

MEMORANDUM

File Ref: 29413/A5

Date: 18th December 2018

To: Sarah Milward

From: Barton Willmore

RE: LAND AT JACOBAN LANE, KNOWLE LANDSCAPE, VISUAL AND GREEN BELT TECHNICAL ADVICE NOTE

- 1.1 This advice note comprises a summary of the landscape, visual and Green Belt issues relating to the potential development on land at Jacobean Lane, Knowle in Solihull Metropolitan Borough Council (SMBC).
- 1.2 It is supported by the following visual material:
 - Figure 1: Site Context Plan;
 - Figure 2: Topographical Features Plan;
 - Figure 3: Site Appraisal Plan;
 - Figure 4: Opportunities and Constraints Plan;
 - Site Context Photographs; and
 - Site Appraisal Photographs.

Landscape Baseline

- 1.3 The Site is formed of an irregular, triangular shaped field in agricultural use of approximately 7.20ha, situated between the M42 to the north, Grand Union Canal to the east and the settlement of Copt Heath to the south west, as shown on **Figures 1: Site Context Plan** and **Figure 3: Site Appraisal Plan**.

Designations

- 1.4 As shown on **Figure 1: Site Context Plan** There are no statutory landscape designations affecting the site. However, the Site falls within the non-statutory Birmingham Green Belt.
- 1.5 Grove Farmhouse (Grade II) is the nearest historic listed building immediately adjacent to the south west corner of the site boundary. Henwood Hall Farm (Grade II) is located 0.5km to the east of the site. The River Blythe Site of Special Scientific Interest (SSSI) covers the course of the river and ranges between 0.5 – 0.8km from the Site as the river flows through the landscape.

Topography and Hydrology

- 1.6 The landform of the study area, as shown on **Figure 2: Topography Plan**, indicates that Solihull, Bentley Heath and Knowle sit along ridgelines in the landscape with the River Blythe valley separating the settlements. The gradient of the valley is steeper between the settlements becoming shallower towards the east of Knowle, creating a gently undulating landscape.
- 1.7 The landform of the Site is relatively flat occupying a range between 120m AOD to 112m AOD, sloping gently to the east towards the boundary with the Grand Union Canal. The topography locally rises to a high point of 127m AOD near to Henwood Hall Farm 0.4km to the east, which subsequently then gently falls to the meet the River Blythe, as the river wraps around the north east of Copt Heath and Knowle.
- 1.8 To the south east of the Site, the topography continues to gently fall with a small water course (Purnell's Brook) flowing through the landscape, connecting into the River Blythe. Approximately 1.3km east of the Site, there is a discrete rise in landform occupied by a nucleated cluster of large, detached residential properties, set within mature vegetation, accessed from Knowle Road.

Access and Rights of Way

- 1.9 As shown on **Figure 1: Site Context Plan**, there is a limited network of PRowS surrounding the Site with the closest extending along the southern site boundary, linking the northern area of Knowle and Copt Heath with the open countryside to the east of the Grand Union Canal. The Grand Union Canal Walk long distance route extends along the eastern bank of the canal parallel with the eastern boundary of the Site.

Vegetation and Field Pattern

- 1.10 The local field pattern is varied with irregular small to medium-scale fields in both arable and pastoral use. Field boundaries are delineated by hedgerows of variable condition, which are particularly poor south of the M42, with many boundaries being replaced by post and wire fencing. The fields located to the east of the Site and Grand Union Canal are of a larger scale compared to the predominant field pattern of the local area with poor condition hedgerows and isolated trees forming weakened field boundaries. The M42 cuts through the landscape, intersecting historic field boundaries and separating the Site from the urban fringe of Solihull to the north.
- 1.11 There are large areas of woodland to the north of the M42, associated with Ravenshaw and Berry Halls, as well as bounding the River Blythe SSSI. South of the M42, within the settlement of Copt Heath groups of large mature trees are interspersed between the detached residential properties. To the east of the Grand Union Canal the woodland cover is more dispersed within the landscape with a distinct linear vegetation pattern along the course of the River Blythe. Hedgerows and large isolated trees are common features and delineate field boundaries.
- 1.12 The Site is currently a field in pastoral use delineated on the northern, western and southern boundaries by a mature native hedgerow and isolated hedgerow trees. The hedgerow to the western boundary is of very good condition although is reduced in height along a short section to the north west of the Site, allowing partial views into the Site. There is a linear strip of mature trees to the north east of the site, which bounds the Grand Union Canal. The hedgerow along the eastern boundary is degraded and is instead delineated by a post and wire fence with small isolated trees.

Settlement and Settlement Pattern

- 1.13 The Site is on the north western edge of Copt Heath and Knowle, situated between the M42, Grand Union Canal and Jacobean Lane, as shown on **Figure 1**. Development within Copt Heath

has been restricted by Copt Heath Golf Club to the west, the M42 to the north and the Grand Union Canal to the east. Development along the A4141 to the south has eroded the gap separating the existing settlements of Copt Heath and Knowle. To the west of Jacobean Lane, opposite the Site, there are playing fields and a sports centre. Existing residential development in the vicinity of the Site is predominantly detached and of low density, with the listed building of Grove House located on the southern site boundary. In the wider setting of Copt Heath, the housing typology is mixed with various ages of property and architectural styles.

Policy and Evidence Base

1.14 Development Plan document relevant to this technical note comprise:

- Solihull Local Plan: Shaping a Sustainable Future (December 2013)

1.15 Emerging policy documents of relevance comprise:

- Reviewing the Plan for Solihull's Future: Solihull Local Plan Review Draft Local Plan (November 2016, due 2019)
- Knowle, Dorridge and Bentley Heath Neighbourhood Plan (Draft Submission, May 2018)

1.16 Relevant Evidence Base Documents:

- SHELAA (2016)
- Green Infrastructure Study (2012)
- Countryside Strategy (2010)

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

1.17 Key issues for the Borough include:

- ***"Sustaining the attractiveness of the Borough for people who live, work and invest in Solihull;***
- ***Protecting key gaps between urban areas and settlements;***
- ***Protecting and enhancing our natural assets."***

1.18 Spatial objectives for the Borough include:

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

1.19 The following policies and extracts of policies are relevant:

- P10: Natural Environment – *"The Council will seek to protect, enhance and restore the diverse landscape features of the Borough and to create new woodlands and other characteristic habitats, so as to halt and, where possible, reverse the degrading of the Arden landscape and promote local distinctiveness (...) Where development is permitted, appropriate mitigation of the impacts and compensation where relevant will be required to deliver a net gain in biodiversity, habitat creation, landscape character and local distinctiveness."*
- P14: Amenity – *"Safeguard important trees, hedgerows and woodlands, encourage new and replacement tree and hedgerow planting and identify areas that may be suitable for the creation of new woodlands. Priority will be given to locations that enhance or restore the green infrastructure network and to the planting of species characteristic of the Arden Warwickshire landscape."*
- P15: Securing Design Quality – *"Conserves and enhances local character, distinctiveness and streetscape quality and ensures that the scale, massing, density, layout, materials and landscape of the development respect the surrounding natural, built and historic environment (...) Conserves and enhances biodiversity, landscape quality and considers the impact on and opportunities for green infrastructure at the earliest opportunity in the design process (...) Integrates the natural environment within the development through the provision of gardens, quality open space and/or improved access to, enhancement or extension of the green infrastructure network."*
- P16: Conservation of Heritage Assets and Local Distinctiveness – *"The Council considers the following characteristics make a significant contribution to the local character and distinctiveness of the Borough (...) Parks, gardens and landscape including common, woodland, heathland and distinctive fieldscapes as defined in the Warwickshire Historic Landscape Characterisation."*
- P17: Countryside and Green Belt – *"The Council will safeguard the "best and most versatile" agricultural land in the Borough and encourage the use of the remaining land for farming (...) The Council will not permit inappropriate development in the Green Belt, except in very special circumstances."*
- P18: Health and Well Being – *"Development proposals should incorporate planting, trees, open spaces and soft surfaces wherever possible in order to secure a variety of spaces for residents, visitors or employees to use and observe (...) Contribute to the development of a high quality, safe and convenient walking and cycling network"*.

Reviewing the Plan for Solihull's Future: Solihull Local Plan Review Draft Local Plan (November 2016, due 2019)

1.20 The Draft Local Plan has retained the relevant policies for landscape and Green Belt but has made the following amendments to the content of these policies, which include:

- P15: Securing Design Quality – Amended to remove reference to provision of gardens and quality open space, instead the policy now states, *"Respects and enhances landscape quality, including trees, hedgerows and other landscape features of value, and contributes to strategic green infrastructure"*.
- P17: Countryside and Green Belt – Amended to include the reference to, *"Development within or conspicuous from the Green Belt must not harm the visual amenity of the Green Belt by reason of siting, materials or design"*.

Knowle, Dorridge and Bentley Heath Neighbourhood Plan (Draft Submission, May 2018)

1.21 The Draft Neighbourhood Plan sets out the vision for Knowle, Dorridge and Bentley Heath up until 2033 with the following policies of relevance to landscape and visual matters:

- Policy VC1: Green Belt and Landscape – National and local Green Belt policies are to be applied and any development permitted must be in keeping with rural character of the surroundings of the villages.
- Policy NE1: Trees, Hedgerows and Woodland – Protection of mature or important trees and hedgerows shall be promoted in any development scheme. This includes any trees or hedgerows that are not protected but make a significant contribution to the landscape.
- Policy D1: Character and Appearance – Developments should be in keeping with the village character and where located on the edge of the built-up area provide a sensitive transition between the built environment and open countryside. Key natural environmental characteristics are to be protected and enhanced such as the canal, mature hedgerows and trees.

SHELAA (2016)

1.22 The Site was not assessed or considered for inclusion within the latest SHELAA. There are currently two assessed sites to the west of Jacobean Lane (167: The Memorial Clubhouse and Grounds and 68: Land off Jacobean Lane) and one smaller site to the east of Jacobean Lane to the front of Grove House (5: Land at Grove House). All three assessed sites are considered to perform well both against suitability and availability with site 167 facing some achievability constraints. The land adjacent to Jacobean Lane is wholly contained within the Birmingham Green Belt.

Green Infrastructure Study (2012)

1.23 The above document contains the GI vision for the Borough, of which the following are relevant:

- ***"Solihull will have an integrated, well-designed and diverse Green Infrastructure network throughout and extending beyond the borough, which will contribute to the quality of life of new and existing communities and help to create a positive sense of place for people who live and work here, while helping to protect and promote the Borough's rich cultural heritage;***
- ***Solihull's Green Infrastructure will be valued for its contribution to the local economy and its capability of providing essential ecosystem services;***
- ***Solihull's Green Infrastructure should be a showcase for well-designed and sustainable communities, one which reduces inequalities, actively encourages healthy living, cultural awareness and sustainable travel whilst delivering a robust, biodiversity-rich natural environment, resilient to an ever-changing environment."***

Countryside Strategy (2010)

1.24 The above document sets out SMBC's guidance on the future protection and enhancement of the countryside, listing the following objectives:

- ***"Safeguarding of the countryside as a landscape resource and enhancement of local distinctiveness;***
- ***Sustainable management of the countryside and the changes to the rural economy;***
- ***Conservation and enhancement of the character of the countryside, the natural and historic environment, landscape, habitats and wildlife;***
- ***Protect and enhance ecosystem services;***

- *Improved access to the countryside and opportunities for leisure, sport and recreation;*
- *Promotion of responsible use and awareness of the value of the countryside as a finite resource."*

Landscape and Townscape Character Assessment

1.25 The following published local Landscape Character Assessment is of relevance to the Site and its surroundings:

- Solihull Borough Landscape Character Assessment (December 2016)

Solihull Borough Landscape Character Assessment

1.26 The Site is situated within Landscape Character Area (LCA) 1: Solihull Fringe and in sub area 1B. This landscape is described as being influenced by the direct proximity of the urban edge to the open countryside and sits wholly within the Birmingham Green Belt. The landscape of LCA 1 is described as having a medium character sensitivity and medium landscape value.

1.27 Landscape management guidance for this area includes the following:

- *"To protect the landscape pattern characteristic of the area;*
- *To promote understanding of the heritage features in the area and their contribution to landscape character;*
- *To integrate the M42 corridor and other large-scale development in the landscape and reduce its visual impact;*
- *To manage access for recreation at the urban edge."*

1.28 Sub character area 1B is described as comprising a variety of land uses and vegetation cover including farmland (pastoral and arable), transport corridors - M42, secondary roads and the Chiltern Railway line, residential ribbon development, parkland, woodland (some of which is ancient) and golf courses. The sensitivity of the landscape character is assessed as medium and the landscape value medium.

1.29 The Site also adjoins the northern edge of LCA 3: Knowle and Dorridge Fringe, which is described as being largely rural with scattered blocks of woodland across the area with signs of urban influence towards the northern extent of the LCA. The landscape management guidance follows that of LCA 1.

Green Belt Appraisal

1.30 The Site is wholly contained within the Birmingham Green Belt.

Published Green Belt Reviews

1.31 SMBC commissioned Atkins in July 2016 to produce the Solihull Strategic Green Belt Assessment as part of the SMBC Local Plan review. It assesses Green Belt within the Borough, divided into parcels, against four of the five purposes of Green Belt set out within the NPPF, namely:

- 1) *To check the unrestricted sprawl of large built-up areas;*
- 2) *To prevent neighbouring towns merging into one another;*
- 3) *To assist in safeguarding the countryside from encroachment; and*
- 4) *To preserve the setting and spatial character of historic towns.*

- 1.32 For each parcel, the Green Belt Strategic Assessment assigns a numerical value for performance against the four purposes listed above. The levels for performance are 0 (Does not perform), 1 (lower performing against purpose), 2 (more moderately performing against purpose) and 3 (higher performing against purpose).
- 1.33 The Site is identified as being located within Parcel RP36, which is assessed in the Green Belt Strategic Assessment as having scores of 3 for Purpose 1 and 2 for Purposes 2 and 3. In terms of Purpose 4 the contribution of Parcel RP36 is assessed as 0.
- 1.34 The highest score for RP36 was against Purpose 1, scoring lower in each of the other Purposes thus indicating that the parcel is better performing in the role of Purpose 1. This relates to the proximity of the parcel to the M42 and Grand Union Canal, which form permanent defensible boundaries against unrestricted sprawl from Solihull and surrounding settlements.

Contribution of the Site to the Green Belt

- 1.35 Barton Willmore has undertaken their own assessment of the contribution made by the Site to the Green Belt.
- 1.36 The findings of the review are set out below:

| Purpose | Critique | Contribution |
|--|--|--------------|
| Check the unrestricted sprawl of large built-up areas | Green Belt boundaries should, as set out within the NPPF, "define boundaries clearly, using physical features that are readily recognisable and likely to be permanent". The M42 and Grand Union Canal are the largest and most permanent physical features in the locality and would be the most logical and defensible boundaries. It is these engineered features that would prevent sprawl extending north or east. | Limited |
| Prevent neighbouring towns from merging | The criterion within the NPPF refers to 'towns', not villages. The nearest town to the Site is Solihull, which is 2.5km from the Site and separated by the permanent physical boundary of the M42. Development within the Site will not cause the towns to merge. | Limited |
| Assist in safeguarding the countryside from encroachment | Any development on undeveloped Green Belt land will result in physical encroachment into the countryside. The only distinction between greenfield sites, therefore, is the degree of perception of encroachment. The visual appraisal has demonstrated that the Site is enclosed physically and visually from the north, and that views are limited from the west and south due to a combination of residential development, topography and layers of vegetation. Short-range views from the east are available along the Grand Union Canal Walk, however these views are foreshortened further east along the PRoW due to vegetation and topography. Additionally, development on the Site will also not extend any further east into the countryside than the existing residential properties located to the north east of | Limited |

| Purpose | Critique | Contribution |
|--|--|----------------|
| | Knowle. Developing the Site will not result in the perception of encroachment. | |
| Preserve the setting and special character of historic towns | Copt Heath to the north east of Knowle is not a historic town. | None |
| Overall | | Limited |

1.37 In summary, the Site is constrained by the permanent boundaries of the M42, Grand Union Canal and Jacobean Lane. These permanent boundaries, together with the intervening distance, would act to prevent the proposed development at the Site from merging with Solihull. Additionally, the land to north of the Site and M42 is characterised by the River Blythe corridor, which is well-wooded and helps to create a natural buffer to the expansion of Solihull. The Grand Union Canal acts as a permanent barrier to any expansion of the settlement of Copt Heath into the open countryside east of the canal. As such it can be determined that the Site makes a limited contribution to the purposes of the Green Belt.

Visual Summary

1.38 A visit to the Site was undertaken on 5th October 2018 collecting both Site Context Photographs (SCPs) and Site Appraisal Photographs (SAPs), which identified the following visual factors:

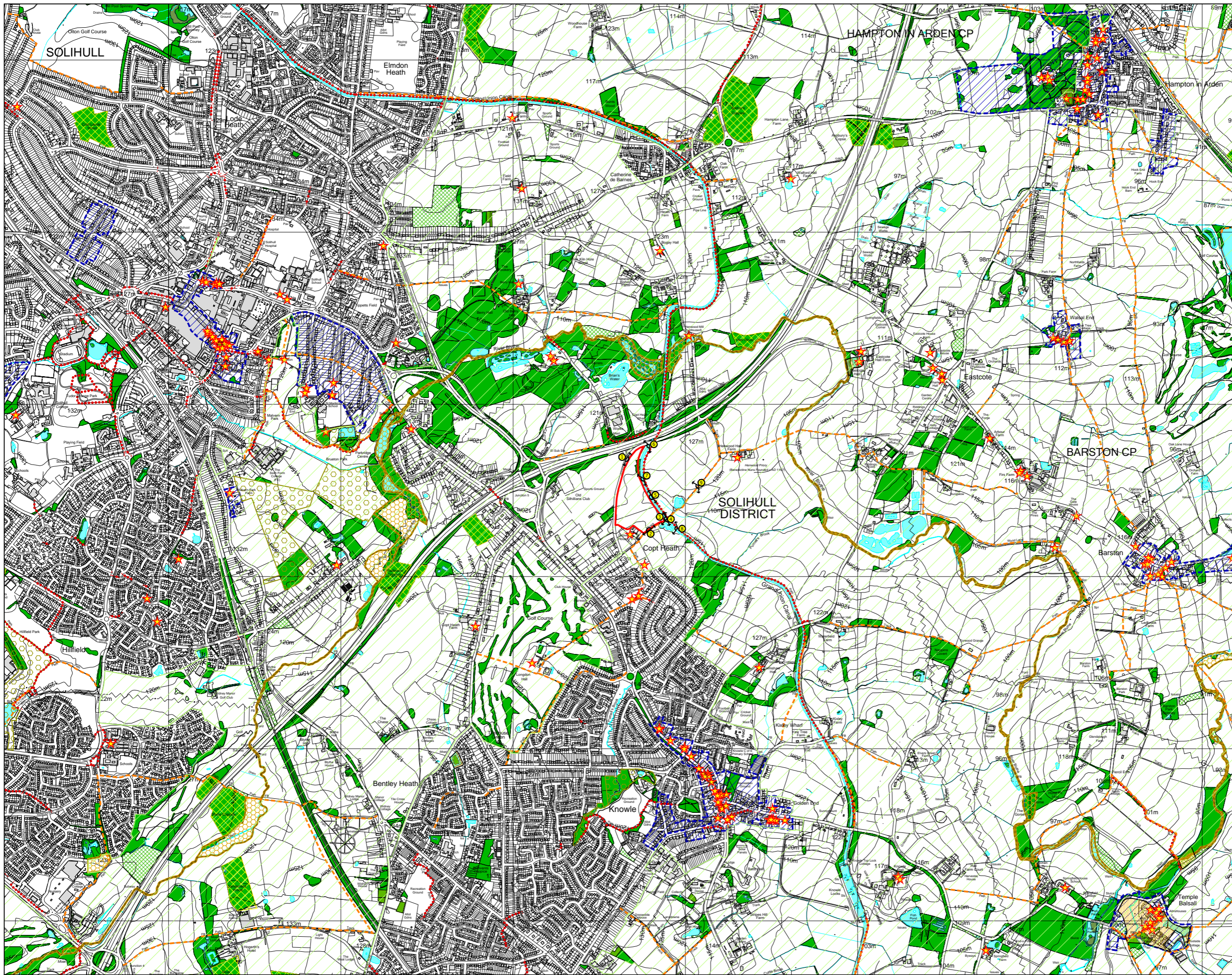
- The Site has a contained Zone of Visual Influence.
- Direct views into the Site are possible from the PRow extending along the southern boundary of the Site (**SAP C**).
- Direct views are possible from the Grand Union Canal Walk as it passes the eastern boundary (**SCP 5**).
- Views are curtailed by the vegetation on the northern edge of the eastern boundary (**SCP 6**) and from further north by the road bridges of the M42 and Jacobean Lane.
- Partial views are possible from the Grand Union Canal Walk to the south of the Site for a distance of approximately 100m (**SCP 8**).
- Open views of the southern and central parts of the site are possible from the route of PRow that extends along the southern boundary as it progresses further to the east and the land rises, up to a distance of 285m (**SCP 9**).
- Views from Jacobean Lane are heavily filtered and all but prevented during summer months by the native hedgerow extending along the western boundary.
- Views from the north are prevented by the M42 and its associated layers of vegetation.
- Views from further to the east were prevented by the rise and fall within the local topography.
- Views from further to the west and south were prevented by a combination of residential development, topography and layers of vegetation.

Opportunities and Constraints to Development

1.39 The following features and considerations have been highlighted as a result of the desktop appraisal and site visit and are illustrated on **Figure 4: Opportunities and Constraints Plan**:

- Protect and enhance existing hedgerows and hedgerow trees to the site boundaries, particularly along the boundary with Jacobean Lane;
- Create lower density development around the edges of the proposed development to allow for positive green frontages, specifically along the southern and eastern site boundaries;

- Reinforce the existing character of Copt Heath where groups of large mature trees are interspersed between the detached properties;
- Seek opportunities to plant new native broad-leafed trees throughout the Site, particularly to reinforce the existing linear strip of mature trees to the north of the Site along the Grand Union Canal;
- Create a positive frontage to the Grand Union Canal where open to the east with native hedgerow and tree planting and public open space to reinforce connection with canal and soften transition from built elements;
- Create a positive entrance to the Site from Jacobean Lane utilizing native broad-leaf trees and hedgerows;
- Promote biodiversity enhancement as part of provision of a robust surface water strategy including drainage swales with adjacent footpaths and proposed wetland planting species;
- Seek opportunities to improve connectivity and permeability with the existing settlement of Copt Heath as well as links to the Grand Union Canal Walk long-distance route to the east;
- Reinforce the pedestrian experience along the southern boundary and seek to enhance the biodiversity enhancement opportunities.



Legend

- Site Boundary
- Ancient Woodland #
- Existing Woodlands, Copses and Tree Belts ^
- Existing Scrub ^
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- Public Rights of Way *
- Countryside Rights of Way Access Areas #
- Cycle Route ++
- Listed Buildings ~
- Conservation Area #/#/#
- Scheduled Monument ~
- Green Belt ^^
- Sites of Special Scientific Interest #
- Local Nature Reserve #
- Location of Photographic Viewpoints (Site Context Photographs:1 - 9)

Landscape Character Area (NCA) Profiles #
 The extent lies entirely within Area 97, Arden.

Sources:
 ^ GS Mapping
 # Natural England GIS Data Set
 ~ Historic England National Monument Record GIS Data Set
 * Solihull Metropolitan Borough Council walking and cycling map
 ** Department of Transport Cycle Network Model
 ^^ Department for Communities and Local Government GIS Data

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

FIGURE 1
 Project
Land at Jacobean Lane, Knowle
 Drawing Title
Site Context Plan

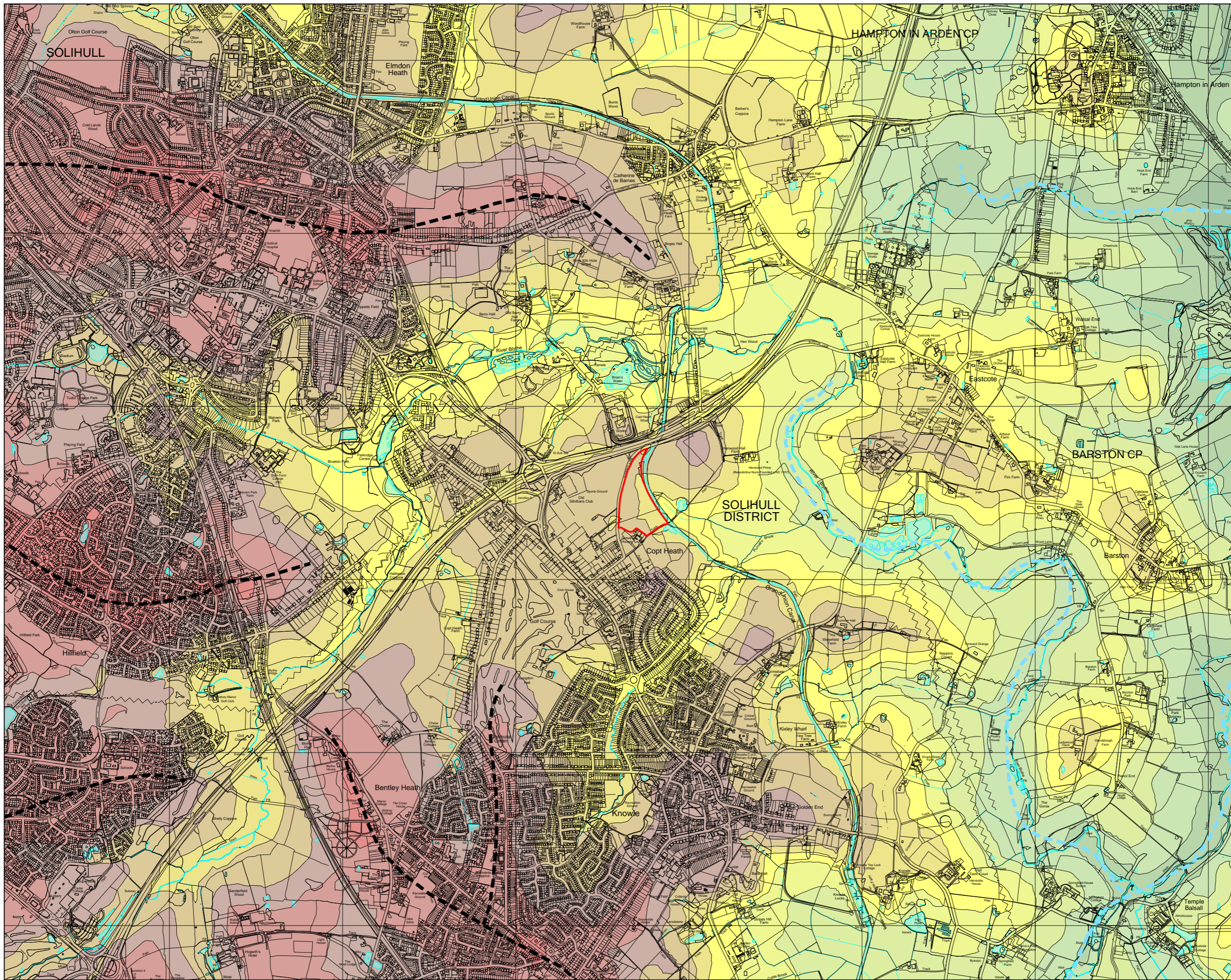
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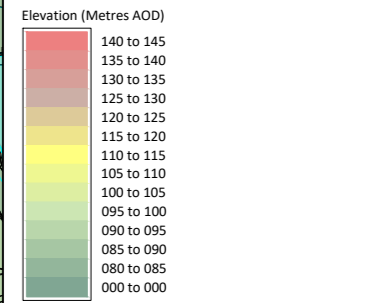
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Legend

- Site Boundary
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- 110m +
- Ridgelines
- Valleys



Sources: ^: OS Mapping
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FIGURE 2

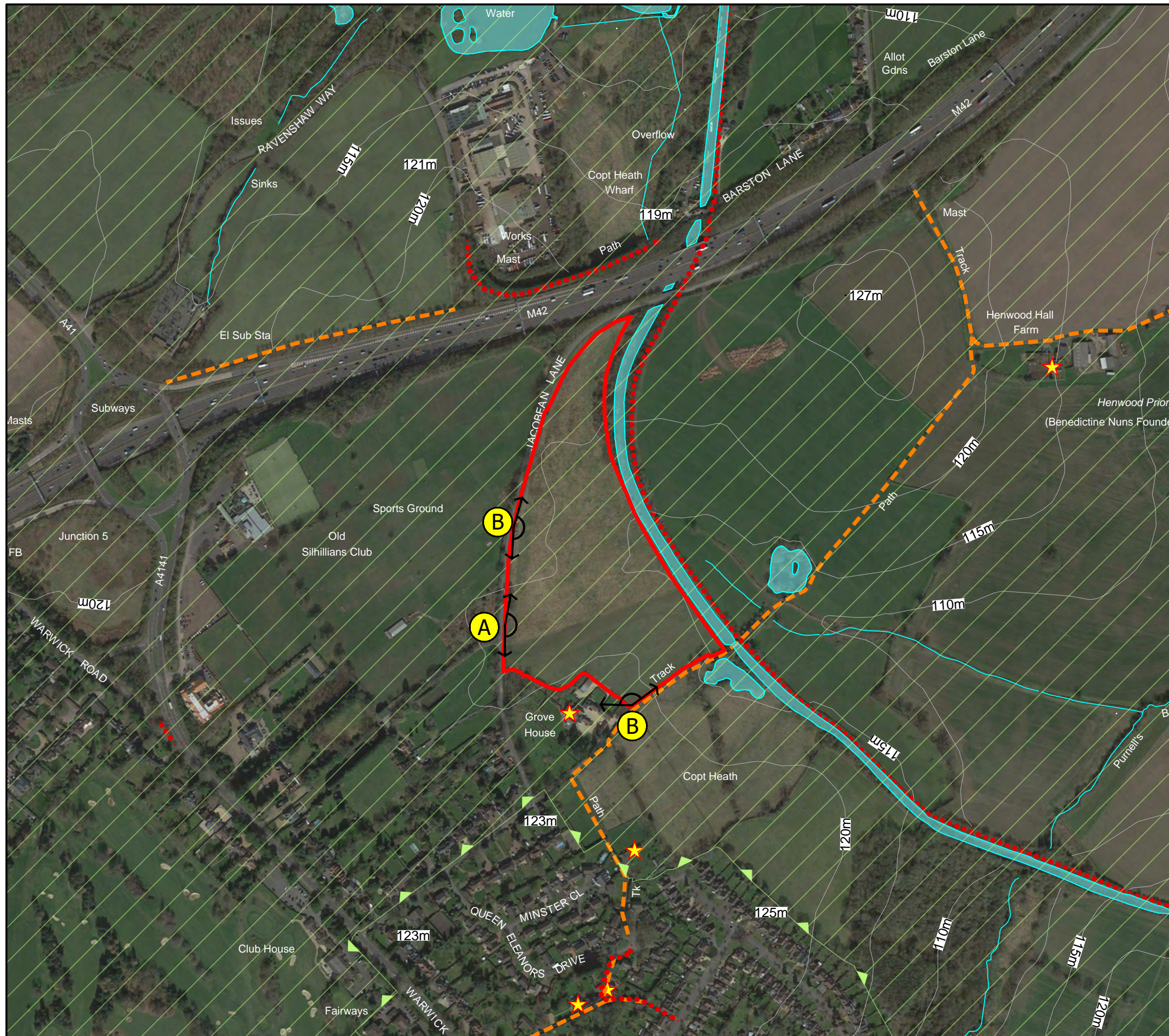
Project
Land at Jacobean Lane, Knowle
 Drawing Title
Topographical Features Plan

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Legend

- Site Boundary
- Contours/Spot Heights (Metres AOD) ^
- Existing Water Courses and Features ^
- Public Rights of Way *
- Cycle Route ++
- Listed Building ~
- Green Belt ^^
- Location of Photographic Viewpoints (Site Appraisal Photographs A-C)

Sources:

- ^ OS Mapping
- # Natural England GIS Data Set
- ~ Historic England National Monument Record GIS Data Set
- * Solihull Metropolitan Borough Council walking and cycling map
- ++ Department of Transport Cycle Network Model
- ^^ Department for Communities and Local Government GIS Data

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FIGURE 3

Project
Land at Jacobean Lane, Knowle

Drawing Title
Site Appraisal Plan

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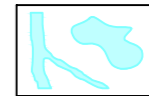
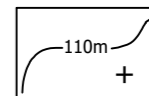



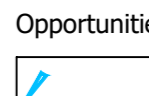
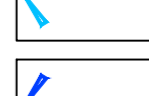
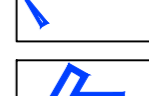






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LEGEND

-  Site Boundary
-  Existing Water Courses and Water Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Public Rights of Way
-  Cycle Route
-  Listed Building ~
- Opportunities and Constraints**
-  Open Views
-  Partial Views
-  Truncated /No Views
-  Retain and Enhance Existing Boundary Vegetation
-  Proposed Broadleaf Native Tree Planting
-  Proposed Native Hedgerow and Feature Tree Planting
-  Proposed Footpath Linkages
-  Proposed Low Density Development Zone with Key Frontages
-  Proposed Medium Density Development Zone

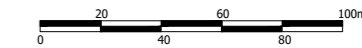
Green Belt:
Site lies entirely within green belt

FIGURE 4

Project
Land at Jacobean Lane,
Knowle

Drawing Title
Landscape Opportunities and
Constraints Plan

| | | | |
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- Sources:
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 - * Solihull Metropolitan Borough Council walking and cycling map
 - ++ Department of Transport Cycle Network Model

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SITE CONTEXT PHOTOGRAPH 1: VIEW EAST FROM JACOBAN LANE



SITE CONTEXT PHOTOGRAPH 2: VIEW NORTH-WEST FROM PUBLIC RIGHT OF WAY ALONG SOUTHERN BOUNDARY



SITE CONTEXT PHOTOGRAPH 3: VIEW WEST FROM BRIDGE OVER GRAND UNION CANAL

LAND AT JACOBAN LANE,
KNOWLE

SITE CONTEXT
PHOTOGRAPHS: 1 - 3

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: OCTOBER 2018

PROJECT NUMBER: 29413

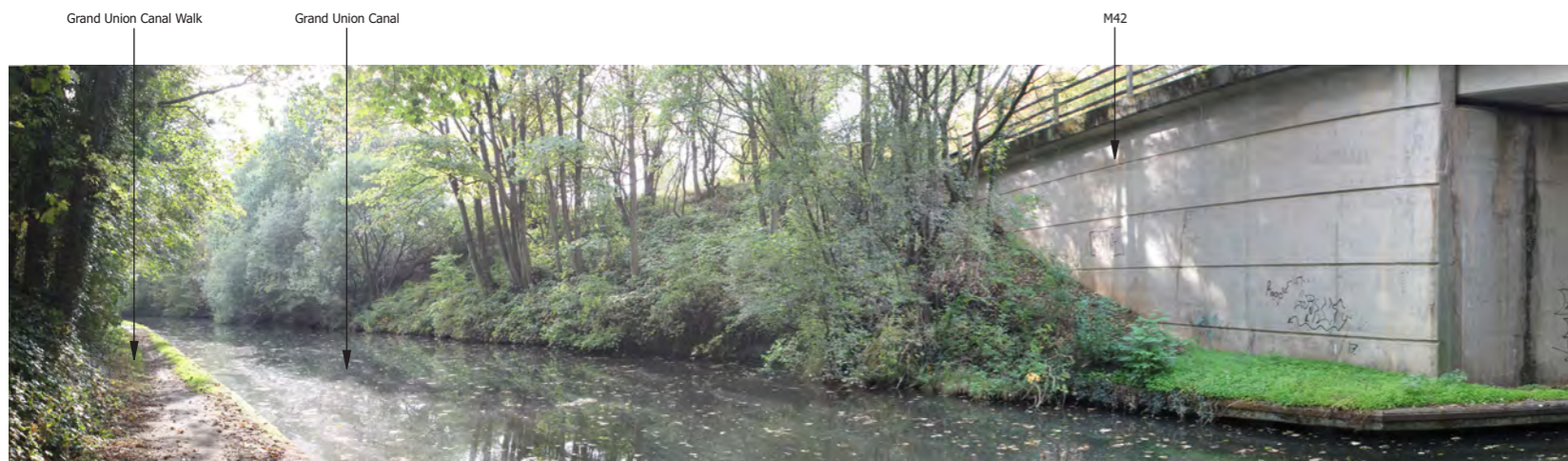
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SITE CONTEXT PHOTOGRAPH 4: VIEW WEST FROM GRAND UNION CANAL WALK / CYCLE ROUTE



SITE CONTEXT PHOTOGRAPH 5: VIEW WEST FROM GRAND UNION CANAL WALK / CYCLE ROUTE



SITE CONTEXT PHOTOGRAPH 6: VIEW SOUTH-WEST FROM GRAND UNION CANAL WALK / CYCLE ROUTE

LAND AT JACOBAN LANE,
KNOWLE

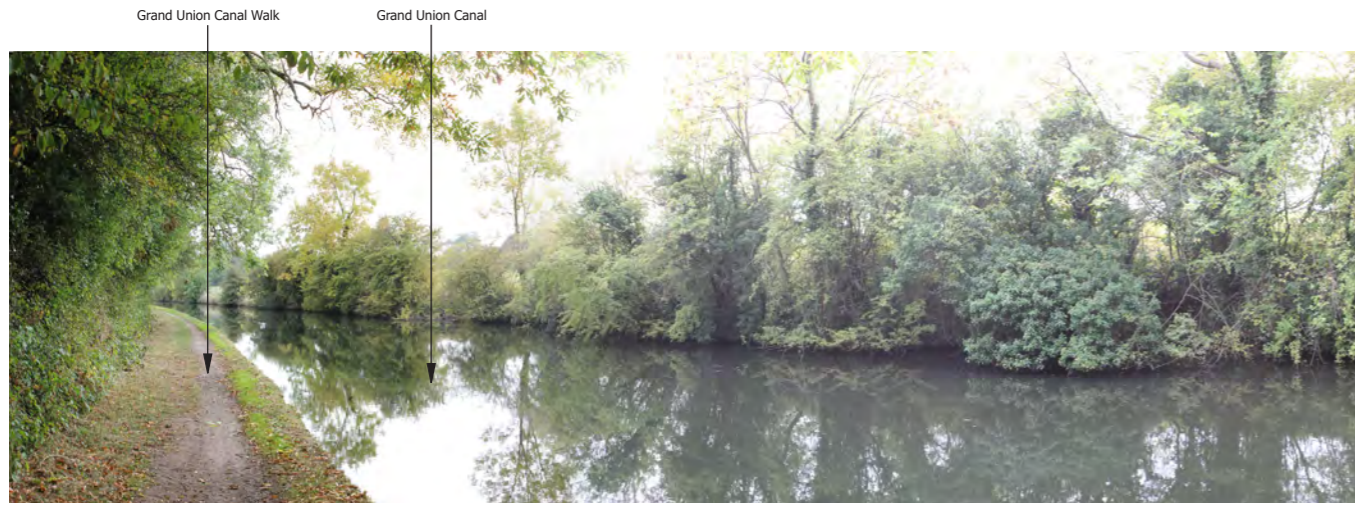
SITE CONTEXT
PHOTOGRAPHS: 4 - 6

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: OCTOBER 2018

PROJECT NUMBER: 29413

**BARTON
WILLMORE**



SITE CONTEXT PHOTOGRAPH 7: VIEW SOUTH-WEST FROM GRAND UNION CANAL WALK / CYCLE ROUTE



SITE CONTEXT PHOTOGRAPH 8: VIEW NORTH-WEST FROM GRAND UNION CANAL WALK / CYCLE ROUTE



SITE CONTEXT PHOTOGRAPH 9: VIEW WEST FROM PUBLIC RIGHT OF WAY CONNECTING HENWOOD HALL FARM TO GRAND UNION CANAL WALK

LAND AT JACOBAN LANE,
KNOWLE

SITE CONTEXT
PHOTOGRAPHS: 7 - 9

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: OCTOBER 2018

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SITE APPRAISAL PHOTOGRAPH A



SITE APPRAISAL PHOTOGRAPH B



SITE APPRAISAL PHOTOGRAPH C

LAND AT JACOBAN LANE,
KNOWLE

SITE APPRAISAL
PHOTOGRAPHS: A - C

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