



OUTLINE LANDSCAPE & VISUAL IMPACT APPRAISAL

Kennilworth Road, Balsam Common

Project Number: 3135

v2

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SECTION 1 - CONTEXT

BACKGROUND

TPM Landscape were appointed by Generator (Balsall Common) Ltd in Autumn 2018 to prepare an Outline Landscape and Visual Impact Appraisal of a site for the proposed allocation for residential development in the emerging local plan. The proposed allocation has been considered with regard to the potential for landscape and visual effects which would require a more refined level of assessment to be carried out in a full Landscape and Visual Impact Appraisal as part of a detailed or outline planning application. The potential landscape and visual receptors have been identified, and an outline assessment of their likely sensitivity to change and the potential magnitude of change and the potential for significant effects has been considered. Mitigation measures have been proposed to retain and enhance important characteristics and to minimise identified potential landscape and visual impacts.

Site Context

The proposed allocation is located adjacent to the south eastern settlement boundary of Balsall Common, under the jurisdiction of Solihull Metropolitan District Council local planning authority.

The Proposed Allocation Site

The proposed allocation site comprises of two pastoral fields divided by hedgerow on the south-eastern access to Harper fields Care Home, and a large residential garden curtilage to the north of the Care Home access road. The proposed allocation site would be accessed from the A452 Kenilworth Road which abuts the north-eastern boundary, and also from the Harper Fields Care Home access road.

Kenilworth Road is a tree lined road with a sylvan character. An existing hedgerow with large specimen trees is located along the south eastern boundary to the rural landscape. The Harper Fields Care Home is located along the southern boundary which was constructed approximately 4 years ago, and the Albany Meadows Dare Village is nearing completion on the western boundary of the site. The access road to the Care Home has a post and rail fence with an open aspect to the fields on the southern boundary, and mixed hedgerow and railings to the boundary between the Care Home and the southern boundary of the proposed allocation site.

An existing native hedge delineates the 2 fields on the southern part of the proposed allocation site.

The residential property on the northern part of the proposed allocation site has a native hedge boundary to the Harper Fields access road and open post and rail fencing to the south and eastern boundaries, with large mature trees.

Landscape Designation

There are no 'landscape' designations within the proposed allocation site boundary or local surroundings.

There are no registered historic assets in the visual influence of the proposed allocation (Figure 2) with the nearest listed building being Cottage Farm 0.5km to the north west of the site and Berkswell Windmill located approximately 300m east of the proposal site. Intervening topography, settlement, trees and hedgerows will prevent the proposal site being seen in the context of these historic assets.

The proposed allocation site is located in the Green Belt (Figure 3), however the Green Belt boundary is subject to a Green Belt Review.

The Landscape and Visual Resource

There are no especially sensitive landscape receptors in the vicinity of the proposed allocation site (such as National Park or AONB). Potential visual receptors include users of public footpaths and residential properties, as well as the recently constructed Harper Fields care home, and the new Albany Meadows Care Village, and also people driving and walking past the proposed allocation entrance along Kenilworth Road (A452).



Fig 1-1 Proposed Allocation Site - Wider Location Plan



Fig 1-2 Proposed Allocation Site- Location Plan

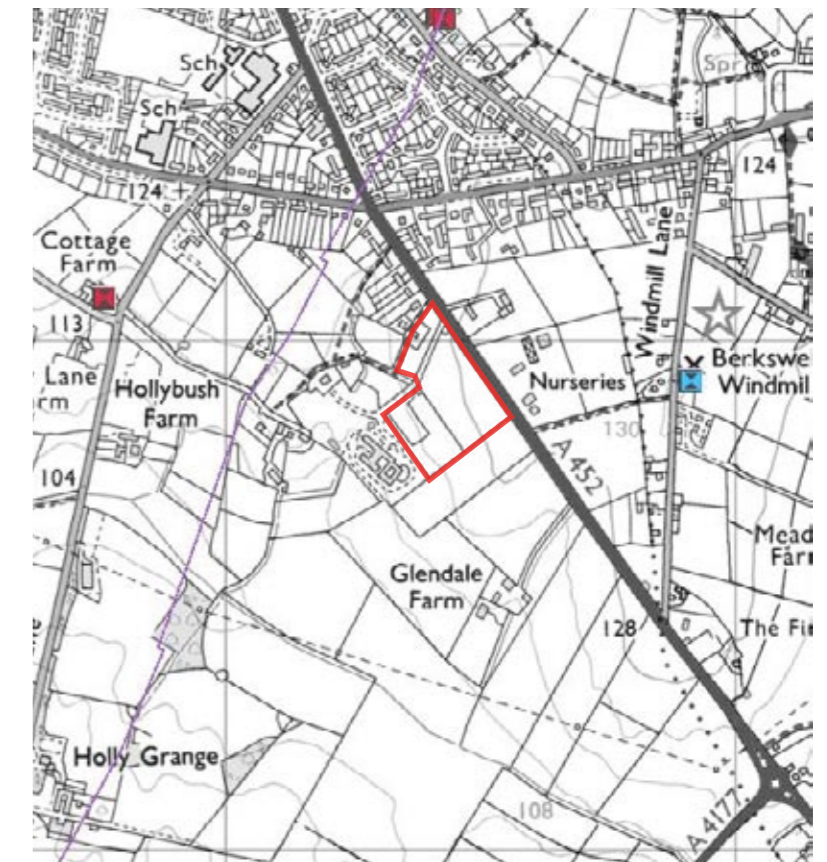


Fig 2 Historic Assets in the vicinity of the proposed allocation site



Proposed Allocation Site



Aerial Photograph of the proposed allocation site and surrounding landscape context . New development highlighted

Proposed Allocation Site



Aerial Photograph of the proposed allocation site. New development has been highlighted



Photo P1 - View of access road at the entrance from the A452 Kenilworth Road



Photo P2 - View of proposed allocation site at entrance to existing Harper Fields Care Home on Kenilworth Road



Photo P3 - View towards proposed allocation site from Kenilworth Road leaving Balsall Common heading south



Photo P4 - View of proposed allocation site northern part (residential curtilage)



Photo P5 - View of proposed allocation site - southern part from Harper Fields access road off Kenilworth Road



Photo P6 - View of southern boundary of the proposed allocation site from land south of the proposal site (not public access)



Photo P7 - New residential properties located opposite the Harper Fields entrance



Photo P8 - New residential development under construction adjacent to Kenilworth Road east of the proposed allocation site



Photo P9 - Harper Fields Care Home which abuts the western boundary of the proposed allocation site



Photo P10 - Albany Meadows Care Village under construction which abuts the western boundary of the proposed allocation site

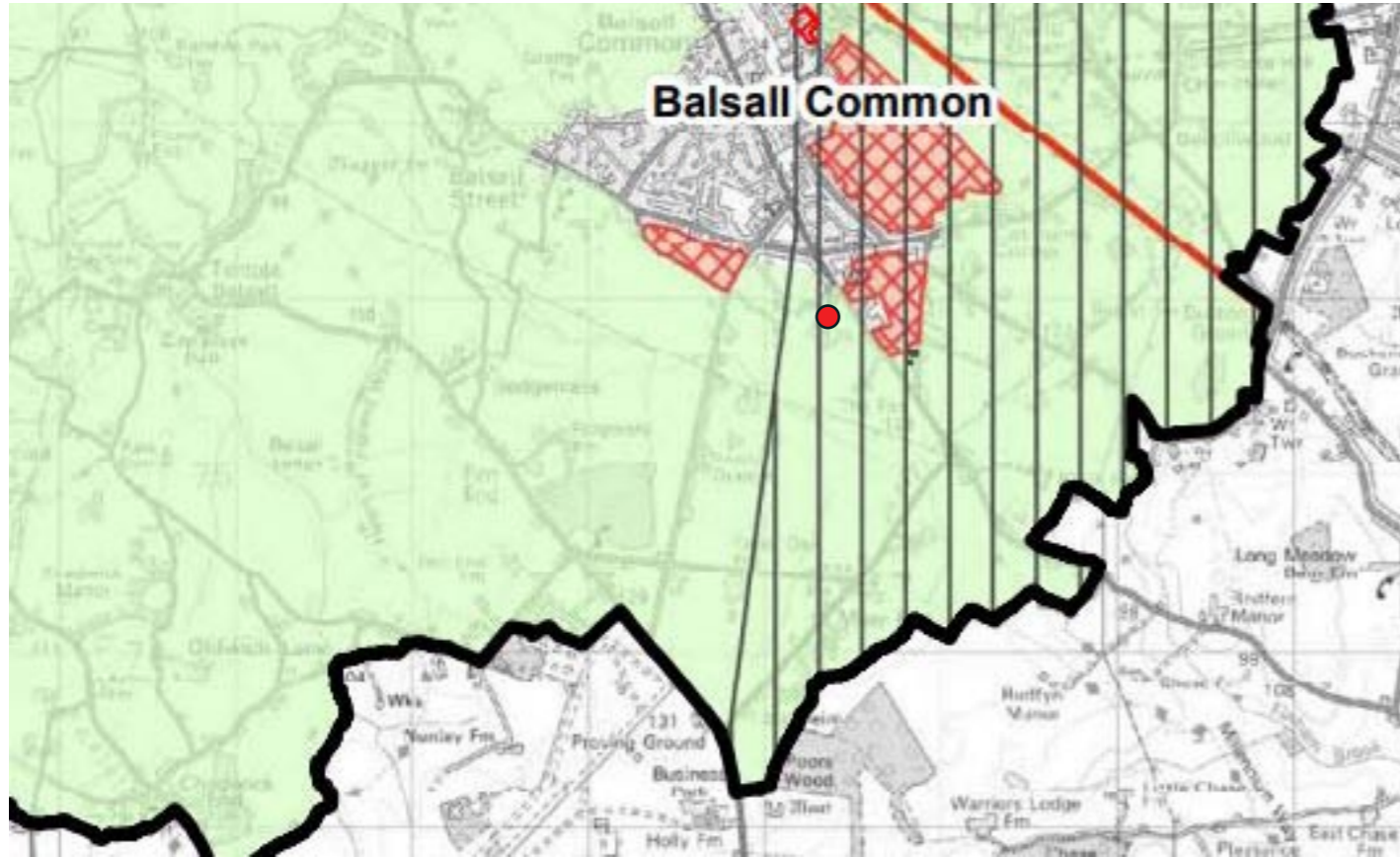


Fig 3 Solihull MBC Proposals Map - Draft 2016

● Proposed Allocation Site

Local Planning Context

The existing development plan for

Solihull Council website (November 1028) states the following with regard to the status of the Local Plan:

Solihull Local Plan

The Solihull Local Plan sets out how and where Solihull will develop in the future. It outlines challenges facing Solihull and how they will be addressed, the vision for the future of Solihull, the strategy for achieving the vision, and policies and proposals to enable the Borough to grow and develop into the place we would like it to be. Sites for development are also identified. The Plan has been informed by extensive involvement with a wide range of stakeholders and the community.

The Solihull Local Plan was adopted by the Council on 3rd December 2013.

The Inspector’s Report on the examination into the Solihull Local Plan Development Plan Document, published on 21st November 2013, was considered by Full Council on 3rd December 2013. It was resolved to make the modifications recommended by the Inspector (as set out at Appendix 1 of the Inspector’s Report) and adopt the Local Plan.

The Local Plan replaces the saved policies of the Solihull Unitary Development Plan and is now the Council’s statutory development plan and the starting point in planning decisions. The following documents are now published in accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012:

Retained Allocations from SLP 2013

- Solihull Borough Boundary
- Green Belt
- SLP Allocated Housing Sites
- SLP Allocated Employment Sites
- SLP Allocated Mixed Use Sites
- Gypsy & Traveller Safeguarded Sites
- Gypsy & Traveller Adopted Sites
- Town Centres
- BVP, BBP & Jaguar Land Rover
- NEC
- Birmingham Airport
- Strategic Waste Management Sites
- Area of Search for Waste Management Facilities
- Preferred Area Minerals Sites
- Mineral Safeguarding Area / Area of Search
- Mineral Safeguarding Area for Coal
- Green Space Sites

Draft Local Plan Review Proposed Allocations

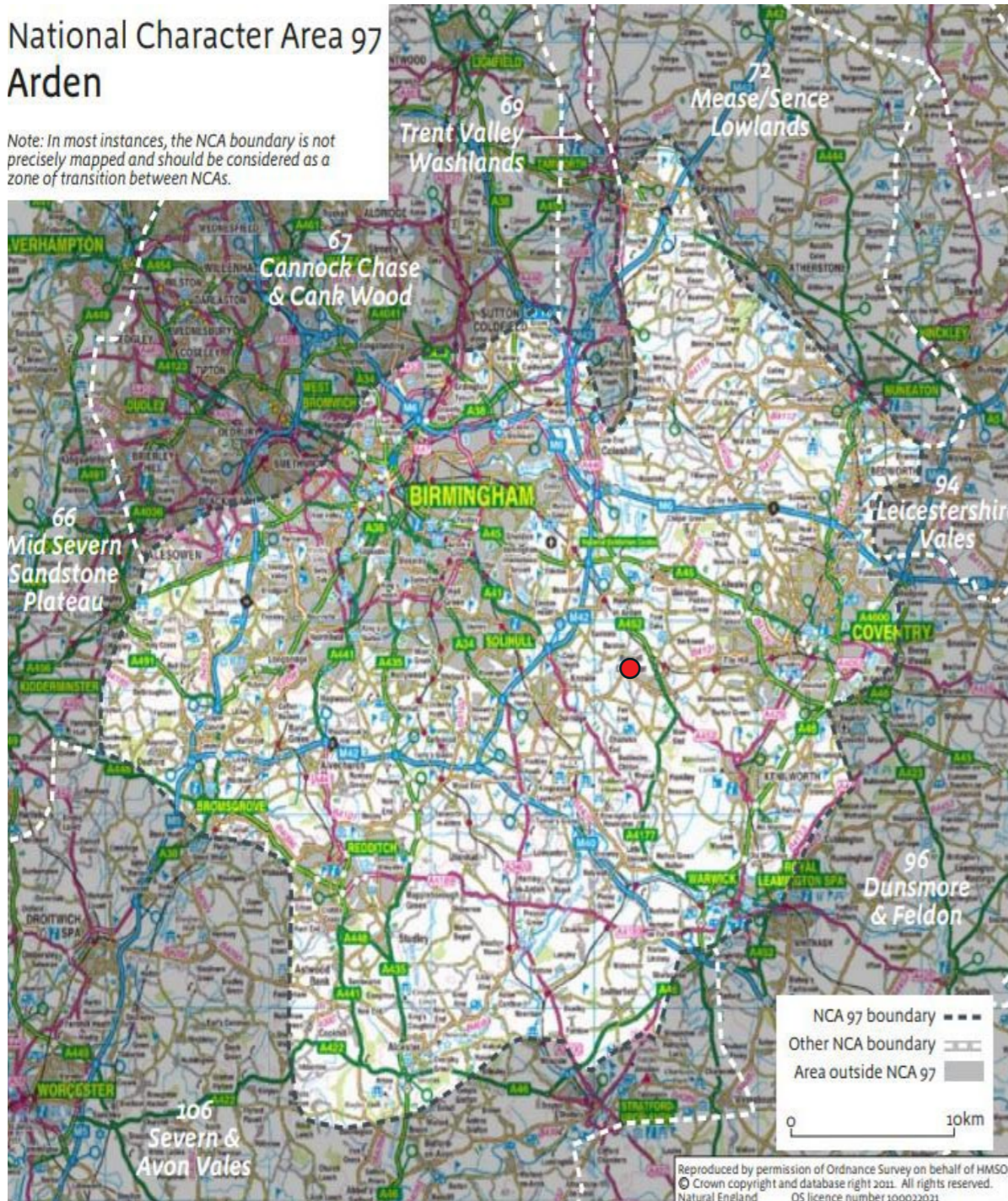
- Preferred Options Housing
- Preferred Options Mixed
- Preferred Options Employment

Other Proposals

- Proposed HS2 Line

National Character Area 97 Arden

Note: In most instances, the NCA boundary is not precisely mapped and should be considered as a zone of transition between NCAs.



National Character Area profile:

97. Arden

Supporting documents

Introduction & Summary

Description

Opportunities

Key facts and data

Landscape change

Analysis

Key characteristics

- Well-wooded farmland landscape with rolling landform.
- Geologically diverse with rocks ranging from the Precambrian to the Jurassic and overlain by superficial Quaternary deposits.
- Mature oaks, mostly found within hedgerows, together with ancient woodlands, and plantation woodlands that often date from the time of enclosure. Woodlands include historic coppice bounded by woodbanks.
- Narrow, meandering clay river valleys with long river meadows; the River Blythe SSSI lying between the cities of Coventry and Birmingham is a good example of this.
- Numerous areas of former wood-pasture with large, old, oak trees often associated with isolated remnants of more extensive heathlands. Village greens/commons have a strong association with remnant lowland heath. Fragmented heathland persists on poorer soils in central and northern areas.
- Diverse field patterns, ranging from well hedged, irregular fields and small woodlands that contrast with larger semi regular fields on former deer park estates, such as, Packington Hall and Stoneleigh Park.
- Complex and contrasting settlement pattern with some densely populated where traditional settlements have amalgamated to form the major West Midlands conurbation while some settlements remain distinct and relatively well dispersed.

- North-eastern industrial area based around former Warwickshire coalfield, with distinctive colliery settlements. North-western area dominated by urban development and associated urban edge landscapes such as managed greenspace, for example allotments, gardens, parks, golf courses (rough areas) and public open spaces; playing fields, churchyards, cemeteries and institutional grounds (schools, hospitals).
- Transport infrastructure, the M42, M40, M6 and M5 are major transport corridors that sit within the landscape of this NCA.
- Shakespeare's 'Forest of Arden', featured in 'As You Like It', is still reflected through the woodland cover, mature oaks, small ancient woodlands and former wood pasture.



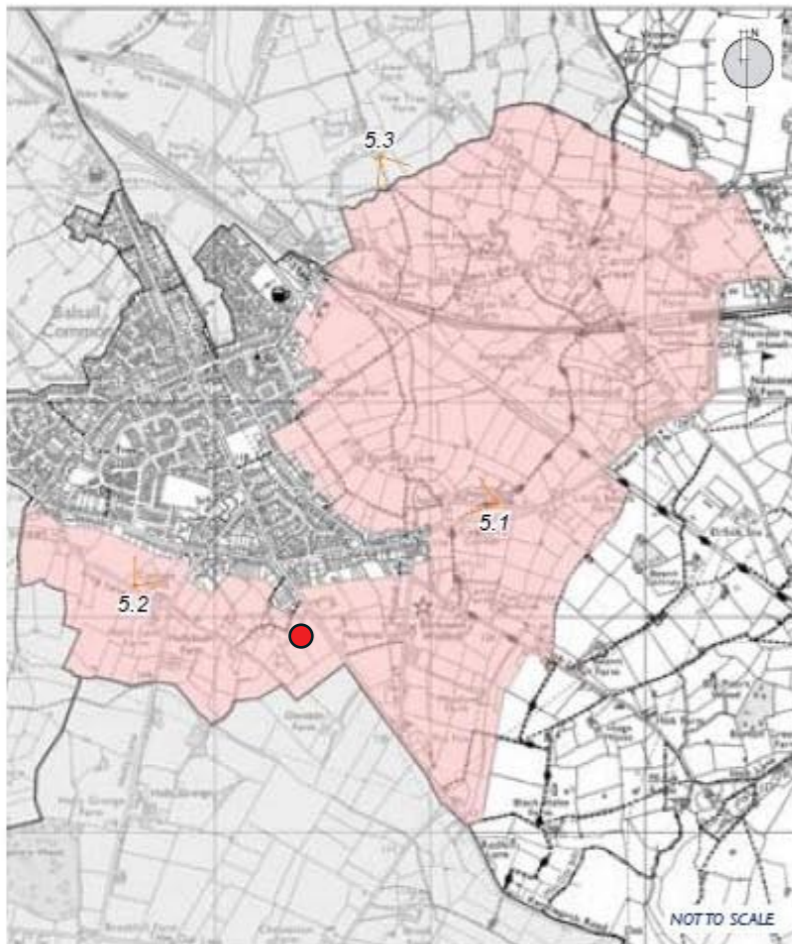
Demonstrating the undulating landscape between Coventry and Birmingham - looking west along A45, near to Meriden.



An example of the meandering clay river valleys with long river meadows typical of the Arden landscape.

Fig 4 National Landscape Character Area 97- Arden

Proposed Allocation Site



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Description:

This area is generally flat extending to areas of undulating landscape towards the northern extent of the LCA. The area is located to the west of Balsall Common and spans just under 4.5km².

Being in close proximity to Balsall Common the area therefore is heavily influenced by the settlement bringing in strong elements of suburbia. This is particularly noticeable around Catchems Corner and Carol Green introducing manicured lanes, close mown grass verges, footways and overhead cables. The strong influence of Balsall Common on the rural character of the area has led to the loss of the definitive edge between the urban area and countryside beyond.

Strong tree cover along streets and isolated trees within field boundaries as part of hedgerows create a strong 'sense of place' that adds to the distinctiveness of the area. Even in areas of built development where the rural aspect has been denuded, the tree structure has been retained and remains a dominant influence.

The landform along with the strong hedgerow structure creates short-distance views that are contained within the LCA. The area is easily accessible via a network of roads, footpaths and long distance trails including the Millennium Walk, Coventry Way and Kenilworth Greenway cycle path, which form key recreational routes through the area. The railway line running east to west to Coventry also passes across the character area.

Table 5: Key Characteristics of LCA 5 - Balsall Common Eastern Fringe

Component	Characteristics
Topography	<ul style="list-style-type: none"> Gently undulating landform between 110m and 130m tending to be largely flat in the southern area.
Geology	<ul style="list-style-type: none"> Majority siltstone and sandstone with subordinate mudstone solid geology and undifferentiated Triassic rocks (mudstone, siltstone and sandstone solid geology)
Soils	<ul style="list-style-type: none"> Majority slowly permeable clayey soils with varying slightly impeded or impeded drainage
Drainage	<ul style="list-style-type: none"> Tributaries of the River Blythe, other springs and pools. Agricultural field ditches also form part of the drainage pattern.
Land Use	<ul style="list-style-type: none"> Mostly managed as arable land with smaller grass fields. Clustered residential settlements.
Vegetation Cover	<ul style="list-style-type: none"> Arable and some pastoral fields Mature hedgerow trees (oak and ash are the dominant species) and established hedgerows. Two veteran trees.
Development	<ul style="list-style-type: none"> A cluster of small settlements at Carol Green and linear development at Catchems Corner are the main settlements outside of Balsall Common. A number of farmsteads, communications masts and electricity pylons are present.
Historic Value	<ul style="list-style-type: none"> A number of listed buildings are present predominantly located within Carol Green. Several old cottages, though not designated, are of local importance around Catchems Corner. The fields are historic, most likely post-medieval enclosed fields that may have medieval origins.
Accessibility	<ul style="list-style-type: none"> Several roads and a railway line run through the area connecting to the wider landscape. A number of Public Rights of Way including long distance trails – Millennium Way and Coventry Way traverse the area. The disused railway line is now an active cycle path known locally as Kenilworth Greenway which connects to the National Cycle Network 523.
Visual Dynamic	<ul style="list-style-type: none"> The views are generally short distance, contained, shallow and in a horizontal orientation.
Key Features	<ul style="list-style-type: none"> Arable land with irregular historic field pattern. Established hedgerows. Mature trees (oak and ash) including two veteran trees. Communications mast and electricity pylons are detracting features. Suburban influences within a rural setting. Long distance trails. Berkswell Windmill.

Sensitivities and Pressures:

- Possible increased pressure for housing and urbanisation from edge of Balsall Common, Carol Green and Catchems Corner may impact upon rural character.
- Neglect and potential loss of veteran trees and ancient woodland associated with development pressure.
- The landscape contains many scattered buildings and has limited capacity to accept additional built development without causing detrimental coalescence.
- Potential of farmstead sprawl with new large modern buildings and farm diversification detracting from the area. Conversion of field barns and vernacular buildings is also impacting upon landscape character.
- Almost the entire LCA excepting the south-western area is mineral safeguarded for coal, which could have considerable impact upon the landscape character.
- Pressure from the proposed HS2 route.



Photograph 5.1:
Woodland cover is largely absent with trees being limited to hedgerows and streets, particularly at the urban edge of Balsall Common.



Photograph 5.2:
In places, agricultural fields have given way to recreational purposes at settlement edges, urbanising the once rural setting.



Photograph 5.3:
The historic irregular field pattern is evident in some locations. Electricity pylons conspicuously cross the gently undulating landscape, detracting from the rural view.

VISUAL EFFECTS

Visual effects describe changes the proposed allocation is likely to have to views of people at their home, place of work, walking or undertaking leisure or recreation activities. The potential for a significant change to a view is considered with regard to many factors, including (but not confined to):

- the sensitivity of the receptor
- the existing nature or quality of the view
- the magnitude of change to the view

SENSITIVITY OF RECEPTORS

Sensitivity is often synonymous with the importance placed on the view to the receptor (viewer). Visual receptors are described as being High, Medium or Low, with views from main living areas of residential properties and public footpaths in a rural location generally being considered to be of High Sensitivity, and views for people at work or travelling in vehicles (where the view is not a considered part of the journey such as a coastal road) generally considered to be of a lower sensitivity.

The locations of the assessed receptors for the proposed allocation are illustrated on Figure 8.

NATURE AND QUALITY OF THE VIEW

This is assessed with regard to aesthetic characteristics, and is defined on a scale from exceptional (such as might be found at a National Park) to ordinary (a normal view typical of the area and usually without designation), to low (where there is a predominance of detracting elements within the landscape).

MAGNITUDE OF CHANGE TO THE VIEW

The potential change is assessed for each of the receptor types in consideration of several factors, including (but not confined to):

- The proximity of the viewer to the proposed allocation
- The relative elevation of the viewer and the proposed allocation
- The existing field of view (a wide panorama to a contained view)
- The relative proportion of view taken by the proposals
- Whether the view is open or filtered

VISUAL ENVELOPE

The proposed allocation site is located directly adjacent to the southern urban fringe of Balsall Common settlement, and the potential visual envelope of the development is restricted by the buildings of the settlement to the north, and the topography, and the trees and hedgerow to the south-east. Consequently, the visual envelope will be contained by the adjacent buildings and tree lined Kenilworth Road to the north, east and west, and the Harper Fields Care Home to the south. The visual envelope will extend slightly further to the south and south-west, however will not extend beyond the surrounding road network (Kenilworth Road to the north, Table Oak Lane to the south and Holly Lane to the west. Any views across the landscape to the south and south-west will be heavily filtered through layers of hedgerows and field trees.

Figure 6 illustrates a birds-eye view of the wider landscape area. This view been added to in order to demonstrate recent development which has either been completed or is currently under construction, including the Harper Fields Care Home directly to the west of the site, the Albany Meadows Care Village directly to the north of the site, and the 2 Crest Nicholson residential developments at Elysian Gardens to the east of Kenilworth Road. Figure 6 also illustrates an area of land which is a proposed allocation area in the Draft Local Plan, forming a large triangle of land between Kenilworth Lane and Windmill Lane. Each of these developments will further restrict the visual envelope to the east, north and west.

The Visual Envelope Map (Fig 7) illustrates the extent of where the proposed allocation could potentially be seen from. Intervening features such as buildings, trees and hedgerows will reduce this visual envelope demonstrated in Aerial View Figure 6. For residential developments a distance of 1km is usually considered to be appropriate; beyond this distance it is generally accepted that any change to the view would be so small as to be insignificant, other than from very sensitive locations.

VISUAL RECEPTORS

The nature of the existing view and the potential magnitude of change to the view by the proposed allocation has been considered with regard to the potential visual receptors within the visual envelope. A representative photograph for each of the potential receptors is provided in Views V1 to V7 and the location of each view is illustrated on Figure 8.



Fig 6 Birds Eye view showing extent of factors restricting views to the wider landscape. new development and proposed draft allocation site highlighted



Fig 7 Surface Factors influencing the potential Visual Envelope

- Proposed allocation boundary
 - Settlement and built form restricting views
 - Dense woodland restricting views
 - Large hedgerows and roadside planting with individual trees restricting views
 - Intermittent hedgerows with individual trees restricting views
- Area of primary visual influence and extent of study area - Potential for direct views

NEAR DISTANCE VIEWS

Vehicle and Pedestrian Receptors

The proposed allocation will be visible to vehicle and pedestrian users along Kenilworth Road represented by **View V1**.

Public Footpath Receptors

A public footpath is located to the east of the proposal site, represented by views **V5, V6 and V7**. Near distance views are anticipated from a short section of the public footpath in the vicinity of the site, however this will be in the urban fringe context.

Residential Receptors

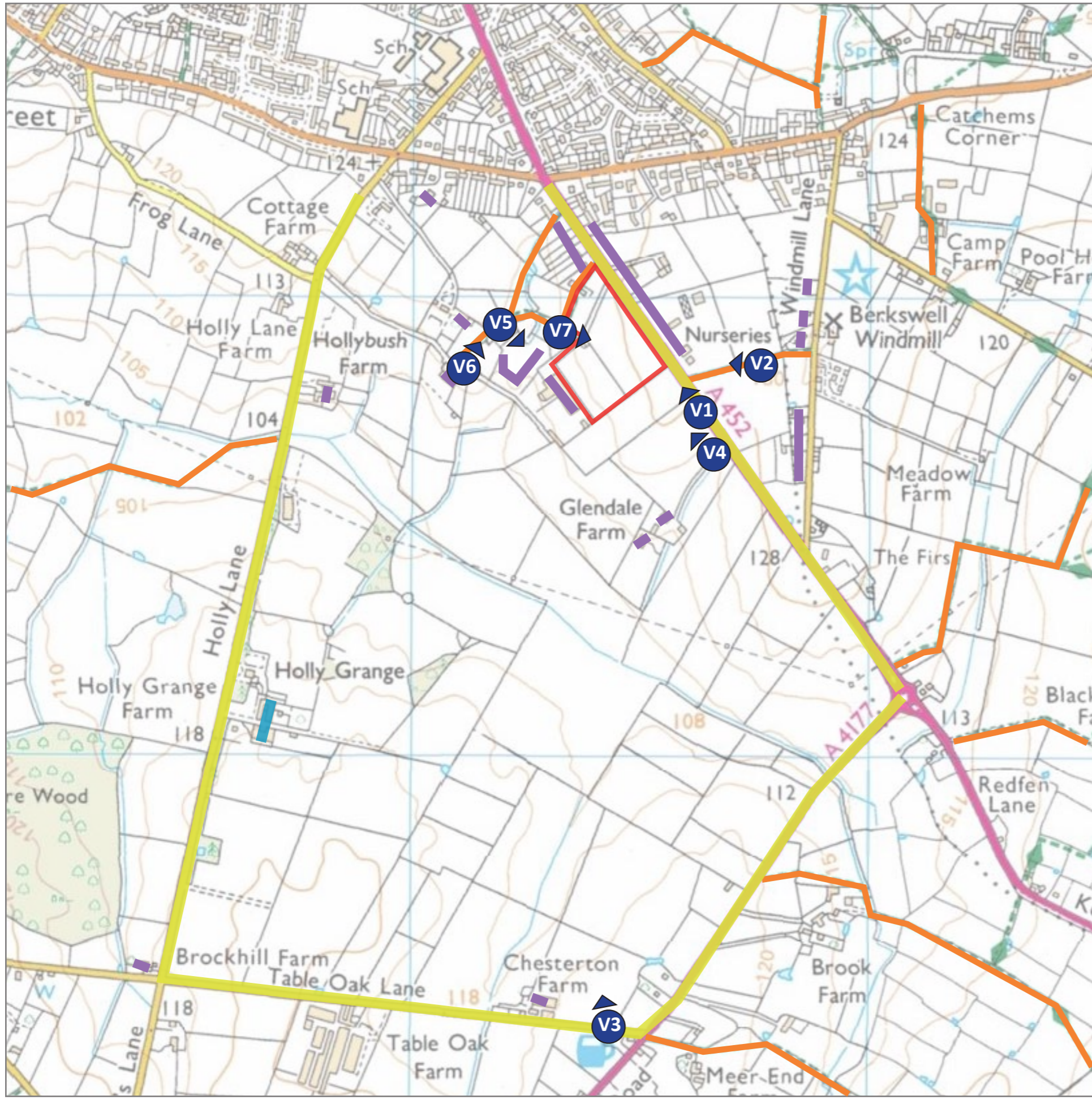
Whilst there may be some filtered views for residential properties in the immediate vicinity of the proposal site these will be through filtered layers of trees located on the roadsides and gardens, and in an urban fringe context. No representative views of residential properties could be located due to private property, however the surrounding properties are indicated on the site context photographs in section 2 of this assessment, and it is not considered that residential properties in the vicinity of the allocation site are likely to experience substantial change.

MID DISTANCE VIEWS (300m - 1km)

Mid distance views south and south-west of the proposed allocation site are restricted as a result of the rolling topography reinforced by tree and hedgerow field boundaries. Views **V2 and V4** are representative of potential views from mid distance locations.

FAR DISTANCE VIEWS

Far distant views of the proposed allocation from the south and west of the proposal allocation are restricted due to intervening woodland, hedgerows, rolling topography, and built form. The effect on long distance views south and south-west are therefore considered to be Nil/ Negligible. View **V3** is representative of the potential nature of long distance views.



Key







-  Proposed Allocation Site Boundary
-  Residential Receptors
-  PRow Footpath Receptors
-  Vehicle Receptors
-  Commercial Receptors
-  Selected Viewpoint

Fig 8 Visual Receptor Types and Viewpoint Locations

Proposed allocation beyond trees and buildings



V 1 View looking north on the approach to Balsall Common on Kenilworth Road

Proposed allocation beyond trees and hedgerow



V 2 View looking west towards the proposal site from footpath link between Windmill Lane and Kenilworth Road (site is not considered to be visible)



V 3 View looking north towards proposed allocation site from gap in hedgerow on Table Oak Lane (site is not considered to be visible)

V 3 Context photographs showing the landscape context of Table Oak and Holly Lane





Proposed allocation beyond trees and hedgerow

V 4 View looking north towards proposed allocation site from the access to Glendale Farm



Proposed allocation site in mid-ground and beyond trees and hedgerow

V 5 View looking east towards proposal site from public footpath



V 6 View looking north demonstrating hedgerow preventing views from footpath south of Harper Fields Care Home



V 7 View looking north-east from public footpath within the proposed allocation site at existing residential curtilage.



SECTION 5 - POTENTIAL LANDSCAPE AND VISUAL EFFECTS

POTENTIAL LANDSCAPE EFFECTS

Wider Landscape Characteristics

The national landscape character is described through the National Landscape Character Areas 97 - Arden, while the regional landscape character is described through the Solihull Borough Local Character Guide 2016.

The key characteristics of the wider landscape (based on national and regional landscape character assessment) which are relevant to the wider area of the proposed allocation study include:

- *Well wooded farmland landscape with rolling landform*
- *Mature Oaks, mostly found within hedgerows...*
- *Being in close proximity to Balsall Common the area is therefore heavily influenced by the settlement bringing in strong elements of suburbia.*
- *The strong influence of Balsall Common on the rural character of the area has led to the loss of the definitive edge between the urban area and rural countryside beyond.*
- *Strong tree cover along streets and isolated trees within field boundaries as part of the hedgerows create a strong sense of place that adds to the distinctiveness of the area.*
- *The landform along with the strong hedgerow structure creates short distance views that are contained within the landscape character area.*

Development of the proposed allocation site would not require the removal of important landscape elements such as trees and hedgerow (other than for access), and would provide the opportunity to enhance the existing tree and hedgerow structure and to strengthen the urban/ rural interface.

The Setting of the Proposed Allocation.

The proposed allocation site contains rural characteristics as farmed fields with hedgerow boundaries, however the rural character is influenced by the urban fringe of Balsall Common located to the immediate north of the proposed allocation site. Several recent developments have been completed or are nearing completion to the immediate boundary of the site, including the Albany Meadows Care Home which directly abuts the western boundary, and the Crest Nicholson Elysian Gardens residential developments located opposite the site to the north of Kenilworth Road. These developments have effectively contained 3 sides of the proposal site with development, and making urban form a stronger influence on the character of the landscape. A large area of land to the north of Kenilworth Road is a proposed allocation site in the Draft Local Plan, and should development of this area occur, then the edge of urban settlement will extend for some distance to the south of the proposal site along Kenilworth Road.

The proposed allocation site contains hedgerows and hedgerow trees that should be retained and enhanced where possible and any effects to the landscape resource would be contained to the local landscape setting. There would be a loss of two small pasture fields on the southern edge of Balsall Common settlement, however there is scope for the provision of a landscape buffer zone (described under the mitigation measures) and with this buffer zone the extent of the effects on the landscape resource will be predominantly contained to the edge of settlement character area, and not have a substantial impact on the wider countryside.

The proposed allocation site lies within the Green Belt, however the Green Belt boundaries are the subject of a review process. Should the site remain within the Green Belt following the review process, then any proposed development would be required to demonstrate that there was not substantial harm to Green Belt function or that very special circumstances exist.

POTENTIAL VISUAL EFFECTS

Visual Envelope

The proposed allocation site is located directly adjacent to the southern urban fringe of Balsall Common settlement, and the potential visual envelope of the development is restricted by the buildings of the settlement to the north, the current buildings under construction at Albany Meadows Care Village and Elysian Gardens on Kenilworth Road, and the topography, and the trees and hedgerow to the south-east. Consequently, the visual envelope will be contained by the adjacent buildings and tree-lined Kenilworth Road to the north, east and west, and the Harper Fields Care Home to the south. The visual envelope will extend slightly further to the south and south-west, however will not extend beyond the surrounding road network (Kenilworth Road to the north, Table Oak Lane to the south and Holly Lane to the west. Any views across the landscape to the south and south-west will be heavily filtered through layers of hedgerows and field trees.

Nearby Visual Receptors

Nearby visual receptors include the properties which lie directly adjacent to the proposed allocation site (residents on Kenilworth Road in the immediate vicinity of the site, and residents of Harper Fields Care Home and the new Albany Meadows Care Village),

users of Kenilworth Road (predominantly cars), and users of the public footpath which runs to the west of the site.

Vehicle/ Pedestrian Receptors

The proposed allocation site would be visible to vehicles and pedestrians who pass along Kenilworth Road. For people travelling south-east leaving Balsall Common, the change will not be readily notable as it will be a small extension of the existing settlement, however there is a potential for change to views for people approaching Balsall Common along Kenilworth Road from the south. The proposed mitigation proposals include a landscape buffer zone along the eastern boundary of the proposed allocation site in order to soften the built form of any development proposals, and to provide a positive edge of settlement setting. The land to the north of Kenilworth Road is a proposed allocation site in the Draft Local Plan, and if this site is developed then the current urban fringe of Balsall Common will extend further along Kenilworth Road beyond the proposal site.

A public footpath runs from the west of the proposed allocation site to the access road to Harpers Field Care Home. In the immediate vicinity of the proposed allocation site there will inevitably be a change to the users of the footpath, however the footpath in this location is in an edge of settlement location where built form is a part of the footpath character, and a proposed development would not necessarily be incongruous.

The proposed allocation site will be visible to people travelling to and from the Harper Fields Care Home and the new Albany Meadows Care Village, and the boundary to the access road should be designed to provide an attractive approach and setting for the Care Home.

Residential Receptors

There will be a change to a single property which directly abuts the proposal site on Kenilworth Road with the development of the curtilage of the property to the north of the access road to Harper Fields, however the views for the existing property are already contained by garden boundaries and mature trees, with no open views to countryside, and the change is not considered to be incongruous in the edge of settlement context. Development of the proposed allocation site will be visible to the residents of Harper Fields Care Home who face towards the proposed allocation site and the new residents of Albany Meadows Care Village. There are existing trees and hedgerow on the boundary between the Care Home and proposal site and the proposed development should include a landscape buffer zone of native tree and shrub planting to soften the built form. There will be some views of the site from residents of properties on the opposite side of Kenilworth Road, however these will be heavily filtered through the mature roadside trees.

Mid to Long Distance Views

Mid to long distance views have been considered and it is anticipated that there would be no long distance views and very limited mid distance views, due to the visual envelope being restricted to the north by settlement, and to the south and south-west by topography and trees and hedgerows, and because of the limited number of potential visual receptors within the visual envelope. With a landscape buffer zone along the south-eastern/ south-western boundary it is not anticipated that any mid to long distance receptors would experience large visual effects.

MITIGATION MEASURES

The assumptions made in the preparation of this report have been made with regard to the proposed allocation incorporating the following potential mitigation measures. The mitigation measures are illustrated on the Landscape Framework Plan (Figure 10).

- Provide native hedgerow and hedgerow trees along the south-eastern boundary to integrate the edge of settlement in the landscape and provide a positive urban/rural interface which preserves the character and setting at the southern approach to Balsall Common along Kenilworth Road.
- Retain and enhance existing hedgerows along the south-eastern boundaries and internal hedgerow where possible (subject to visibility splays and ecological value);
- Retain existing trees along Kenilworth Road (subject to access requirements) to preserve the sylvan nature of Kenilworth Road. Compensate for any required tree loss, and supplement the existing tree belt with a new generation of trees.
- Set development back from the south-eastern boundary of the proposed allocation site to allow for a substantial landscape buffer to the open countryside to the south.
- Consider using single storey buildings along the south-eastern boundary.
- Construct buildings and boundary treatments from materials sympathetic to the local vernacular; and
- Provide a comprehensive landscape scheme for the development to soften the built form and integrate the buildings into the landscape.

SUMMARY

Landscape Effects:

This Outline LVIA considers that there will be a small reduction in agricultural land and minor loss of trees for access purposes. The proposed allocation site has the potential to introduce further native tree and hedgerow, and to provide a substantial landscape buffer to help integrate any development proposals in the wider landscape, and to preserve the character and setting of the southern approach to Balsall Common along Kenilworth Road.



Fig 10 Proposed Mitigation Measures

There will be no impacts to designated landscapes such as National Park or AONB, and the proposed allocation is not described within local landscape character assessment as being of particularly sensitive landscape character.

The proposed allocation is located in an urban fringe setting directly adjacent to existing residential properties on Kenilworth Road, the Harper Fields Care Home to the south, and the Albany Meadows Care Village to the west.

Visual Effects:

The proposed allocation site is generally well contained by existing development, development under construction, and hedgerow, hedgerow-trees and woodland. The proposed allocation will not be readily visible from nearby country footpaths other than the footpath which runs through the site and is already located in an urban fringe context. There are no potential views from important public visual receptors (scenic viewpoints), and no impacts on important receptors such as listed buildings.

Immediately adjacent built form at Albany Meadows Care Village along the northern boundary screens views from the majority of Balsall Common settlement, while views from the south are screened by Harper Fields development and by intervening woodland, hedgerows and local landform. A few residential properties located to the south of the site may have glimpsed filtered views, however this will be in the context of the backdrop of the existing settlement and will be filtered through layers of trees and hedgerows, and the proposed allocation site is not likely to be readily visible from these locations. This urban backdrop would be extended further along Kenilworth Road if the proposed allocation of land between Kenilworth Road and Windmill Lane in the Draft Local Plan is developed.







There is very limited potential mid or long distance views due to the rolling topography and intervening trees, hedgerows, woodland and built form.

It is considered that the proposal allocation for residential development would form a logical extension to Balsall Common with limited impacts on the character and setting of the settlement, if the proposed landscape buffer along the south-eastern boundary and further mitigation proposals are provided. The proposed allocation site is bounded on 3 sides by existing development (Harper Fields), and development under construction (Albany Meadows and Elysan Gardens) which have a strong urbanising influence on the character of the landscape, which means that development of the proposed allocation site would not be incongruous in the edge of settlement location.



Fig 9 Illustrative Masterplan (Nov 2018) and 'Urban Grain' drawing showing the relationship of the built form of the proposed allocation site and existing built form in the vicinity of the site.



-  Proposed native hedgerow
-  Existing hedgerow retained where possible and supplemented with trees to soften built development
-  Existing trees retained where possible and supplemented where they need to be removed (eg potential site access)
-  Proposed landscape buffer. Native woodland edge to eastern boundary
-  Proposed tree planting within development to soften built form
-  Enhancement of boundaries with large native species tree planting (including specimen Oaks)