

REPRESENTATIONS TO SOLIHULL METROPOLITAN BOROUGH COUNCIL

STATEMENT ON LANDSCAPE, AND GREEN BELT ISSUES

ARDEN TRIANGLE SITE

ON BEHALF OF STOFORD PROPERTIES LTD

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1. INTRODUCTION

Overview

1.1. Pegasus Environment, part of The Pegasus Group has been instructed by Stoford Properties to prepare a Landscape and Visual Statement as part of representations to Solihull Metropolitan Borough Council, relative to the Draft Allocation of land at Arden Triangle, Knowle (hereinafter referred to as the 'Site'), for residential development.

Local Plan Review

1.2. Solihull Metropolitan Borough Council (SMBC) adopted their current local plan, the 'Solihull Local Plan', in December 2013. SMBC is undertaking a Local Plan Review (LPR) so as to ensure that an up to date planning framework is in place that addresses potential issues.

1.3. Consultation on a supplementary update to the Draft Local Plan (DLP) commenced at the end of January 2019. SMBC state that the consultation is seeking to:

- Provide an update on local housing need now that national planning policy has changed through the introduction of a standard methodology;
- Assess the 70+ additional call-for-sites submissions that have been submitted since the DLP was published;
- Refine the site selection process for assessing which sites should be included in the plan and reassess all sites (c. 320) to ensure that the preferred sites are the most appropriate when considered against the spatial strategy, and existing/new or updated evidence;
- Publish concept masterplans for the draft allocations;
- Exploring a different approach to calculating how affordable housing provision should be calculated on an individual site; and
- Setting out the role of the main settlements in the future and seeking views on the existing pressures and future requirements for infrastructure provision.

1.4. The evidence base to the Local Plan includes several documents related to the strategic selection of sites and the Green Belt context to Solihull. These documents have informed the selection of strategic sites to be brought forward under the draft Local Plan.

Scope of the Statement

1.5 This Statement has been prepared by a Chartered Landscape Architect, and has been compiled on the basis of both desk and field survey work. Field survey work was carried out on 13th March 2019. With specific regard to desk survey work, the following documents have been consulted:

- Solihull Local Plan review: Draft Landscape Assessment, Character and Open Space (March 2018);
- Solihull Strategic Green Belt Assessment (July 2016);
- Reviewing the Plan for Solihull's Future: Draft Local Plan Supplementary consultation (January 2019);
- Solihull Local Plan Review DRAFT Concept Masterplans (January 2019); and
- Knowle, Dorridge and Bentley Heath Neighbourhood Forum – Arden Triangle Site Specific Landscape and Visual Appraisal (Draft, January 2019)

1.6 This Statement considers only matters of landscape and visual amenity, together with matters of Green Belt (openness and purposes) insofar as these relate to landscape and visual matters. It does not consider matters of cultural heritage or ecology.

1.7 Whilst Green Belt is not a 'landscape' policy as such, there is an inherent connection between Green Belt matters and those relating to landscape and visual issues, particularly in respect of considering the visual and physical dimensions of the Green Belt.

1.8 In terms of methodology and guidance for this Statement, principles related to the appraisal and assessment of landscape and visual matters are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment (GLVIA3), Third Edition (2013)¹ and reference is made to this document as necessary.

Purpose of Statement

1.9 The purpose of the Statement is to consider the extent of the Draft Allocation at Arden Triangle in Landscape and Visual and Green Belt terms, and draw specific conclusions in respect its acceptability, or otherwise, and in the case of the latter, define clearly what the extent of the Draft Allocation should be.

¹ Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment 3rd Edition (April, 2013)

2 SUMMARY DESCRIPTION OF THE SITE AND ITS CONTEXT

Site Location and Context

- 2.1 The Site is generally located between the A4141 Warwick Road to the east; properties along the eastern side of Station Road in Dorridge to the west; by the Arden Academy/the settlement edge of Knowle to the north; and by Grove Road to the south.
- 2.2 The urban area of Dorridge extends further to the west, and continues around the northern end of the Site as Dorridge merges into Knowle. Open countryside in mixed agricultural use extends to the east up towards the Grand Union Canal Corridor, with a number of more 'isolated' forms of development including Wyndley Garden centre directly off the Warwick Road; several large private residential dwellings also off Warwick Road; and the small hamlet of Rotten Row at the junction of Grove road and Warwick Road.
- 2.3 The southern boundary of the Site is defined by Grove Road. This is characterised by the presence of a small number of large detached private dwellings set well back from the alignment of the highway.
- 2.4 Topography varies across the Site and local area. The urban edge of Dorridge lies at ca. +130 metres AOD (Above Ordnance Datum), with levels on the southern edge of Knowle at ca. +125 metres AOD. Thereafter, land gradually falls to the south-east, with the Grand Union Canal extending across flatter land at ca. +100 metres AOD. This general fall in topography is further influenced by the course of Cuttle Brook, flowing eastwards across the Site, such that Lansdowne Farm to its north, and Grove Road to its south, sit upon localised soft ridges.
- 2.5 The Site and local area are covered by the West Midlands Green Belt designation, but no other amenity of landscape related designations. There is a listed building just off-site to the south-west, and there are listed buildings at Rotten Row, just off-site to the south-east.
- 2.6 A number of public footpaths cross the Site and local area, of particular note is the Grand Union canal towpath to the east.

Site Description

- 2.7 The Site itself extends to ca. 46 Ha. The north-western extent, at ca. +130 metres AOD includes the Arden Academy buildings and playing fields, together with a small garden along the western boundary used by the Charity MIND.

- 2.8 To the east of the Academy infrastructure lies a large building called Stripes Hill House. This is associated with various outbuildings, hard landscape terraces and a tennis court. There is a private drive access to it from Warwick Road. Landform falls south-eastwards across the grounds of Stripes Hill House, which itself sits at ca. +130 metres AOD. The grounds are well populated by mature vegetation including large individual trees of character which combine to form tree belts in some locations.
- 2.9 To the south-east of the Academy infrastructure and south of Stripes Hill House, the Site comprises the grounds of Lansdowne, a large unoccupied house (with outbuildings and some formal garden areas and a lake/fish pond) which extend down to Warwick Road, from where there is a private access road to Lansdowne. Landform falls eastwards across Lansdowne to the Warwick Road at ca. +115 metres AOD. The grounds are also well populated with mature vegetation, in particular a belt of trees between Lansdowne and Stripes Hill, and adjacent to Warwick Road.
- 2.10 South of the grounds of Lansdowne, is Lansdowne Farm. It sits at ca. +125 metres AOD, and comprises two large (redeveloped) modern houses amongst other farm buildings. They are accessed along a private road from Warwick Road. Directly to the north-east and north-west of the Farm lie two agricultural fields, the one to the east sloping significantly down to Warwick Road at ca. +110 metres AOD. Land generally falls to the south towards Cuttle Brook (a Potential Local Wildlife Site – LWS), which flows across the Site from +120 in the west to <+110 metres in the east. It is set amongst a series of smaller pastoral field enclosures, irregular in plan form and well enclosed by mature vegetation that forms the field pattern. At this point, the south-western boundary of the Site is defined by both modern and recently built residential development at Barton Drive, together with a large play area, and attenuation basin.
- 2.11 South of Cuttle Brook, land rises up to Grove Road at ca. +125 metres AOD at the south-western corner of the Site, across a series of arable fields. Vegetation between the access to Lansdowne farm southwards to the Grove Road/Warwick Road junction is more sporadic than that adjacent to Lansdowne and Stripes Hill further north along Warwick Road.
- 2.12 In terms of public access, a public footpath links Warwick Road to the north-east, to Grove Road in the south-west, along the access to Lansdowne Farm and along field edges. Just north of Lansdowne Farm, a bridleway extends northwards to link with Station Road in Dorridge, running between the playing fields of The Arden Academy.

3 LANDSCAPE CHARACTER AND VISUAL AMENITY

Landscape Character

- 3.1 The 'Solihull Borough Landscape Character Assessment' (prepared by Watermans on behalf of SMBC) defines the character of the landscape in this area as 'LCA3, the Knowle and Dorridge Fringe' with a transition to the east into 'LCA4, the Rural Centre' (refer to **Plate 1**). The Arden Triangle Site is located in LCA3, as denoted by the yellow dot.

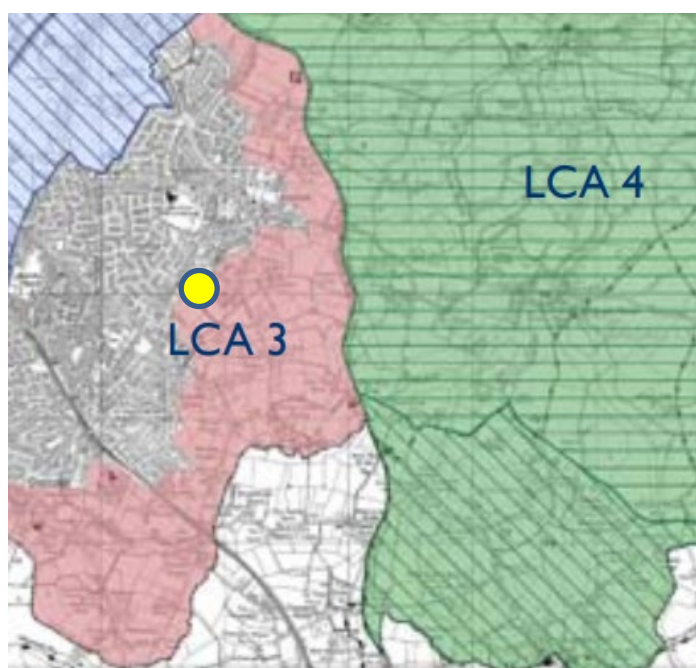


Plate 1: Extract from the Solihull Landscape Character Assessment

- 3.2 The boundary between the two character areas is defined based broadly on the physical alignment of the Grand Union Canal. However, on the ground the interplay between other 'layers' of the physical landscape, including the undulating landform, consistent field patterns, tree belts, hedgerows and woodland vegetation (with remnant areas of parkland/estate land) all contribute to a consistent landscape character at a local level. This consistent local character of the rural area extends across the physical alignment of the Grand Union Canal and away from the settlement edge. In this area the presence of settlement pattern is an integral part of the rural character, but limited to scattered properties and farmsteads (with the urban edge of Knowle and Dorridge not generally prominent).
- 3.3 In respect of LCA3, the character assessment acknowledges that the urban influence of Knowle and Dorridge is more prominent in the northern part of the LCA but states that:

"A large proportion of the character area remains unspoilt and is distinctively rural in character with pastoral fields despite the close proximity of the urban edge." (page 26)

3.4 The LCA sets out a series of sensitivities and pressures, which include reference to:

- Possible increase pressure for access to open countryside from edge of Knowle and Dorridge may impact upon the rural character of the area; and
- Pressure for development close to the urban edge of Knowle and Dorridge. Further development is likely to result in encroachment into the rural area as evident at the edge of Knowle.

3.5 In summarising the character of the LCA, the character assessment notes that: (page 29)

- This is a landscape with a strong sense of local connection to the place, defining landscape features and a characteristic pattern;
- That single track roads and winding lanes enhance rural character of the area and the pastoral character in some parts add to local distinctiveness;
- This is a locally distinctive landscape containing valued characteristics;
- The overall sensitivity of LCA3 is defined as 'medium', with landscape value also being determined as 'medium'.

3.6 Out in the field, the transition from a character of more urban influence to a more rural influence is clear, in particular along Warwick Road. Characteristic features on the Site include: a number of well-defined small field enclosures and numerous hedgerow Oaks, in particular across the southern part. Grove Road itself, despite the presence of large residential dwellings, also retains the character of a winding country lane. The central and northern part of the Site, across Lansdowne and Stripes Hill House, with their more formal settings and garden spaces, generate more of a localised 'parkland' character.

Visual Amenity

3.7 In respect of visual sensitivity, whilst the character assessment states that the general visibility in this LCA is contained, short distance and low level, it also notes that the urban interface with Dorridge is well screened. This is readily apparent generally.

3.8 Field work also demonstrates that inter-visibility both across the Site itself, and both from and towards the Site, varies significantly dependent upon location and aspect. This is illustrated by reference to a number of photographic panoramas, as illustrated on

Figure 1: Photo Location Plan; and **Figure 2: Photographic Viewpoints, 1-10,** attached to this Statement.

- 3.9 **View 1** is taken looking north-west along the public bridleway at that point where it runs between The Arden Academy playing fields, looking north-west towards Station Road in Dorridge. The presence of adjacent built form provides enclosure, and urban fringe influence and limited distance views generally. **View 2**, is taken from the same bridleway, looking south-east. Again, the view is generally enclosed, with the influence of the playing fields. There is a limited visual relationship with the remainder of the Site and very limited visual relationship with the wider countryside to the south and east, notwithstanding the elevation of the view, with on-site vegetation reducing viewing distance.
- 3.10 **View 3** is taken from the same public bridleway, looking east across the grounds of Lansdowne, where the lake/fish pond is visible in part. Whilst the depth of view is greater, the site is still relatively well enclosed, with mature vegetation along Warwick Road limiting more distance views of the open countryside to the east. Wyndley Garden Centre on Warwick Road is also visible, beyond the 'parkland' character of the grounds of Lansdowne.
- 3.11 **View 4** is taken from the same public bridleway, a bit further south, looking south-east towards the recently completed development on Barton Drive. The view is generally enclosed by mature hedgerow vegetation, with the urban edge well-related to the Site and immediately evident, with a balance of mature vegetation.
- 3.12 **View 5** is taken from the public footpath on site, as it extends towards Grove Road in the south, along the frontage of the recently completed residential development. Looking east, at a low point adjacent to Cuttle Brook, the presence of the play area and attenuation infrastructure of the adjacent housing is evident, as is the enclosure generated by the abundant mature vegetation along the Cuttle Brook corridor. Again, this generates enclosure and limits more distant views eastwards.
- 3.13 **View 6** illustrates a complete contrast in visual composition and variety. Taken from a location on the public footpath adjacent to the Lansdowne Farm complex, looking south-eastwards, there are views extending for some distance across the landscape associated with the Grand Union Canal corridor, beyond Wyndley Garden Centre. In the foreground the eastern part of the Site is very evident, both in terms of its open character, scale and slope, with more limited vegetation along Warwick Road offering more distant filtered views further east.

- 3.14 **View 7** illustrates the view from the junction of Warwick Road and the private drive (public footpath) leading up to Lansdowne Farm. Again, the more visually open character of this part of the Site, and its east facing slope, is very evident.
- 3.15 **View 8** is taken from Grove Road at the south western corner of the Site. Looking north-eastwards across the very southern part of the Site, the open character of the Site is very evident, sloping down towards the more vegetated Cuttle Brook corridor, with wider more expansive views to the east and north-east well beyond the Site boundary.
- 3.16 **View 9** is taken from Grove Road, looking west. Over the hedgerow to the left is the Site, with distant views beyond. The character of Grove Road is evident in the form of a narrow country lane, with no kerbs, contained by hedgerow and the large front gardens of the private dwellings.
- 3.17 **View 10** is taken from the towpath on the eastern side of the Grand Union Canal, adjacent to the series of locks. Looking west from ca. 1.1km distant, the flatter topography west of the Canal is evident, in contrast with the more vegetated rising topography across the Site beyond. Wyndley Garden Centre is evident, with the more open aspect of the land adjacent to Lansdowne Farm on Site just above it. Further to the south (left) the more elevated open agricultural fields across the southern part of the Site are visible. To the right of Wyndley Garden Centre, the central/northern sections of the Site are visually contained by mature vegetation both along Warwick road and at other intervening locations.

Landscape and Visual Analysis

- 3.18 Based on the above commentary, and with respect to the proposed extent of residential development indicated across the Draft Allocation on the Concept Masterplans, the following points are considered to bear direct relevant to the acceptability, or otherwise, of that extent.

Contextual Analysis

- 3.19 This can be summarised as follows:
- The Site is located in an area where there is an evident 'transition' between urban and rural land use and character;

- The eastern 'flanks' of the existing settlements of Knowle and Dorridge are, dependent upon location and aspect, generally well visually contained in the wider landscape by virtue of the prevalent vegetation patterns;
- Away from the settlement edges, the transition of land use and character is in part characterised by the presence of large private dwellings and/or commercial enterprises e.g. Wyndley garden Centre;
- The Warwick Road corridor comprises a key receptor in the urban/rural transition, running from the south where the experience is more rural, to north into the settlement of Knowle where the urban influence is far more prevalent;
- The more 'rural character' of Warwick Road as it extends southwards is generated not just by absence of built form but also by a sparser nature of roadside vegetation offering views across agricultural fields either side of it;
- Tree planting both on and adjacent to the Site and along the Warwick Road corridor is memorable for its age, character and the profile it creates when seen from greater distance to the east;
- Grove Road retains a strong rural character by virtue of the very low density development on it, set within large front gardens, together with its enclosure by a hedgerow and the presence of open agricultural fields directly north of it;
- There are extensive views eastwards and north-eastwards from Grove Road just south of the Site, which serves to strengthen its rural character; and
- Visibility of the Site is generally well contained in the wider landscape, with inter-visibility increasing between the southern parts of the Site and the landscape to the east across the Grand Union Canal corridor.

Site Specific Analysis

3.20 This can be summarised as follows:

- There are a number of different 'localised' areas of landscape character across the Site, generated by physical location in proximity to the settlement edge; prevalent land use; vegetation patterns; topography; and visual amenity;

- Generally, the northern, western and (upper) central parts of the Site are more enclosed and physically and visually contained in comparison to the (lower) central and southern parts of the Site;
- The northern and western parts of the site are particularly influenced by the presence of The Arden Academy and its playing fields, and the emerging residential development, and as such bear a greater relationship with the settlement than the wider countryside to the east;
- The land surrounding Stripes Hall and Lansdowne has a reduced urban influence, however with a strong 'parkland' character, but again, limited influence with the wider countryside to the east by virtue of the mature vegetation patterns that surround them;
- In the vicinity of Lansdowne Farm and areas to its south and east, the Site is more visually open generally, and bears a much stronger relationship with the wider open countryside to the east, notwithstanding the presence of Wyndley Garden Centre;
- This is particularly evident in terms of the visual connectivity from the public footpath adjacent to Lansdowne Farm, looking east, and from Grove Road at the south-western corner of the Site, looking east and north-east along Grove Road and across the southern part of the Site;
- The Cuttle Brook corridor contrast with this being lower lying, but its string vegetation pattern strengthens its rural character and serves to 'divorce' the land south of it from the remainder of the Site;
- The fact that existing vegetation along Warwick Road is sparser as the route extends south of Wyndley Garden Centre, opening up views across the highway corridor, serves to emphasise the more 'rural' and 'open' character of the southern part of the Site; and
- All these 'experiences' are very evident out in the field when walking the public footpath/bridleway network across the Site.

4 GREEN BELT CONSIDERATIONS

Solihull Strategic Green Belt Assessment (2016)

4.1 This document sets out a strategic review of the Green Belt in Solihull. The document states that:

"Once complete, this Assessment will form the basis for more detailed assessment of Green Belt land within the Borough. This more detailed assessment will include consideration of wider criteria including analysis of constraints, spatial strategy, site selection methodology and other policy considerations." (Page 1)

4.2 The document notes some specific exclusions in relation to its scoping, stating that the strategic review: (page 2)

- Does not assess the development potential of land designated as Green Belt;
- Does not make recommendations for amendments to the Green Belt boundary; and
- Does not determine whether or not land should be removed from the Green Belt.

4.3 Consequently, in the absence of any connection to development potential within a given landscape, the strategic review is limited to determining the role and function in Green Belt terms. In the Assessment, the Site is located in parcel RP39 (refer to **Plate 2**).

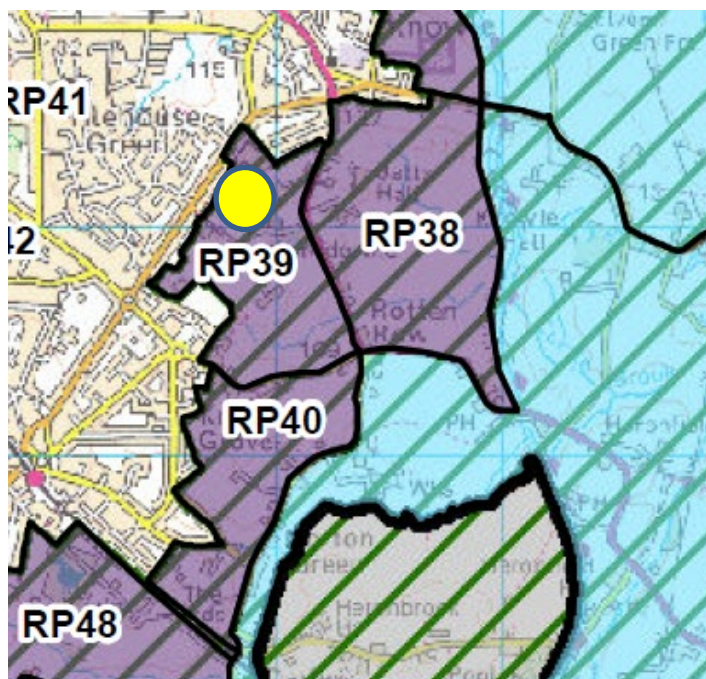


Plate 2: Extract from the Solihull Strategic Green Belt Assessment

4.4 The Strategic Green Belt Assessment (SGBA) states that:

"Each Refined Parcel and Broad Area has been subject to an assessment against the first four purposes of Green Belt, not assessed against the fifth purpose of Green Belt 'to assist in urban regeneration, by encouraging the recycling of derelict and other urban land' as the study notes that '...all Green Belt land makes an equal contribution to this purpose and therefore inclusion of this purpose would add no value to the Assessment...'"

4.5 The numerical scoring applied in the SGBA is defined as follows:

- 0 - **does not** perform against the purpose;
- 1 - is **lower performing** against the purpose;
- 2 - is **more moderately performing** against the purpose; and
- 3 - is **higher performing** against the purpose.

4.6 A brief written justification for each scoring criteria against the four purposes of the Green Belt is set out in the Appendices to the SGBA. This is summarised in Table 1 below.

Table 1: Strategic Green Belt Assessment for RP39

Green Belt Purpose	SGBA Score	SGBA Commentary
1. Check unrestricted sprawl	1- ribbon/other development is already present and/or other development is detached from the existing built up area with no clear boundary	Residential development is present within the Refined Parcel 39.
2. Prevent merging	1 – represents a gap of more than 5 kilometres between urban area	Refined Parcel 39 forms part of the gap between Knowle and Balsall Common.
3. Safeguarding from encroachment	2 – generally characterised by countryside, is adjoined by countryside and does not contain any development	Refined Parcel 39 is partially adjoined by Knowle Village; however, it is characterised by countryside and only very limited development is present
4. Preserve setting and special character	1 – adjacent to a Conservation Area within an historic town but has no views of landmarks and/or the historic core	Refined Parcel 39 is adjacent to the Knowle Conservation Area but there are no views

Purposes: Detailed Assessment and Analysis

4.7 This gave RP39 an overall score of 5, considering it to be either lower (score 1) or moderately (score 2) performing in terms of Green Belt purposes. Based on a more detailed consideration of the landscape, visual and Green Belt aspects of the Site, it is considered that two of these purposes have been “underscored” for the reasons set out below.

Checking Unrestricted Sprawl

4.8 With regard to Purpose 1, checking unrestricted sprawl, the SGBA score was 1, lower performing. That may well be the case for parts of the Site. The analysis in the previous section of this Statement has explained clearly how and why different parts of the Site retain different characters by, amongst other things, enclosure, compartmentalisation and land use.

4.9 Those parts of the Site along its western flank, and across its (upper) centre to the east and then further north are the more enclosed parts of the Site, and as such, are likely to be able to physically and visually ‘contain’ development more successfully. These areas, as the SGBA notes, already have elements of built form on them, and are subject to greater influence from the settlement edge generally.

4.10 In contrast, those parts further south, from the vicinity of Lansdowne Farm to Grove Road, are more visually and physical open, both across the Site itself and in terms of inter-visibility with off-site areas. The presence of Lansdowne Farm as a precedent for existing built form is less justifiable here – farms generally in the middle of the countryside are not considered as a precedent in such a way.

4.11 In addition, the ‘ribbon’ development descriptor of Grove Road needs more considered examination – as the analysis in this Statement notes, its character, notwithstanding the detached dwellings along part of it, is distinctly rural.

4.12 Consequently, the (lower) central and southern parts of the Site, when considered separately, are likely to score higher in terms of this purpose of the Green Belt.

Safeguarding from Encroachment

4.13 With regard to purpose 3, safeguarding from encroachment, the SGBA score was 2, moderately performing. The moderation of the scores is based on a more detailed appraisal of the landscape and visual constraints of the site and its context. Again, that

may well be the case for some parts of the Site. Referring back to the analysis in this Statement again, the (lower) central and southern parts of the Site have a much more visually open character both across the Site itself, and with the wider countryside to the east, including views from the Grand Union Canal towpath, a long- distance public footpath (see **View 10** in the analysis), and a visual receptor of very high sensitivity in terms of visual impact assessment (ref. GLVIA3). Residential development across these parts of the Site is likely to be visible from this location, notably in winter, illustrating clear encroachment and setting a precedent in a visual composition where the current settlement edges do not appear, and where development on the northern and western parts of the Site is also not likely to appear.

- 4.14 There are also long-distance views from Grove Road across the southern part of the Site towards the open countryside to the east, connecting the Site very firmly with the extended countryside. Development across this part of the Site would curtail those views, and in doing so both illustrate clear encroachment and 'displace' an important visual corridor across the Green Belt that makes an important contribution to the openness of this part of the Green Belt.
- 4.15 Consequently, again the (lower) central and southern parts of the Site, when considered separately, are likely to score higher in terms of this purpose of the Green Belt.

5 RESPONSE TO DRAFT MASTERPLANS

Solihull Local Plan review Draft Concept masterplans (January 2019)

5.1 As part of the Solihull Local Plan review (January 2019), for The Arden Triangle Site, two development options were put forward (refer to **Plates 3**).



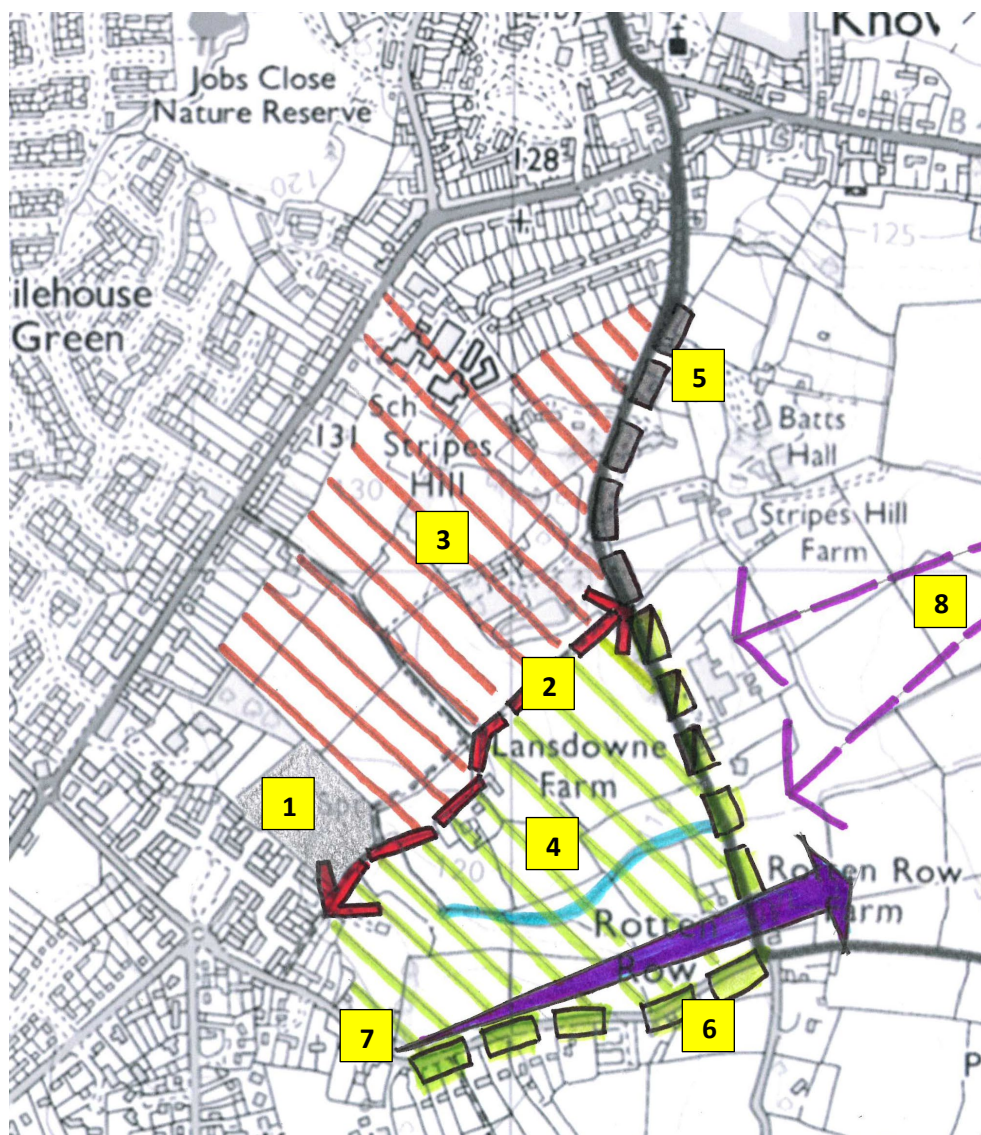
Plate 3: SMBC Draft Masterplans: The Arden Triangle, Options 1 and 2

5.2 The two options illustrate various different distributions of land use, primarily revolving around the relocation of The Arden Academy, or otherwise. Common to both is the extent of the development, running all the way along the long axis of the Site, from north to south, with some areas of Public Open Space and the Cuttle Brook corridor retained as a Local Wildlife Site (LWS).

5.3 The Draft Masterplan commentary indicates both options can deliver 600 homes at densities ranging from 30-40 dph. It is considered that in landscape and visual, and Green Belt terms, this extent of development is not acceptable.

Response

- 5.4 Based on the more detailed landscape and visual analysis and consideration of Green Belt purposes set out in this Statement, an acceptable extent of development is illustrated on **Plate 4** below.



1. Recently built residential development;
2. Acceptable boundary between built form/non-built form;
3. Area for development in accordance with site constraints/preferred option;
4. Area retained as open space/LWS/'Green Belt 'setting' etc.
5. "Urban" edge acknowledged;
6. "Rural" edge acknowledged;
7. Views out across Site recognised and respected;
8. Views form high sensitivity visual receptor recognised and respected.

Plate 4: Acceptable Development Framework

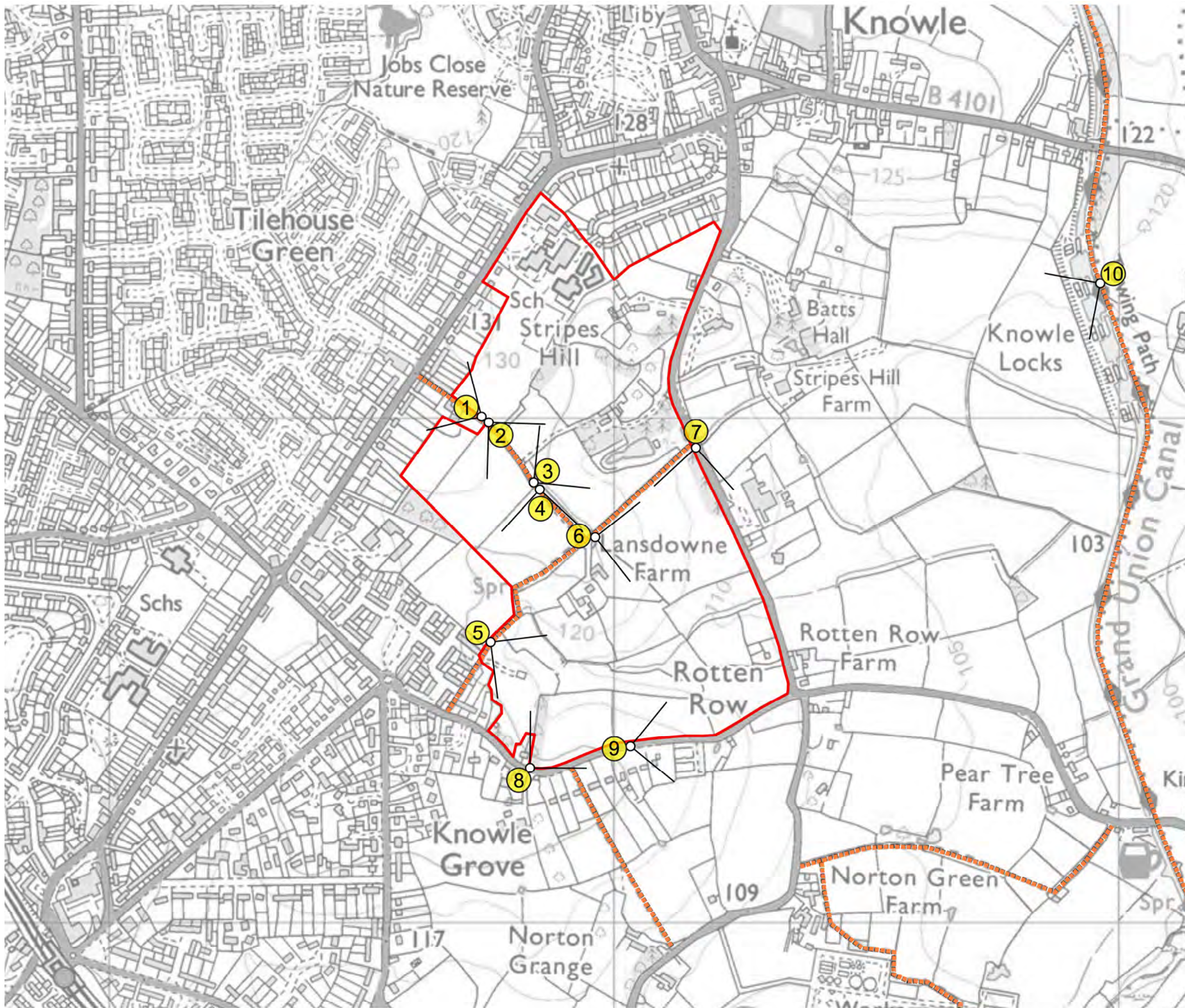
5.5 An acceptable form of development would see a “division” between built form (in accordance with site constraints, preferred options re. The Arden Academy etc.) to the north, and retained open space to the south set along the alignment of the existing public footpath that runs across the central/southern part of the Site. It would deviate south of the footpath only at a point directly north of Lansdowne Farm.

5.6 This would effectively:




- Ensure development takes advantage of the more enclosed, visually discrete parts of the Site;
- Retain those areas to the (lower) central and southern parts of the Site that contribute more to the purposes and openness of this part of the Green Belt;
- Respect the rural character of Grove Road directly south of the Site;
- Respect the rural character of that part of Warwick Road south of Wyndley Garden Centre;
- Respect the long-distance views across the southern ‘flank’ of the Site towards the wider open countryside to the east;
- Avoid any adverse impact on views from the Grand Union Canal corridor; and
- Ensure the integrity of the Cuttle Brook Local Wildlife Site is retained.

6 SUMMARY AND CONCLUSIONS

- 6.1 The Arden Triangle Site is currently a draft allocation in the Draft Solihull Local Plan, and is of a significant scale whereby it may deliver ca. 600 dwellings. There are two Concept Masterplan Options currently drafted and out for consultation, where the overall extent of proposed development is generally the same across both options.
- 6.2 More detailed landscape and visual analysis of the Site concludes that different parts of it have quite different characters in landscape and visual terms, and likewise different parts contribute differently in terms of Green Belt purposes (and openness). Consequently, it is considered that the capacity for development across the Site varies significantly
- 6.3 The western, northern and (upper) central parts of the Site are considered to retain capacity for development generally as set out on the Concept masterplans. In contrast, the (lower) central and southern parts of the Site are not considered appropriate for development either in landscape and visual, or Green Belt terms.
- 6.4 An acceptable level of development would extend from the northern and western parts of the Site, generally down to the alignment of the public footpath (that is in part coincidental with the private access road to Lansdowne Farm).
- 6.5 This would ensure that important landscape and visual attributes of the Site and its context are recognised and protected, together with those parts of the Site that contribute more to the purposes of the Green Belt.



KEY

-  Site boundary
-  Viewpoints
-  Public right of way

Arden Triangle Site,
Warwick Road, Dorridge
Fig. 1 Photo Location Plan

Drawing Ref: P19-0435_02
 Client: STOFORD PROPERTIES
 Date : 15/03/2019
 Drawn by : JT
 Checked by : DRAFT
 Scale : 1:7500 @ A3





Station Road

Viewpoint 1	View from the public bridleway on site, looking north west towards Station Road
Camera type	Nikon D3200 with 32mm lens (equivalent focal length)
Date	13th March 2019
Approx grid ref	SP 17665 76049
Approx elevation	+130m AOD
Distance to site	On site



Arden Academy Playing Fields

Public Bridleway

Viewpoint 2	View from the public bridleway on site, looking south-east.
Camera type	Nikon D3200 with 32mm lens (equivalent focal length)
Date	13th March 2019
Approx grid ref	SP 17732 76004
Approx elevation	+130m AOD
Distance to site	On site

Arden Triangle Site,
Warwick Road, Dorridge
Fig. 2: Viewpoint Photographs

Drawing Ref: **P19-0435_01**
Client: **STOFORD PROPERTIES**

Date : 14/03/2019
Drawn by : LJ
Checked by : JP





Viewpoint 3	View from the public bridleway, near Lansdowne, looking east.
Camera type	Nikon D3200 with 32mm lens (equivalent focal length)
Date	13th March 2019
Approx grid ref	SP 17844 75873
Approx elevation	+126m AOD
Distance to site	On site



Viewpoint 4	View from the public bridleway on site, looking south.
Camera type	Nikon D3200 with 32mm lens (equivalent focal length)
Date	13th March 2019
Approx grid ref	SP 17842 75859
Approx elevation	+126m AOD
Distance to site	On site

Arden Triangle Site,
 Warwick Road, Dorridge
Fig. 2: Viewpoint Photographs
 Drawing Ref: **P19-0435_01**
 Client: **STOFORD PROPERTIES**
 Date : 14/03/2019
 Drawn by : LJ
 Checked by : JP



Play area for adjacent residential development

Cuttle Brook Corridor

Attenuation Basin

Southern part of site

Grove Road



Viewpoint 5	View from the public footpath on site, looking east.
Camera type	Nikon D3200 with 32mm lens (equivalent focal length)
Date	13th March 2019
Approx grid ref	SP 17762 75557
Approx elevation	+120m AOD
Distance to site	On site

Warwick Road

Public footpath

Wyndley Garden Centre

Approximate location of Grand Union Canal

Lower central part of the site



Viewpoint 6	View from the public footpath adjacent to Lansdowne Farm, looking east.
Camera type	Nikon D3200 with 32mm lens (equivalent focal length)
Date	13th March 2019
Approx grid ref	SP17962 75769
Approx elevation	+125m AOD
Distance to site	On site

Arden Triangle Site,
Warwick Road, Dorridge
Fig. 2: Viewpoint Photographs

Drawing Ref: **P19-0435_01**
Client: **STOFORD PROPERTIES**

Date : 14/03/2019
Drawn by : LJ
Checked by : JP





Viewpoint 7	View from the public footpath on site at the junction with Warwick Road, looking south.
Camera type	Nikon D3200 with 32mm lens (equivalent focal length)
Date	13th March 2019
Approx grid ref	SP 18150 75940
Approx elevation	+113m AOD
Distance to site	On site boundary



Viewpoint 8	View from Grove Road at the south-western corner of the site, looking east.
Camera type	Nikon D3200 with 32mm lens (equivalent focal length)
Date	13th March 2018
Approx grid ref	SP 17836 75307
Approx elevation	+127m AOD
Distance to site	On site boundary

Arden Triangle Site,
Warwick Road, Dorridge
Fig. 2: Viewpoint Photographs

Drawing Ref: **P19-0435_01**
Client: **STOFORD PROPERTIES**

Date : 14/03/2019
Drawn by : LJ
Checked by : JP





Viewpoint 9	View from Grove Road, looking east.
Camera type	Nikon D3200 with 32mm lens (equivalent focal length)
Date	13th March 2019
Approx grid ref	SP 17957 5330
Approx elevation	+125m AOD
Distance to site	On site boundary



Viewpoint 10	View from the footpath along the Grand Union Canal, looking west.
Camera type	Nikon D3200 with 32mm lens (equivalent focal length)
Date	13th March 2019
Approx grid ref	SP 18981 76203
Approx elevation	+110m AOD
Distance to site	c. 1.1km

Arden Triangle Site,
Warwick Road, Dorridge
Fig. 2: Viewpoint Photographs

Drawing Ref: **P19-0435_01**
Client: **STOFORD PROPERTIES**

Date : 14/03/2019
Drawn by : LJ
Checked by : JP

