIDEN



SITE CONTEXT PHOTOGRAPH 3: VIEW EAST FROM MONS AVENUE

LAND NORTH OF MAIN ROAD,  
MERIDEN

SITE CONTEXT  
PHOTOGRAPHS: 1 - 3

DATE TAKEN: JULY 2020  
PROJECT NUMBER: 27878





SITE CONTEXT PHOTOGRAPH 4: VIEW WEST FROM NORTH-EAST OF MERIDEN



SITE CONTEXT PHOTOGRAPH 5: VIEW SOUTH FROM FILLONGLEY ROAD/B4102



SITE CONTEXT PHOTOGRAPH 6: VIEW NORTH FROM CHURCH LANE

LAND NORTH OF MAIN ROAD,  
MERIDEN

SITE CONTEXT  
PHOTOGRAPHS: 4 - 6

DATE TAKEN: JULY 2020  
PROJECT NUMBER: 27878

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Approximate extent of the Site

Residential properties on western site boundary

Residential properties on Main Road/B4104



SITE CONTEXT PHOTOGRAPH 7: VIEW NORTH-WEST FROM COVENTRY WAY IN CHURCHYARD OF ST. LAWRENCE

Approximate extent of the Site

Club on Berkswell Road

Residential properties on Main Road/B4104



SITE CONTEXT PHOTOGRAPH 8: VIEW NORTH FROM PROW NORTH OF BERRY FIELDS FARM

Approximate extent of the Site

Manor Hotel

Residential properties on Main Road/B4104



SITE CONTEXT PHOTOGRAPH 9: VIEW NORTH-EAST FROM PROW ADJACENT TO HIGHBURY HOUSE

LAND NORTH OF MAIN ROAD,  
MERIDEN

SITE CONTEXT  
PHOTOGRAPHS: 7 - 9

DATE TAKEN: JULY 2020  
PROJECT NUMBER: 27878

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SITE CONTEXT PHOTOGRAPH 10: VIEW WEST FROM B4104



SITE CONTEXT PHOTOGRAPH 11: VIEW WEST FROM PROW NORTH-EAST OF MERIDEN



SITE CONTEXT PHOTOGRAPH 12: VIEW SOUTH-WEST FROM WALSH LANE

LAND NORTH OF MAIN ROAD,  
MERIDEN

SITE CONTEXT  
PHOTOGRAPHS: 10 - 12

DATE TAKEN: JULY 2020  
PROJECT NUMBER: 27878

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VIEW NORTH-WEST FROM ST LAURENCE CHURCHYARD



VIEW NORTH-WEST FROM ST LAURENCE CHURCHYARD



VIEW NORTH-WEST FROM ST LAURENCE CHURCHYARD

LAND NORTH OF MAIN ROAD,  
MERIDEN

SITE PHOTOGRAPHS

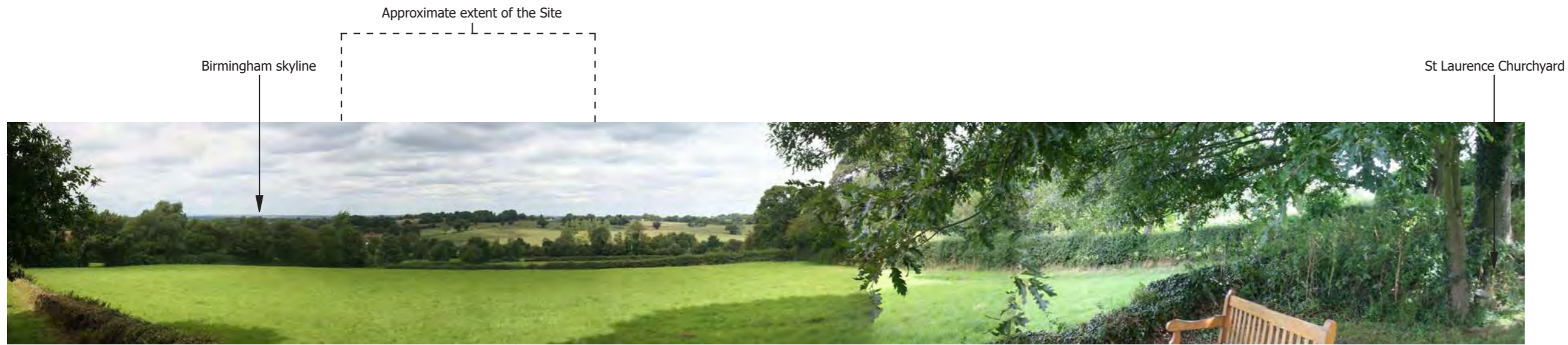
DATE TAKEN: FEBRUARY 2019  
PROJECT NUMBER: 27878

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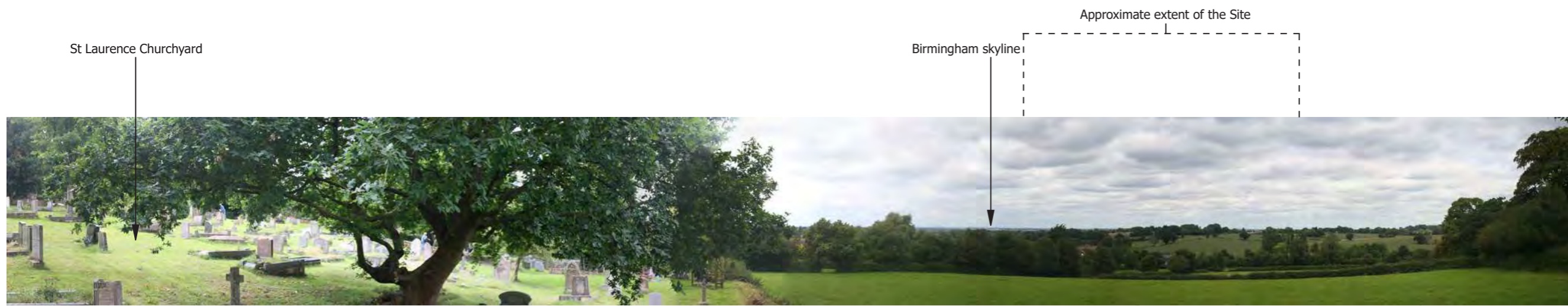




VIEW NORTH-WEST FROM ST LAURENCE CHURCHYARD



VIEW NORTH-WEST FROM ST LAURENCE CHURCHYARD



VIEW NORTH-WEST FROM ST LAURENCE CHURCHYARD

LAND SOUTH OF FILLONGLEY ROAD, MERIDEN

SITE PHOTOGRAPHS

DATE TAKEN: JULY 2020  
PROJECT NUMBER: 27878



Approximate extent of Proposed Allocation Site 10

B4104



PROPOSED ALLOCATION SITE 10 APPRAISAL PHOTOGRAPH J

Approximate extent of Proposed Allocation Site 10

Maxstoke Lane



PROPOSED ALLOCATION SITE 10 APPRAISAL PHOTOGRAPH K

Approximate extent of Proposed Allocation Site 10

Maxstoke Lane



PROPOSED ALLOCATION SITE 10 APPRAISAL PHOTOGRAPH L

LAND NORTH OF MAIN ROAD,  
MERIDEN

PROPOSED ALLOCATION  
SITE 10 APPRAISAL  
PHOTOGRAPHS: J - L

DATE TAKEN: FEBRUARY 2019  
PROJECT NUMBER: 27878

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Maxstoke Lane

Approximate extent of Proposed Allocation Site 10



PROPOSED ALLOCATION SITE 10 APPRAISAL PHOTOGRAPH M

Approximate extent of Proposed Allocation Site 10



PROPOSED ALLOCATION SITE 10 APPRAISAL PHOTOGRAPH N

Approximate extent of Proposed Allocation Site 10



PROPOSED ALLOCATION SITE 10 APPRAISAL PHOTOGRAPH O

LAND NORTH OF MAIN ROAD,  
MERIDEN

PROPOSED ALLOCATION  
SITE 10 APPRAISAL  
PHOTOGRAPHS: M - O

DATE TAKEN: FEBRUARY 2019  
PROJECT NUMBER: 27878

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**APPENDIX A.1: RELEVANT PLANNING POLICY**



## APPENDIX A.1: LANDSCAPE POLICY CONTEXT

### National

#### *National Planning Policy Framework (NPPF) 2019*

A1. The National Planning Policy Framework (NPPF) which was first published in March 2012 has been updated and re-published in February 2019. The NPPF promotes a presumption in favour of sustainable development, defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”, and providing it is in accordance with the relevant up-to-date Local Plan, and policies set out in the NPPF including those identifying restrictions with regard to designated areas, such as National Parks, Areas of Outstanding Natural Beauty (AONB) and Green Belt.

A2. Paragraph 38 refers to Decision making and states that:

*“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

A3. Paragraphs 124-132 focus on achieving well-designed places and seek to promote good design of the built environment. Planning policies and decisions should ensure that developments:

- a) *“Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *Create places that are safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

A4. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development.

A5. Chapter 13 is dedicated to issues of Protecting Green Belt land, replacing Planning Policy Guidance note (PPG2). The NPPF states that “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence” (Para. 133). Paragraph 134 then goes on to list the five purposes of Green Belts:

- g) To check the unrestricted sprawl of large built-up areas;*
- h) To prevent neighbouring towns merging into one another;*
- i) To assist in safeguarding the countryside from encroachment;*
- j) To preserve the setting and special character of historic towns; and*
- k) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

A6. The NPPF states that when defining Green Belt boundaries, that they should be clear, “using physical features that are readily recognisable and likely to be permanent” (Para. 139 f).

A7. Paragraph 138 states that:

*“when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously -developed and /or is well served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.”*

A8. Paragraph 139 states that:

*“When defining Green Belt boundaries, plans should (amongst others):*

*b) not include land which it is unnecessary to keep permanently open; and*

*f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.*

- A9. Paragraph 141 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
- A10. Paragraph 143 notes that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in “very special circumstances”. Paragraph 144 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. “Very special circumstances” will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- A11. Chapter 15 is entitled “Conserving and Enhancing the Natural Environment”. Paragraph 170 notes that the planning system and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
  - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystems services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
  - c) maintaining the character of the undeveloped coast, whilst improving public access to it where appropriate;*
  - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
  - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
  - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*



A12. Paragraph 171 states that plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

*Planning Practice Guidance*

A13. To support the policies of the NPPF, the Government provides Planning Practice Guidance (PPG), which covers a number of topics.

A14. Under the heading of Natural Environment, sub-heading Landscape<sup>13</sup>, Paragraph 1, the PPG supports the use of landscape character assessment as a tool for understanding the character and local distinctiveness of the landscape and identifying the features that give it a sense of place, as a means to informing, planning and managing change. PPG makes reference to Natural England guidance on landscape character assessment.

A15. Under the heading Design<sup>14</sup>, Paragraph 7, the PPG states that Planning should promote local character (including landscape setting) "by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation". The paragraph goes on to state:

***"When thinking about new development the site's land form should be taken into account. Natural features and local heritage resources can help give shape to a development and integrate it into the wider area, reinforce and sustain local distinctiveness, reduce its impact on nature and contribute to a sense of place. Views into and out of larger sites should also be carefully considered from the start of the design process"***

**Solihull**

*Solihull Metropolitan Borough Council Local Plan 2011: Shaping a Sustainable Future (December 2013)*

A16. Key issues for the Borough include:

- ***"Sustaining the attractiveness of the Borough for people who live, work and invest in Solihull;***

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<sup>13</sup> <https://www.gov.uk/guidance/natural-environment#landscape>

<sup>14</sup> <https://www.gov.uk/guidance/design>

- *Protecting key gaps between urban areas and settlements;*
- *Protecting and enhancing our natural assets."*

A17. Spatial objectives for the Borough include:

- *"Ensure high quality design and development which integrates with its surroundings and creates safer, inclusive, adaptable and sustainable places which make a positive contribution to the Borough's sense of place, attractiveness and to people's quality of life;*
- *Conserve and enhance the qualities of the built, natural and historic environment that contribute to character and local distinctiveness and the attractiveness of the mature residential suburbs and the rural area;*
- *Maintain the Green Belt in Solihull, to prevent unrestricted expansion of the major urban area;*
- *Promote a landscape scale approach to protecting and restoring the landscape of the Borough and its characteristic features."*

A18. The following policies and extracts of policies are relevant:

- P10: Natural Environment – *"The Council will seek to protect, enhance and restore the diverse landscape features of the Borough and to create new woodlands and other characteristic habitats, so as to halt and, where possible, reverse the degrading of the Arden landscape and promote local distinctiveness (...) Where development is permitted, appropriate mitigation of the impacts and compensation where relevant will be required to deliver a net gain in biodiversity, habitat creation, landscape character and local distinctiveness."*
- P14: Amenity – *"Safeguard important trees, hedgerows and woodlands, encourage new and replacement tree and hedgerow planting and identify areas that may be suitable for the creation of new woodlands. Priority will be given to locations that enhance or restore the green infrastructure network and to the planting of species characteristic of the Arden Warwickshire landscape."*
- P15: Securing Design Quality – *"Conserves and enhances local character, distinctiveness and streetscape quality and ensures that the scale, massing, density, layout, materials and landscape of the development respect the surrounding natural, built and historic environment (...) Conserves and enhances biodiversity, landscape quality and considers the impact on and opportunities for green infrastructure at the earliest opportunity in the design process (...) Integrates the natural environment within the development through the provision of gardens, quality open space and/or improved access to, enhancement or extension of the green infrastructure network."*
- P16: Conservation of Heritage Assets and Local Distinctiveness – *"The Council considers the following characteristics make a significant contribution to the local character and distinctiveness of the Borough (...) Parks, gardens and landscape including common, woodland, heathland and distinctive fieldscapes as defined in the Warwickshire Historic Landscape Characterisation."*

- P17: Countryside and Green Belt – *"The Council will safeguard the "best and most versatile" agricultural land in the Borough and encourage the use of the remaining land for farming (...) The Council will not permit inappropriate development in the Green Belt, except in very special circumstances."*
- P18: Health and Well Being – *"Development proposals should incorporate planting, trees, open spaces and soft surfaces wherever possible in order to secure a variety of spaces for residents, visitors or employees to use and observe (...) Contribute to the development of a high quality, safe and convenient walking and cycling network".*

*Reviewing the Plan for Solihull's Future: Solihull Local Plan Review Draft Local Plan (November 2016)*

A19. The following policies from the submission draft are relevant:

- **P10 Natural Environment:**
  - Protect existing and create new landscape features including woodlands, copses, hedgerows and standard trees.
  - Developers will be expected to incorporate measures to enhance and restore the landscape.
- **P14 Amenity:**
  - Safeguard important trees, hedgerows and woodland, and plant new trees, hedgerows and woodland.
  - Protect dark skies from impacts of light pollution.
- **P15 Security Design Quality:**
  - New development will be expected to conserve and enhance local character, distinctiveness and streetscape quality and respect the surrounding natural, built and historic environment.
  - New development will be expected to respect and enhance landscape quality, including trees, hedgerows and other landscape features of value and contribute to strategic green infrastructure.
- **P16 Conservation of Heritage Assets and Local Distinctiveness:**
  - The Arden landscape must be protected and restored.
  - Landscape, including woodlands and distinctive fieldscapes should be protected.
- **P17 Countryside and Green Belt:**

- Development within the Green Belt must not harm the visual amenity of the Green Belt.
- **P18 Health and Wellbeing:**
  - Measures to improve health and wellbeing include the improvement of the quality of and access to the local green infrastructure network.
  - Increasing opportunities for walking.
  - Seek to retain and enhance green spaces and incorporate planting and trees.
- **P20 Provision for Open Space, Children’s Play, Sport, Recreation and Leisure:**
  - Existing facilities that make an important contribution to the quality of the environment or network of green infrastructure will be protected.

*Reviewing the Plan for Solihull’s Future, Solihull Local Plan Review, Draft Local Plan Supplementary Consultation (January 2019)*

A20. The DLP Supplementary Consultation does not include any updated policies from the DLP (2016) but instead considers site allocations and sets out a series of questions on key issues. The following questions are of relevance to the Site and Proposed Allocation Site 10:

- ***“Question 2: Do you agree with the methodology of the site selection process, if not why not and what alternative/amendment would you suggest?”***
- ***Question 30: Do you believe that Site 10 west of Meriden should be included as allocated site, if not why not? Do you have any comments on the draft concept masterplan for the site?”***
- ***Question 37: What compensatory provision should be made for land being removed from the Green Belt? Where relevant please give examples that are specific to individual sites proposed for allocation.***
- ***Question 39: Are there any red sites omitted which you believe should be included; if so which one(s) and why?”.***

*Reviewing the Plan for Solihull’s Future, Solihull Local Plan Review Site Assessments (January 2019)*

A21. As part of the DLP Supplementary Consultation Process, SMBC undertook an assessment of the proposed site allocations in which the Site was assessed as Site 420. The assessment sheets set out commentary between Site Selection Steps 1 and 2, which contains the planning judgement for any changes between Stages 1 and 2. In terms of the Site (Site 420), which is currently rated Red at Stage 2, the planning commentary states:

- ***"Site is within moderately performing parcel in the Green Belt Assessment, although it would result in indefensible boundaries to the east and north. Site has a very high level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 7 positive and 5 negative effects. Settlement identified as suitable for limited expansion, but the site lacks defensible green belt boundaries".***

A22. The Landscape Character Assessment within the evidence section of the assessment states:

- ***"Within LCA7 Landscape character sensitivity - High Visual sensitivity – Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low".***

A23. The assessment also considers Proposed Allocation Site 10, which comprises both Sites 137 and 119 with a total SHELAA capacity of 68 dwellings. Both Sites 137 and 119 are assessed as Green at Stage 2 with the following commentary:

- ***Site 137 – "Site is within a moderately performing parcel in the Green Belt Assessment and would result in an indefensible boundary to the south-west. Site has a high level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. The SA identifies 6 positive and 6 negative effects. Settlement is identified for limited expansion and site is well related to the centre of the village";***
- ***Site 119 – "Site is partly within a moderately performing parcel and a parcel that makes no contribution in the Green Belt Assessment and would result in an indefensible boundary to the north-east. Site has a high level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. The SA identifies 6 positive and 6 negative effects. Settlement is identified for limited expansion and site is well related to the centre of the village".***

*Solihull Local Plan Review Draft Concept Masterplans (January 2019)*

A24. As part of the DLP Supplementary Consultation Process SMBC have produced emerging concept masterplans as part of the rationale for site allocation revisions. The Site (Site 420) is not proposed for allocation thus do not feature in the document. However, Proposed Allocation Site 10 does feature in the document, which sets out the rationale for increasing dwelling numbers from 50 to 100 at a density of 40 DPH, specifically stating that the site; "provides an opportunity to create a gateway development into Meriden" (p.78). Additionally, the rationale states that; "the highest density of development on the corner of Maxstoke Lane and Birmingham Road, where development up to 3 storeys could be appropriate subject to design". The masterplan also provides for 1ha of public open space (POS) within the concept layout based around the pond and tree group to the centre of the site.

*Solihull Local Plan Sustainability Appraisal Site Options Assessment (Prepared by AECOM, January 2019)*

- A25. As part of the DLP Supplementary Consultation Process SMBC commissioned AECOM to undertake a sustainability appraisal on the local plan site options assessment. The appraisal considers the Site as Site 420 (referred to as AECOM153) however it does not list Proposed Allocations Site 10, which according to the SMBC DLP Site Assessment document is site AECOM100 although it does not provide a document reference. The appraisal scores sites against a series of eighteen criteria using an adapted RAG process with Dark Green equalling significant positive effects likely through to Red equalling significant negative effects likely.
- A26. Site 420 scores as follows against the eighteen criteria; 7 positive (5 significant); 7 neutral; 4 negative.
- A27. Criteria SA.10 refers specifically to landscape and visual matters where the categories reference the Solihull Landscape Character Assessment (2016), which is discussed in further detail under section 5.0 of this report. In relation to SA.10 the Site (Site 420) is scored as Amber, which equates to a **medium-high** sensitivity to change.

*Meriden Neighbourhood Development Plan 2018-2033 Submission Version (March 2020)*

- A28. The Submission Draft of the Meriden Neighbourhood Development Plan (MNDP) was submitted to SMBC in March 2020 and consultation is running from 29th June to 24th August 2020.
- A29. The document states that the village of Meriden **"derives its special character from its rural setting and its historic roots"** (paragraph 1.15). The document references the importance of the church and its views.
- A30. The vision for the parish of Meriden for 2033, set out under paragraph 4.1.1 is to:

***"allow the village to develop through steady but moderate growth, meeting the evidence-based housing needs of the community" and "to preserve and enhance the rural landscape, the openness of the Green belt, and the numerous heritage assets within the Neighbourhood Area".***

- A31. Under the heading of 'Historic and Natural Environment' (paragraph 4.2.1 onwards), the MNDP references the location in the 'Meriden Gap', the narrowest part of the Green Belt between Solihull and Coventry, and references the published landscape character assessments from national to local level which place Meriden into the Arden landscape.

A32. Under the Strategic Objectives on page 22, the document sets out the objective to “safeguard the natural environment and enhance biodiversity through sensitive development which protects and enriches the landscape”.

A33. Policies relevant to this LVA GBR are as follows:

- NE1: Valued Landscapes – this policy seeks to protect the character of the Neighbourhood Area and makes reference to the valued landscapes shown on Figure 8-18 (see Chapter 7 of this LVA GBR). Proposals that would improve the quality of the landscape will be encouraged.
- NE2: Biodiversity – Development should protect and enhance the natural environment by providing net biodiversity gains and reducing the impact on ecological habitats.
- NE3: Green Infrastructure – Development will be expected to contribute to GI including through the protection of mature and established trees, planting elms and other native species, planting native hedgerows and protect and enhancing water corridors.
- BE1: Responding to Local Character – All development proposals must demonstrate how local character has been taken into account including through the protection and enhancement of landscape and biodiversity and consideration of views from higher ground.

*Meriden Parish Design Statement (2011)*

A34. Meriden Parish Council commissioned a Parish Design Statement in 2009, which was completed in 2011 and sets out the characteristics and qualities local people value in the parish and its surroundings as well as issues and concerns about enhancing the local environment.

A35. The design statement sets out the following guidance of relevance to landscape and visual matters:

- ***“Public footpaths, bridleways and lanes form important parts of the Parish’s character and amenity (...)***
- ***Mature hedges should be preserved and the creation of new hedgerows to delineate boundaries with typical indigenous species should be encouraged (...);***
- ***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”*** (p.10).

A36. In relation to the built environment the design statement considers that:

- ***“Any future developments should be congruous, harmonise with their environs and be in keeping with the character of neighbouring properties;***

- *Future developments more than two storeys high should not generally be acceptable (...);*
- *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”*(p.11).

A37. The design statement also separates Meriden into 14 distinct character areas however, the Site falls outside of this settlement character assessment. Character Areas 4 (Fillongley Road), 5 (Main Road) and 6 (Leys Lane) immediately abut the Site. The character area assessments do not consider sensitivity or susceptibility to different development typologies but do set out development guidance notes.

A38. Proposed Allocation Site 10 is partially covered by CA3 (Maxstoke Lane/Maxstoke Close), which sets out the following development guidance:

- “Any future developments in this area need to sensitively respect and enhance its village character.
- The pressure on Maxstoke Lane from the new housing development must not lead to its suburbanisation. It must retain its rural / village feel” (p.18).

A39. Proposed Allocation Site 10 is also partially covered within the southern area of the site by CA2 (Birmingham Road, Hampton Grange and Hampton Lane), which sets out the following development 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” (p.17).

#### *SHLAA (2012)*

A40. In the 2012 SHLAA, the allotment Site was submitted as site 130, the southern part of the Site and some of the land to the east was submitted under sites 5, 128 and 148 and land in the south of the Site was submitted under reference 233.

A41. Site 130 was identified as containing TPOs and hedgerows, as well as being within the Meriden Gap and contributing to the purposes of the Green Belt, including safeguarding the countryside from encroachment, and preventing coalescence. It was assessed as being poorly related to



existing development, despite being surrounded by existing development on at least two sides. This site was not considered further for allocation or included within the SHLAA.

A42. Site 5/128/148 was identified as being within the 'Meriden Gap' and as contributing to the purposes of the Green Belt, safeguarding the countryside from encroachments and helping prevent coalescence. The land was assessed as being poorly related to the existing built form and as setting a precedent for further development within the area. It was further assessed that development would be **"visible from the countryside due to land levels"**. This site was not considered for allocation and was not included within the final SHLAA.

A43. Site 233 was assessed, as with the above sites, as being within the Meriden Gap and as contributing to the protection of the countryside from encroachment and preventing coalescence. This land was not considered further.

*SHELAA (2016, updated 2018)*

A44. The area of the allotments in the north of the Site was submitted to the SHELAA under reference 186, with an area of 0.91ha. The area of amenity land around Highfield House, to the immediate south of the allotments, was submitted under reference 187, with an area of 1.27ha. All of the land including the Site and extending as far north as the A35 and as far east as Walsh Lane was submitted under reference 211, with an area of 29.95ha. All of these sites were also submitted under an amalgamated site 1014, comprising 31.64ha.

A45. Sites 186, 187 and 211 were assessed as having suitability, availability and achievability scores of 3 out of 3 and were assessed as being Category A sites, i.e. deliverable. There is no assessment within the SHELAA relating to the Site's landscape or visual attributes.

*Solihull's Countryside Strategy: First Review 2010-2020*

A46. The Strategy's stated outcomes are to control and guide future change in Solihull's countryside in order to protect and enhance its character whilst managing and developing a prosperous economy. It aims to recognise the distinctive character of the Solihull countryside and provide a framework to new development.

A47. The Strategy identified ten broad character zones, with the Site being situated within Zone 5 – The Rural Heartland. This zone is described as containing the most rural parts of Solihull and as acting as a link to the Arden landscape. It goes on to state:

***"It is the openness of this area, the preservation of its Arden landscape and rural quality, and the limited urban influence that play a key role in maintaining the Meriden Gap between the Birmingham conurbation and Coventry."***

A48. The document describes the Meriden Gap in the following terms:

*“The countryside between Birmingham and Coventry, known as the Meriden Gap, is of particular importance in preventing the two cities from merging. A major challenge involves developing the potential of the positive uses of the Green Belt, to enhance its protection, whilst recognising the pressures from development.”*

A49. The Strategy goes on to highlight strategies for the future including maintaining the rural character, protect and enhance green infrastructure and maintaining local distinctiveness. Local objectives for The Rural Heartland include (inter alia):

- *“Protection of rural character from development;*
- *Enhance the effect of wooded enclosure;*
- *Increase opportunities for access within the countryside;*
- *Protect and enhance important ecological features, including the River Blythe corridor.”*

## **APPENDIX A.2: EXTRACTS FROM EVIDENCE BASE DOCUMENTS**

SMBC DLP Supplementary Consultation Site Assessments (Sites 420, 137 and 119)

AECOM Sustainability Appraisal Interim SA Site 420

SMBC Local Plan Review Draft Concept Masterplan Site 10

Warwickshire Habitat Biodiversity Audit

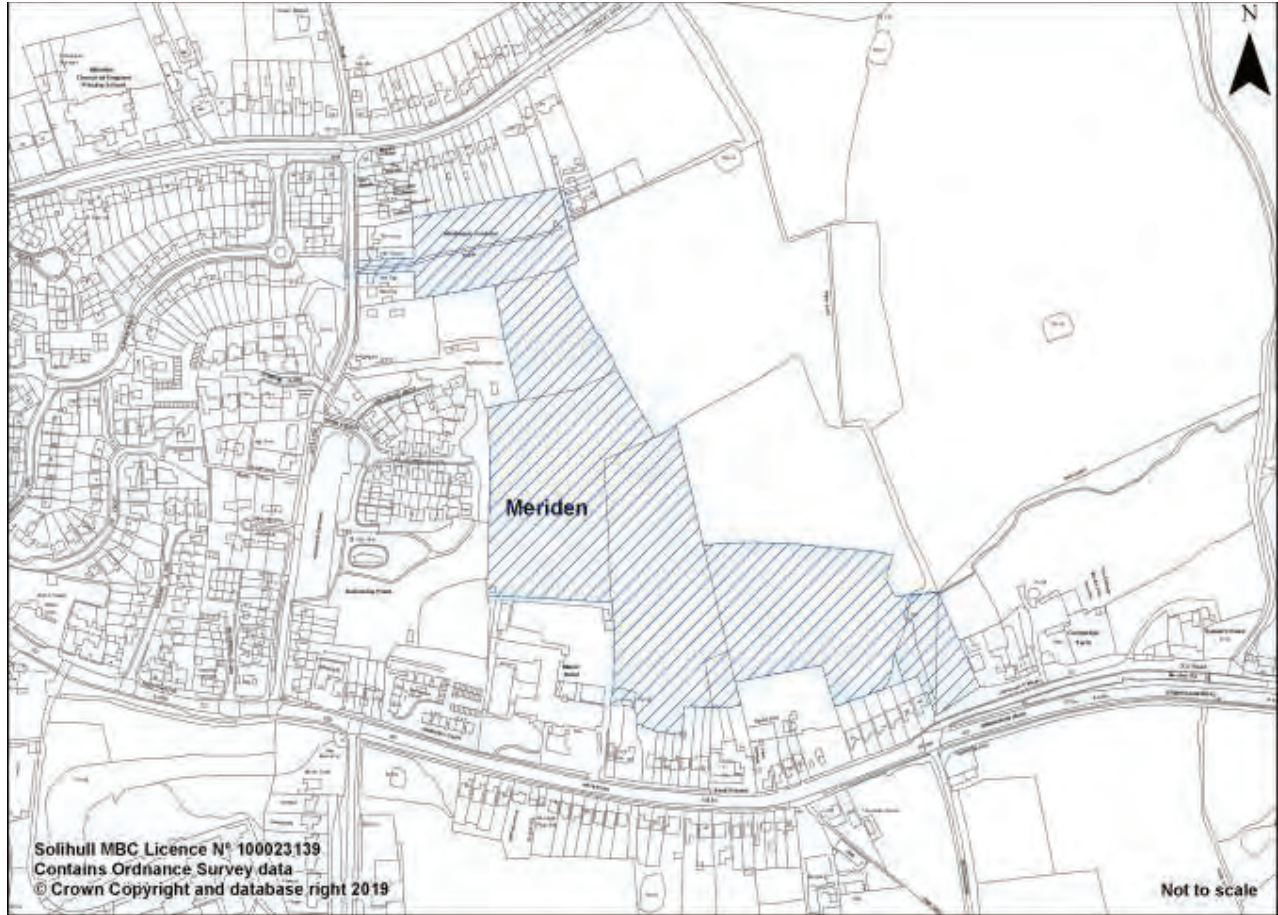
Meriden Parish Design Statement Landscape Guidance and Character Areas 2 & 3

Meriden Neighbourhood Development Plan Valued Landscapes

Solihull Strategic Green Belt Assessment (2016)



|                          |      |                                   |                           |
|--------------------------|------|-----------------------------------|---------------------------|
| <b>Site Reference</b>    | 420  | <b>Site Name</b>                  | Land at Meriden - IM Land |
| <b>Gross Area (Ha)</b>   | 7.27 | <b>Ward</b>                       | Meriden                   |
| <b>Capacity (SHELAA)</b> | 170  | <b>Parish</b>                     | Meriden                   |
| <b>Green Belt</b>        | 99   | <b>Greenfield/<br/>Brownfield</b> | Greenfield                |



### Constraints

|                           |                                                                      |
|---------------------------|----------------------------------------------------------------------|
| <b>Policy Constraints</b> | Green Belt Mineral Safeguarding Area for Coal                        |
| <b>Hard Constraints</b>   | TPO on boundary of site                                              |
| <b>Soft constraints</b>   | Allotments Proximity to locally listed buildings PROWs M265 and M267 |

## Evidence

**SHELAA**

Category 1

**Accessibility Study**

Primary School: Very High Food Store: Very High GP Surgery: Very High Public Transport: Very High Overall: Very High Access: Existing footway

**Green Belt Assessment**

Lower performing parcel (RP25) overall with a combined score of 5. \*Highly performing in terms of purpose 1.

**Landscape Character Assessment**

Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low

**Sustainability Appraisal**

Jan 2019 Draft AECOM 153 18 effects: 7 positive (5 significant); 7 neutral; 4 negative

## Site Selection

**Spatial Strategy**

Growth Option F/G: Limited/Significant expansion of rural villages/settlements

**Site Selection Topic Paper**

Meriden village is identified as suitable for limited expansion.

**Site Selection Step 1**

5

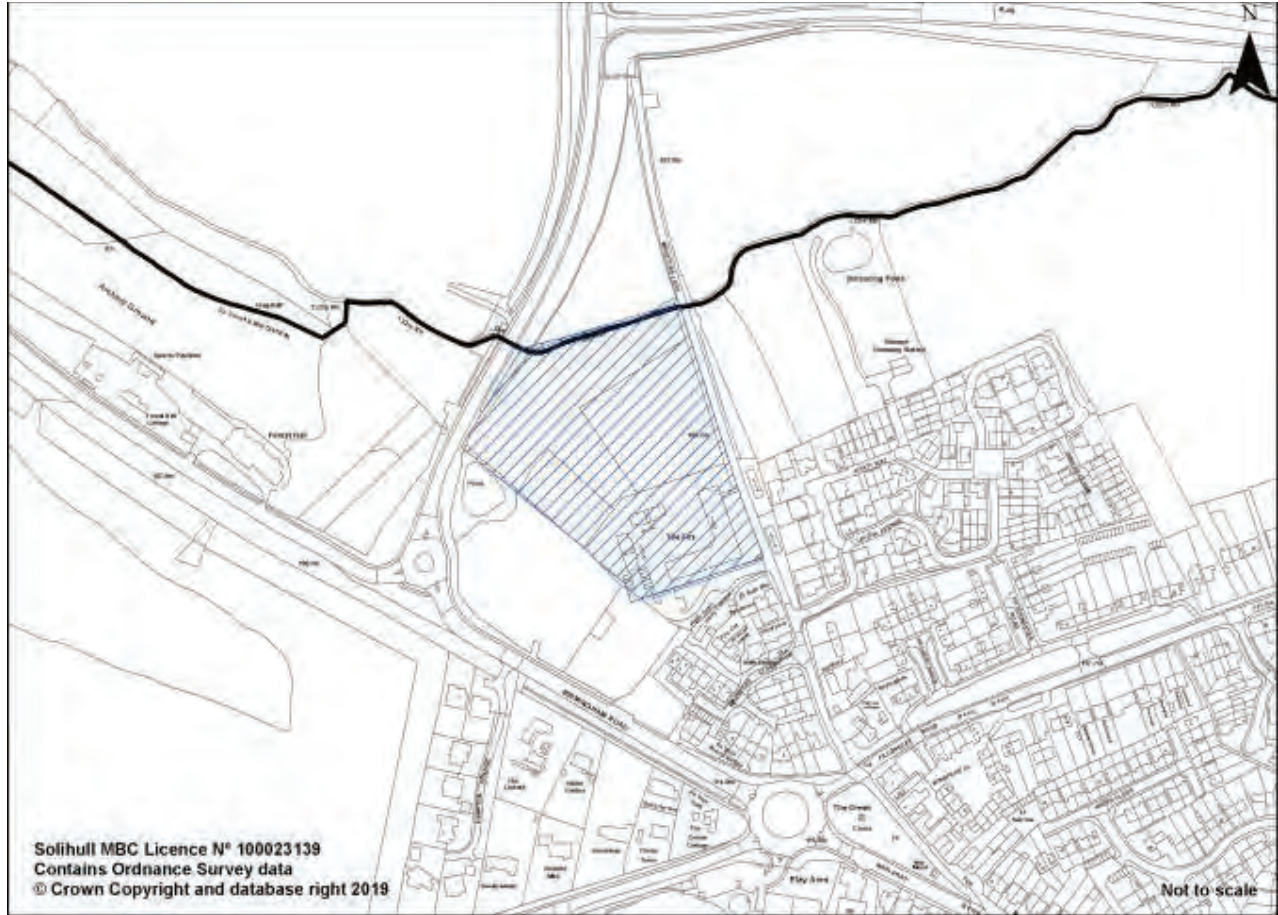
**Commentary**

Site is within moderately performing parcel in the Green Belt Assessment, although it would result in indefensible boundaries to the east and north. Site has a very high level of accessibility, is in an area of medium visual sensitivity with low capacity for change and is deliverable. The SA identifies 7 positive and 5 negative effects. Settlement identified as suitable for limited expansion, but the site lacks defensible green belt boundaries

**Site Selection Step 2**

R

|                          |      |                                   |                                  |
|--------------------------|------|-----------------------------------|----------------------------------|
| <b>Site Reference</b>    | 137  | <b>Site Name</b>                  | The Firs, Meriden                |
| <b>Gross Area (Ha)</b>   | 2.24 | <b>Ward</b>                       | Meriden                          |
| <b>Capacity (SHELAA)</b> | 38   | <b>Parish</b>                     | Meriden                          |
| <b>Green Belt</b>        | 100  | <b>Greenfield/<br/>Brownfield</b> | Part greenfield, part brownfield |



### Constraints

|                           |                                                       |
|---------------------------|-------------------------------------------------------|
| <b>Policy Constraints</b> | Green Belt                                            |
| <b>Hard Constraints</b>   | TPOs on site                                          |
| <b>Soft constraints</b>   | Existing properties and uses on site    Trees on site |

## Evidence

### SHELAA

Category 1

### Accessibility Study

Primary School: Very High Food Store: Very High GP Surgery: Low/Medium Public Transport: Very High (Bus) Overall: High Access: No existing footway provision

### Green Belt Assessment

Lower performing parcel (RP25) overall with a combined score of 5. \*Highly performing in terms of purpose 1.

### Landscape Character Assessment

Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low

### Sustainability Appraisal

AECOM 100 17 effects: 6 positive (3 significant); 5 neutral; 6 negative.

## Site Selection

### Spatial Strategy

Growth Option F: Limited expansion of rural villages/settlements

### Site Selection Topic Paper

Meriden village is identified as suitable for limited expansion. Site is part greenfield/part brownfield, adjacent to the existing settlement and in an accessible location.

### Site Selection Step 1

5

### Commentary

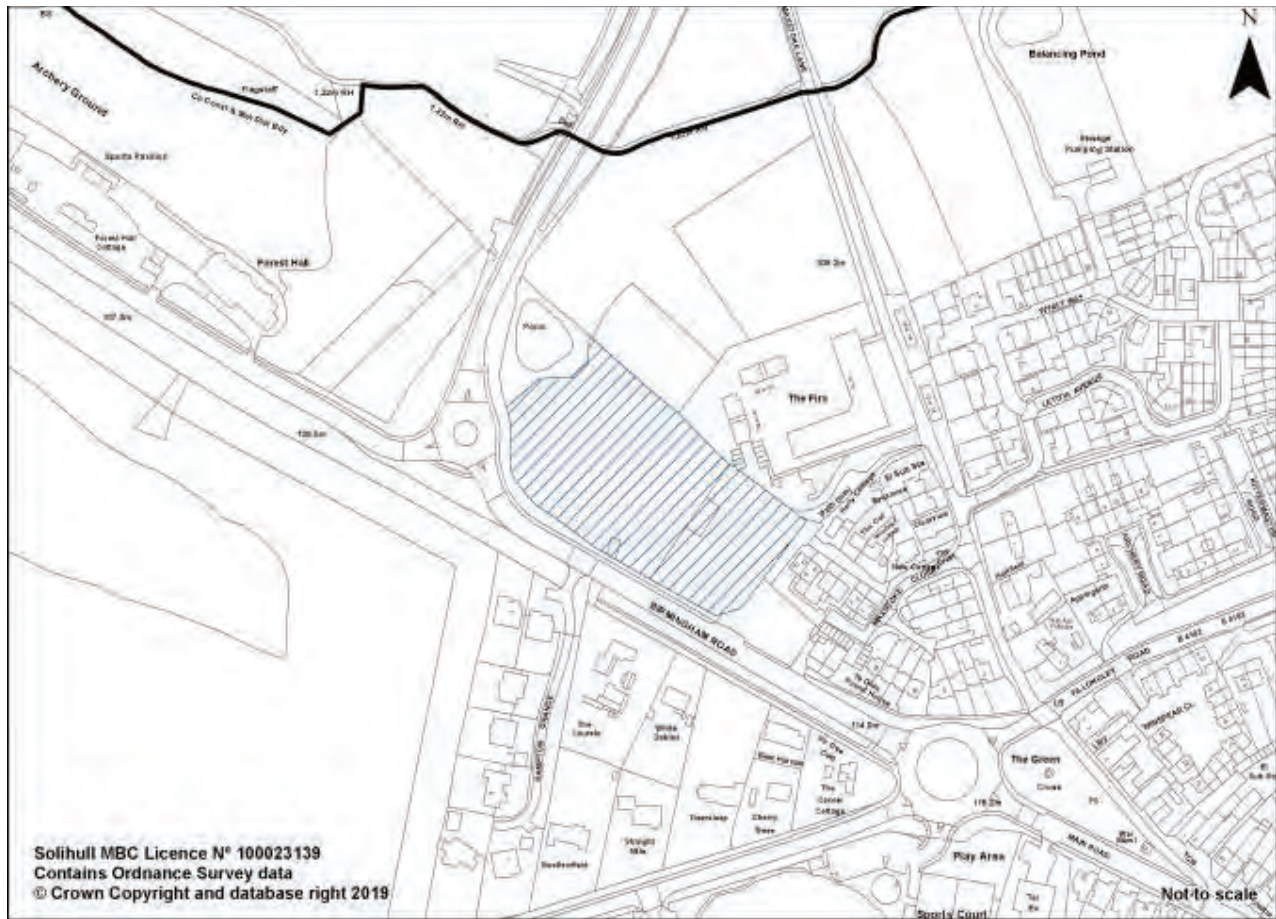
Site is within a moderately performing parcel in the Green Belt Assessment and would result in an indefensible boundary to the south-west. Site has a high level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. The SA identifies 6 positive and 6 negative effects. Settlement is identified for limited expansion and site is well related to the centre of the village

### Site Selection Step 2

G



|                          |      |                                   |                                  |
|--------------------------|------|-----------------------------------|----------------------------------|
| <b>Site Reference</b>    | 119  | <b>Site Name</b>                  | Land at Birmingham Road, Meriden |
| <b>Gross Area (Ha)</b>   | 1.02 | <b>Ward</b>                       | Meriden                          |
| <b>Capacity (SHELAA)</b> | 30   | <b>Parish</b>                     | Meriden                          |
| <b>Green Belt</b>        | 100  | <b>Greenfield/<br/>Brownfield</b> | Predominantly Greenfield         |



### Constraints

|                           |                                                                 |
|---------------------------|-----------------------------------------------------------------|
| <b>Policy Constraints</b> | Green Belt Mineral safeguarding area/ Area of search            |
| <b>Hard Constraints</b>   | TPOs on boundary of site Adjacent to Listed building            |
| <b>Soft constraints</b>   | Contaminated land on greater part of site Existing uses on site |

## Evidence

### SHELAA

Category 2 (some suitability constraints)

### Accessibility Study

Primary School: Very High Food Store: Very High GP Surgery: Low/Medium Public Transport: Very High (Bus) Overall: High Access: Existing footway

### Green Belt Assessment

Partly within: Parcel (RP24) scores 0 and does not perform against the Green Belt purposes 1, 2, 3 or 4. Partly within: Lower performing parcel (RP25) overall with a combined score of 5. \*Highly performing in terms of purpose 1.

### Landscape Character Assessment

Within LCA7 Landscape character sensitivity - High Visual sensitivity - Medium Landscape value - Medium Landscape capacity to accommodate change - Very Low

### Sustainability Appraisal

AECOM 100 17 effects: 6 positive (3 significant); 5 neutral; 6 negative.

## Site Selection

### Spatial Strategy

Growth Option F: Limited expansion of rural villages/settlements

### Site Selection Topic Paper

Meriden village is identified as suitable for limited expansion.

### Site Selection Step 1

5

### Commentary

Site is partly within a moderately performing parcel and a parcel that makes no contribution in the Green Belt Assessment and would result in an indefensible boundary to the north-east. Site has a high level of accessibility, is in an area of high visual sensitivity with very low capacity for change and is deliverable. The SA identifies 6 positive and 6 negative effects. Settlement is identified for limited expansion and site is well related to the centre of the village

### Site Selection Step 2

G

# **Solihull Local Plan**

## **Sustainability Appraisal: Interim SA Report**

### **Site options assessment**

**January, 2019**

The site assessment framework below was established to appraise site options. The framework is based largely upon objective criteria and thresholds that allow for a consistent and fair comparison of site options. Mitigation measures have not been taken into account at this stage as this information is not available for each site option. Therefore, constraints identified at this stage do not necessarily mean that potential negative effects cannot be mitigated. The site appraisal process is intended to be one of several factors that are taken into account in the decision making process on which sites to allocate or not.

The scores will be determined through a series of criteria and set thresholds as follows:

| Colour code | Symbol | Significance of effects                                    |
|-------------|--------|------------------------------------------------------------|
| Dark green  | ✓✓     | Significant positive effects more likely                   |
| Light green | ✓      | Positive effects likely                                    |
| Grey        | -      | Neutral effects                                            |
| Amber       | *      | Negative effects likely / mitigation necessary             |
| Red         | **     | Significant negative effects likely / mitigation essential |

| SA Topics and corresponding SA Objectives                                                                                                                                                                                                                                      | Site appraisal criteria and thresholds                                                                                                                                                                                | Assumptions and rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Deprivation and equality</b></p> <p>SA1: To contribute to regeneration and economic development initiatives that benefit the Borough's communities; especially those identified as deprived.</p> <p>SA15. Reduce social exclusion and disparities within the Borough</p> | <p><b>Development located within top 10% most deprived</b> ✓✓</p> <p>Located within top 20% most deprived ✓</p> <p>Located within top 40% most deprived -</p> <p>Located within 60% least deprived *</p>              | <p>Development can have positive effects upon communities through the creation of accessible jobs, affordable housing and improved environments. Consequently, a positive effect would be expected where development is located nearby to communities recorded as having multiple indicators of deprivation.</p>                                                                                                                                                          |
| <p>2. To reduce the number of people experiencing difficulties in accessing employment, education and training opportunities.</p>                                                                                                                                              | <p><b>Access to primary school</b></p> <p>&lt;400m</p> <p>&lt;800m</p> <p>800-1200m</p> <p>1.2km - 3km</p> <p>&gt;3km</p> <p><b>Access to secondary school</b></p> <p>&lt;1200m</p> <p>1200m – 5km</p> <p>&gt;5km</p> | <p>According to the CIHT (2000) 'Providing for Journeys by foot', &lt;1200m is considered a reasonable walking distance. Therefore, distances below this are considered to be beneficial. Whilst residents beyond 1200m may be capable and willing to</p> <p>Development which is in closer proximity to services is considered to be more beneficial for a wider range of people as it is more likely that residents will be willing (and able) to walk to services.</p> |
| <p>3. To ensure that the location of development can be accommodated by existing and/or planned use of existing physical infrastructure and reduces the need to travel.</p>                                                                                                    | <p><b>Proximity to bus and train services</b></p> <p><b>Within 400m of a frequent bus or train service (more than three bus services or 2 train services per hour)</b></p>                                            | <p>According to the CIHT (2000) 'Providing for Journeys by foot', &lt;1200m is considered a reasonable walking distance to public transport. Stops. Therefore, distances below this are considered to be beneficial.</p>                                                                                                                                                                                                                                                  |

| SA Topics and corresponding SA Objectives                                                                                                          | Site appraisal criteria and thresholds                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Assumptions and rationale                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                    | <p>Within 400m of an infrequent bus or train service (less than 3 bus services or 2 train services per hour)</p> <p>Within 800m of a frequent bus or train service</p> <p>Within 800m, of an infrequent bus or train service</p> <p>Within 1400 m of an infrequent bus or train service</p> <p>More than 1400m of a bus stop or train station</p> <p><b>Proximity to principal road network for employment sites</b></p> <p>Less than 1km</p> <p>Less than 3km</p> <p>More than 3km</p> |                                                                                                                                                                                                                                                                                                                                           |
| <p>4. Minimise the use of natural resources such as land, water and minerals, and minimise waste, whilst increasing reuse and recycling.</p>       | <p><b>Soil</b></p> <p>Does not contain any agricultural land Grade 1-3b</p> <p>Contains less than 10 ha of agricultural land 1-3b</p> <p>Contains more than 10 ha of agricultural land 1-2 or &gt;20ha of 1-3b land.</p> <p>Contains more than 20ha of agricultural land 1-2 or &gt;50ha 1-3b</p> <p><b>Minerals</b></p> <p>Site within minerals safeguard area</p> <p>Site outside of minerals safeguard area</p>                                                                      | <p>Although there is little guidance, the loss of 20 hectares triggers consultation with DEFRA/Natural England, which can be considered significant.</p> <p>Development within areas safeguarded for mineral reserves could potentially lead to sterilisation of minerals (though further exploration would be necessary to confirm).</p> |
| <p>5. Minimise greenhouse gas emissions, reduce energy use, encourage energy efficiency and renewable energy generation</p>                        | <p>Development within proximity of heat demand / anchor loads</p> <p>Development not within proximity of heat demand / anchor loads</p>                                                                                                                                                                                                                                                                                                                                                 | <p>Development in close proximity to areas of heat demand and / or anchor loads could present opportunities to plug in to or help contribute towards the establishment of district heat networks. However, due to a lack of objective data, this criteria has not been included as part of the appraisal at this stage.</p>               |
| <p>SA6. To assist businesses in the adaptation they need to become more resource efficient and resilient to the effects of a changing climate.</p> | <p>Design features will play a more important role than location in the achievement of this objective. Therefore, no criteria have been established.</p>                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                           |

| SA Topics and corresponding SA Objectives                                                                                                                                                           | Site appraisal criteria and thresholds                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Assumptions and rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| SA8. To ensure that development provides for adaptation to urban heating, the effects of high winds and assists in promoting positive behaviour change.                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| SA7. Manage, maintain and where necessary improve the drainage network to reduce the effects of flooding on communities and businesses.                                                             | <p><b>Flood risk</b></p> <p>Site is located entirely within Flood Zone 1 and / or Surface water flooding 1000 years</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%) and / or Surface water flooding 100 years</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%) and / or surface water flooding 30 years</p>                                                                                                                                                                                                 | <p>Provided that a site is not wholly within a flood zone 2/3 it should be possible to avoid and/or mitigate impacts.</p> <p>However, proximity to zone 1 is preferable as it reduces the risk and potential cost of mitigation.</p> <p>Sites wholly within zones 2 and 3 should be sieved out.</p> <p>However, for those sites where it is considered mitigation could still be implemented a 'red' categorization is given.</p>                                                                                                                                                                                               |
| SA9. Protect the integrity and connectivity of ecological sites and ensure that enhancement for habitats and species are not prejudiced.                                                            | <p>Overlaps or contains a local wildlife site and / or records of priority species and habitats. Site not of the scale to avoid sensitive habitats or to deliver strategic improvements to ecological networks and so development would likely lead to loss.</p> <p>Site does not contain local wildlife sites and .or records of LBAP priority habitats and species</p> <p>Overlaps or contains a local wildlife site and / or records of priority species and habitats. Site is of strategic scale to enhance ecological networks.</p> | <p>An element of qualitative analysis will need to be taken to determine whether sites are likely to lead to loss or mitigation would be probable. For example, a small site that is 80% covered by woodland may be more likely to require tree felling than a large site that presents plenty area for a viable development without needing to encroach onto wooded areas. Equally, a site may have species and habitats throughout the site that are difficult to avoid, whilst other sites may only contain features to the edge of a site (e.g. hedgerows) which could be more easily avoided and mitigated / enhanced.</p> |
| SA10. To manage the landscape effects of development in recognition of the European Landscape Convention as well as the risks and opportunities associated with measures to address climate change. | <p>Landscape with low or low medium sensitivity to change</p> <p>Landscape with medium sensitivity to change</p> <p>Medium - high sensitivity to change</p> <p>Landscape with high sensitivity to change</p>                                                                                                                                                                                                                                                                                                                             | <p>The categories correspond to the overall landscape sensitivity classifications as set out in the Solihull Landscape Character Assessment (November 2016).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| SA Topics and corresponding SA Objectives                                                                                       | Site appraisal criteria and thresholds                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Assumptions and rationale                                                                                                                                                                                                                                                                                                                                                               |
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| SA11: To facilitate the delivery and enhance the quality of areas providing green infrastructure.                               | <p><b>Access to greenspace</b><br/>(amenity open space, natural open space)</p> <ul style="list-style-type: none"> <li>400m from public open space or natural greenspace of at least 2ha in size</li> <li>2km from public open space or natural greenspace of at least 20 ha in size</li> </ul> <p>Meets both standards<br/>Meets one standard<br/>Meets neither standard</p>                                                                                                                                                                                                                            | <p>A negative impact is scored where standards are not met as it would require further consideration of mitigation measures. In some instances development could enhance provision, but this is not assumed at this stage (to ensure consistency in appraisal).</p> <p>ANGST is considered a useful measure of the sustainability of locations, and is endorsed by Natural England.</p> |
| SA12. To enhance, conserve and protect buildings, sites and the setting of historic assets as part of development projects      | <p><b>Proximity to heritage assets and impact upon Setting</b></p> <p><i>Heritage asset (listed building, ancient monument, registered parks and gardens, historic parkland, building of local interest) on site and likely to be lost as part of development. Development is likely to result in substantial harm to a designated heritage asset (NPPF, Paragraph 132 &amp; PPG 01-7) arising as a result of the loss of a heritage asset or a considerable impact on its importance.</i></p> <p><u>Heritage assets within 100m of site:</u></p>                                                        |                                                                                                                                                                                                                                                                                                                                                                                         |
| SA13. To deliver improvements in townscape and enhance local distinctiveness.                                                   | <p>Development is likely to result in less than substantial harm to a heritage asset including its setting. The level of harm is likely to be affected by the proximity and likely compatibility of future development.</p> <p>Setting less likely to be adversely affected as the site is well screened / Heritage assets more than 100m from site and not likely to have a substantial effect upon the setting of a heritage asset.</p> <p>Development is unlikely to affect the significance of a heritage asset or provides a positive opportunity to enhance or better reveal that significance</p> |                                                                                                                                                                                                                                                                                                                                                                                         |
| SA14. Minimise air, soil, water, light and noise pollution.                                                                     | <p><b>Amenity</b></p> <p>Sources of noise adjacent to site that could affect amenity (A/B road, industrial park, agricultural processes).</p> <p>No sources of noise adjacent to site</p>                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Undertaken using site visits, desktop analysis of mapping imagery and professional opinion.</p>                                                                                                                                                                                                                                                                                      |
| SA16. Improve the supply and affordability of housing (particularly in the areas of greatest need)<br><i>Housing sites only</i> | <p><b>Housing site deliverable within 0-5 years</b></p> <p>Deliverable within the plan period<br/>Deliverability uncertain</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Provision of a higher level of development would contribute more significantly to the Borough's housing targets and would achieve economies of scale.</p> <p>It is important to recognise that availability may change over time.</p>                                                                                                                                                |

| SA Topics and corresponding SA Objectives                                                                                                                                                                                                              | Site appraisal criteria and thresholds                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Assumptions and rationale                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>SA17. To fully integrate the planning, transport, housing, cultural, recreational, environmental and health systems to address the social determinants of health in each locality to reduce health inequalities and promote healthy lifestyles.</p> | <p><b>Access to healthcare</b></p> <p><b>Within 400m of a GP or health centre</b><br/> Within 1200m of a GP or health centre<br/> Within 2.5km of a GP or health centre<br/> <b>Within 5km of a GP or health centre</b><br/> <b>More than 5km from a GP</b></p> <p><b>Access to leisure and play facilities</b> (<i>allotments, parks, sports centres, play areas, cycle routes</i>)</p> <p><b>Within 400m of at least two facilities</b><br/> Within 400m of at least one facility<br/> Within 800m of at least two facilities<br/> Within 800m of at least one facility<br/> Within 1200m of at least two facilities<br/> <b>Within 1200m of at least one facility</b><br/> <b>More than 1200m of any facilities</b></p> | <p>The Manual for Streets suggests that 'walkable neighbourhoods' will typically have access to a range of services and facilities within 800m, with 1200m being the 'maximum reasonable walking distance'.</p> |
| <p>SA18. Reduce crime, fear of crime and anti-social behaviour.</p>                                                                                                                                                                                    | <p>Development in any location can be designed so as to effectively reduce crime and the fear of crime. Therefore, it is not proposed to include this as a criterion for comparing site options.</p> <p>However, development on derelict sites or open space that is a known target of fly-tipping or antisocial behaviour could help to tackle such issues. If consistent information is available for all sites we could establish if there are any such issues on site options. Due to a lack of objective information, this criterion has not been part of the site appraisal at this stage.</p>                                                                                                                       |                                                                                                                                                                                                                 |



| SA Topics and corresponding SA Objectives                                                                                                                                                  | Site appraisal criteria and thresholds                                                                                                                                                                                                                                         | Assumptions and rationale |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p>SA19. Encourage development with a better balance between jobs, housing and services, and provide easy and equitable access to opportunities, basic services and amenities for all.</p> | <p><b>Access to jobs</b> (<i>key economic assets</i>)</p> <p>&lt;1200m<br/> &lt;2.5km<br/> &lt;5km<br/> &lt;7.5km<br/> &gt;7.5km</p> <p><b>Access to local convenience store or supermarket</b></p> <p>&lt;400m<br/> &lt;800m<br/> 800-1200m<br/> 1.2km - 3km<br/> &gt;3km</p> |                           |

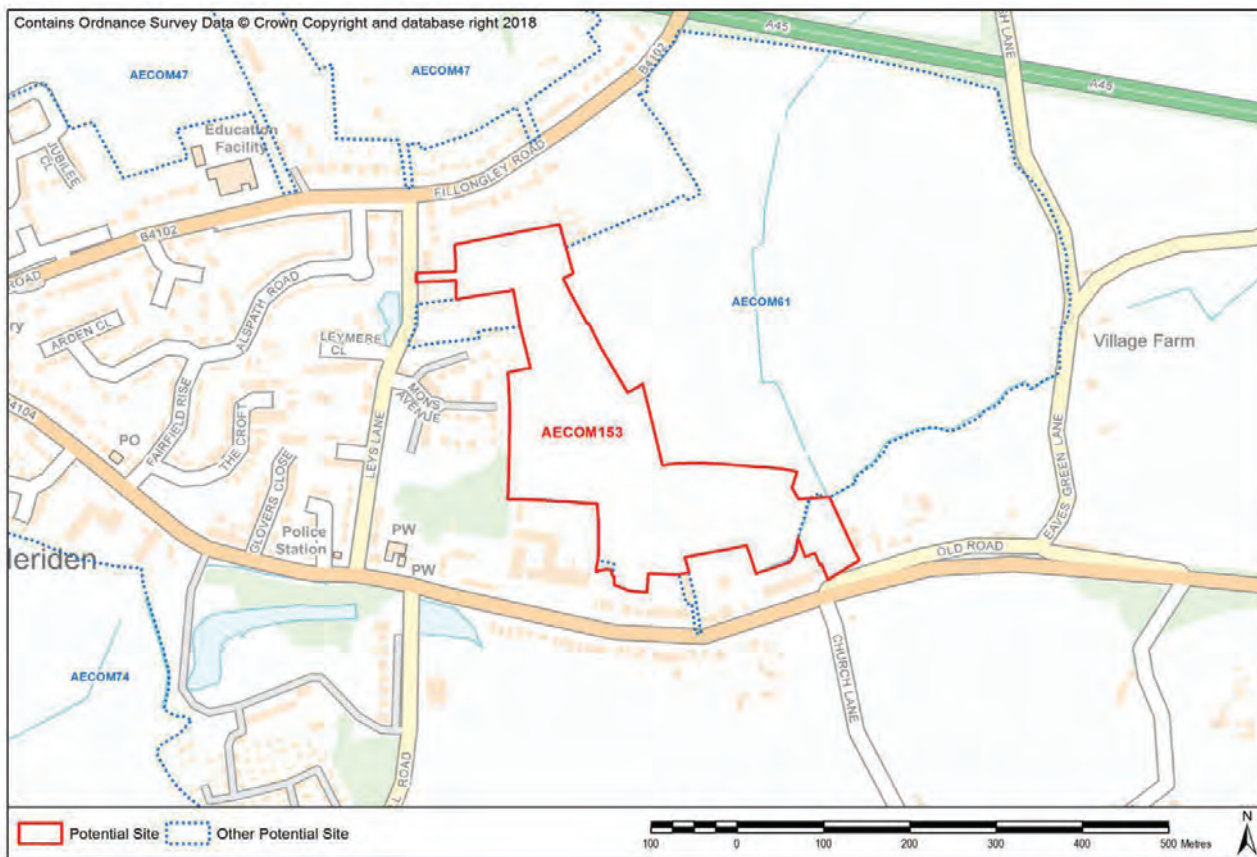
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## **APPENDIX B: SITE PROFORMAS**

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**AECOM ID** AECOM153  
**Site Name** Birmingham Road, Meriden  
**Site Type** Housing

**SMBC Reference** 420  
**Area (Ha)** 7.27



**SA1:** To contribute to regeneration and economic development initiatives targeted towards specific community groups.  
**SA15:** Reduce social exclusion and disparities within the Borough

Located within 60% least deprived

**SA2:** To reduce the number of people experiencing difficulties in accessing employment, education and training opportunities.

*Nearest Primary School* 309m (Meriden Church of England Primary School)

*Nearest Secondary School* 6256m (Heart of England School)

**SA3:** To ensure that the location of development makes efficient use of existing physical infrastructure and reduces the need to travel.

*Proximity to bus and train services* Within 400m of a frequent bus or train service (more than three bus services per hour)

*Proximity to principal road network for employment sites* 417m

**SA4:** Minimise the use of natural resources such as land, water and minerals, and minimise waste, whilst increasing reuse and recycling.

*Soils* Contains less than 20 ha of agricultural land 1-3b

*Minerals* Site within minerals safeguard area

**SA7:** Manage, maintain and where necessary improve the drainage network to reduce economic losses from flooding.

*Environment Agency Flood Zones* Site is located entirely within Flood Zone 1

**SA9:** To enhance the connectivity of ecological sites and enhance LBAP priority habitats and species

Site does not contain local wildlife sites and / or records of LBAP priority habitats and species

**SA10: To manage the landscape effects of development in recognition of the European Landscape Convention as well as the risks and opportunities associated with measures to address climate change**

Landscape with medium/high sensitivity to change

**SA11: To facilitate the delivery and enhance the quality of areas providing green infrastructure.**

*Distance to Greenspace >2ha (Road/Footpath/Cycle)* 654 m  
*Distance to Greenspace >20ha (Road/Footpath/Cycle)* 8456 m

*Criteria Met?* Meets neither standard

**SA12: To enhance, conserve and protect buildings, sites and the setting of historic assets as part of development projects**

**SA13: To deliver improvements in townscape and enhance local distinctiveness.**

Heritage assets more than 100m from site

**SA14: Minimise air, soil, water, light and noise pollution.**

*Amenity* No immediate effects

**SA16: Housing deliverability**

Within 0-10 years

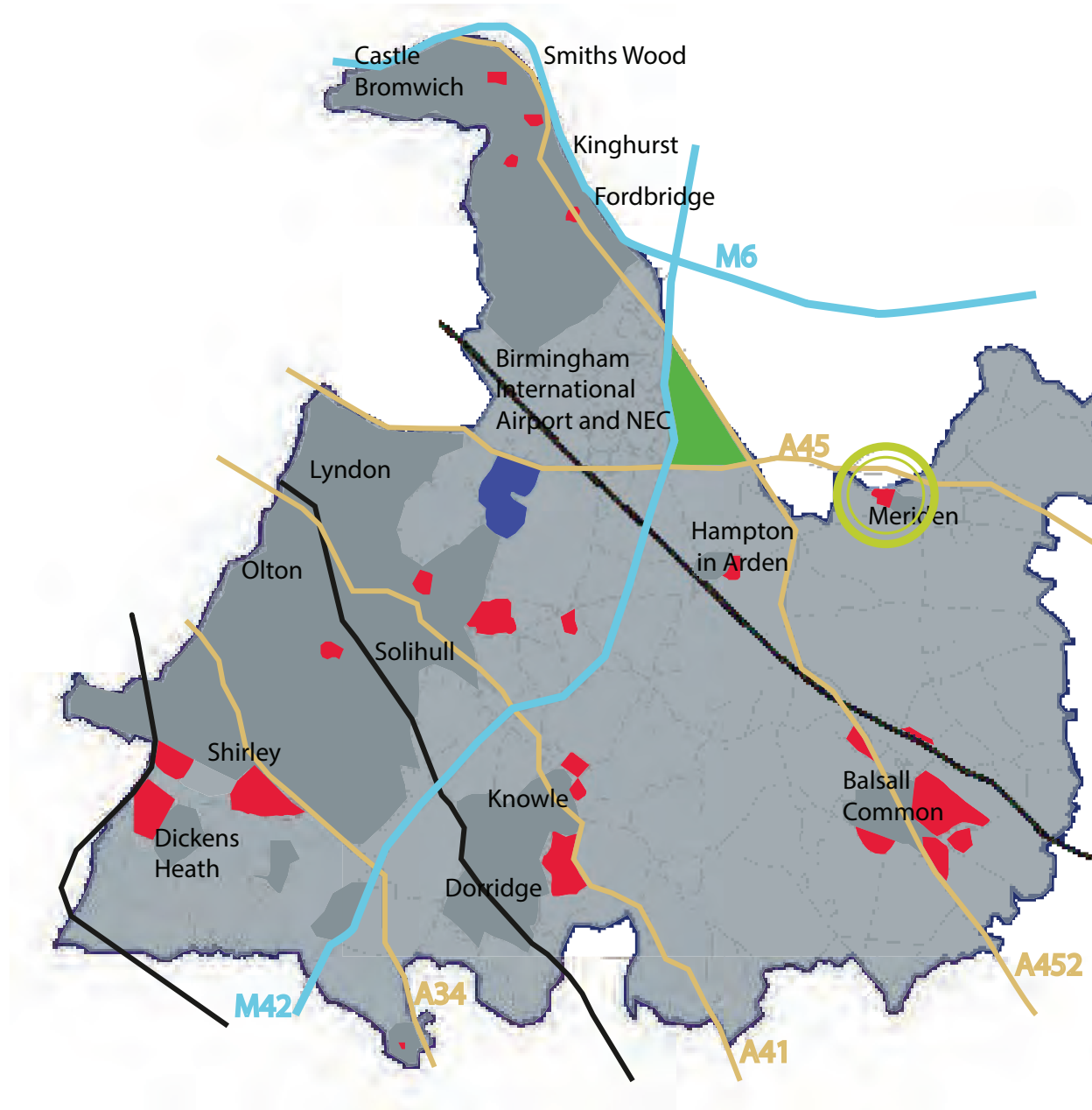
**SA17: To fully integrate the planning, transport, housing, cultural, recreational, environmental and health systems to address the social determinants of health in each locality to reduce health inequalities and promote healthy lifestyles.**

*Distance to Healthcare (Road/Footpath/Cycle)* 145m  
*No. of leisure & play facilities within 400m (Road/Footpath/Cycle)* 2  
*No. of leisure & play facilities within 800m (Road/Footpath/Cycle)* 4  
*No. of leisure & play facilities within 1200m (Road/Footpath/Cycle)* 5  
*Access to Leisure and play facilities criteria met?* Within 400m of at least two facilities

**SA19: Encourage development with a better balance between jobs, housing and services, and provide easy and equitable access to opportunities, basic services and amenities for all.**

*Distance to jobs (Key Economic Assets) (Road only)* 5167m  
*Distance to local convenience stores or supermarket (Road/Footpath/Cycle)* 633m

# Site 10: West of Meriden



# Site Analysis








Site 10, West of Meriden is a 3ha site within easy walking distance of Meriden village centre. The site is currently allocated in the Draft Solihull Local Plan to deliver 50 homes.

The Firs is a 2-storey Housing and Communities Agency (HCA) housing development within the site is to remain in its current use. To the east of the site is the new Maxstoke Lane development, where buildings are up to 2.5 storeys. The narrow road to access the development and Firs is 'leafy' in character.

Maxstoke Lane to the north west is a busy road which is elevated as it crosses the A45; it provides the north western boundary to this site.















Houses along Birmingham Road are large detached 2-storey houses set back from the road.

-  Fronts of properties
-  Bus stops
-  Pond
-  Existing hedgerow
-  Existing Trees

# Landscape Assessment



## Landscape constraints and opportunities

-  Site boundary
-  PRoWs/Paths
-  Pond/water body
-  Historic hedgerows (as marked on OS Map 1887)
-  TPO trees
-  Significant Trees / tree groups
-  Green Infrastructure
-  Listed building/ heritage asset
-  Slope direction
-  105m Low point
-  110m High point
-  Views
-  Patchy and visibly permeable boundary
-  Strong landscape boundary

## Applicant Site Proposal

At a meeting with the landowners, Stone Water Housing, owners of the eastern part of the site, tabled their preferred option to expand the offer of the Firs development.

The planning agents for the western part of the site shared their client's current interest for a McCarthy and Stone development option.

All parties agreed a central area of public open space was desirable as it would serve both development parcels and help to integrate the two developments.

The site landowner with the smallest parcel on the site was not present at the meeting, and it was reported that they were currently not interested in investing in consultant/design fees for the site until it was formally allocated in the Local Plan.



*McCarthy and Stone layout, as submitted for pre-application advice*



*The current Firs Development, Stone Water*



# SMBC Illustrative Emerging Concept Masterplan: Site 10 West of Meriden












**Illustrative Masterplan**

The site can accommodate 100 homes at a density 40 + dph, with the highest density of development on the corner of Maxstoke Lane and Birmingham Road, where development up to 3 storeys could be appropriate subject to design.

This site provides an opportunity to create a gateway development into Meriden. The proposed layout promotes perimeter block development to maximise natural surveillance and encourage active streets.

100 dwellings would require 0.66 hectares of Public open space (POS). This should be provided around the pond and the group of significant trees within the centre of the site. This layout provides 1 ha of POS in the centre of the site, this protects the habitats and provides a place-making feature to the site.

Trees and hedgerows across the site should be retained to ensure that the mature character of the site is safeguarded.

- |                                                                                       |                             |                                                                                       |                   |
|---------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------|-------------------|
|  | Future Access               |  | Existing pond     |
|  | Road                        |  | Public Open Space |
|  | Medium/High density housing |  | New tree planting |
|  | Existing hedgerow           |  | Bus stops         |
|  | Existing trees              |                                                                                       |                   |