



DRAFT

LAND OFF TANWORTH LANE
CHESWICK GREEN

VISION DOCUMENT

Prepared by Pegasus Group on behalf of Richborough Estates
March 2019 | P19-0205_03



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PAGE 7	1	PAGE 11	2	PAGE 19	3	PAGE 23	4	PAGE 29	5	PAGE 35	6	PAGE 39	7	PAGE 43	8	PAGE 49	9	PAGE 55	10
INTRODUCTION		DEVELOPMENT SITE AND CONTEXT		PLANNING CONTEXT		THE EMERGING PROPOSALS		LANDSCAPE ASSESSMENT		ECOLOGY		HERITAGE		ACCESS AND MOVEMENT		OTHER MATTERS		CONCLUSIONS	

THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED





INTRODUCTION

- 1.1 Richborough Estates is a responsible and specialist strategic land promotion business founded with the aim of working in partnership with landowners. The projects are located throughout the country ranging from large urban extensions to residential schemes on the edge of settlements such as Cheswick Green.
- 1.2 Richborough oversee the entire planning process from start to finish and seek to work very closely with local communities, Planning Officers and Councillors to create the most mutually beneficial schemes. Richborough is seeking to apply this approach to the site at Tanworth Lane, Cheswick Green which extends to about 8.2 hectares (20.26 acres).
- 1.3 To provide a baseline for proposals, Richborough has commissioned a specialist team of consultants to undertake a range of environmental and technical surveys. This document seeks to bring together the outcome of these studies and explains how the constraints and opportunities which exist have informed the proposed development of up to 132 new homes together with accessible greenspace (about 3.07 hectares).
- 1.4 The proposed housing would be well-related to the existing settlement of Cheswick Green. By reason of the site's location, any future occupiers would have easy access on foot and cycle to facilities and services available within the village centre.
- 1.5 What is presented in this document is not intended to be a fully worked-up scheme for Tanworth Lane but has been prepared for illustrative purposes to be used as the basis for discussions with key stakeholders, including the local community and the Local Planning Authority.

RICHBOROUGH ESTATES CONSULTANT TEAM

- 1.6 The Richborough Estates Consultant Team comprises:

Planning:

Star Planning and Development

**Landscape:**

Tyler Grange LLP

**Urban Design:**

Pegasus Group

**Ecology:**

CSA Environmental

**Transport:**

Hub Transport Planning

**Heritage:**

Pegasus Group

**Arboriculture:**

Tyler Grange LLP

**Drainage:**

BWB Consulting

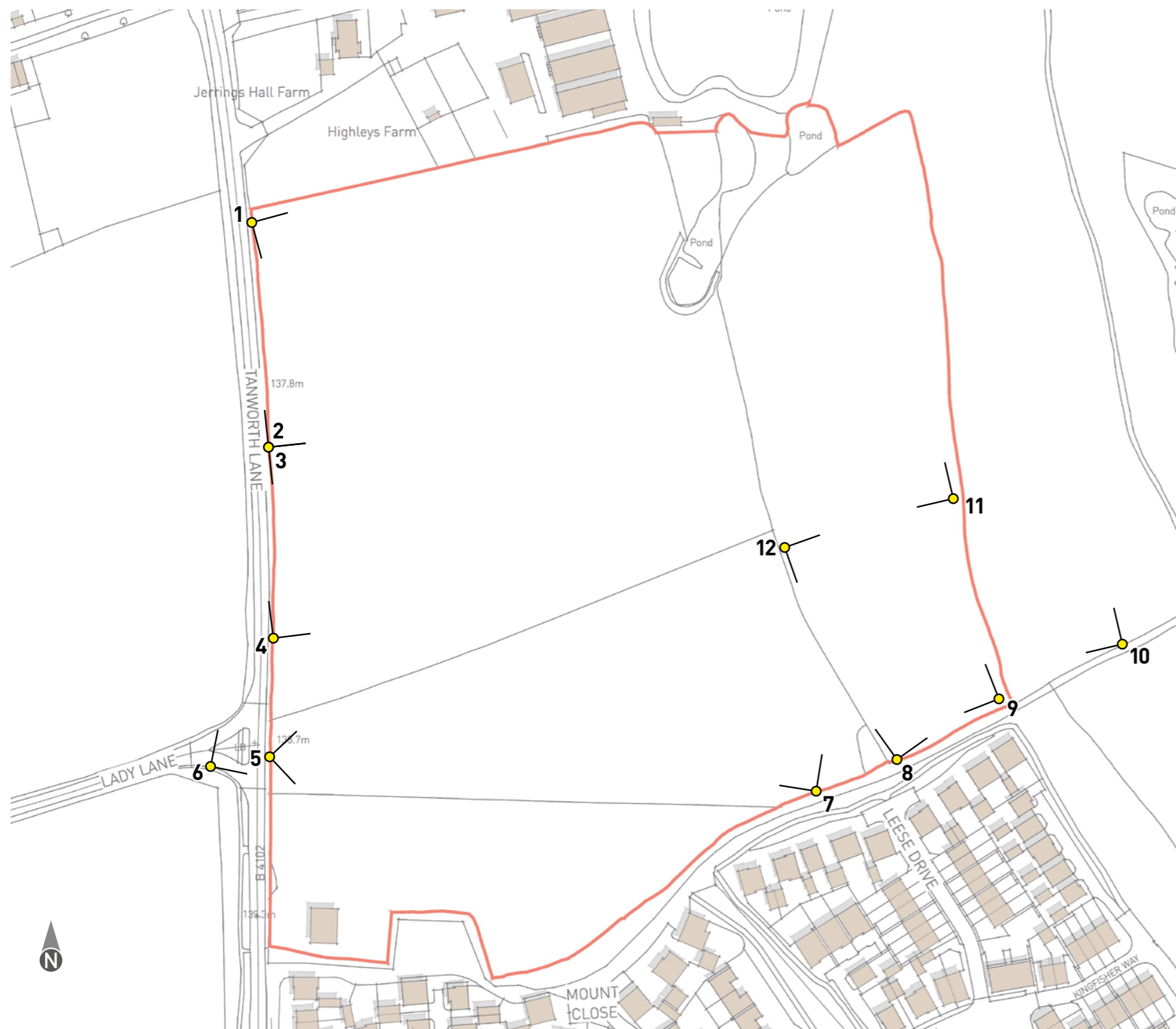
**Utilities:**

MEC Consulting





SITE BOUNDARY AND VIEWPOINT LOCATIONS

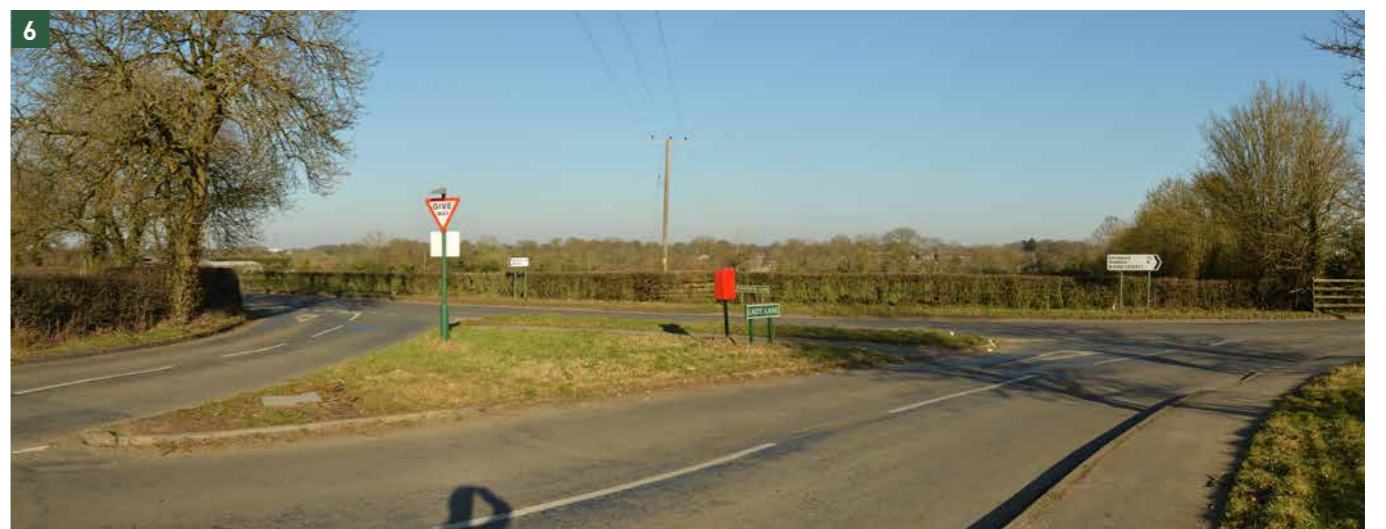


THE DEVELOPMENT SITE

- 2.1 Located on the north-western edge of Cheswick Green, the site is situated to the east of the B4102 Tanworth Road and measures approximately 8.2 hectares (20.26 acres). The site consists of three agricultural land parcels of semi-improved grassland and a small area of tree planting and water bodies in the north-eastern corner and residential to the south.
- 2.2 The western boundary, from where there is existing access to the site, is defined by a hedgerow that is well-maintained, although fragmented in places, and grass verge with a number of mature trees bordering Tanworth Road.
- 2.3 The northern boundary is formed by a more established hedgerow and tree planting providing some screening to the farm buildings and scrap yard beyond.
- 2.4 A mature belt of trees and hedgerow create a strongly defined eastern boundary with an area of agricultural land beyond, through which a stream flows.
- 2.5 The majority of the southern boundary is adjacent to a new area of development, Phase 2 of Cheswick Place, built by Bloor Homes. An existing PROW is located between the site boundary and the existing development.
- 2.6 There are significant lines of vegetation within the site. A line of mature trees run from the existing area of ponds in the north to the southern boundary opposite Leese Drive. This forms an attractive land parcel that is enclosed by mature vegetation on all sides. A further hedgerow runs from this line of trees to bisect the larger part of the site where it meets the western boundary opposite Lady Lane.
- 2.7 The site gently slopes from west to east towards the existing stream located beyond the site, falling from approximately 138m AOD to 130m AOD.
- 2.8 A selection of photographs of the site follow.

2

DEVELOPMENT SITE AND CONTEXT





THE URBAN CONTEXT

- 2.9 The site is bordered to the south by a new residential development, Phase 2 of Cheswick Place being constructed by Bloor Homes. This forms the existing settlement edge to Cheswick Green.
- 2.10 To the east of the site and beyond the flood zone to the stream, is the more established residential area of Cheswick Green. This includes Saxon Wood Road and Snows Hill Drive.
- 2.11 To the north of the site are a number of farms and associated buildings, in particular the Grade II listed Jerrings Hall to the north-west of the site.
- 2.12 The proposed development sits within the existing settlement pattern, linking the build line to the south of the site to that to the north.



NOBLE WAY/LEESE DRIVE

Location

South of the site

Characteristics

- Diverse range of building typologies including detached, semi-detached and terraced in a modern block structure.
- Predominantly 2 storey with some bungalows and 2.5 storey.
- Front garden spaces generally 1-2m and open, with some shrub planting boundary treatments.
- Parking generally on-plot and to the side of dwellings with set back single garages but some frontage parking to terraced properties.
- Predominantly red brick and feature cladding, concrete tile roofs and canopies.



SAXON WOOD ROAD/SNOWS HILL DRIVE

Location

East of the site

Characteristics

- Diverse range of building typologies including detached, semi-detached and terraced.
- Predominantly 2 storey with some 1.5 storey.
- Front garden spaces generally 2-5m and open, with some hedge and low brick wall boundary treatments.
- Parking generally on-plot and to the front with either integral garages or to the side.
- Predominantly red brick with feature hanging tile cladding, concrete tile roofs and flat roof entrance porches or garages.



TANWORTH LANE

Location

West and south of the site

Characteristics

- Mainly detached dwellings.
- Predominantly 2 storey but a number of bungalows and occasional 3 storey dwellings.
- Front garden spaces generally 2-5m, with hedge and low brick wall boundary treatments.
- Parking generally on-plot and to the front with integral garages.
- Predominantly red brick with some feature brick detailing and use of render.
- Concrete tile roofs and some hipped roofs.





KEY

SITE LOCATION (TBC) 8.2 HECTARES / 20.26 ACRES	SPEED LIMIT	MARSHY GRASSLAND HABITAT	LISTED BUILDING
EXISTING FIELD ACCESS	BUS STOP	POTENTIAL ECOLOGY STANDOFF AREA 20M (TBC BY ECOLOGIST)	INDICATIVE LOCATION OF HIGH VOLTAGE POWER LINES (TBC BY UTILITIES ENGINEER)
RURAL CONTEXT	EXISTING VEGETATION (INDICATIVE)	SITE LOW POINT	INDICATIVE LOCATION OF LOW VOLTAGE POWER LINES (TBC BY UTILITIES ENGINEER)
EXISTING URBAN EDGE	EXISTING WATERCOURSE	SITE HIGH POINT	VIEWS INTO THE SITE FROM EXISTING HIGHWAY INFRASTRUCTURE
EXISTING BUILT STRUCTURES	INDICATIVE TOPOGRAPHICAL LEVELS (BING OS MAPPING 05.03.2019)	POTENTIAL NOISE FROM SCRAPYARD (TBC BY ACCOUSTIC ENGINEER)	INTERMITTENT VIEWS TO WIDER RURAL CONTEXT
PRIMARY ROAD	FLOODING FROM SURFACE WATER (E.A 05.02.2019)	POTENTIAL NOISE FROM TANWORTH LANE (TBC BY ACCOUSTIC ENGINEER)	

CONSTRAINTS AND OPPORTUNITIES

2.13 By identifying the constraints within the site and it's immediate context and assessing the surrounding vernacular, a list of constraints and opportunities have been formed to help shape the emerging proposals. These include:

CONSIDERATIONS

- The gentle slope of the site from west to east;
- Existing vegetation around the perimeter of the site and the mature hedgerows and tree planting within;
- Contextual views into the site from Tanworth Lane and views to the wider context to the east from within the site;
- The enclosed and contained setting to the eastern land parcel;
- Acoustic levels along Tanworth Lane and from Highleys Farm;
- Tanworth Lane with respect to traffic volume and speed;
- Low voltage power lines that cross the site;
- Potential ecological value to the north-eastern corner of the site to be retained and mitigation provided;
- Utilising existing landscape components and creating new ones to provide a suitable new Green Belt boundary;
- The setting of Jerrings Hall listed building; and
- Ensuring the development positively assimilates into the existing urban edge and settlement pattern.

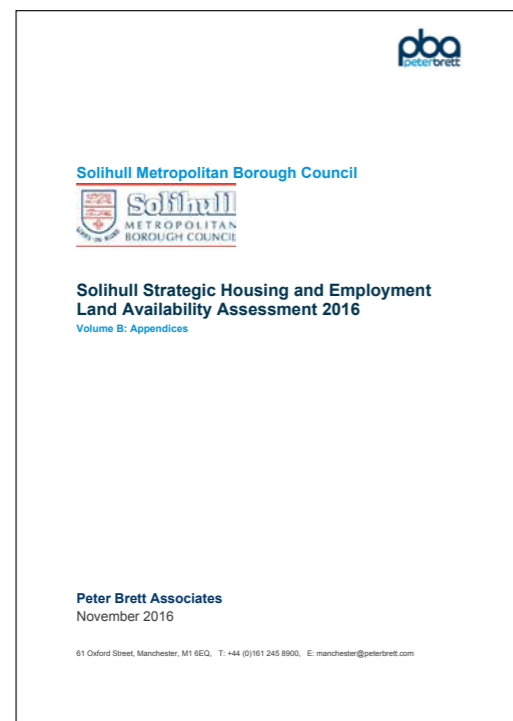
OPPORTUNITIES

- To provide access to the development from the existing road network;
- To create a high-quality and landscape-led development, supported by extensive public open space, children's play and new infrastructure;
- To create a sustainable, balanced development which offers a range of family house types, sizes and tenures;
- To make efficient use of land, through the application of appropriate densities;
- To create development character areas which respond positively to the site edges and the adjoining residential context;
- To provide an interconnected green infrastructure based on the retention of existing vegetation and provision of additional planting to increase biodiversity and habitat potential;
- To create a strong open space strategy that retains existing vegetation, particularly the mature trees to the eastern land parcel; and
- To create a fully accessible and permeable development for pedestrians linking into the existing PROW along the southern site boundary.
- To create lower density development edge / improved transition between countryside and urban areas.
- Complementary to local character.
- Incorporates views of Jerrings Hall into the development.





- 3.1 As with other land outside the urban area of Solihull and other settlements, the site is within the Green Belt. However, exceptional circumstances now exist for the site to be released from the Green Belt for housing purposes.
- 3.2 Solihull Metropolitan Borough Council has commenced the preparation of a review of the Solihull Local Plan. Although the final figure has yet to be determined, some of these new homes may well be constructed within the urban areas, including North Solihull, and in the Green Belt alongside the proposed HS2 railway station (UK Central/Arden Cross).
- 3.3 However, to accommodate all the new homes that will be required it will be necessary for other Green Belt land to be developed. The scale of the housing need to be met is such that it provides the necessary exceptional circumstances to release land from the Green Belt for residential development. This need for Green Belt land releases was recognised by the Council in the Solihull Draft Local Plan (November 2016) and also Solihull Draft Local Plan Supplementary Consultation (January 2019).
- 3.4 In addition to changes to the Green Belt boundary to accommodate growth, there is a proposal for the settlement of Cheswick Green, comprising some 900 dwellings, to be removed from the Green Belt. In removing Cheswick Green from the Green Belt there is the opportunity to identify additional housing allocations or, as required by the National Planning Policy Framework, safeguarded land to meet longer-term development needs stretching well beyond the plan period.
- 3.5 Cheswick Green is a settlement where currently no allocations are currently proposed notwithstanding the settlement being served by public transport and having local facilities and services, including a primary school, parade of shops, public house, community hall and sporting facilities. The accessibility and sustainability credentials of Cheswick Green were recognised by the allocation and subsequent housing development at Mount Dairy Farm for 220 dwellings. These same accessibility and locational credentials, alongside the opportunity to define defensible boundaries, also provide the basis for the identification of safeguarded land at Cheswick Green to meet longer-term development needs.
- 3.6 The site is identified as Site 99 in the Council's Site assessment document and is not currently proposed to be released from the Green Belt and allocated for housing development. However, much of the work which underpins the Assessment is based upon consideration of a much larger parcel of land extending from the northern edge of Cheswick Green to the urban edge of Shirley as currently defined by Dog Kennel Lane. To the south of this road is a proposed allocation for circa 1,000 dwellings (Site 12).
- 3.7 By reason of some assessments applying to the larger parcel of land, the 'scoring' of the Richborough Estates' site is distorted, such as in respect of the loss of agricultural land and flooding. If the site is assessed in isolation rather than part of the wider parcel, its merits as a location for housing development are significant, including being located at a settlement proposed to be inset from the Green Belt and which is served by public transport. These merits are explained in more detail in this Vision Document.
- 3.8 There would be strong physical and visual containment of the proposed housing, Tanworth Lane forms the western boundary and the complex of buildings and open storage at Highleys Farm are to the north. To the south there is existing residential development. To the east is a strong line of vegetation and flood risk, which makes as a strong technical boundary to development on all sides. By reason of this physical and visual containment, the open countryside around Cheswick Green would be substantially safeguarded from encroachment and the conflict with this Green Belt purpose would be limited.
- 3.9 Any housing development would not represent unrestricted urban sprawl of a large built-up area and neither would there be a closing of a gap that would result in towns merging. Development of the site would not result in any unacceptable sense of visual or physical coalescence of Cheswick Green with Shirley, including Site 12, to the north with a gap of over 400 metres retained. The Green Belt purposes of checking unrestricted sprawl and preventing the merging of towns would be satisfied.
- 3.10 Solihull is not a historic town where the purpose of the Green Belt is to preserve its setting or special character. Solihull is not a town in need of regeneration and Richborough Estates' proposals at Cheswick Green. There would be no conflict with these Green Belt purposes.





INITIAL DESIGN SKETCH | NOT TO SCALE



DEVELOPMENT FRAMEWORK | NOT TO SCALE



THE EMERGING PROPOSALS

THE EMERGING PROPOSALS

- 4.1 An initial sketch proposal was prepared in response to the site considerations and adapted to produce a framework for development. Following technical input from the consultant team the proposed illustrative masterplan was prepared.
- 4.2 The key development principles are:
1. **Proposed primary vehicular access via Tanworth Lane;**
 2. **A looped primary street;**
 3. **Secondary residential lanes providing access to clusters of dwellings;**
 4. **Residential lanes and private drives providing outward facing views to green spaces and contextual surroundings;**
 5. **Key space retaining a view to Jerrings Hall Farm;**
 6. **Maximum retention and enhancement of existing vegetation;**
 7. **Potential areas of children's informal play;**
 8. **Utilisation of existing site low point for sustainable urban drainage;**
 9. **Development set back providing a loose green edge to the wider landscape context;**
 10. **Maximum pedestrian permeability linking back to existing movement infrastructure; and**
 11. **Increased development offsets to existing ecological and built features;**
 12. **Lower density edges;**
 13. **New green belt boundary;**
 14. **Green links intergrating existing GI rework.**

ILLUSTRATIVE MASTERPLAN | NOT TO SCALE



ACCESS

- 4.3 The development proposes a new vehicular access off Tanworth Lane to serve the site, from which a primary residential street leads eastwards and southwards into the site. All vehicular traffic accesses the site along this street.
- 4.4 From its entry into the development, the street is edged with a grass verge containing street trees and a pedestrian footway which creates a wide and visually prominent frontage to the dwellings that flank each side. The road continues southwards where it passes adjacent to the main area of open space provision at the centre of the site. From this point, there are views towards the focal square and landmark buildings before the street becomes more enclosed as it loops northwards.
- 4.5 Outer areas of the development are served by secondary lanes and private drives that provide outward facing views across open spaces. North of the primary street, a key space provides views to Jerrings Hall Farm listed building.
- 4.6 Providing pedestrians with permeable routes through the proposed development and linking into the existing movement infrastructure is key to good design. Access is proposed in two locations, from the Tanworth Lane/Lady Lane junction and a link to the existing PROW along the southern boundary.
- 4.7 From the Tanworth Lane access, pedestrians are provided with a number of footpath links through the site. To the north, a footpath meanders along the development frontage to Tanworth Lane. A similar path continues along the southern boundary. Both provide a circular route around the perimeter green infrastructure and through the main open space towards the centre and north-west of the site. A further link provides a more direct route through the development core.

USE AND AMOUNT

- 4.8 The proposed development comprises approximately 132 homes.
- 4.9 The net developable area of the proposal is 3.54 hectares.
- 4.10 Taking into account the location of the site and the Cheswick Green vernacular, an average density of 37 dwellings per hectare has been applied to the proposals at this stage.
- 4.11 Some lower density edges designed to address transition to countryside/avenue soft edges.
- 4.12 The proposed density allows for the creation of a sustainable and balanced residential development, comprising a mix of house types, sizes and tenures.
- 4.13 In line with Solihull District Council Local Plan policy, 40% of the development is proposed to be offered as affordable housing.
- 4.14 The proposed development allows for a higher density towards the inner core surrounded by a lower density edge to aid the transition to the proposed open spaces and rural context.
- 4.15 The development provides approximately 3.436 hectares of public open space in the form of semi-natural green space, areas of informal children's play and the retention and enhancement of ecological corridors, particularly in the north-east of the site.

DESIGN

- 4.16 The development extends the existing urban edge of Cheswick Green northwards to broadly align with the existing urban edge to the east (Snows Hill Drive and Saxon Wood Road).
- 4.17 A new residential frontage aligns Tanworth Lane that extends the existing streetscape. Homes are located behind the existing hedgerow and incorporate a set back to accommodate a green buffer and footpath.
- 4.18 Buildings in the central parts of the development are generally smaller and more tightly arranged to complement shared surface streets and junctures. This achieves a greater degree of enclosure which reinforces the main route through the development.
- 4.19 To achieve a contrasting 'softness', homes along the edges of the development will have increased diversity in architectural design.
- 4.20 Homes located in the eastern land parcel will reflect the sense of enclosure and rural context with a more fluid building line and lower density.

GREEN INFRASTRUCTURE

- 4.21 By using a range of densities and patterns, three high quality development character areas will be established, helping to achieve distinctiveness and ensure the outer edges of the development positively respond to local context. Use of a palette of materials and architectural detailing is also proposed to complement the existing vernacular of Cheswick Green.
- 4.22 Homes are proposed to be predominantly 2 storey with a number of bungalows to reflect the local urban context. In particular, to address the view line from Jerrings Hall Farm listed building, bungalows are located at the juncture of this street by reducing building height to maximise views.
- 4.23 Development is offset from the vegetation belts through the site, retaining the existing field boundaries. These areas incorporate pedestrianised green links connecting to Tanworth Lane and the existing PROW adjacent to the southern boundary.
- 4.24 All edges of the development comprise outward facing frontages which provide natural surveillance of public spaces and footpaths.
- 4.25 The north-eastern corner of the site is retained as publicly accessible semi-natural open space, utilising the natural low point to locate the water attenuation basin as part of the sustainable urban drainage strategy.
- 4.26 The open space extends westwards, providing a 'green buffer' to the existing woodland and pond areas, and southwards where it creates a central open space. Provision is made here for children's play, accessible from multiple points and overlooked by new homes to the west.
- 4.27 Green space wraps around the northern edge of the site providing an offset from the existing Highleys Farm buildings. New tree planting along the central part of this boundary provides screening and structure whilst enhancing the existing hedgerow and also offers biodiversity management and improvement.
- 4.28 In the north-western corner of the site, development is set back to protect the setting of Jerrings Hall listed building, so providing a softer transition on the approach to Cheswick Green from the north.
- 4.29 Similarly, the approach to the site from the south, is softened by setting back development from the junction with Lady Lane. This allows for a key green space to be created at the main pedestrian access to the site, with further opportunities for children's play.
- 4.30 The build line is set back from Tanworth Lane providing a green frontage and opportunities to provide a footpath link within the site boundary.
- 4.31 The southern edge of the site is retained as public open space which integrates the existing hedgerow and trees. This space is generally 10 metres in width and doubles as an ecology corridor which for continuity, links the key pedestrian entrance space to the existing tree belt through the site and linking into the existing PROW to the south of the site.
- 4.32 The internal hedgerow and tree belts which divide the site are retained and integrated into the landscaped green links, with homes offset by a minimum of 10 metres. Some localised hedgerow and tree removal will facilitate development and pedestrian connections, in particular, the link to the eastern development parcel and the pedestrian link to the existing PROW adjacent to the new Cheswick Place development. Retaining as much of the internal vegetation as possible, ensures the existing field pattern remains legible.
- 4.33 All existing trees and outer hedgerows are proposed to be retained, save for localised removal to facilitate the proposed access off Tanworth Lane. This will: maintain the visual buffer to views into the site, from the north and east; provide biodiversity benefits; and retain the existing landscape character, in particular the eastern parcel. By way of mitigation, the total extent of hedgerow removal is proposed to be matched and replanted with similar native species within public open space.
- 4.34 Landscape themes contribute to the definition of places within the development and include grassed verges, street trees along the main access road and hard and soft landscaping designs that complement character areas and focal point spaces.





Jerrings Hall Farm

Tanworth Lane

Highleys Farm

Frontage consideration required at the site's north western corner to aid with assimilating the development into the surrounding context. This will also improve the view of the development on the approach along Tanworth Lane and provide a more sympathetic setting to the listed building to the north west of the site in the form of a development set-back, green frontage and additional tree and hedgerow planting. (Compliant with SMBC Policy P10 Natural Environment, P14 Amenity, P15 Securing Design Quality, P16 Conservation of Heritage Assets and Local Distinctiveness and P18 - Health and Well Being)

Potential Play Area to the south west of the site (Compliant with SMBC Policy P20 Provision for Open Space, Children's Play, Sport, Recreation and Leisure)














Large area of public open space, with the potential for additional soft landscaping, retained Green Infrastructure and recreational opportunities, with direct links to wider footpath network. (Compliant with SMBC Policy P10 Natural Environment, P14 Amenity, P15 Securing Design Quality, P18 - Health and Well Being and P20 Provision for Open Space)

Potential area for SUDs attenuation within site low point adjacent to flood zone.

Retained mature tree planting/hedgerows will continue to provide a visual buffer to views from the north and east whilst providing biodiversity benefits and retaining the existing landscape character of the site. (Compliant with SMBC Policy P10 Natural Environment, P14 Amenity, P15 Securing Design Quality and P18 - Health and Well Being)

Cheswick Place Development

Lady Lane

-  Site Boundary
-  Potential Developable Area
-  Existing Site Access off Tanworth Lane
-  Potential Area for Public Open Space/ Green Infrastructure/RPA Off-sets
-  Existing Public Right of Way
-  Potential Recreational Routes
-  Potential SUDs Attenuation Pond
-  River Blythe
-  Existing Internal and Boundary Hedgerows/ Trees to be Retained Where Possible
-  Indicative Proposed Tree Planting
-  Potential Play Area
-  Jerrings Hall Farm - Grade II Listed Building
-  Other Potential Residential Development Land

LANDSCAPE OPPORTUNITIES AND CONSTRAINTS | NOT TO SCALE

LANDSCAPE POLICY & GREEN BELT CONTEXT

- 5.1 The site is not subject to any national or local qualitative landscape designations. However, the Solihull Metropolitan Borough Council's (SMBC) Draft Supplementary Consultation Local Plan (January 2019), identifies that Cheswick Green and the site are 'washed-over' by Green Belt with potential for removal as they "do not have an open character that makes a contribution to the openness of the Green Belt". It does however state that, "This does not mean that they do not have a rural character or other positive character attributes". The consultation also acknowledges that:
- "A settlement of some 900 dwellings with most of the settlement being washed over Green Belt, the exception being the new development (of over 200 dwellings) at Mount Dairy Farm (marketed as Cheswick Place). Having two different approaches to how the village is subject to Green Belt policies is not logical. The size and density of the original settlement does not add to the openness of the surroundings. If the washed over status were to be removed then this would allow the settlement to potentially accommodate development other than just infill".
- 5.2 The current adopted policies of relevance to the consideration of landscape character and visual amenity, include P10 (Natural Environment), P14 (amenity), P15 (Securing Design Quality), P17 (Countryside and Green Belt), P18 (Health and Well Being) and P20 (Provision for Open Space, Children's Play, Sport, Recreation and Leisure). With the exception of P17, none of these policies set out to preclude development, but strive to create sustainable and high-quality developments, as well as considering amenity, the landscape context and the provision of an appropriate range of open space facilities. These policy aspirations can all be addressed through the planning process.

LANDSCAPE CHARACTER CONTEXT

- 5.3 At a national level, the site is located within the 'Arden' Character Area (National Character Area 97). NCA's are relevant for understanding the broad landscape context; however, they aim to set out the key characteristics, opportunities and constraints for large geographical areas.
- 5.4 At a local level, the 'Solihull Borough Landscape Character Assessment by Waterman (December 2016) identifies the site area as lying within the 'LCA 2 – Southern Countryside' Character Area
- 5.5 The key characteristics for the 'Southern Countryside LCA' of some relevance to the site and surrounding landscape and visual context are summarised below:
- "The land gently slopes downwards from west to east from a high point of 130m to a low of 110m AOD;
 - Land use is varied with some residential, few individual farmsteads, horsiculture, parkland and agriculture;
 - Well-wooded water corridors dominated with willow trees;
 - Pockets of woodland are scattered across the area;
 - Bracken hedge banks are present within the southern part;
 - Short sections of PRoW connect the settlements to the major roads and to the countryside;
 - The general visibility in this area is contained, short distance and low level; and
 - Pastoral fields."
- 5.6 The LCA is considered to represent 'Medium' landscape character sensitivity with a "strong sense of local connection to the place, defining landscape features and a characteristic pattern within an enclosed and intimate landscape, creating a balanced tract of countryside in a good condition". Visual sensitivity is considered 'High' due to "wide-framed" views with both "deep and shallow extent", leading to a 'High' overall sensitivity.
- 5.7 The document identifies 3 main aims for the LCA including how to achieve them. These include:
- "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; and
 - To manage access for recreation at the urban edge."
- 5.8 With some relevance to the site, it also seeks to:
- "Resist loss of field boundaries to retain irregular field pattern. Discourage amalgamation of fields and promote awareness of the Hedgerow Regulations;
 - Strengthen existing woodland to enhance the character of the area and increase diversity of woodland edge with native planting;
 - There is potential to promote connections across the area via the intricate network of footpaths;
 - Protect the landscape setting of Dickens Heath and resist development that would further impact upon the character of the landscape between Dickens Heath and Cheswick Green;
 - Protect the landscape setting of the River Blythe and River Cole corridors, which are key features of the area; and
 - Promote the enhancement of the footpath network and its contribution to landscape character and appreciation."
- 5.9 The Council's Landscape Character Assessment provides a useful indication of the key features that shape the surrounding landscape and how development could be best integrated in terms of appropriate objectives for the safeguarding and/or enhancement of such features. However, the LCA does not consider the site-specific character circumstances.
- 5.10 Clearly, the presence of the recent large-scale residential development to the immediate south of the site (Cheswick Place) has influenced the visual character of the area and demonstrated the capacity of the landscape to absorb change in accordance with policy objectives.



View from the existing public right of way adjacent to Saxon Wood Road to the east of the site



View from the existing site access gate towards the internal hedgerow and the new Cheswick Place development

VISUAL CONTEXT

- 5.11 The visibility of the site is limited by the adjoining residential context, the gently sloping landform and, the presence of well-established hedgerows and the layers of intervening vegetation beyond.
- 5.12 To the north, the vegetated boundary associated with Highleys Farm offers enclosure, although some distant filtered views are available from short sections of the Public Right of Way (PRoW) to the north-west. The residential edge of Cheswick Green is already a notable and characteristic component of those views. Site 12 – South of Shirley (SMBC Draft Site Assessments), is identified within the emerging Local Plan as a site allocation approximately 400m to the north of the site boundary. The concept masterplan (shown at Appendix 2), identifies the proposals for the large swathe of Public Open Space which would retain and prevent visual coalescence between Cheswick Green and Shirley.
- 5.13 To the east, south-east and south, the dense boundary vegetation offers a good degree of containment, but with the new residential development associated with Cheswick Place visible beyond.
- 5.14 Importantly there is no clear inter-visibility or perceived visual coalescence with Dickens Heath to the west.

LANDSCAPE OPPORTUNITIES & CONSTRAINTS

- 5.15 Following desktop appraisal and through fieldwork undertaken in February 2019, a series of site-specific landscape themes are identified, to influence the establishment of preliminary development parameters. This approach will respond positively to the local context, address policy requirements and result in a landscape-led approach:
- Where possible, the retention and enhancement of the mature tree planting/hedgerows to continue providing a visual buffer to views from the north and east whilst providing biodiversity benefits and maintaining the existing landscape character of the site. The field pattern should also remain legible.
 - Area of SUDs attenuation to be located in response to the hydrological circumstances and landform. In this case, that relates to the eastern parcel of the site adjacent to the flood zone. Opportunities should be sort for biodiversity improvements whilst dealing with drainage issues. A hierarchy of open space typologies would also aid legibility and create strong sense of place.
 - Areas of connecting Green Infrastructure and public open space, with high-quality soft landscaping, should aim to provide improved recreational opportunities with direct links to the wider PRoW network.
 - Frontage considerations and soft transitions at the site's north-western and south-western corners would improve the approach views towards the development and safeguard the integration of the scheme with Tanworth Lane. This will also assist with providing scope for a positive response to the listed building to the north-west of the site (Grade II Jerrings Hall) in the form of a development set-back, a retained green frontage and additional tree and hedgerow planting.
- 5.16 Overall, the site represents a logical place for development, responding to the most recent direction for growth and with a framework of vegetation that would assist with the integration of housing as part of a landscape-led masterplan. Effects would be limited and localised, with no sense of visual coalescence with Dickens Heath or Shirley, nor uncharacteristic or conspicuous encroachment of built form into the rural landscape.
- 5.17 To inform any detailed development proposals on the site, it is recommended that a Landscape and Visual Appraisal (LVA) is prepared, in accordance with best practice and through agreement with the Local Planning Authority.





Existing hedgerow and mature tree line running north to south through the site

ECOLOGICAL SURVEY

- 6.1 An initial ecological survey has been carried out to identify important ecological features at the site, inform sensitive design recommendations and to highlight opportunities for ecological enhancements within the scheme. A Phase 1 Habitat survey has been undertaken which found the site to be dominated by short-grazed poor semi-improved pasture bounded by a mix of native hedgerows, tree lines and woodland.
- 6.2 No designated wildlife sites are present on-site, and no wildlife sites of international importance (e.g. SPA, SAC or Ramsar sites) are present within a 10km radius of the site. Designated sites of national and local importance have been identified within a 3km radius of the site, and upon consideration of their features of interest and potential impact pathways, it is considered that any impacts to these wildlife sites can be suitably avoided and mitigated for as part of the development proposals.
- 6.3 The established hedgerows, mature tree line and woodland provide the features of greatest ecological value at the site and will benefit wildlife such as nesting birds, bats, small mammals and invertebrates. Additional habitat diversity is afforded by two large ponds along the site's northern boundary. Development at the site will retain these important features within suitable semi-natural buffer zones that will protect both the habitats and the wildlife they support.
- 6.4 The majority of the site, dominated by short-grazed grassland, is of low ecological value and opportunities exist to enhance biodiversity at the site alongside development. New tree and hedgerow planting can be provided to buffer existing boundary features and to strengthen the green infrastructure framework around and across the Site. With this in mind it is considered that a biodiversity net gain can be achieved.



The existing hedgerow running south-west to north-east through the site





Looking north-west to the Jerrings Hall complex from Tanworth Road, close to the north-western corner of the site

ARCHAEOLOGY

- 7.1 There are no HER monuments recorded within the site.
- 7.2 Archaeological investigations by trial trenching in the field to the south of the PROW to the south of the site in 2015 recorded the remains of furrows associated with ridge and furrow cultivation and modern drainage features.
- 7.3 Ridge and furrow earthworks were recorded during aerial photography to the north of the site, and have also been recorded in the wider study area, but are not visible within the site on aerial photographs.
- 7.4 A large quantity of heat shattered stones were recorded in a rear garden c. 140m east of the site. These are likely to date to the prehistoric period.
- 7.5 On current evidence, there are no archaeological constraints to development within the site.

BUILT HERITAGE

- 7.6 The only designated built heritage asset in the vicinity of the site is the Jerrings Hall, a Grade II Listed building which lies 150m to the west of the site.
- 7.7 The Listing description is as follows:
- 7.8 2. 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. VCH, V, p 167.
- 7.9 This Listed building lies at the west of the farm complex (furthest away from the site), which is itself surrounded by agricultural land to the west of Tanworth Lane. Views from the Listed building towards the site are partially obscured by other farm buildings, and filtered by vegetation around the farm complex and roadside vegetation.
- 7.10 Due to the agricultural land surrounding the complex beyond the site and the only-glimpsed intervisibility with the site, any harm that would be caused to the heritage significance of this asset through changes to setting would be very minor at most, and is likely to be possible to be mitigated through design and landscaping.



Looking west to the Jerrings Hall complex from Tanworth Road





Looking north along Tanworth Lane, opposite the proposed site access point

ACCESS AND MOVEMENT

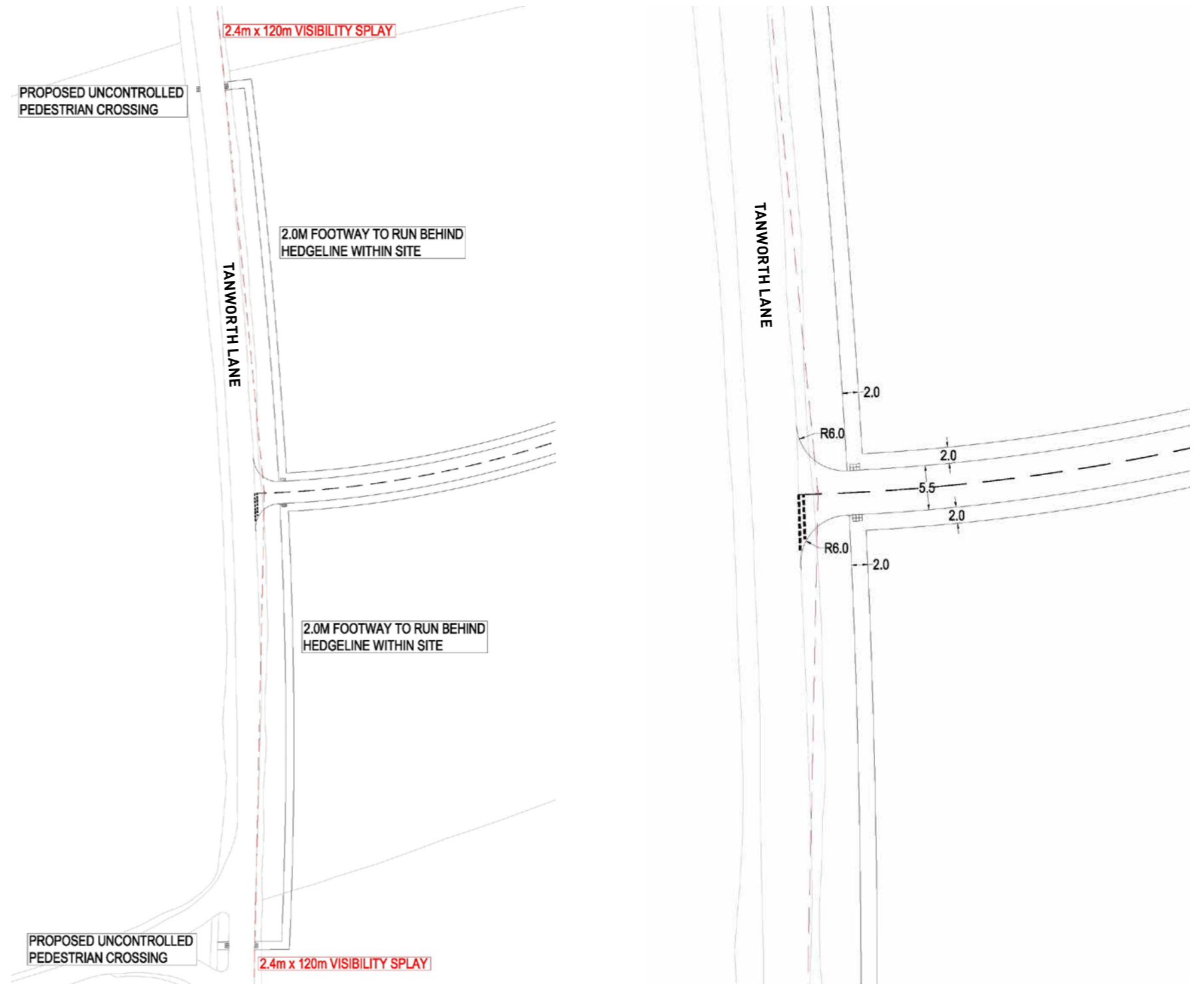
ACCESS

- 8.1 Vehicular access to the development site is proposed off Tanworth Lane, approximately 110m north of the junction with Lady Lane to the north of Cheswick Green. The proposed access takes the form of a priority T-junction and is similar in size and layout to that provided for the adjacent Bloor Homes site.
- 8.2 Appropriate visibility splays can be provided at the access junction in line with DMRB standards for the 40mph speed limit.
- 8.3 As part of the access strategy, improvements to existing pedestrian facilities will be provided. This will include new footway provision within the site, running north to south along the same alignment as Tanworth Lane; a new dropped crossing with tactile provision at the junction of Lady Lane; and a connection from the southeast corner of the site to the existing PROW that runs along the northern edge of the Bloor Homes development to the south.

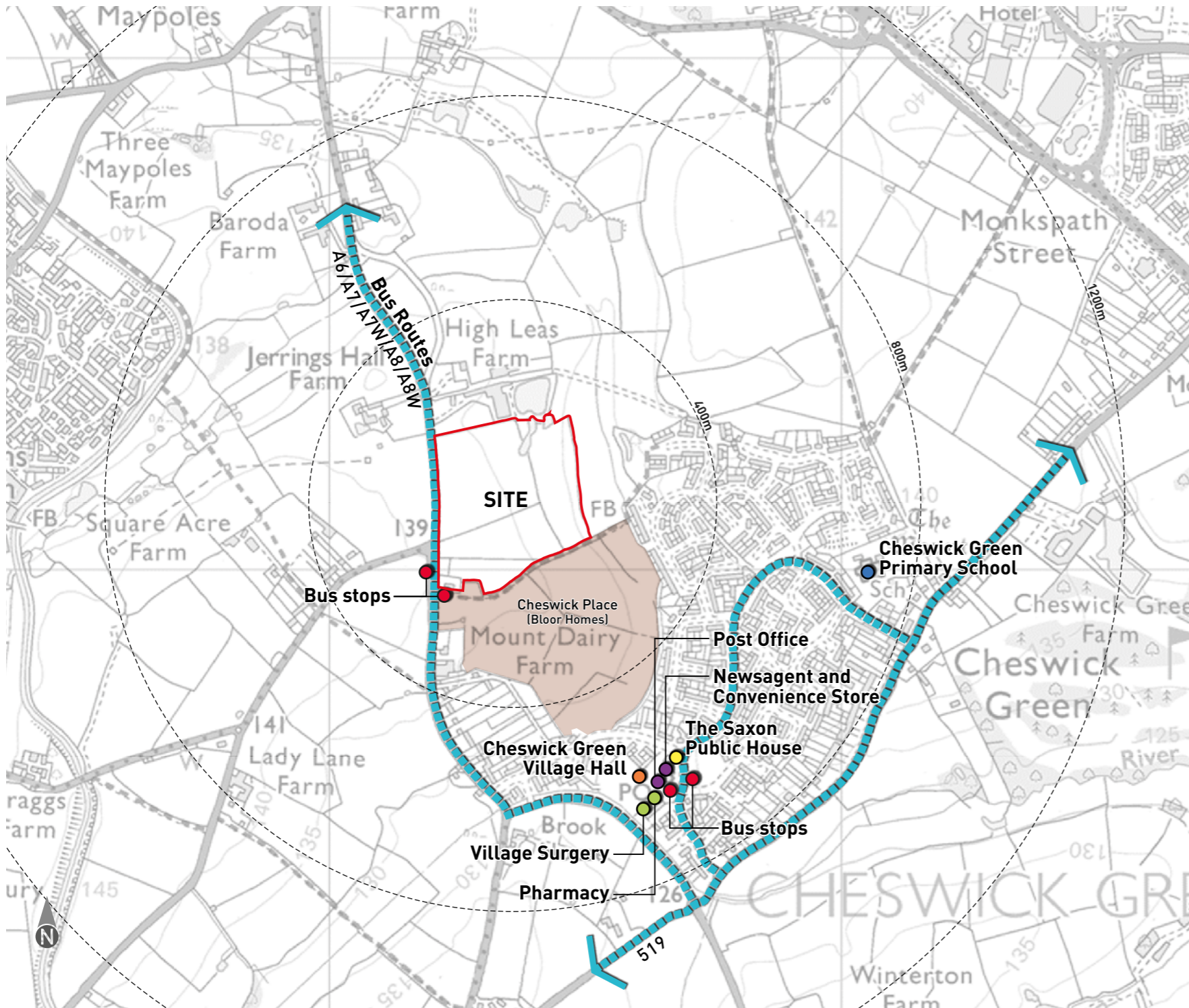
LOCAL HIGHWAY NETWORK CAPACITY

- 8.4 Observations carried out during peak periods on the local highway network have indicated that the B4102 Tanworth Lane is heavily trafficked, with the junctions to the north at Dickens Heath Road and Dog Kennel Lane experiencing queues and delays.
- 8.5 Whilst the proposed residential development would have a modest trip generation of less than two vehicles per minute during the peak periods, it is likely that mitigation will need to be agreed with the Local Highways Authorities at various junctions to the north of the site.
- 8.6 Further afield, the impact is expected to be significantly reduced as traffic disperses across the wider highway network.
- 8.7 At planning application stage, capacity assessments will be carried out as part of the Transport Assessment at key junctions in the vicinity of the site.

PROPOSED ACCESS | NOT TO SCALE



LOCAL FACILITIES AND SUSTAINABLE TRANSPORT | 1:10,000



FACILITIES AND SUSTAINABLE TRAVEL OPTIONS

- 8.8 The adjacent figure shows local facilities in the vicinity of the site that are likely to be typically used on a day-to-day or weekly basis by residents of the proposal site. To the south of the site, there is Cheswick Green Village Hall, a post office and newsagents, a local convenience store, The Saxon public house, a doctor's surgery and associated pharmacy, plus an Indian restaurant. There is also Cheswick Green Primary School.
- 8.9 The majority of these facilities are located just outside the 800m 'walkable neighbourhoods' guidance from Manual for Streets, at a distance of 900m, whilst all are within the 1.2km or 2km preferred maximum walking distance to local facilities and schools specified in IHT guidance.
- 8.10 Access to all of these facilities is available via the existing footway network in the vicinity of the site.
- 8.11 There are no dedicated national cycling network routes in the immediate vicinity of the site, however advisory cycle routes are located to the east and west of the proposed development, connecting to Monkspath and Dickens Heath.
- 8.12 Existing bus stops are located on Tanworth Lane, around a 240m walk from the centre of the site. Bus services A6, A7, A7W, A8 and A8W serve these stops providing up to three buses per hour, Monday to Saturday, between the site, Blythe Valley, Hockley Heath, Dorridge Railway Station, Bentley Heath and Solihull. The A7 and A8 also run on Sundays and provide an hourly service in both a clockwise and anti-clockwise direction between Solihull and Dorridge Railway Station, via Cheswick Green.
- 8.13 Whitlock's End Railway Station is located around 1.8 miles from the site and provides regular services to Stourbridge Junction and Stratford-on-Avon via Birmingham Moor Street and Birmingham Snow Hill.
- 8.14 Solihull Railway Station is located around 3.6m miles to the northeast of the development site and can be accessed via the A6, A7 and A8 bus services with a journey time of just over 20 minutes.
- 8.15 At the planning application stage, a Travel Plan will be undertaken which will seek to promote sustainable travel from the development.

1. A8 bus service on Cheswick Way
2. Bus stop and local facilities on Cheswick Way
3. Bus stop along Tanworth Lane, adjacent to the site
4. The Saxon public house off Cheswick Way
5. Shops within Cheswick Green local centre
6. Village Surgery in Cheswick Green local centre
7. Junction of Lady Lane with Tanworth Lane at the south-west corner of the site
8. Public right of way along the southern boundary of the site
9. Access to the public right of way from Tanworth Lane, along the southern boundary of the site







UTILITIES

Foul Drainage (Severn Trent Water)

- 9.1 A 450mm foul water sewer located within the greenfield land to the east of the proposed development running in a north to south direction.
- 9.2 Further S104 sewers within the footways and carriageways within the streets of the existing residential development to the south.
- 9.3 No foul or surface water apparatus within the site boundary therefore diversions are not envisaged/necessary at this stage.

Clean Water (Severn Trent Water)

- 9.4 A 6" UPVC clean water main within the eastern footway of Tanworth Lane.
- 9.5 Diversion/lowering of the clean water main in Tanworth Lane may be required to facilitate the proposed development access point. Further survey work to determine true locations and depths required.
- 9.6 Further distribution water mains within the footways and carriageways within the streets of the existing development serving the residential properties to the south.

Gas (Cadent Gas/ GTC)

- 9.7 A low pressure gas main is located within Tanworth Lane , south of the proposed development.
- 9.8 Further GTC owned gas mains can be found within the footways and streets of the residential development to the south.
- 9.9 No gas mains within the site boundary therefore diversions are not envisaged/necessary at this stage.

Electricity (Western Power Distribution/ GTC)

- 9.10 Two overhead HV (11kV) lines can be found crossing the development. These overhead lines terminate at Tanworth Lane Chicken farm pole mounted transformer to the north of the development and Lady Lane pole mounted transformer to the west of the development.
- 9.11 These overhead lines will require easements of 6m either side of the lines before any development can take place. If this easement cannot be delivered it will require diverting. There is a potential opportunity to divert the overhead line and install as an underground cable along the proposed main streets and utilised to serve the new proposed development.
- 9.12 A 132kV extra high voltage network can also be found within Tanworth Lane, north-west of the site boundary.
- 9.13 Further GTC owned electric mains can be found within the footways and streets of the residential development to the south.

Telecommunications (BT Openreach & Virgin Media)

- 9.14 Underground BT cable can be found within the western footway of Tanworth Lane.
- 9.15 Virgin Media fibre optic cables are located within the residential development to the south.
- 9.16 Diversions are not envisaged/necessary at this stage.

ARBORICULTURE

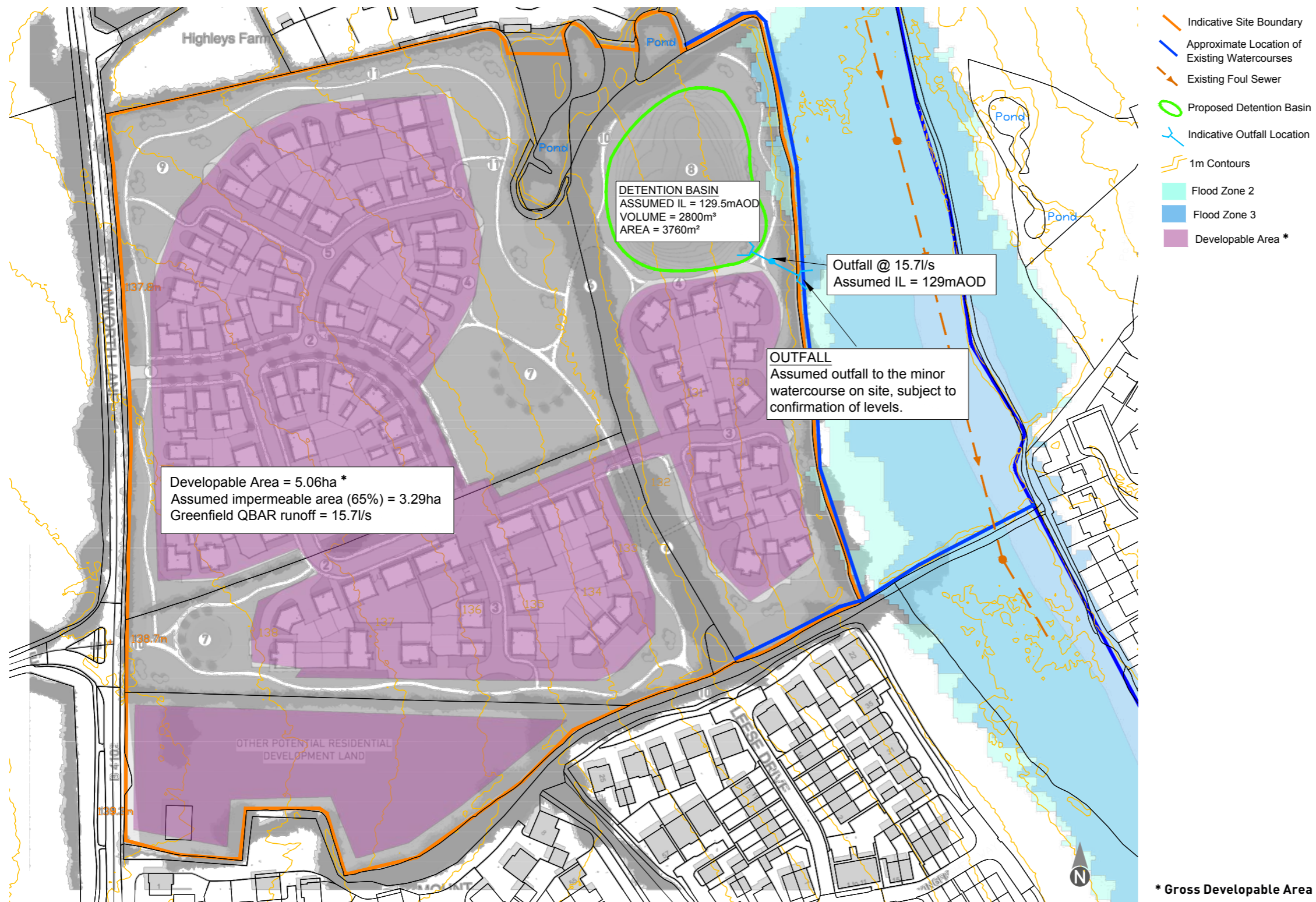
9.17 A preliminary tree survey study has been undertaken to determine the broad value and condition of the site's existing tree cover. The survey work also included an initial review of Root Protection Areas for existing trees guided by the methods set-out within BS5837:2012. A Preliminary Tree Constraints Plan (Ref. 12183/P05a) has been prepared to show the broad arrangement and value of trees present, together with the approximated root protection areas. This appraisal work has informed the Illustrative Masterplan to demonstrate the overall consideration of the site's arboricultural features in the context of future development on the site. The survey revealed that trees of low, moderate and high value (within the remit of BS5837:2012) are present on the site, which are largely contained to the site's boundary and internal field boundaries. The site's principal tree cover includes two large English oak specimens located to the south-east of the site together with cohesive tree lines that define the eastern field parcel boundaries. A well-established tree line also defines the southern boundary of the site, which includes a larger high value English oak located towards the south-west. There are also two moderate value English oak located internally within the southern field boundary.

9.18 The Illustrative Masterplan demonstrates that, in principal, existing tree cover can remain unaffected by potential development on the site and integrated as valuable features amongst the development setting. This has been achieved by utilising the existing field pattern and providing sufficient development offsets from the tree lines that bisect the site and across the boundaries. The offsets from the canopies and roots of trees will also serve to protect them in the long-term, which will create a scheme that offers a high-quality tree-landscape setting with instant maturity. Potential development within the site's southern field will require consideration for the internal English oak trees, together with sufficient offset from the southern boundary.

PRELIMINARY TREE CONSTRAINTS | NOT TO SCALE



INDICATIVE DRAINAGE STRATEGY | NOT TO SCALE



* Gross Developable Area

9.19 Localised loss of trees and hedgerows is likely to be required in some areas to facilitate new site access and the internal road / footpath network. However this can be limited / contained to lower value stock to ensure that principal tree groups remain unaffected. On this basis of this initial study and review of the Illustrative Masterplan, the site is considered supportable in terms of new development from an arboricultural perspective. To inform any detailed development proposals on the site, it is recommended that a fully detailed tree survey is completed together with associated assessments in accordance with BS5837:2012.

FLOOD RISK AND DRAINAGE

- 9.20 According to the Environment Agency Flood Map for Planning, the application site is located almost entirely within Flood Zone 1 (Low Probability), which is land defined as having less than a 1 in 1000 annual probability of river or sea flooding. Flood Zones 2 and 3 are shown to marginally encroach on the eastern edge of the site., but not in an area where any development is proposed.
- 9.21 The nearest Environment Agency Main River is the Mount Brook, approximately 50m east of the site boundary. There are two minor watercourses on site: one along the eastern boundary and one along part of the southern boundary. These are then known to join at the southeast corner of the site and flow east into the Mount Brook. Flows through these watercourses are likely to be insignificant and mitigation will take the form of nominally raised floor levels and ground reprofiling.
- 9.22 The majority of the site is greenfield in nature. The topography of the site falls to the east, towards the Mount Brook and there are no significant surface water flow routes across the site which could be restricted by development. The site is not considered to be at significant flood risk from any sources, subject to appropriate mitigation measures where necessary.

- 9.23 An appropriate Surface Water Management Strategy which complies with the latest local and national advice will be implemented on the site to attenuate the increase in surface water runoff caused by development. As a first option, infiltration should be considered for the disposal of surface water. Due to the bedrock geology, it is expected that soakaways will not be possible. In the event that infiltration is not viable, the rate at which the runoff is discharged into the minor watercourses on site will be restricted to the equivalent greenfield runoff rate, preventing an increase in flows leaving the site and thus ensuring that the development does not have a detrimental impact upon flood risk elsewhere.
- 9.24 Through the application of Sustainable Urban Drainage Systems (SUDS), the additional surface water will be stored within the site and subjected to multiple stages of treatment to guarantee that the water quality in the wider drainage network is protected. Wherever possible SUDS features will be above ground to enhance the aesthetic amenity of the development and provide valuable habitats for the local wildlife. The attenuation provided will be appropriately sized to include an allowance for climate change. Example SUDS features that will be incorporated into the development wherever possible include attenuation basins, permeable paving and swales.





CONCLUSIONS

- 10.1 The review of the Solihull Local Plan by Solihull Metropolitan Borough Council to meet the need for housing within the area has not yet determined where, or how many homes will need constructing within the Plan period. Many will be within urban areas but the scale of need is such that Green Belt land is likely to be required for development.
- 10.2 Removing the site from the Green Belt to accommodate growth of Cheswick Green is not currently proposed as part of Site 99 of the Council's Site Assessment document but as discussed in Section 3, this extends well beyond Cheswick Green to the urban edge of Shirley to the north. If the proposed site is considered in isolation however, and the consent at Cheswick Place is taken as a precedent, the credentials for development are significant.
- 10.3 Richborough Estates considers that land off Tanworth Lane, Cheswick Green, can make a positive contribution towards assisting the Council meet its overall housing need for Solihull Borough, but the site can also make a local contribution towards market and affordable housing.
- 10.4 A number of initial assessments have been undertaken on the site including landscape, topography, flooding, drainage, heritage, ecology, arboriculture and utilities. These initial studies do not reveal any substantive issues that would prevent development coming forward and indicate an initial acceptability for residential development.
- 10.5 The illustrative masterplan demonstrates how the site can account for local features as part of a comprehensive approach to development. The landscape led scheme has taken into account existing on-site vegetation and green buffers have been designed to create a development which will be sympathetic to its context. In addition, the illustrative masterplan demonstrates how a development could come forward which reflects local heritage assets, including the Grade II listed Jerrings Hall.
- 10.6 The proposals have been landscape led with the emphasis on accommodating development in a manner which would not cause harm to the wider countryside surrounding Cheswick Green and the visual amenity and purposes of the Green Belt.
- 10.7 Development has been carefully located to provide an effective transition from open countryside to a new settlement edge of Cheswick Green. The landform, existing woodland and ponds to the north-east, vegetation and other physical features have been used to contain built forms of development and to restrict long distance views from the north and east, while protecting and enhancing biodiversity. The existing PROW has been respected and connectivity improved while green buffers to existing development and vegetation reflect the landscape led approach.
- 10.8 Richborough Estates is committed to work openly with Solihull Metropolitan Borough Council and to provide further studies in relation to the site in order to refine the development proposals.
- 10.9 The vision is to provide future residents with a varied range of homes, both in terms of size and tenure, with affordable homes for rent and sale, being an integral part of the proposals. It's proximity to local facilities and public transport options along with the provision of open spaces and publicly accessible footpaths makes the site a suitable and sustainable location for future development.

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