



**Jerrings Hall  
Farm, Dickens  
Heath**

**Landscape and  
Visual Appraisal**

Prepared by:  
**The Environmental  
Dimension  
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On behalf of:  
**The Island Project**

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## **Section 1**

### **Introduction, Purpose and Methodology**

#### **Introduction**

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by The Island Project (TIP) ('the applicant') to undertake a Landscape and Visual Appraisal (LVA) of the proposals at Jerrings Hall Farm, Dickens Heath ('the application site') to inform planning proposals and accompany a Section 50 and Schedule 18 planning application.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham, Shrewsbury and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)).
- 1.3 **Plan EDP 1** illustrates the location of the application site and its boundaries. The application site is located approximately c.380m to the east of Dickens Heath and c.450m north-west of Cheswick Green, and is within the Solihull Metropolitan Borough Council (SMBC) Local Planning Authority (LPA).
- 1.4 The proposed development is for the relocation of The Island Project, a special needs school currently based at Diddington Hall, Meridian. The relocation of the school due to its proximity to HS2 and the adverse impacts it will cause to the pupils. The application site comprises an area of 1.6 hectares (ha) for Section 50 and Schedule 18 planning application for development for the conversion of existing buildings, along with the construction of new modular buildings, drainage works and car parking area at Jerrings Hall Farm. The proposals are illustrated on the Layout Plan at **Appendix EDP 1**.

#### **Purpose**

- 1.5 The purpose of this LVA is to identify the baseline conditions of the application site and its surrounding area, to inform the design layout and appearance, and provide an assessment of the effects predicted to arise from the development on the landscape and visual baseline conditions.
- 1.6 In compiling the assessment, EDP has undertaken the following key tasks:
  - Reviewed the planning policy context for the application site;
  - A desktop study and web search of relevant background documents and maps. EDP's study included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations, such as Areas of

Outstanding Natural Beauty (AONBs), conservation areas and gardens and parks listed on Historic England's Register of Historic Parks and Gardens of Special Historic Interest in England (RPG);

- A field assessment of local site circumstances, including a photographic survey of the character and fabric of the application site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect; and
- Provided an analysis of the likely landscape and visual effects of the proposed scheme, which is determined by combining the magnitude of the predicted change with the assessed sensitivity of the identified receptors. The nature of any predicted effects is also identified (i.e. positive/negative, permanent/reversible).

### **Methodology Adopted for the Assessment**

- 1.7 This proposal does not fall within the thresholds for Environmental Impact Assessment (EIA) development described in Schedules 1 and 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The LVA has therefore been undertaken in accordance with the *Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013)* (GLVIA3), insofar as it is relevant to non-EIA schemes. The criteria referred to, but not defined within the guidelines, has been defined by EDP as set out in **Appendix EDP 2**.

### **Study Area**

- 1.8 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales.
- 1.9 A broad study area of 1km was adopted, as shown on **Plan EDP 1**, enabling the geographical scope of the assessment to be defined and provided the wider geographical context of the study. The search focussed on the local planning policy context, on identifying national and local landscape and other associated designations (e.g. AONB, historic parks and gardens) and providing a general geographical understanding of the application site and its broader context (for example, in relation to landform, transport routes and the distribution and nature of settlement).
- 1.10 Following initial analysis and subsequent field work, and having an appreciation of the development proposed, a refinement of the study area has been undertaken that focuses on those areas and features that are likely to be affected by the proposals. The extent of this detailed study area is 250m from the application site boundary, although occasional reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Plan EDP 1**.

## **Description of the Development and Proposed Mitigation**

### ***Development Description***

- 1.11 It is proposed to convert Jerrings Hall Farm from residential purposes to a special needs school. The existing school site is located at Diddington Hall, Meridian which needs to be relocated due to its proximity the route of HS2.
- 1.12 In summary, the proposed development would require numerous internal and external alterations to the buildings, including the installation of a new staircase in the kitchen/family room and the creation of a glazed opening at the rear of the lean-to structure attached to the east side of the Barn/Leisure Complex to be converted into an occupational therapy room. Two modular buildings to provide additional space (1,506sq ft and 1,291sq ft respectively) are proposed together with a car park for 40 cars and a taxi drop-off area.
- 1.13 The proposed site layout is shown in the 'Proposed Site Plan' (**Appendix EDP 1**). The school would cover an area of approximately 1.6ha and would be partly surrounded by a 1.8m palisade fence with narrow vertical gaps, powder coated in a green finish (this will bound the building complex, rear lawn and pond on the west side and south-west corner of the site). Landscape treatment in the form of native tree and hedgerow planting would be provided adjacent to the application site boundary, as illustrated in Soft Landscape Design accompanying this application, which would soften the appearance of the proposed development.

### ***Proposed Mitigation***

- 1.14 The following landscape and visual mitigation measures (in reality these are largely factors of the application site and the proposal, rather than measures in their own right) have been taken into account in the subsequent identification of environmental effects, where they are discussed in relation to the different receptors identified:
- The proposals are located within the existing curtilage of Jerrings Hall Farm, bounded by a mixture of hedgerow, wooden post and wire fencing and wall;
  - The proposed development results in limited amount of tree removal;
  - A sustainable drainage system (SuDS) basin is proposed for drainage purposes which would be planted up with a wet grassland mix;
  - An orchard is proposed in the northern corner of the application site, with a shade tolerant grassland mix to increase biodiversity;
  - Ecological buffers are proposed around the perimeter of the application site to provide foraging/commuting habitat for bats;

- Additional hedgerows and tree planting are proposed on the application site's perimeter to aid in the visual enclosure of the application site; and
- The school is sensitively sited, within the bounds with what is already perceived as a complex of buildings varying in size, orientation and age.

## **Section 2**

### **Landscape Planning Policy and Designations**

- 2.1 An appreciation of the ‘weight’ to be attributed to any landscape or visual effects arising from development starts with an understanding of the planning context, within which any such development is to be tested for its acceptability. The application site falls within the SMBC LPA area. The relevant planning context is illustrated on **Plan EDP 1** and summarised below.

#### **Landscape Related Designations**

- 2.2 The application site is not located within any national or local, statutory or non-statutory landscape designations.

#### **Other Relevant Considerations**

##### ***Green Belt***

- 2.3 The application site is located within the West Midlands Green Belt within Solihull Metropolitan Borough Council, West Midlands. 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. As such, Green Belt is a planning policy designation rather than a landscape designation based on landscape character and value (i.e. Green Belts are not automatically of high landscape value). Whilst Green Belt has been used to control all development, the focus of the designation is essentially to control the sprawl and creep of urban areas and settlements.

##### ***Heritage Matters***

- 2.4 While heritage assets are not landscape designations, they do on occasion serve to influence the value of the landscape, which is a consideration within this report. Where this is the case, it is noted in the relevant assessment.
- 2.5 Within the broad study area there are no Conservation Areas (CA), Scheduled Monuments (SM), or Registered Parks and Gardens (RPGs).
- 2.6 There are five Listed Buildings located within the broad study area, all of which are Grade II. The nearest is located within the application site boundary, ‘Jerrings Hall’ which is described within Historic England’s Listing (list entry number: 1076732) as “*C16 or C17 south wing, altered. C18 north wing. 2 storeys, old tiled roofs. South wing roughcast with 3 casement windows. North wing red brick with dentil brick cornice, sash and casement windows with glazing bars, Venetian window under gable. Semi-dome*”

doorhood on brackets. Interiors chamfered beams from earlier house on site, balustraded staircase circa 1730”.

### **Tree Preservation Orders and Ancient Woodland**

- 2.7 No Ancient Woodland is located within the broad study area. There also are no known Tree Preservation Orders (TPOs) located on or adjacent to the application site.

### **Public Rights of Way**

- 2.8 No Public Rights of Way (PRoW) passes through or adjacent to the application site. One footpath falls within the 250m detailed study area, located 230m south-west of the application site between Lady Lane and Dickens Heath. Between 250m-500m are a further two footpaths, one which links Lady Lane to Tanworth Lane, c.450m south of the application site, whilst another footpath links Tanworth Lane to Cheswick Green c.310m south of the application site. Further afield, PRoW are limited to within 750m-1km of the application site; one footpath is located c.830m east between Cheswick Green and Shirley, two footpaths located c.750m south which link a number of farmsteads and one bridleway is located c.775m north-west at Three May Poles. These routes are illustrated on **Plan EDP 1**.
- 2.9 No promoted, long distance routes, National Trails or National Cycle Routes pass through the broad study area.

### **National Planning Policy**

- 2.10 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, this being the golden thread running throughout the document. For landscape, this means recognising the intrinsic beauty of the countryside (paragraph 170) and balancing any ‘harm’ to the landscape resource with the benefits of the scheme in other respects. This balancing exercise is to be undertaken by the decision taker (in this case the Secretary of State) and falls outside the remit of this report. The benefits of the scheme are to be weighed against the effects on the landscape character and visual amenity as set out in this report, as detailed in the Planning, Design & Access Statement accompanying this application. The policy framework is supported by the National Planning Policy Guidance (NPPG) where relevant.
- 2.11 With regards to Green Belt, paragraph 133 of the NPPF states:
- “The government attaches great importance to Green Belts. 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”.*
- 2.12 Paragraph 134 of the NPPF sets out five purposes of the Green Belt, listed below:
- *“To check the unrestricted sprawl of large built-up areas;*

- *To prevent neighbouring towns merging into one another;*
- *To assist in safeguarding the countryside from encroachment;*
- *To preserve the setting and special character of historic towns; and*
- *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

2.13 It is clear from this set of criteria that the relative landscape value or sensitivity of Green Belt land is not a reason for its designation; it is a strategic tool to restrict unacceptable development within areas around and between settlements. In this way, it is very different, for example, from a national or local landscape designation, which are areas defined specifically for their landscape qualities. On this basis, this LVA does not undertake a full evaluation of the development against the 5 purposes of Green Belt, but looks at the issues of openness in a landscape sense, and how the development may or may not harm this given the baseline landscape context. The findings of this review will feed into the wider discussion provided within the Planning, Design & Access Statement produced by Sanderson Weatherall LLP.

### **Local Planning Policy**

2.14 The current statutory SMBC development plan relevant to the application site comprises 'The Solihull Local Plan: Shaping a Sustainable Future (adopted 2013) for the plan period 2011 – 2028.

2.15 A review of the local planning policy circumstances, including relevant supplementary planning documents, evidence base documents and associated guidelines relevant to this assessment, is contained below. A detailed review of planning policy is undertaken within the Planning, Design & Access Statement accompanying this application.

2.16 Policies from the adopted Local Plan considered relevant to this LVA are:

- Policy P10: Natural Environment;
- Policy P14: Amenity;
- Policy P15: Securing Design Quality; and
- Policy P17: Countryside and Green Belt.

2.17 Full extracts of these policies are provided in **Appendix EDP 3**.

## **Summary**

- 2.18 The review of planning policy at a national and local level indicates that the application site location within the Green Belt is an important consideration in terms of its acceptability. There are also several policies relating to landscape and visual impact that the proposed development will be assessed against, and which will be considered as part of this LVA.



## **Section 3**

### **Landscape and Visual Appraisal**

#### **Introduction**

- 3.1 The appraisal of effects on landscape and visual amenity is aided through consideration of a series of viewpoints, consideration of published landscape character assessments and through field work.

#### **Effects upon the Landscape Resource**

- 3.2 Effects upon the landscape resource are concerned with those effects upon landscape fabric, landscape character and landscape designations at a national, regional or local level. For the proposed development at Jennings Hall Farm, and in response to the small scale of the proposed development, and planning policy, the following receptors have been identified as having the potential to experience effects:

- The landscape fabric, including trees, hedgerows and agricultural land in the immediate vicinity of the application site; and
- Landscape Character Area (LCA) 2 'Southern Countryside', as defined within the Solihull Borough Landscape Character Assessment (2016).

#### **Effects upon Landscape Fabric**

- 3.3 With reference to **Plan EDP 2**, the proposed development is sited within the grounds of an existing farm complex which in a wider sense within a predominantly agricultural landscape, defined by a mixture of enclosed and semi-enclosed, small to medium agricultural field parcels with frequent small woodland blocks. The application site of the proposed special needs school itself, however, is relatively open with a mixture of fencing, brick wall and hedgerow separating it from the adjacent agricultural.
- 3.4 The northern site boundary comprises a mature native hedgerow with trees which is gappy in places, whilst towards the western extent of this boundary is made up of a brick wall. The western site boundary comprises a mature hedgerow with a number of mature trees whilst the southern boundary is almost entirely open, with a wooden post and rail fence. The eastern boundary is bounded by Tanworth Lane and is where the site access is located. North of the site access is well vegetated with a mature native hedgerow with trees, whilst the site entrance and to the south of it is again comprised of an open wooden post and rail fence. The aerial photograph provided as **Plan EDP 2** illustrates the application site's character.
- 3.5 Given the description above, the landscape sensitivity of the application site's landscape fabric and features is considered to be low.

3.6 As is described previously, the small scale of the proposed development is such that changes to the landscape as a result from the proposals would be limited to a small area of what is currently roadside vegetation and a small area of semi-improved and improved grassland. There would be limited tree and scrub removal to facilitate the car park, and the proposals commit to providing a vegetative screen along all boundaries. In the context of the wider agricultural landscape and the loss predicted, which amounts to a small area what is predominantly improved or semi-improved grassland, in combination with the provision of new planting consistent with existing character of the area, leads to a low magnitude of change, and a **minor/negligible** beneficial effect.

#### ***Effects upon Landscape Character***

3.7 The area containing the application site is classified as lying within LCA 2 'Southern Countryside', as defined with the Solihull Borough Landscape Character Assessment 2016. This LCA exhibits the following key features:

- *“Strong hedgerow boundary structure (with mature oaks);*
- *Woodland including designated ancient woodland;*
- *Irregular field patterns that area generally well enclosed;*
- *Narrow street structure providing an intimate feeling;*
- *Several listed buildings and Engine House;*
- *Stratford-upon-Avon canal and River Blythe; and*
- *Numerous local wildlife sites and local nature reserves.”*

3.8 Whilst the LCA key characteristics are broadly true of the wider landscape, with some specific descriptions of some greater relevance to the application site and context, it is too generic to provide a specific characterisation of the application site or its immediate context, which is described in detail above.

3.9 In accordance with EDP's assessment methodology, the presence of some distinctive landscape characteristics along with the presence of landscape detractors, means the sensitivity of the 'Southern Countryside' LCA is considered to be medium and able to accommodate some change as a result.

3.10 The actual change, to both perceptual characteristics, and those physical changes described above to the LCA, would only result in a very low magnitude of change to the landscape character within the immediate vicinity of the application site, rendering an effect of **minor**, which would not extend much beyond a few hundred meters.

3.11 It is also the case, as described within the viewpoint assessment, that there are very few publicly accessible locations where the change in usage of this discrete area of

landscape would be apparent (see the Zone of Primary Visibility on **Plan EDP 3**), which conforms the limited extent of landscape change as appreciated by local people.

### Effects on Visual Amenity

- 3.12 The viewpoints referenced have been selected to be representative of the visual sensitivities of the study area, and publicly accessible locations in the general vicinity of the viewpoint from which potential views of the development may be obtained. The viewpoint locations are illustrated on **Plan EDP 3** and detailed in **Table EDP 3.1**.

**Table EDP 3.1:** Selected Representative Viewpoints

No.	Viewpoint Name and Location	Grid Reference	Distance to Site
01	Tanworth Lane	412211, 276162	c.120m
02	Opposite the site entrance, Tanworth Lane	412180, 276374	c.15m
03	Footpath between Cheswick Green and Shirley, east of site	412920, 276652	c.800m
04	Lady Lane, south of site	412092, 276017	c.210m
05	Footpath between Lady Lane and Dickens Heath, south-west of site	411827, 276152	c.250m

- 3.13 In many areas with theoretical visibility in and around the application site, views of the development would be either completely or partially screened by hedges, trees, and buildings. The viewpoints therefore, represent specific locations from which the maximum effect on landscape and visual receptors can be assessed.
- 3.14 Of importance to the assessment of landscape and visual effects, in addition to the policy appraisal provided above as part of **Section 2**, are the development description and mitigation proposals set out in **Section 1**.

### Results of the Viewpoint Assessment

- 3.15 As described above, the use of representative viewpoints aids the assessment of both landscape and visual receptors. An assessment of the effects at each viewpoint has been undertaken, and the results of this assessment are provided in summary within **Table EDP 3.2**.

**Table EDP 3.2:** Summary of Effects at Representative Viewpoints

No.	Viewpoint	Sensitivity	Magnitude of Change	Predicted Effect
01	Tanworth Lane	Low	Low (Y1) Very Low (Y15)	Minor/Negligible (Y1) Negligible (Y15)
02	Opposite site entrance, Tanworth Lane	Low	Medium (Y1) Low (Y15)	Minor (Y1) Minor/Negligible (Y15)
03	Footpath between Cheswick Green and Shirley, east of site	High	Very Low (Y1) Very Low (Y15)	Minor (Y1) Minor (Y15)

No.	Viewpoint	Sensitivity	Magnitude of Change	Predicted Effect
04	Lady Lane, south of site	Medium	Low (Y1) Very Low (Y15)	Minor (Y1) Minor/Negligible (Y15)
05	Footpath between Lady Lane and Dickens Heath, south-west of site	High	Very Low (Y1) Very Low (Y15)	Minor (Y1) Minor (Y15)

3.16 Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity. Effects upon these receptors are derived through the changes to the views experienced, and through this the change to the overall visual amenity of the study area as brought about by the proposals. Assuming a study area of 1km, as shown on **Plan EDP 1**, the following receptors are considered within the assessment:

- Users of bridleways and footpaths within the immediate vicinity of the application site;
- Users of the local road network; and
- Private residences within 200m of the application site.

#### **General Visibility**

3.17 The development represents a small-scale development, incorporating features that would only ever be visible within a very discrete geographical area, even where extensive outward or inward visibility is available. Due to the limited height and scale of the proposals, which would be screened a new hedgerow with trees as part of the landscape strategy, in the context of the wider landscape and the abundance of landscape features, such as hedgerows and trees, that screen or fragment views, it is concluded that visibility would be limited as illustrated by the Zone of Primary Visibility on **Plan EDP 3**.

#### **Discussion on Visual Effects**

3.18 Based upon the description and assessment of the list of photoviewpoints provided in **Table EDP 3.2**, this section provides a review of the potential visual effects that are considered to arise from the proposals. In essence, there would be limited visibility of the proposals from the vast majority of publicly accessible roads and rights of way within the study area.

3.19 Tanworth Lane passes adjacent to the eastern site boundary, past the location of the proposed development and the site entrance. Views from this receptor are represented by **Photoviewpoint EDP 1** and **2**. As the viewpoints show, there are some opportunities for close range, oblique, glimpsed filtered views to the application site which would be more visible during winter months when vegetation is not in leaf. Despite the close proximity, the size and scale of the proposed buildings, fencing and treatments of areas such as the car park would be visually discrete and result in a magnitude of change that

would be considered to be low at Year 1. When considered alongside the low sensitivity assigned to main road users, the overall effect is considered to be **minor/negligible** at Year 1, which would reduce over time following maturation of the landscape treatment which includes enhancement of vegetation on the eastern boundary and the addition of new native hedgerows surrounding and within the application site. The change would reduce to very low and a negligible effect at Year 15.

- 3.20 Elsewhere on the nearby adjacent road network, Lady Lane has potential for limited, oblique, glimpsed filtered views towards the application site where roadside vegetation allows. **Photoviewpoint EDP 4** illustrates views north towards the application site from a field gate. The application site is filtered by existing mature vegetation which breaks up views of existing buildings, whilst some parts of the southern boundary remain fairly open and defined by a wooden fence. The proposed development would introduce new fencing around the site perimeter (limited to west side of southern site boundary) with hedgerow planting to filter and screen the application site and proposed modular buildings. The perceived character of the application site upon completion is expected to be similar to the baseline scenario, and thus the expected level of change at Year 1 from this viewpoint is likely to be low given the sensitive nature of the proposed scheme and landscape strategy. This leads to a **minor** effect which over time, would reduce following maturation of the landscape strategy which would further filter and screen the proposals, such that the change would reduce to very low, and the effect minor/negligible at Year 15.
- 3.21 In terms of views from the nearby public rights of way network towards the application site and proposals, views are extremely limited due to the predominantly flat nature of the landscape and mature vegetation which forms field boundaries. **Photoviewpoint EDP 3** illustrates views from a public footpath c.800m to the east of the application site. As a result of the completion of the proposed development, the magnitude of change expected at Year 1 is likely to be very low, meriting a minor effect. Following maturation of the landscape strategy, and general acceptance of the completed site within the landscape over time, the effect is expected to remain minor by Year 15 which is the lowest possible effect for receptors of high sensitivity (aside from no effect at all).
- 3.22 West of the application site, a public footpath passes in close proximity (c.250m) to the application site and links Lady Lane to the settlement of Dickens Heath. As illustrated in **Photoviewpoint EDP 5** Views towards the application site are heavily filtered by mature vegetation which would be less so in winter months. The change to views on this route, in consideration of the existing built form on site and the degree to which they are filtered, is expected to be very low during Year 1 and Year 15, realising an effect of **minor**.
- 3.23 As the viewpoint assessment illustrates, effects on visual amenity from surrounding rights of way and roads, including those in close proximity, would be minimal, with the vast majority of routes containing views that are filtered or screened by intervening landscape features, primarily hedgerows and trees. Given the type of change, the limited extent of visual change, and the spread of visual effects, changes to views from surrounding PRoW would not be unacceptable for the development proposed.

3.24 In terms of residential receptors it is similarly those in close proximity to the application site that might experience effects. These are illustrated on **Plan EDP 3** and are considered below:

- **New Bungalow Farm** and **389 Tanworth Lane**: these dwellings lie opposite the application site on the eastern side of Tanworth Lane. Both dwellings are single storey and would face towards the proposed development and have little front garden vegetation. Views to the application site would be glimpsed and filtered by existing mature vegetation along Tanworth Lane. The magnitude of change is expected to be low, given the nature of the proposals and the baseline context in which it is to be sited, leading to a **moderate** effect at Year 1. However, following maturation of the landscape proposals which would further screen and filter the proposed development, in combination with the general acceptance of the scheme in the landscape over time, the magnitude of change would reduce to very low, and a **moderate/minor** effect;
- **60 Lady Lane**: This dwelling is situated to the south-west of the application site and align with Lady Lane. The dwelling faces south-east, away from the proposals and is predominantly single storey, with a one and a half storey section at its eastern end. Upper storey rear window views face away from the application site and would be extremely oblique and filtered by intervening mature vegetation. Garden curtilage views towards the application site are screened by a mixture of tall intervening mature coniferous and deciduous vegetation, which form the eastern and northern boundary of the property. There is expected to be a very low magnitude of change to views from this property at Year 1 and Year 15, leading to a **moderate/minor** effect which is the lowest effect possible for a receptor of this sensitivity (aside from no effect at all);

3.25 On the basis of the above assessment, visual effects on the majority of private residences within the study area would experience no change, and effects would be limited to two residences located in close proximity to the application site.

## **Section 4**

### **Discussion and Opinion**

4.1 This report has reviewed the findings of an LVA of a special needs school at Jerrings Hall Farm, Dickens Heath. This report has assessed the likely landscape and visual effects arising from the proposed development, and also the implications in a landscape sense upon the openness of the Green Belt, key conclusions of which can be considered in three general respects, each of which is discussed in turn below:

- In terms of the potential effects on the character of the landscape;
- Effects on visual amenity, including views from local roads, footpaths and surrounding dwellings; and
- Green Belt issues.

#### **Summary of Landscape and Visual Effects**

4.2 In consideration of the mitigation proposed as part of the development, and the use proposed, changes to landscape fabric, and resultant changes to the underlying landscape character area, would be minimal and result in minor/negligible landscape effects upon 'Southern Countryside' LCA, and a minor/negligible beneficial effect upon landscape fabric and features of the application site.

4.3 For these reasons, the characteristics of the application site and of the wider landscape do not present an inherent conflict, nor should they prevent the application site from coming forward as land for the development of a special needs school. The landscape character is such that the development would respect the local character (although differ very slightly from the existing), and if undertaken sensitively, protect the most valuable landscape elements within and surrounding the application site whilst mitigating any loss accordingly. There would also be a net increase in the number of trees and hedgerows in the immediate locality.

4.4 The limited size of the elements of the proposed development, the mature landscape context within which it is located, the combination of subtle local topography, and the interrelationship of all these facets, ensures that in no instance would there be any visual effects greater than moderate/minor in magnitude in the longer term. In consideration of the use proposed, such effects would be largely neutral in nature, confirming that the development would represent an acceptable addition to the local landscape, and would not detract from local visual amenity.

4.5 The interests of surrounding residential receptors have also been assessed, and although there are instances where intervisibility with the proposed development may be intermittently apparent and of moderate effect, the receptors in question are already

located in a landscape context where such change would not be out of character nor represent a prominent force for change.

### **Overall Summary**

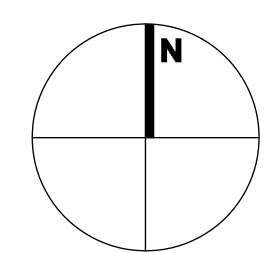
- 4.6 This report has undertaken a review of the circumstances of the proposed special needs school at Jerrings Hall Farm, Dickens Heath, in order that an assessment can be made on the potential effects on the underlying landscape and visual resource. A review of national and local policy, landscape character and visual amenity has been undertaken, and the findings confirm that the application site relates very well in both landscape and visual terms to the existing landscape, and that the application site represents a logical and easily assimilated development into this part of the countryside.
- 4.7 There are no anticipated material adverse effects upon landscape designations or the underlying landscape character, nor any material residual visual effects upon PRoW, minor roads or residential receptors. There would be some limited intervisibility experienced by some limited receptor groups, but the existing nature of the landscape, and the use proposed, would serve to moderate any effect accordingly.
- 4.8 The loss of a small area of grassland to facilitate the proposed modular buildings, sheds and car park would create a negligible and localised effect. When this effect is considered with the local context, and in the light of the beneficial effect upon landscape fabric through the detailed soft landscape proposals, it would not constitute an unacceptable impact on landscape fabric or character.
- 4.9 For the reasons outlined within the report, the special needs school represents a small-scale and visually discrete feature, which is in keeping with existing site character and local landscape character presented and would not therefore result in any material landscape or visual effects or policy contraventions. This includes Green Belt impacts, insofar as they relate to landscape and visual matters.



## **Appendix EDP 1 Proposed Site Plan**

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276400N

276400E

Jerrings Hall Farm  
Tanworth Lane  
Solith  
B90 4DX  
Redline: 1.61 Ha / 3.99 ac

### Survey Key:-

- |      |                          |     |                         |
|------|--------------------------|-----|-------------------------|
| BO   | Bollard                  | LB  | Letter Box              |
| BB   | Belisha Beacon           | LP  | Lamp Post               |
| BT   | BT Cover                 | MC  | Metal Drainage Channel  |
| CB   | Telephone Control Box    | MH  | Manhole Cover (round)   |
| CH   | Coal Hole                | MP  | Marker Post             |
| CO   | Unidentified Cover       | Rwp | Rain Water Pipe         |
| Conc | Concrete                 | SV  | Water Stop Valve        |
| EP   | Electricity Pole         | SW  | Storm Water Drain Cover |
| FH   | Fire Hydrant             | TCB | Telephone Call Box      |
| FT   | Face Profile Target      | TL  | Traffic Light           |
| FW   | Foul Water Drain Cover   | TP  | Telegraph Pole          |
| GU   | Drainage Gully Cover     | TV  | Cable TV Cover          |
| GV   | Gas Valve                | WM  | Water Meter Cover       |
| Gas  | Gas Cover                |     |                         |
| IC   | Inspection Chamber Cover |     |                         |

Some of these symbols may not appear on this drawing

- STN 157.08
- TP 154.87
- SH 154.87
- WL 154.87
- 2101/10
- 154.87
- 154.87

- Survey Control Station
- Trial Pit
- Borehole
- Water Level (with date measured)
- Spot Level
- Tree (spread to scale)

#### Linetypes

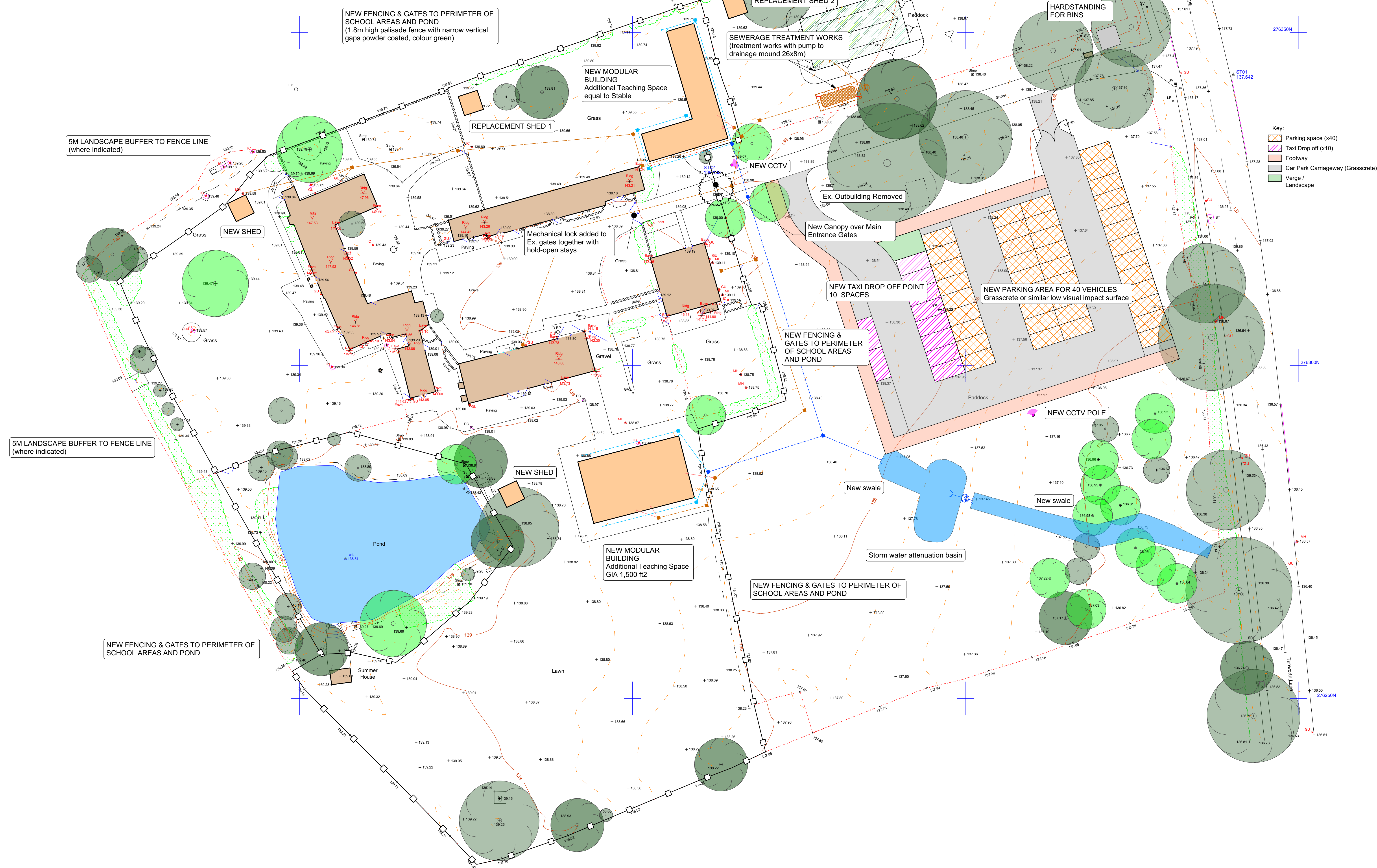
- Fenceline
- Electricity Transmission Line
- Hedge
- Rock Face
- Embankment Slope
- Contour Lines
- Gas Pipeline
- Water Pipeline
- New Storm Water Drainage
- New Foul Water Drainage

#### Building Internals - Specific Codes

- Cell +154.87
- F-Ce +154.87
- +154.87
- USB +154.87
- Structural Ceiling Level
- Faise / Suspended Ceiling Level
- Floor Level
- Underside of Beam / Openings Level

Survey is tied to Ordnance Survey grid and level by GPS Smartnet

Contours where shown are at 0.25m intervals and highlighted at 1m intervals



- Key:
- Parking space (x40)
- Taxi Drop off (x10)
- Footway
- Car Park Carriageway (Grasscrete)
- Verge / Landscape

276300N

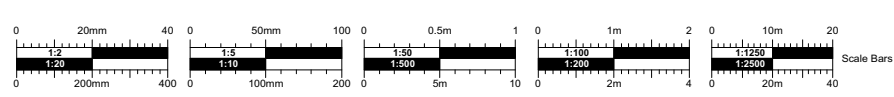
276300E

276300N

276300E

276200N

276200E



TENDER

No. Date DRCN Revision Notes  
 A 13/05/2020 PDR Drainage Proposals update, adjustment of perimeter fence line.

Project File  
 Jerrings Hall Farm  
 Project Client  
 The Island Project  
 Suitability  
 S4 SUITABLE FOR STAGE APPROVAL

Sheet Scale  
 1:250 @ A0  
 Date  
 2020/03/03  
 Drawn By  
 PDR  
 Reviewed By  
 EC

Sheet No.  
 1831-CMS-SP-00-DR-A-0002  
 Sheet Title  
 Proposed Site Plan



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## **Appendix EDP 2**

### **LVA Methodology**

#### **Recording the Baseline**

##### ***Landscape Resource***

- A2.1 A description of the baseline character and condition of the different landscape receptors (topography and hydrology; landscape fabric and habitats; cultural and historic landscape; perceptual and sensory) with comparison against adopted character assessment, other published characterisations or, in the absence of these, EDP's own landscape characterisation. Considerations on the value of the landscape are drawn from GLVIA v3 Box 5.1.

##### ***Visual Amenity***

- A2.2 Visual receptors are identified through theoretical visibility testing, followed by site-based recording of actual views and visual amenity. Visual amenity is described from specific locations that may also be represented by photoviewpoints. Visual amenity may also be described for part or all of a route with reference made to viewpoints that do not have views.

#### **The Proposed Development**

- A2.3 Description of the proposed development including – but not limited to – its scale, siting, layout and characteristics. This description also includes landscape mitigation measures, derived from published landscape character guidelines and, if available, as an illustrated plan.

##### ***Mitigation***

- A2.4 Mitigation measures will be described, where relevant, to demonstrate how adverse effects can be prevented/avoided, offset or remedied. These may be primary, i.e. embedded into the design, part of construction and/or long term operational management practices, and/or secondary measures.

#### **EDP Assessment of Effects**

##### ***Landscape***

- A2.5 Description of the interactions likely to be experienced by the individual dimensions of landscape character and how this affects overall landscape character.

## Visual

- A2.6 Description of the interactions likely to be experienced by visual receptors at a specific point and/or in the broader context or along a route.

Definition of Effects	
<b>Substantial</b>	Changes resulting in a complete variance with the landscape resource or visual amenity.
<b>Major</b>	Changes resulting in a fundamental change to the landscape resource or visual amenity.
<b>Moderate</b>	A material but non-fundamental change to the landscape resource or visual amenity.
<b>Minor</b>	A slight but non-material change to the landscape resource or visual amenity.
<b>Negligible</b>	A detectable but non-material change to the landscape resource of visual amenity.
<b>None</b>	No detectable change to the landscape resource or visual amenity.
<b>Consequence</b>	Effects can be positive, adverse or neutral i.e. if no change arises.
<b>Duration</b>	Long term (20+ years); Medium-long term (10-20 years); Medium term (5-10 years); Short term (1 – 5 years); Temporary (>12 months); Construction.

EDP Assessment Terminology and Definitions	
<b>Landscape Baseline - Overall Sensitivity</b>	
<b>Very High</b>	<p><b>Value:</b> Nationally/Internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.</p> <p><b>Susceptibility:</b> Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.</p>
<b>High</b>	<p><b>Value:</b> Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.</p> <p><b>Susceptibility:</b> Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.</p>
<b>Medium</b>	<p><b>Value:</b> Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.</p> <p><b>Susceptibility:</b> Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.</p>
<b>Low</b>	<p><b>Value:</b> Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.</p>

EDP Assessment Terminology and Definitions	
Landscape Baseline - Overall Sensitivity	
	<b>Susceptibility:</b> Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	<b>Value:</b> Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled / degraded by the presence of many landscape detractors.
	<b>Susceptibility:</b> Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

Visual Baseline - Overall Sensitivity	
Very High	<b>Value/Susceptibility:</b> View is designed/has intentional association with surroundings; is recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; national/internationally designated right of way; protected/recognised in planning policy designation.
	<b>Examples:</b> May include views from residential properties, National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; Open Access Land.
High	<b>Value/Susceptibility:</b> View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PROW.
	<b>Examples:</b> May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.
Medium	<b>Value/Susceptibility:</b> View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
	<b>Examples:</b> May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.
Low	<b>Value/Susceptibility:</b> View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
	<b>Examples:</b> May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.
Very Low	<b>Value/Susceptibility:</b> View may be affected by many landscape detractors and unlikely to be valued.
	<b>Examples:</b> May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little of no importance.

<b>Magnitude of Change</b>	
<b>(Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)</b>	
<b>Very High</b>	<p><b>Landscape:</b> Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or integrate with the baseline.</p> <p><b>Visual:</b> Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.</p>
<b>High</b>	<p><b>Landscape:</b> Notable loss/alteration/addition to one or more key receptors/characteristics of the baseline; or, addition of prominent conflicting elements.</p> <p><b>Visual:</b> Additions are clearly noticeable and part of the view would be fundamentally altered.</p>
<b>Medium</b>	<p><b>Landscape:</b> Partial loss/alteration to one or more key receptors/characteristics; Addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.</p> <p><b>Visual:</b> The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.</p>
<b>Low</b>	<p><b>Landscape:</b> Minor loss or alteration to one or more key landscape receptors/characteristics; Additional elements may not be uncharacteristic within existing landscape.</p> <p><b>Visual:</b> Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.</p>
<b>Very Low</b>	<p><b>Landscape:</b> Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.</p> <p><b>Visual:</b> Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.</p>
<b>Imperceptible</b>	<p><i>In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.</i></p>

### Effects Matrix

- A2.7 Based on the judgements above and the description of mitigation, the level of effect is assessed in the first year after completion of the development (Year 1). This is 'the worst case' and, if necessary, at 15+ years when landscape proposals function more effectively. Effects of moderate or higher may be a material consideration.

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/- Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/- Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/- Negligible	Negligible	Negligible/ None



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## **Appendix EDP 3**

### **Relevant Extracts from Local Policy**

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energy generation. Developers will be expected to make provision for the monitoring of energy use and emissions in a way that can be linked into Borough-wide monitoring. All applications shall be supported by an energy or sustainability statement and/or relevant information within an appropriate tool such as the West Midlands Sustainability Checklist, unless it is demonstrated that the proposed development will have no impact on energy use or greenhouse gas emissions.

### **10.3 Challenges and Objectives Addressed by the Policy**

Challenge A - Reducing inequalities in the Borough

Challenge B - Addressing Affordable Housing Needs across the Borough

Challenge C - Sustaining the Attractiveness of the Borough for People who Live, Work and Invest in Solihull

Challenge D - Securing Sustainable Economic Growth

Challenge F - Climate Change

Challenge H - Increasing Accessibility and Encouraging Sustainable Transport

Challenge I - Providing sufficient waste Management Facilities and Providing for Sand and Gravel Aggregates

Challenge J - Improving health and Well-Being

Challenge K - Protecting and Enhancing our Natural Assets

#### **POLICY P10 Natural Environment**

The Council recognises the importance of a healthy natural environment in its own right, and for the economic and social benefits it provides to the Borough. The full value and benefits of the natural environment will be taken into account in considering all development proposals, including the contribution to the green economy and the health of residents, and the potential for reducing the impacts of climate change. Joint working with neighbouring authorities will be supported, recognising the need for a landscape scale approach to the natural environment and conservation of biodiversity.

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. Development should take full account of national and local guidance on protecting and restoring the landscape and the areas in need of enhancement, including guidance relating to the countryside. Developers will be expected to incorporate measures to protect, enhance and restore the landscape, unless it is demonstrated that it is not feasible, disproportionate or unnecessary.

The Council will seek to conserve, enhance and restore biodiversity and geodiversity, to create new native woodlands and other habitats and to protect, restore and enhance ancient woodland and green infrastructure assets across the Borough. Protection of ancient woodland, designated sites and priority habitats shall include the establishment of buffers to any new development. Development should be informed by the latest information on habitats and species, and take full account of national and local guidance on conserving biodiversity, opportunities for biodiversity enhancement and for improving and restoring the Borough's green infrastructure. When appropriate, development should seek to enhance accessibility to the natural environment, especially for disabled people.

The Council will protect areas of national and local importance for biodiversity and geodiversity, where it is reasonable, proportionate and feasible to do so. Development likely to have an

adverse affect on a Site of Special Scientific Interest, whether directly or indirectly, will be subject to special scrutiny and will be permitted only if the reasons for the development clearly outweigh the nature conservation value of the site and the national policy to safeguard such sites. Where development may have an adverse affect on a Site of Special Scientific Interest, developers will be expected to incorporate measures to enhance the condition of the site, unless it is demonstrated that it is not feasible.

Development likely to have an adverse affect on a Local Nature Reserve or a Local Wildlife or Geological Site will be permitted only if the reasons for the development clearly outweigh the nature conservation or geological value of the site and its contribution to wider biodiversity objectives. Where development would have an adverse affect on a site of local value, developers will be expected to incorporate measures to enhance the site or to restore the links between sites in accordance with the Green Infrastructure study, unless it is demonstrated that it is not feasible.

Outside designated sites, developers will be expected to take full account of the nature conservation or geological value, and the existence of any habitats or species included in the Local Biodiversity Action Plan, or sites in the Local Geological Action Plan. Developers will be required to undertake a full ecological survey and to deliver a net gain or enhancement to biodiversity, unless it is demonstrated that it is not appropriate or feasible. In considering the need for green space improvements associated with new development, developers should have regard for the standards and priorities in the Green Spaces Strategy in relation to accessible natural green space.

Where development is likely to have significant harmful effects on the natural environment, as a result of the development itself, or the cumulative impact of developments, developers must demonstrate that all possible alternatives that would result in less harm have been considered. 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. Enhancements should be undertaken either on the site, or in its vicinity, but where it is demonstrated that this is not possible, offsetting in alternative strategic locations within the biodiversity or green infrastructure network, to deliver biodiversity or other objectives may be considered. Where appropriate, developers should demonstrate compliance with this policy through an ecological statement or by relevant information in the West Midlands Sustainability Checklist.

## **10.4 Justification**

- 10.4.1 The Natural Environment White Paper seeks to address concerns about the decline and fragmentation of the natural environment, highlighted in the Lawton Report, through the provision of more, better, bigger and joined spaces for nature. It sets out a national target to halt biodiversity loss by 2020. The Government recognises the economic benefits that are obtained from natural environment resources, or natural capital and makes clear that biodiversity loss has important adverse economic and social consequences, as well as environmental ones. The policy addresses the themes in the White Paper by confirming that the full value of the natural environment will be taken into account in considering development proposals. This should include the potential for the natural environment to improve health, contribute to the multi functional benefits of green infrastructure, and reduce the impacts of climate change, through urban cooling and the management of surface water flows.
- 10.4.2 The Borough lies within Arden landscape character area, for which guidance is provided in Natural England's National Character Area study and the Warwickshire Landscapes Guidelines for Arden. These identify the landscape types that are characteristic to the area and the need for enhancement or restoration in much of the Borough. 'Solihull's

Countryside' sets out the strategy for the countryside in the Borough and defines a number of zones within which different policy objectives apply. It highlights continuing landscape change and declining distinctiveness within the Borough's countryside. Developers will be expected to take the strategy into account in locating and designing development.

- 10.4.3 An integrated approach to the conservation of natural ecosystems will be sought, based on the Landscapes for Living initiative, so as to contribute to targets to halt and reverse biodiversity loss, and to deliver economic and social benefits for Solihull's residents and businesses. New development should incorporate biodiversity conservation through good design. Developers will be expected to use national guidance on the provision of buffers between development and any ancient woodland, designated site or priority biodiversity action plan habitat. Where development is within 500 metres of woodland recorded in Natural England's Ancient Woodland Inventory, the Forestry Commission will be consulted. Up to date information on biodiversity resources is provided through the Warwickshire, Coventry and Solihull Habitat Biodiversity Audit, of which the Council is a partner, and opportunities for enhancement highlighted in the Warwickshire, Coventry and Solihull Opportunities Map. Developers will be expected to make use of this information in seeking to protect and enhance biodiversity through development.



- 10.4.4 The Council recognises and will promote the need for and benefits of joint working with other local authorities to achieve landscape scale conservation. The Council is a partner in the Kingfisher Country Park project, with Birmingham and environmental agencies and groups, to protect and restore the landscape of the River Cole and Kingshurst Brook in North Solihull. The Council will support the Local Nature Partnership for Warwickshire, Coventry and Solihull, the Sub Regional Green Infrastructure initiative and the proposal for a Nature Improvement Area based on the sub-regional network of Local Wildlife Sites, as a means of addressing habitat fragmentation. The Council's Nature Conservation Strategy 'Nature Conservation in Solihull' sets out the strategic objectives for biodiversity conservation in the Borough, and developers should take these and other strategies relating to the natural environment into account.
- 10.4.5 The policy recognises the importance of designated areas such as the nationally important Sites of Special Scientific Interest, of which there are five in the Borough including the River Blythe, and locally important wildlife and geological sites and nature reserves. It also recognises that many of these important sites are in unfavourable condition, and the potential for nearby development to help deliver improvements. The policy sets out the relative importance to be attached to designated sites when considering development proposals, including the special scrutiny afforded to Sites of Special Scientific Interest, in line with national guidance. However, biodiversity conservation will not be achieved by protecting Sites of Special Scientific Interest alone. Locally important wildlife and geological sites have been designated in the Borough and protected through policies in development plans for many years, and the Council is in the process of reviewing Local Wildlife Sites through the sub-regional Wildlife Sites project. Annual updates to the network of Local Wildlife Sites are provided to the Council by the Habitat Biodiversity Audit Partnership and illustrated on the annually updated Nature Conservation Strategy Map, along with other components of the Borough's ecological network.

- 10.4.6 Whether within or outside designated sites, integrating biodiversity through green infrastructure networks and wildlife corridors will be essential to halt and reverse the fragmentation of resources identified in the Lawton Report. Developers will be expected to take proper account of the value of sites proposed for development, to deliver a net gain in biodiversity and habitat creation wherever feasible, and to have regard for Local Biodiversity Action Plan priorities, accessible natural green space standards and priorities in the Green Spaces Strategy.
- 10.4.7 Where development would be harmful to the natural environment, developers will be expected to consider alternatives that would result in less harm, and to incorporate appropriate mitigation and, where relevant, compensation so as to deliver a net gain in biodiversity, landscape character and local distinctiveness. The Council is supporting a sub-regional approach to developing biodiversity offsetting, in line with the initiative in the Natural Environment White Paper. Developers will be expected to demonstrate that their proposals accord with this policy through an ecological statement or by relevant information in the West Midlands Sustainability Checklist, and with other relevant guidance.

## **10.5 Challenges and Objectives Addressed by the Policy**

Challenge A - Reducing Inequalities in the Borough

Challenge C - Sustaining the Attractiveness of the Borough for People who Live, Work and Invest in Solihull

Challenge E - Protecting Key Gaps Between Urban Areas and Settlements

Challenge F - Climate Change

Challenge J - Improving Health and Well-Being

Challenge K - Protecting and Enhancing our Natural Assets

Challenge L - Water Quality and Flood Risk

### **POLICY P11 Water Management**

All new development should have regard to the actions and objectives of appropriate River Basin Management Plans in striving to protect and improve the quality of water bodies in and adjacent to the Borough, including the Rivers Blythe and Cole and their tributaries. Developers shall undertake thorough risk assessments of the impact of proposals on surface and groundwater systems and incorporate appropriate mitigation measures where necessary. The Council will expect developers to demonstrate that all proposed development will be served by appropriate sewerage infrastructure and that there is sufficient sewage treatment capacity to ensure that there is no deterioration of water quality, or that the delivery of any development will not be delayed by the need for additional water treatment provision.

The Council recognises the need for water efficiency in all new development. Developers shall demonstrate the highest possible standards of water efficiency through the use of water efficient fittings and appliances, and where appropriate, recycling of potable, grey water and rainwater in order to minimise consumption.

All new development shall incorporate sustainable drainage systems, unless it is shown to be impractical to do so. Developers shall ensure that adequate space is made for water within the design layout of all new developments to support the full use of sustainable drainage systems, and shall demonstrate that improvements to the water environment will be maximised through consideration of a range of techniques. Wherever possible, sustainable drainage systems will be expected to contribute towards wider sustainability considerations, including amenity,

versatile agricultural land, the natural and historic environment, and water resources and quality will need to be protected, with appropriate mitigation and compensation where necessary, in accordance with the environmental policies in this plan. The impact on aerodrome safeguarding shall include the need to minimise bird strike hazard. Any proposal adjacent to the River Blythe Site of Special Scientific Interest will be expected to maintain a minimum 30 metre buffer to the Site of Special Scientific Interest. The Council will require that investigations are undertaken to demonstrate that there will be no adverse impact on a Site of Special Scientific Interest before planning permission is granted.

10.10.7 Guidance is provided on the restoration and aftercare of mineral sites once extraction has ceased and on the after use to which the land should be put, in accordance with national guidance. The restoration of any site that has a biodiversity designation, or equivalent biodiversity value, shall prioritise the contribution to biodiversity objectives. Reclamation schemes will be expected to prioritise the potential for contributing to green infrastructure, biodiversity objectives, including national and local biodiversity action plan targets, to policies seeking to enhance and restore the Arden landscape, and to flood risk management. Where appropriate, after uses may include agriculture and recreation uses providing these are in accordance with other national and local planning policies. The availability of materials to restore mineral sites will need to be a consideration to avoid unreasonably lengthy restoration.

### **10.11 Challenges and Objectives Addressed by the Policy**

Challenge D - Securing Sustainable Economic Growth

Challenge E - Protecting Key Gaps Between Urban Areas and Settlements

Challenge F - Climate Change

Challenge H - Increasing Accessibility and Encouraging Sustainable Transport

Challenge I - Providing Sufficient Waste Management Facilities and Providing for Sand and Gravel Aggregates

Challenge K - Protecting and Enhancing our Natural Assets

### **POLICY P14 Amenity**

The Council will seek to protect and enhance the amenity of existing and potential occupiers of houses, businesses and other uses in considering proposals for new development, and will:

- i.** Permit development only if it respects the amenity of existing and proposed occupiers and would be a good neighbour;
- ii.** Consider the visual and other amenities of potential occupiers and users of new developments close to overhead power lines and substations. Developers will be expected to locate and design new developments so as to minimise the visual and other amenity impacts;
- iii.** Support the development of electronic communications networks including telecommunications and high speed broadband. The Council will have regard to the needs of telecommunications operators, any technical constraints on location of telecommunications apparatus, the potential for sharing sites, the impact of development on its surroundings, the sensitivity of the environment and the design and external appearance of telecommunications apparatus. Development in or adjacent to sensitive locations will be permitted only if there is no other technically suitable location that both meets operational requirements and causes less environmental harm and any mast is at a distance of at least twice its height from the nearest residential properties;



- iv. 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;
- v. Encourage better air quality in and around the Borough through the adoption of low emission zone initiatives such as those involving the use of electric vehicles for freight and public transport. Development that would contribute to air pollution, either directly or indirectly will be permitted only if it would not hinder or significantly harm the achievement of air quality objectives or any relevant Air Quality Management Plan, and it incorporates appropriate attenuation, mitigation or compensatory measures;
- vi. Require proposals for development on land known or suspected to be contaminated to include appropriate information to enable the potential implications to be assessed and to incorporate any necessary remediation;
- vii. Seek to minimise the adverse impact of noise. Development likely to create significant noise will be permitted only if it is located away from noise sensitive uses or it incorporates measures to ensure adequate protection against noise. Noise sensitive development will be permitted only if it is located away from existing sources of significant noise, or if no suitable alternatives exist, the development incorporates measures to reduce noise intrusion to an acceptable level;
- viii. Protect the amenity of residential and shopping areas, community facilities and open space from bad neighbour uses. Development that would be significantly harmful because of smell, noise or atmospheric pollution will not be permitted, whilst development that would be potentially harmful to such areas will be expected to incorporate appropriate attenuation, mitigation or compensatory measures. In locations close to existing bad neighbour uses, the Council will not permit new residential or other sensitive development, unless the effects can be satisfactorily mitigated as part of the development;
- ix. Protect those parts of the countryside in the Borough that retain a dark sky from the impacts of light pollution. Development involving external lighting outside established settlements will be permitted only where significant lighting already exists, or the benefits of the development clearly outweigh the impact of the lighting on the countryside. Any lighting scheme should be the minimum required for the purposes of the development and should avoid light spillage and harmful effects on biodiversity; and
- x. Protect the tranquil and locally distinctive areas in the Borough by guiding new development, particularly those that will create significant noise, either directly or through associated transport, to locations that will avoid or minimise adverse impacts.

## 10.12 Justification

- 10.12.1 The NPPF indicates that planning policies should seek to secure a good standard of amenity for existing and future occupiers of land and buildings. Developments that affect people's visual and other amenities, such as those that create noise, smell or air pollution require careful siting to minimise impacts and appropriate measures to minimise or mitigate any impacts that location does not resolve. Equally, the siting and design of sensitive uses, such as residential development needs careful consideration to ensure that problems are not created. Significant new growth in the Borough is being promoted through this plan to meet needs for new employment, housing, retail, leisure and community facilities. The Council will seek to protect people's amenities whilst ensuring provision for essential development.

- 10.12.2 The policy recognises the need to consider amenity, access, good design and noise in relation to development close to electricity generation, transmission and distribution sources. Where possible, development should be located and designed so as to minimise any impacts.
- 10.12.3 The NPPF indicates that authorities should support the expansion of electronic communications networks, whilst aiming to keep the number of masts and sites to a minimum consistent with the efficient operation of the network. The guidance for telecommunication development reflects both the strategic requirements of networks and the limitations imposed by the nature of the technology, as well as the need to protect amenity and sensitive environments. Sensitive uses include residential areas,



education and health institutions, all heritage assets and their settings, features characteristic of the Arden landscape, sites of ecological and geological importance, open space and the Green Belt. In such areas telecommunications infrastructure development will be discouraged, unless there are no other locations that meet operational requirements and cause less environmental harm.

- 10.12.4 The policy recognises the importance of protecting and increasing trees and woodlands for amenity and other benefits, such as the enhancement or restoration of the Arden landscape, green infrastructure, conservation of biodiversity, informal recreation, and to address the impacts of climate change. Important trees, hedgerows and woodlands will include those covered by tree preservation orders, veteran trees or those with potential to be veteran trees, features characteristic of the Arden landscape or included in national or local biodiversity action plans, and trees and hedgerows covered by regulations or best practice guidance, such as the Hedgerow Regulations and the British Standard for trees and construction. Policy on conserving the landscape and biodiversity, including the protection of ancient woodlands in the Borough, is contained in Policy P10.
- 10.12.5 The Council is a partner in the Low Emissions Towns and Cities (LET&C) Programme and will support proposals aimed at securing better air quality across the metropolitan area, such as the provision of infrastructure to encourage the use of electric vehicles for freight and public transport journeys within and beyond the Borough. Best Practice Planning Guidance will be produced to provide further guidance for local authorities and developers. Developers should have regard to air quality objectives in considering the location and design of new development.

- 10.12.6 Whilst there are likely to be few potential previously developed sites where there are contaminated land issues coming forward for redevelopment in the Borough, the policy reflects the importance of information on any contamination that may be present.
- 10.12.7 The Council recognises the existence of significant sources of noise or potential noise within the Borough, such as Birmingham Airport, major roads and railways, mineral workings and some industrial processes, and the need to protect noise sensitive uses, including housing, education and health institutions. The policy seeks to keep noisy and noise sensitive uses apart and provides for mitigation where this is not possible.
- 10.12.8 Some uses may be harmful to amenity as a result of smell, noise or atmospheric pollution, such as mineral workings, sewage treatment works, certain types of waste management activities or certain intensive agricultural uses. The Council will protect residential, shopping, heritage assets, community and recreation areas from uses that are significantly harmful, and ensure that, where permitted, such development incorporates measures to avoid or minimise any adverse impacts.
- 10.12.9 Solihull's Countryside identifies suburbanisation as a threat to the character and quality of the countryside, which includes those areas outside rural settlements that retain a dark sky. Built development is controlled through Green Belt policy, but light spillage and pollution can be a problem both from residential and business properties and from other sources and can be harmful to biodiversity. In urban areas and rural settlements, lighting is more prevalent, but there is a need to control installations such as security lighting so as to protect residential amenity. The Council will limit lighting schemes to the minimum required for the purposes of the development and outside urban areas to locations where lighting already exists to protect the character and quality of residential areas and the countryside from light pollution. The policy will not prevent essential security lighting that is well designed and installed, but will help to minimise energy use and contribute to reductions in greenhouse gas emissions.
- 10.12.10 Solihull's Countryside notes the loss of remoteness and a reduction in tranquillity associated with development and traffic growth and the need to maintain local distinctiveness. Whilst much of the Borough is subject to interference from road, rail or air traffic, other noisy activities, or urban influences, there remain some quiet areas. These include canal cuttings, footpaths, some conservation areas, villages and hamlets away from major roads and flight paths, and some more remote rural areas. The Council will seek to protect tranquil and locally distinctive areas by guiding development, especially that involving noisy operations or significant traffic, away from these areas.

### **10.13 Challenges and Objectives Addressed by the Policy**

Challenge C – Sustaining the Attractiveness of the Borough for People who Live, Work and Invest in Solihull

Challenge E – Protecting Key Gaps Between Urban Areas and Settlements

Challenge J – Improving Health and Well-Being

Challenge K – Protecting and Enhancing our Natural Assets

# 11. Promoting Quality of Place





## 11. Promoting Quality of Place

### 11.1 Introduction

- 11.1.1 As highlighted in the Spatial Portrait, Solihull Borough is made up of five distinctive 'places' with common characteristics and within the Rural Area, a finer grain of attractive rural villages. The thrust of the Spatial Strategy is to remain an economically successful Borough through sustainable economic growth whilst sustaining its attractiveness and without undermining the qualities and defining characteristics of those places, which attract people and investment to Solihull.
- 11.1.2 The policies contained in this section highlight that the design of development, the conservation and enhancement of the Borough's historic environment and the protection of the Green Belt and the countryside are critical to retaining the quality of Solihull's distinctive places. Together with the other policies in the Plan, particularly, in Chapter 10 – Protecting and Enhancing our Environment and Chapter 12 – Supporting Local Communities, the application of Policies P15 – Securing Design Quality, P16 – Conservation of Heritage Assets and Local Distinctiveness and P17 – Countryside and Green Belt will ensure Solihull remains an attractive, locally distinctive and prosperous Borough.



- 11.1.3 Most of the undeveloped area of the Borough is designated as Green Belt, where national policy provides a presumption against development that is inappropriate in a rural area. The Borough's Green Belt includes the strategically important open land between the urban areas of Birmingham and Solihull and the city of Coventry, known as the Meriden Gap, and key gaps between urban areas and rural settlements. Protecting the Green Belt in Solihull will contribute to the purposes set out in the national policy. It is also vital for maintaining the attractive rural setting and environment that helps to bring investment and people to the Borough. Management of the countryside is largely dependent on agricultural businesses, which face significant pressures on incomes and changing demands for products.
- 11.1.4 The Green Belt in Solihull has been under constant pressure since it was first proposed in 1960. Successive development plans for Solihull have removed land from the Green

Belt to meet housing and other needs. Developments of national and regional significance have also been allowed, justified by very special circumstances. This plan recognises that adjustments to the Green Belt are required in the North Solihull Regeneration Area to deliver regeneration benefits, and elsewhere to meet local housing need.

### **POLICY P15 Securing Design Quality**

All development proposals will be expected to achieve good quality, inclusive and sustainable design, which meets the following key principles:

- i.** 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;
- ii.** Ensures that new development achieves the highest possible standard of environmental performance through sustainable design and construction and the location and layout of the development in accordance with the guidance provided in Policy P9 – Climate Change;
- iii.** Secures the sustainable long-term use of new development through flexible, robust and future-proofed design e.g. high-speed digital connectivity;
- iv.** Makes appropriate space for water within the development, using sustainable drainage (SuDS) principles, to minimise and adapt to the risk of flooding. Further guidance is provided in Policy P11 – Water Management;
- v.** Conserves and enhances biodiversity, landscape quality and considers the impact on and opportunities for green infrastructure at the earliest opportunity in the design process. Further guidance is provided in Policy P10 – Natural Environment;
- vi.** 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. Further guidance is provided in Policy P20 – Provision for Open Space, Children’s Play, Sport, Recreation and Leisure;
- vii.** Creates attractive, safe, active, legible and uncluttered streets and public spaces which are accessible, easily maintained and encourage walking and cycling and reduce crime and the fear of crime.

Development proposals will also be expected to contribute to or create a sense of place. Such measures may include; reflecting heritage assets and their setting in the design process, integrating landscape into the development, promoting diversity through a mix of uses within the site, or the incorporation of public art.

All residential development proposals should be built to the Lifetime Homes standard and demonstrate how they meet Building for Life 12, or its equivalent. However, the Council will take into account the economics of provision, including particular costs that may threaten the viability of the site. All residential development will be expected to adhere to the guidance set out in the New Housing in Context Supplementary Planning Guidance (SPG) until this has been updated and the Council will prepare Supplementary Planning Documents to provide necessary additional guidance.

Applicants should adhere to the urban design principles set out in established current design guidance, including at present; Urban Design Compendium 1 and 2 (2007), By Design (2000 and 2001), Manual for Streets 1 (2007) and 2 (2010), Car Parking: What Works Where (2006), Building for Life and Secured by Design principles, or their equivalents.

Development at key economic assets within the M42 Economic Gateway; the National Exhibition Centre, Birmingham Airport, Birmingham Business Park and Blythe Valley Park, will be expected to be of the highest quality to reflect their strategic importance.

Applicants are encouraged to engage with Officers early in the design process through pre-application discussions and will be required to demonstrate that they have followed the robust Assessment-Involvement-Evaluation-Design process outlined in the national guidance on Design and Access Statements. Major development proposals are required to demonstrate how the local community has been consulted and engaged in the design process. Significant development proposals will also be encouraged to engage with the national and regional Design Review process.

## **11.2 Justification**

- 11.2.1 The Government's policy on design is clear in the NPPF; 'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people'. The NPPF also highlights the importance of high quality design in planning and creating places and demonstrates that good design is concerned with more than just the aesthetics of a building, it is integral to the success of buildings and places, how they function and how people connect with the surrounding built, natural and historic environment. As such, Policy P15 provides a set of design principles for applicants to adhere to, concerning the scale and visual appearance of the building as well its environmental performance, impact on flood risk and the natural environment, its integration with its surroundings and neighbouring public spaces. The policy recognises that high quality sustainable materials and construction standards are also important to ensure the durability and longevity of new development.
- 11.2.2 Policy P15 also requires development proposals to create safe and attractive streets and public spaces, which reduce crime and the fear of crime. As well as considering the impact of development proposals on public safety and the incidences of anti-social behaviour, the reference to crime in the Policy also relates to creating safer buildings and places that are better protected from terrorist attack. This reflects the Government's strategy for countering terrorism. Applications for development which affect higher risk buildings or spaces such as those that could attract crowds of people, are encouraged to consider the advice provided in the national guidance; Crowded Places: The Planning System and Counter-Terrorism (January 2012).
- 11.2.3 The Borough's high quality environment is fundamental to its success as an attractive place to live, work and invest. As such, the policy strives to create development with the highest standards of design and sustainability, across the Borough. This should be evidenced by an appropriate national standard such as the Code for Sustainable Homes, BREEAM or Building for Life. In particular, there are a cluster of strategic economic assets within the M42 Economic Gateway north of the A45; the National Exhibition Centre, Birmingham Airport and Birmingham Business Park, where development will be expected to be of the highest quality to reflect their importance. Development on or near the other strategic assets of Blythe Valley Park and Solihull Town Centre will also be expected to be designed to the highest quality standard to ensure these areas become design exemplars for the Borough and sustainable communities. If the proposal for High Speed 2 (HS2) and the associated station is realised, a master plan will be prepared to guide the development of the area.
- 11.2.4 However, not all parts of the Borough have a high quality environment and a key part of the strategy is to improve the environment in the North Solihull Regeneration Area and parts of the Mature Suburbs. In order to raise the design quality in North Solihull, the North Solihull Design Code will continue to be applied. Development Briefs will also be prepared to guide the design of development on all sites allocated in the Plan and where appropriate, for other significant sites. The briefs will also provide details of physical and

green infrastructure to be integrated into the development, such as capacity for high-speed digital connectivity, sustainable drainage systems and potential for renewable and low carbon energy schemes.



### **11.3 Challenges and Objectives Addressed by the Policy**

Challenge A - Reducing Inequalities in the Borough

Challenge C - Sustaining the Attractiveness of the Borough

Challenge D - Securing Sustainable Economic Growth

Challenge E - Protecting Key Gaps Between Urban Areas and Settlements

Challenge F - Climate Change

Challenge H - Increasing Accessibility and Encouraging Sustainable Travel

Challenge J - Improving Health and Well-being

Challenge K - Protecting and Enhancing our Natural Assets

Challenge L - Water Quality and Flood Risk



## POLICY 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. Development affecting the “best and most versatile” land will be permitted only if there is an overriding need for the development or new use, and there is insufficient lower grade land available, or available lower grade land has an environmental significance that outweighs the agricultural considerations, or the use of lower grade land would be inconsistent with other sustainability considerations. Development involving farm-based diversification will normally be permitted in order to support farm enterprises and the management of land, providing it is in an appropriate location, of a scale appropriate to its location, and does not harm the Green Belt, conservation or enhancement policies.

The Council will not permit inappropriate development in the Green Belt, except in very special circumstances. In addition to the national policy, the following provisions shall apply to development in the Borough’s Green Belt:

- Development involving the replacement, extension or alteration of buildings in the Green Belt will not be permitted if it will harm the need to retain smaller more affordable housing or the purposes of including land within the Green Belt.
- Limited infilling will not be considered to be inappropriate development within the Green Belt settlements, providing this would not have an adverse effect on the character of the settlements. Limited infilling shall be interpreted as the filling of a small gap within an otherwise built-up frontage with not more than two dwellings.
- The reasonable expansion of established businesses into the Green Belt will be allowed where the proposal would make a significant contribution to the local economy or employment, providing that appropriate mitigation can be secured.
- Where the re-use of buildings or land is proposed, the new use, and any associated use of land surrounding the building, should not conflict with, nor have a materially greater impact on, the openness of the Green Belt and the purposes of including land in it, and the form, bulk and general design of the buildings shall be in keeping with their surroundings.
- Where waste management operations involving inappropriate development are proposed in the Green Belt, the contribution of new capacity towards the treatment gap identified in the Borough may amount to very special circumstances, providing the development accords with the waste management policy of this Plan.

The small settlements of Hampton-in-Arden, Hockley Heath, Meriden and Catherine de Barnes are inset in the Green Belt and are not therefore subject to Green Belt policy. Nevertheless, the Council, in considering applications for development in these settlements, will take into account the importance of their rural setting and of their attributes, such as historic buildings, open space, density of development, landscape and townscape that contribute towards their special character. Immediately beyond the inset boundary, strict Green Belt policies will apply.

### 11.6 Justification

- 11.6.1 Most of the countryside within the Borough is in use for agriculture, and farmers are largely responsible for managing the land. Farmland is generally of good to moderate quality capable of supporting a healthy mixed farming economy. About one fifth of the farmland falls within the ‘best and most versatile’ agricultural land category, which Solihull’s Countryside Strategy 2010-2020 indicates should be protected, as an irreplaceable resource and for its contribution to the rural character of the Borough. The policy provides that development affecting “best and most versatile” farmland will be permitted only if there is an overriding need or development of lower grade land would have adverse sustainability impacts. These might include impacts on the conservation of

biodiversity, protection of natural resources, landscape character and quality, conservation of heritage assets and local distinctiveness, and amenity value.

- 11.6.2 National policy promotes the development and diversification of agricultural businesses, including support for sustainable rural tourism and leisure development, so as to achieve a prosperous rural economy. Solihull's Countryside Strategy promotes diversification that would help to support farm enterprises and future management of land, whilst recognising that Green Belt policy may restrict the type of development and the need to avoid greater suburbanisation of the countryside. Proposals that are small in scale, do not attract excessive numbers of visitors, and complement conservation and enhancement policies are likely to be acceptable, with restoration of Arden landscape and informal outdoor recreation highlighted in the strategy as being particularly suitable. The policy reflects these concerns, along with the need to ensure that development is in an appropriate location.
- 11.6.3 Green Belt policy is set out in the national policy and will apply across the whole of the rural area of the Borough, other than the inset areas around settlements and other major developments. National policy makes clear that established Green Belt boundaries should be altered only in exceptional circumstances and only when a local plan is being prepared or reviewed. It also describes the circumstances when built and other development should be considered as an exception to inappropriate development.



- 11.6.4 The pressure on the Green Belt in Solihull has been intensified by the requirement for development emerging from local housing projections, the lack of vacant and derelict land in the Borough, national guidance on windfall housing and local requirements for employment land, waste management and mineral extraction. This is reflected in the significant number of sites in the Green Belt in the strategic land availability assessment for Solihull.
- 11.6.5 Adjustments to Green Belt boundaries are required in North Solihull to assist the delivery of regeneration objectives, and in a limited number of circumstances elsewhere to meet local housing needs. The Solihull Green Belt Review assesses the contribution that the Green Belt in this area makes to the purposes of including land in the Green Belt, and the level of constraints on potential development. The findings have been used to help identify suitable sites for regeneration purposes. The extension of the runway at Birmingham Airport and the realignment of the A45 Coventry Road entail the redefinition

of the Green Belt boundary to the south. A small number of minor changes have also been made to address anomalies in Green Belt boundaries across the Borough, taking into account an assessment of Green Belt submissions made during the preparation of this Plan.

- 11.6.6 The safeguarded land at Tidbury Green was removed from the Green Belt in the UDP 1997 for possible long term housing needs. Following assessment in the Strategic Housing Land Availability Assessment, this land is no longer considered suitable for development and is proposed to be returned to the Green Belt.
- 11.6.7 The policy is consistent with national Green Belt policy, but provides some further guidance for a limited number of exceptions to inappropriate development that are particularly relevant in Solihull. These include the need to ensure that the replacement, extension and alteration of buildings, does not harm the need to retain smaller more affordable housing. A number of established businesses are located within or adjacent to the Green Belt in Solihull, such as Jaguar Land Rover and Whale Tankers. The reasonable expansion of such businesses into the Green Belt will be allowed where justified by a significant contribution to the local economy or employment.
- 11.6.8 Limited infilling in villages, identified as appropriate development in the Green Belt in the NPPF, will be permitted in Chadwick End, Cheswick Green and Tidbury Green. In the other Green Belt villages and hamlets in the Borough, new building, other than that required for agriculture and forestry, outdoor sport, outdoor recreation and cemeteries, or for extensions and alterations will be considered to be inappropriate development, in order to protect the Green Belt and the character and quality of the settlements. The policy provides some additional guidance to assist interpretation of limited infilling.
- 11.6.9 The re-use of permanent and substantial buildings in the Green Belt is not inappropriate development. Locally, there is considerable pressure for the conversion of agricultural barns to new uses. The policy sets out some additional criteria for re-use of buildings to ensure that the new use does not conflict with or have a materially greater impact on the Green Belt, and is in keeping with the surroundings.
- 11.6.10 Policy P12 identifies the need for additional waste management capacity in the Borough, a number of strategic waste management sites, and an area of search for new waste management facilities within the Green Belt. This policy is consistent with guidance in the NPPF but makes clear that the contribution towards new waste management capacity in the Borough may amount to very special circumstances, provided the development accords with the waste management policy in this plan.
- 11.6.11 The settlements of Catherine de Barnes, Hampton in Arden, Hockley Heath and Meriden are inset from the Green Belt. Whilst Green Belt policies do not apply with these settlements, the Council will take into account their rural setting and special character in considering development proposals.



### **11.7 Challenges and Objectives Addressed by the Policy**

Challenge C - Sustaining Attractiveness of the Borough

Challenge E - Protecting Key Gaps Between Urban Areas and Settlements

Challenge F - Climate Change

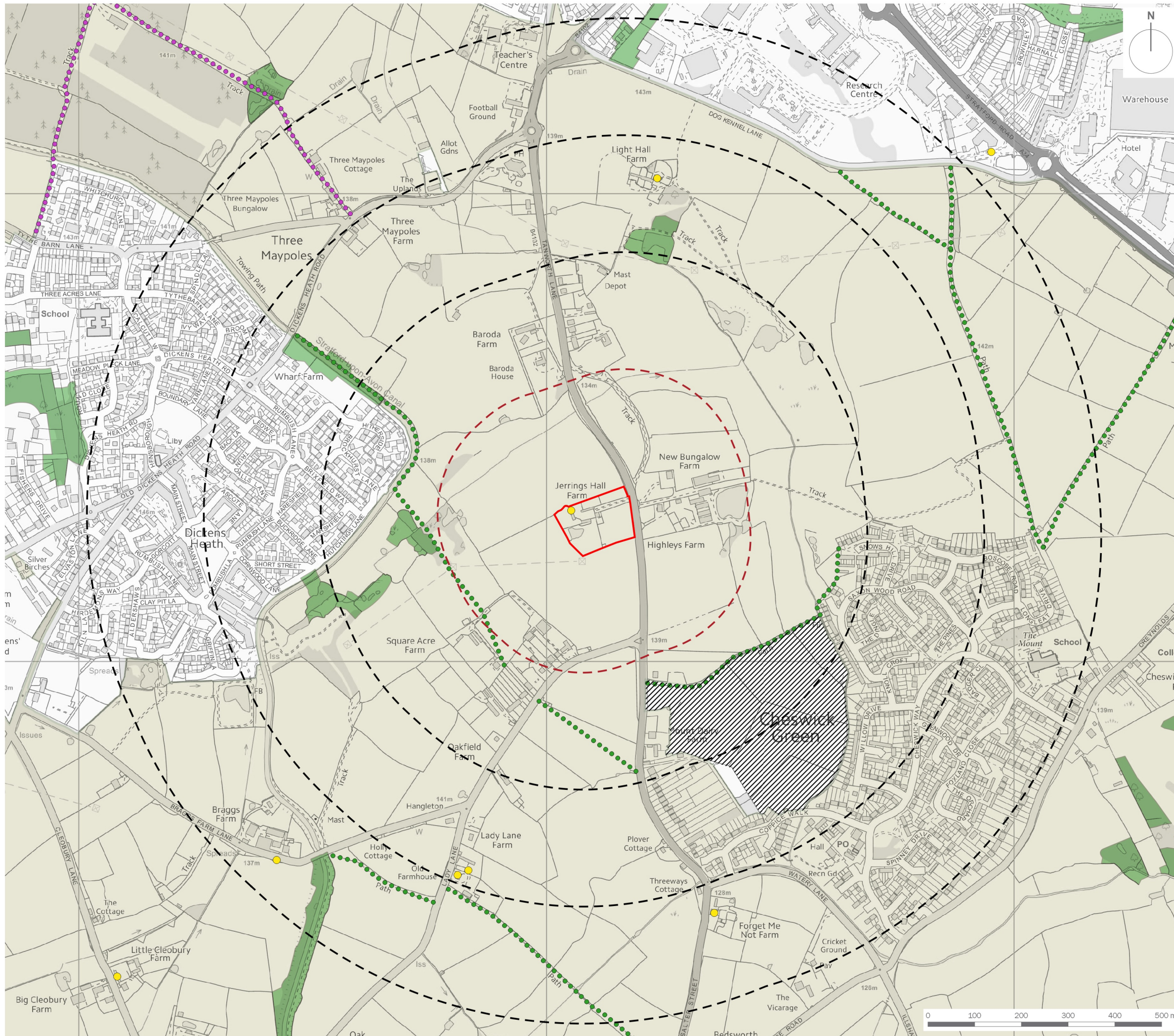
Challenge I - Providing Sufficient Waste Management Facilities and Providing for Sand and Gravel Aggregates

## **Plans**

- Plan EDP 1**            Landscape Designations and Other Considerations  
(edp5137\_d001a 26 May 2020 OK/TR)
- Plan EDP 2**            Site Character and Context  
(edp5137\_d002a 26 May 2020 OK/TR)
- Plan EDP 3**            Findings of Visual Appraisal  
(edp5137\_d003a 26 May 2020 OK/TR)

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- Site Boundary
- Range Rings (at 250m intervals)
- 250m Detailed Study Area
- Other Considerations**
- Green Belt
- National Forest Inventory
- Grade II Listed Building
- Footpath
- Bridleway
- Residential Development in Construction (ref: PL-2014-01985-OLM)

client  
**The Island Project**

project title  
**Jerrings Hall Farm, Dickens Heath**

drawing title  
**Plan EDP 1: Landscape Designations and Other Considerations**

date	<b>26 MAY 2020</b>	drawn by	<b>OK</b>
drawing number	<b>edp5137_d001a</b>	checked	<b>TR</b>
scale	<b>1:8,000 @ A3</b>	QA	<b>GY</b>





 Site Boundary

 Footpath

- 1** The site comprises an existing residential complex with defined boundaries which separate it from the adjacent field parcels.
- 2** Existing buildings on site are to be retained, with 1 small building proposed in close proximity to the existing built fabric.
- 3** The southern boundary comprises a wooden post fence with few trees.
- 4** The site entrance is generally well contained by mature vegetation.
- 5** The northern boundary of the site comprises a mature gappy hedgerow with few trees.
- 6** The western boundary comprises a more intact mature hedgerow with a number of mature trees towards the southern end which both serve to contain views from the west.
- 7** Mature vegetation forming field boundaries to the west and north contain views to within close proximity of the site and proposed development.
- 8** Tanworth Lane is lined with mature vegetation on each side for much of its course which serve to contain views.
- 9** Consented residential development PL/2014/01985/OLM is similarly well contained by mature vegetation which lines hedgerow boundaries and the footpath to the south-east of the site.
- 10** The site is already separated from the adjacent field network.

client

**The Island Project**

project title

**Jerrings Hall Farm, Dickens Heath**

drawing title

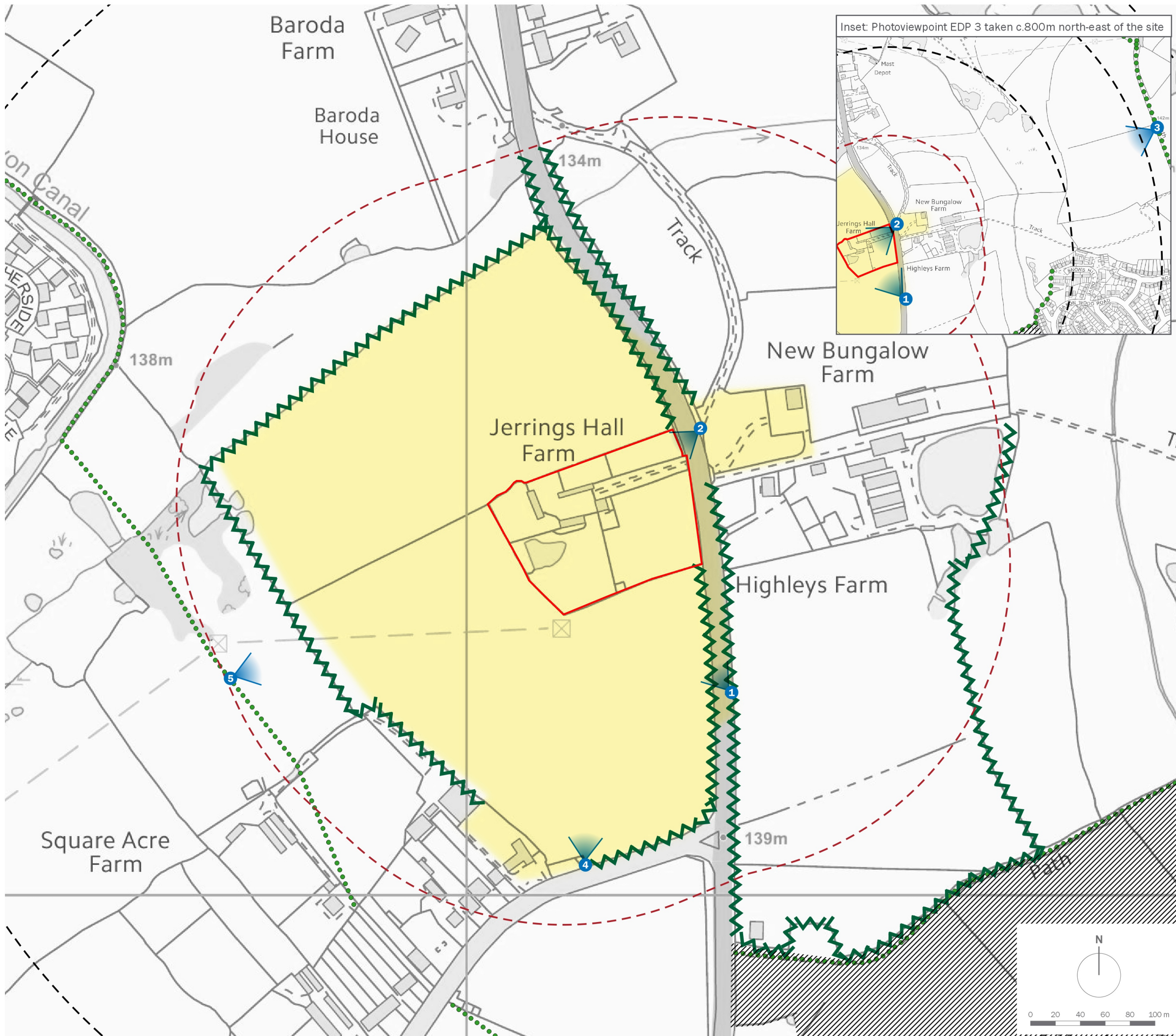
**Plan EDP 2: Site Character and Context**

date	<b>26 MAY 2020</b>	drawn by	<b>OK</b>
drawing number	<b>edp5137_d002a</b>	checked	<b>TR</b>
scale	<b>1:2,500 @ A3</b>	QA	<b>GY</b>



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- Site Boundary
- Range Rings (at 250m intervals)
- 250m Detailed Study Area
- Mature Vegetation Filter/Screen
- Residential Development in Construction (ref: PL-2014-01985-OLM)
- Footpath
- ZPV
- 1 ▶ Photoviewpoint Locations

client	<b>The Island Project</b>	
project title	<b>Jerrings Hall Farm, Dickens Heath</b>	
drawing title	<b>Plan EDP 3: Findings of Visual Appraisal</b>	
date	26 MAY 2020	drawn by <b>OK</b>
drawing number	edp5137_d003a	checked <b>TR</b>
scale	1:3,000 @ A3	QA <b>GY</b>

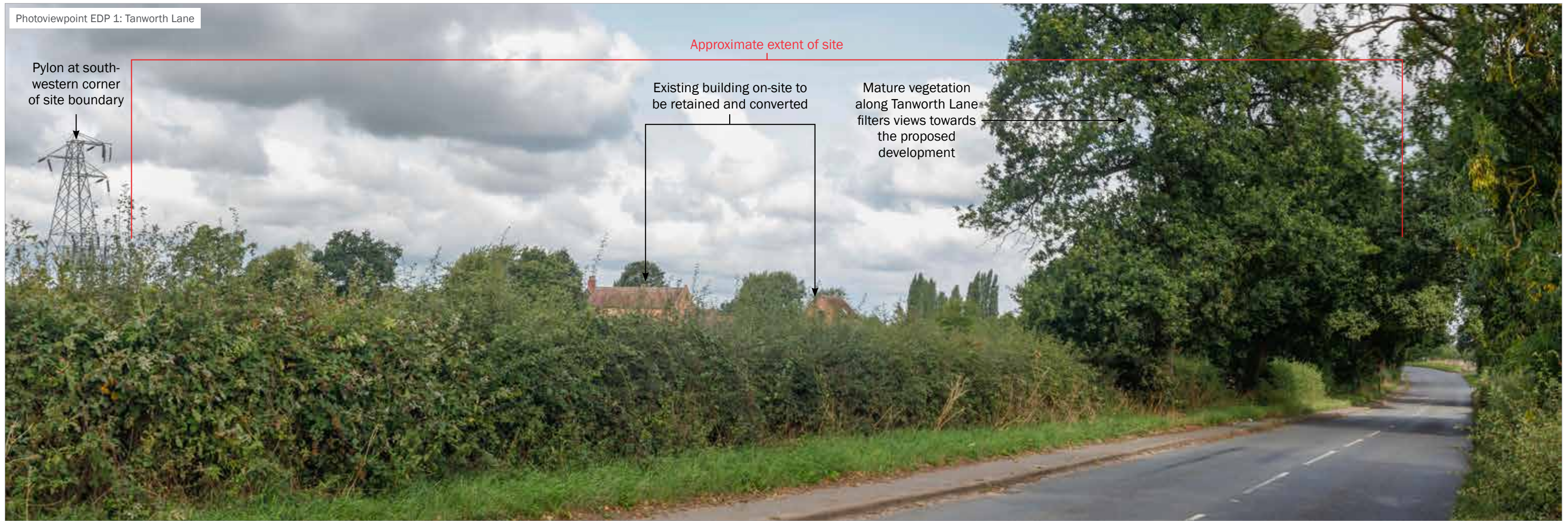
**Photoviewpoints**  
(edp5137\_d004a 26 May 2020 MC/OK)

- Photoviewpoint EDP 1** Tanworth Lane
- Photoviewpoint EDP 2** Opposite site entrance, Tanworth Lane
- Photoviewpoint EDP 3** Footpath between Cheswick Green and Shirley, east of site
- Photoviewpoint EDP 4** Lady Lane, south of site
- Photoviewpoint EDP 5** Footpath between Lady Lane and Dickens Heath, south-west of site

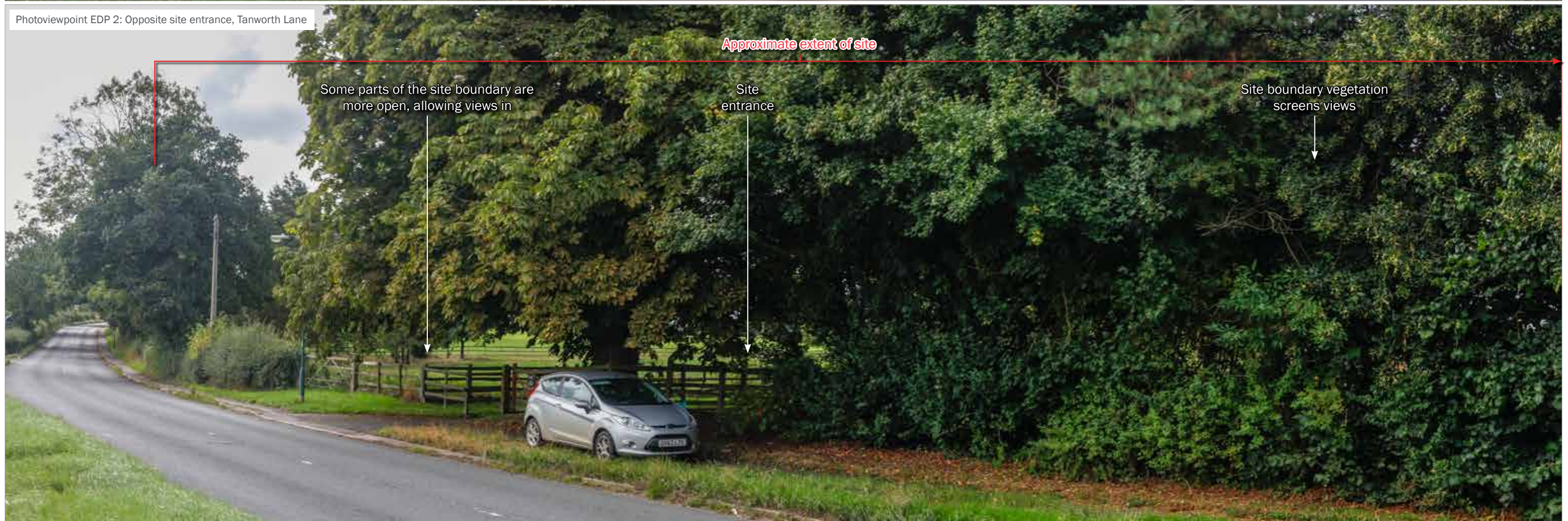
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Photoviewpoint EDP 1: Tanworth Lane

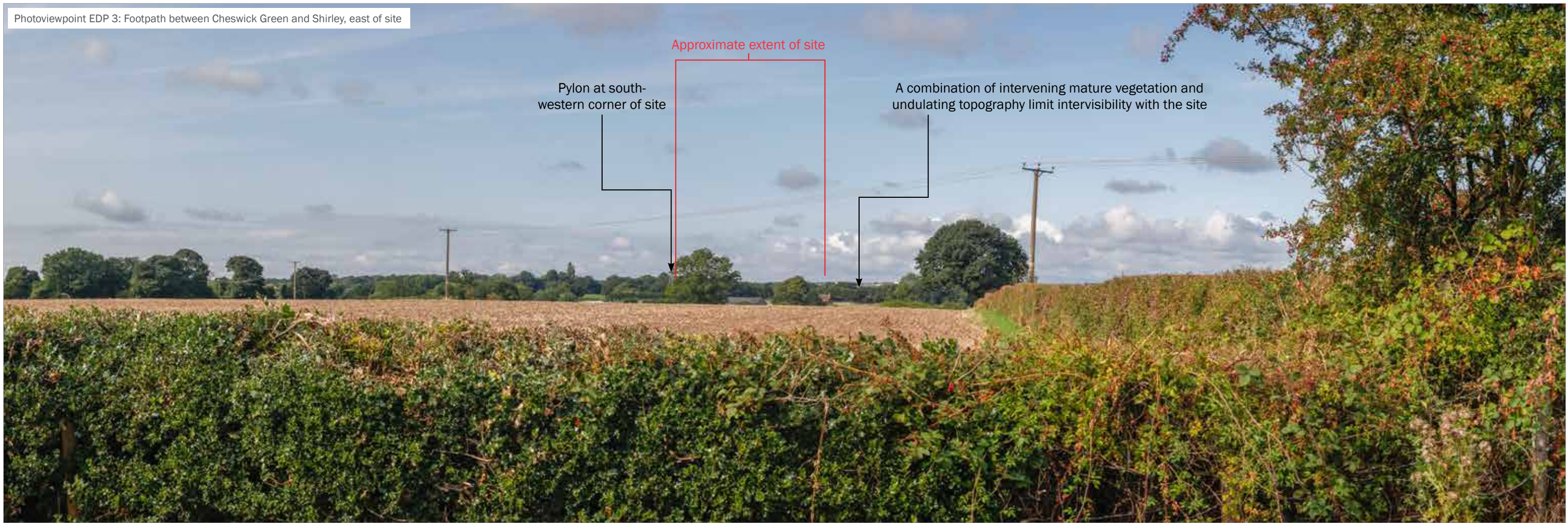


Photoviewpoint EDP 2: Opposite site entrance, Tanworth Lane

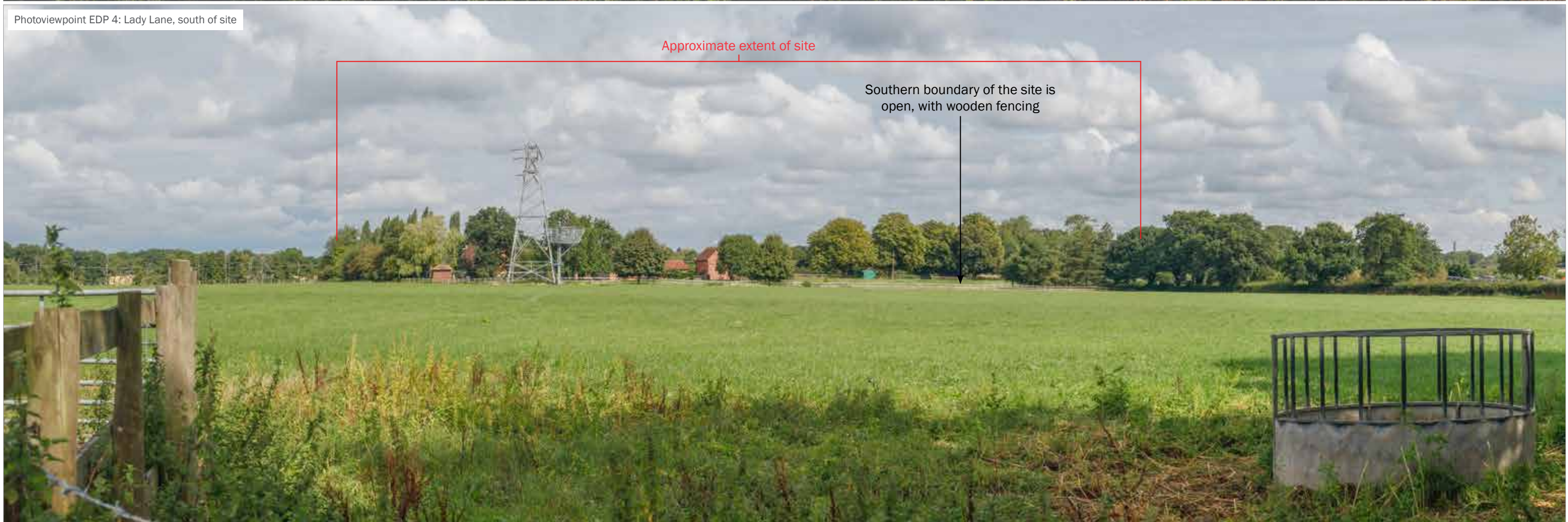




Photoviewpoint EDP 3: Footpath between Cheswick Green and Shirley, east of site



Photoviewpoint EDP 4: Lady Lane, south of site







Approximate extent of site

Views of existing buildings on-site are extremely limited

Mature vegetation filters views towards the site

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