



## LAND AT FULFORD HALL, SOLIHULL

### GREEN BELT, LANDSCAPE AND MASTERPLANNING REPORT

MARCH 2020

# Land at Fulford Hall Farm, Solihull

Green Belt, Landscape and Masterplanning Report

31<sup>st</sup> March 2020

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This document has been prepared and checked in accordance with ISO 9001:2015.

## 1.0 Introduction

### 1.1. Background and Purpose

LDA Design Consulting Ltd (LDA Design) has been instructed by Summix FHS Developments LLP to undertake a Green Belt and Landscape and Visual Appraisal (LVA) and masterplanning support for land at Fulford Hall Farm, Solihull ('the Site') which is located in the West Midlands Green Belt.

The purpose of the report is to provide written representations in support of the Site's release from the Green Belt and allocation for residential development as part Solihull Metropolitan Borough Council's (SMBC) Local Plan Review (LPR).

This report is an update of the 2017 LVA and Green Belt report produced by LDA Design and submitted as part of previous representations to SMBC Local Plan.

In particular, the report provides:

- 1) An appraisal of the Site's contribution to the five purposes of the Green Belt and consideration as to whether it can be released without harm to this designation;
- 2) A Landscape and Visual Appraisal (LVA) of the Site including landscape character and visual amenity; and
- 3) The capacity of the Site to deliver an appropriate and sustainable development (in the form of an indicative Framework Masterplan) that would contribute to meeting SMBC housing numbers.

### 1.2. Approach to the Appraisal

SMBC is currently undertaking a review of its Local Plan, in part due to a deficiency of housing numbers contained within the adopted Local Plan (2013). The review includes an update of the evidence base which underpins the Solihull Local Plan (SLP) and has prompted a new Regulation 19 consultation on the new draft Local Plan.

The original evidence base for the adopted Local Plan included a review of the North Solihull Green Belt conducted in 2012. The scope of the Green Belt review was deliberately focussed on North Solihull only and did not include the Fulford Hall site and surrounding area. As such it has limited relevance to this report.

A district wide Green Belt Assessment was undertaken by Atkins in 2016. The findings of this assessment are considered as part of this report.

The LVA has been prepared in accordance with the guidelines set out in the third edition of Guidelines for Landscape and Visual Impact Assessment (GLVIA3). GLVIA3 states in paragraph 1.11:

*'the principles and processes of LVIA can also be used to assist in the "appraisal" of forms of land use change or development that fall outside the requirements of the EIA Directive and Regulations'*



The approach adopted for this report comprises the following key stages:

**Baseline study** – a desk based review of documented information including:

- relevant current national and local planning policy, in respect of Green Belt and landscape and visual matters, for the Site and surrounding areas;
- nationally and locally designated landscapes for the Site and surrounding areas;
- existing landscape character assessments for the Site and surrounding areas;
- the identification of the Visual Envelope to demonstrate the visibility of the Site in its current use;
- the identification of potential visual receptors (e.g. people travelling along routes, or within open access land and settlements) within the study area; and
- a site visit has been undertaken for familiarisation and understanding of the Site and surrounding landscape; to verify desktop and baseline analysis; and to identify viewpoints and receptors and record representative views. The report is supported by accompanying Figures presented in **Appendix 1**.

## **Appraisal**

The appraisal comprises both desk based and field studies and considers:

- The Site’s contribution to the five purposes of the Green Belt; and
- The potential effects to the landscape and visual resource, including:
  - Landscape designations;
  - landscape character;
  - visual receptors; and
  - the landscape fabric of the Site.

## **Framework Masterplan Design**

The Framework Masterplan has been informed by the LVA. In designing all aspects of the Framework Masterplan a landscape led approach has been adopted with the aim of assimilating the development within its context and designing out potential adverse impacts. This includes:

- retention, as far as practicable, of existing vegetation (primarily woodland blocks, mature oak trees and hedgerows);
- retention of existing field boundaries and patterns;
- retention of the existing public right of way within the Site;
- potential layouts and access routes that work with the topography;
- connectivity and integration with existing built form;
- the preference for Sustainable Drainage solutions (SUDs) and working with the natural topography of the Site;
- consideration of housing densities in regard to existing built form and the settlement edge location; and

- The function and performance of the Green Belt.

### 1.3. Site Context

The Site context is illustrated in **Figure 1**. The Site is centred at National Grid Reference SP097749 and covers an area of approximately 79.4 ha. It is located on agricultural land to the south of Tidbury Green, Solihull and is bounded by Norton Lane to the north; the River Cole to the west; a public footpath and Wood Lane to the south; and by agricultural fields to the east. Fulford Hall and Fulford Hall Farm are not included within the Site.

The Site is divided into three distinct parcels of land by the existing road network, including Rumbush Lane and Fulford Hall Road. Rumbush Lane is the main road through the Site and connects Earlswood Station to Norton Lane on a south-west by north-east axis. Fulford Hall Road, branches off Rumbush Lane near the junction with Wood Lane and connects to Norton Lane further west. This creates three distinct parcels of land: to the west of Fulford Hall Road; between Fulford Hall Road and Rumbush Lane; and to the east of Rumbush Lane.

The majority of the Site comprises arable farmland of an irregular, small field pattern with well-defined boundaries. The field boundaries include well managed hedgerows with mature oak trees regularly spaced along their length and many of the hedgerows have drainage ditches running in parallel. Several woodland blocks are present on the Site, some located in former quarry pits in the west of the Site and also surrounding Fulford Hall. Other land uses include an existing playing field to the east of Rumbush Lane which is used by Woodbourne Sports Club.

There are two Public Rights of Way (PRoW) within the Site; these are located to the west of Rumbush Lane along the southern boundary of the Site connecting to Wythall (beneath the railway embankment); and east of Rumbush Lane connecting Rumbush Farm to Wood Lane.

### 1.4. The Study Area

The extent of the study area is illustrated on **Figure 2**. The study area for the appraisal has been defined by the extent to which the Site is likely to be visible. This has been informed by field observation and by a desk study of the topography, aerial photography, Zone of Theoretical Visibility (ZTV) and OS mapping information.

The Site is visually well contained as a result of a gentle topography (**Figure 5**) and the presence of boundary vegetation, vegetation in the wider landscape and by the urban edge of Tidbury Green and Wythall. In light of this a study area of 3km (measured from the edge of the Site) is judged to be appropriate for this study.

### 1.5. Report Structure

The written representation comprises the following:

- **Section 1:** an introduction to the study, its purpose and adopted methodology;
- **Section 2:** a summary of relevant planning policy;
- **Section 3:** a summary of the landscape and visual baseline conditions;

- **Section 4:** a consideration of the Site's contribution to the Green Belt designation and an appraisal of the anticipated effects of development within the Site on landscape and visual receptors within the study area;
- **Section 5:** a consideration of the opportunities and constraints of the Site and a possible Framework Masterplan should the site be allocated for development;
- **Section 6:** conclusions of the study; and
- **Appendices:** including accompanying Figures.

## 2.0 Planning Policy

### 2.1. National Planning Policy

The National Planning Policy Framework (NPPF), published in February 2019, provides the overarching planning guidance for England with the purpose of the planning system clearly identified at paragraph 7 to ‘contribute to the achievement of sustainable development.’

Paragraph 8 of the NPPF continues:

*‘Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’*

Section 12 of the NPPF provides guidance on ‘achieving well designed places’ noting ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’.

Paragraph 127 adds:

*‘Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

Section 13 of the NPPF is headed 'Protecting Green Belt'. Paragraph 133 states the fundamental aim of Green Belt policy is 'to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'. The five purposes of Green Belt are set out in Paragraph 134 as follows:

- *'to check unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.'*

For ease of reference in this report, these purposes are referred to as NPPF Purposes 1 to 5, with the assigned number corresponding to the order in which the purposes appear in the NPPF.

Paragraph 136 of the NPPF states that:

*'Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period.'*

Paragraph 138 adds:

*'When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.'*

Section 15 of the NPPF 'Conserving and enhancing the natural environment notes at paragraph 170 'planning policies and decisions should contribute to and enhance the natural and local environment by [inter alia] protecting and enhancing valued landscapes...in a manner commensurate with their statutory status or identified quality in the development plan '.

## **2.2. Local Planning Policy**

Local planning policy is set out in the Solihull Local Plan (SLP) which was adopted in 2013 and covers the period 2011 to 2028.

Following adoption, a legal challenge has resulted in the overall housing requirement being treated as not adopted and this aspect of the SLP has been remitted back to the Council for reconsideration.

## 2.2.1. Solihull Local Plan (2013)

The SLP was formally adopted in 2013 and sets out the following policies in relation to protecting and enhancing the environment.

Policy 10 – Natural Environment states the *‘Council will seek to protect, enhance and restore the diverse landscape features of the Borough and to create new woodlands and other characteristic habitats, so as to halt and where possible reverse the degrading of the Arden landscape and promote local distinctiveness.’*

Policy 15 – Securing Design Quality states *‘all development proposals will be expected to achieve good quality, inclusive and sustainable design’*. This includes development that *‘conserves and enhances biodiversity, landscape quality and considers the impact on and opportunities for green infrastructure at the earliest opportunity in the design process.’*

## 2.3. Local Guidance

In addition to the above planning policies, the following guidance documents are of relevance.

### 2.3.1. Warwickshire Landscapes Guidelines 1993

For the purposes of this report the principal published assessment for the LVA is the Warwickshire Landscapes Guidelines (WLG). The WLG is a county-wide project which *‘provides a set of guidelines designed to offer advice on maintaining diversity and beauty, to conserve the landscape for future generations’*.

The WLG comprises three separate landscape guidelines for Arden, Avon and Dunsmore which have been culminated into a single document published in 1993.

The WLP identifies 7 broad regional character areas across the county: Arden, Dunsmore, Avon Valley, Feldon, Cotswold, High Cross Plateau and Mease Lowlands. These are described as *‘distinct landscape regions, often very extensive, where common physical, historical, ecological and cultural associations impart a sense of unity to the landscape.’*

Each of the regional character areas is further subdivided into distinct local landscape character types (LCTs). These are described as *‘types of countryside which have a unity of character due to particular combinations of landform and landcover and a consistent pattern of characteristic features.’* For each of the LCTs identified, the individual guidelines provide a description of the overall characteristics and qualities, confirm the key characteristic features and provide a management strategy.

### 2.3.2. Solihull’s Countryside Strategy 2010 – 2020

The first review of Solihull’s Countryside Strategy (SCS) was published in 2010 and forms part of the evidence base for the adopted SLP. It is intended that the final plan will provide supplementary planning guidance for countryside matters within the Borough.

The aim of the SCS is *'to control and guide future change in Solihull's countryside in order to protect and enhance its character, natural resources and biodiversity, whilst assisting the sustainable management of a diverse and prosperous rural economy, thereby contributing to the overall quality of life within the Borough.'*

The document provides an appraisal of Solihull's countryside and divides it into 10 broad zones that reflect the difference in the underlying landscape and nature and extent of urban influences.

The strategy goes on to identify 10 strands which address the key issues facing Solihull's countryside. For each strand the strategy includes an objective, an explanation of the components which make up the topic, and an indication of how SMBC intends to implement the Strategy. Local objectives are provided for each of the 10 zones identified within the countryside appraisal.

### **2.3.3. Solihull Borough Landscape Character Assessment (2016)**

This document forms part of the evidence base to the Local Plan Review and provides a detailed assessment of landscape character across the Borough. It is considered in more detail in **Section 3.3**.

### **2.3.4. Solihull Strategic Green Belt Assessment (2016)**

Produced by Atkins, this report provides an assessment of the Green Belt for the whole of the Borough. It is considered in more detail in **Section 4.1**.

### **2.3.5. Greater Birmingham HMA Strategic Growth Study (2018)**

The Greater Birmingham Housing Market Area Strategic Growth Study by GL Hearn and Wood PLC primarily looks at strategic housing need and land supply across the Birmingham and the Black Country region. It does, however, provide a very high level strategic analysis of Green Belt in Chapter 8, albeit at a more strategic level than the Solihull Strategic Assessment (2016). The Growth Study identifies in Figure 36 the area around Tidbury Green (Parcel S28) makes a 'supporting contribution' to Green Belt (as opposed to 'principal contribution') and is included within the broad area of search for a new settlement (NS5) as identified in Figure 37.



### 3.0 Baseline Conditions

#### 3.1. Designations

There are no landscape policy designations within the Site or study area.

#### 3.2. West Midlands Green Belt

The extent of the West Midlands Green Belt within the study area is shown in **Figure 3**.

The Site is located entirely within the Green Belt designation adjacent to the settlement of Tidbury Green which forms the northern boundary of the Site. The existing built form of Tidbury Green is included within the Green Belt designation, however, two development parcels located to the north of the village (Lowbrook Farm and Tidbury Green Farm) are excluded having gained planning consent. Further north, the Green Belt is fragmented with areas of existing built form at Wythall, Drake's Cross and Dickens Heath which are not included within the Green Belt.

To the south, the Green Belt extends by approximately 6km to the edge of Redditch and to the east it extends approximately 3km to Blythe Valley Park.

The Solihull Strategic Green Belt Assessment (2016) provides an assessment of Green Belt for the whole of the Borough. The report breaks the Borough down into 89 'Refined Parcels' commonly located at the fringes of existing settlement or larger more strategic parcels known as 'Broad Areas' defined as being 'in the more rural areas of the borough where Green Belt land is characterised by countryside'. The assessment states on page 9:

*'By virtue of their character and location all Broad Areas are considered to make an equal contribution to purpose 3 "Assist in safeguarding the countryside from encroachment" and were therefore all assigned a score of 3 against this purpose.'*

The site is identified within 'Broad Area 1', which encompasses a large area along the southwestern fringe of the Borough from Wythall in the west to Hockney Heath in the east.

The assessment records:

*'The Area is the lowest performing of the Broad Areas as it does not form part of a strategic gap and its boundaries are not easily identifiable. However, the Area is free from urbanising development and when considered alongside 'Broad Area 6' of the 'Coventry and Warwickshire Joint Green Belt Study Stage 2' it plays a pivotal role in checking the urban sprawl of Solihull from the north and Redditch from the south west leading to scores of 2 and 1 for purposes 1 'To check unrestricted sprawl of large built-up areas' and 2 'To prevent neighbouring towns merging into one another' respectively. The Area does not perform against purpose 4 'To preserve the setting and special character of historic towns' (as that it is not within or adjacent to a Conservation Area within a historic town) and, as a consequence, was assigned a score of 0 against this purpose.'*

Table 2 of the SMBC Green Belt Assessment provides a scoring matrix of all the Broad Areas in relation to Green Belt and is replicated for Broad Area 1 below. It is of note Broad Area 1 has the lowest total score of all the Broad Areas, the next being Broad Area 2 with a total score of 9, and that its highest score is for Green Belt purpose 3 which was automatically assigned.

Broad Area ID	Description	Purpose Score					Highest Score
		1	2	3	4	Total	
BA01	Broad Area BA01 is located in the south-west corner of Solihull MBC adjoining Stratford-on-Avon DC to the south, Warwick to the south east and Bromsgrove to the west.	2	1	3	0	6	3 (purpose 3)

### 3.3. Landscape Character

The Site lies within the National Character Area Profile (NCAP) 97: Arden, the key characteristics of which are:

- *‘Well-wooded farmland landscape with rolling landform.’*
- *‘Mature oaks, mostly found within hedgerows, together with ancient woodlands, and plantation woodlands that often date from the time of enclosure. Woodlands include historic coppice bounded by woodbanks.’*
- *‘Narrow, meandering clay river valleys’*
- *‘Numerous areas of former wood-pasture with large, old, oak trees often associated with isolated remnants of more extensive heathlands.’*
- *‘Diverse field patterns, ranging from well hedged, irregular fields and small woodlands that contrast with larger semi regular fields on former deer park estates.’*

While the NCAP is helpful in providing an understanding of the broad scale character context of the Site, it does not provide sufficient local or site level detail against which potential effects of a development can be considered.

The Warwickshire Landscapes Project (1993) provides a more detailed understanding of the local character of the Site and its surrounding context. The Site is located entirely within the Arden regional character area and is part of the Arden Pastures LCT, a detailed summary of which is provided below.

#### 3.3.1. Warwickshire Landscapes Guidelines 1993

The Arden landscape guidelines was the first report to be published as part of the WLG in 1990 and has since been incorporated into a combined document published in 1993.

The Arden regional character area is identified as a broad landscape region which covers an extensive area of land between the urban areas of Coventry and Birmingham, stretching from Tamworth in the north to Stratford upon Avon in the South.

The Arden landscape is described as *‘an historic region of former wood pasture and heath characterised by ancient woodlands, mature hedgerow oaks, and a dispersed settlement pattern of brick and half-timbered farmsteads and wayside cottages.’* The Arden guideline identifies 7 distinct landscape character types (LCTs), each of which is characterised by a particular aspect of the wider regional character area. These are Ancient Arden, Arden Pastures, Industrial Arden, Arden Parklands, Wooded Estatelands, Arden River Valleys and River Valley Wetlands.

The Site is located entirely within the Arden Pastures LCT which is described as a *‘small scale, enclosed landscape, often pervaded by suburban influences and characterised by small fields, typically bordered by mature hedgerow trees.’*

The description of the Arden Pastures LCT makes reference to considerable expansion of some settlements (including Wythall) over the last thirty years, with much modern ‘infill’ that *‘has resulted in a landscape often pervaded by suburban influences’*.

However, *‘despite the densely populated character of this landscape, settlement is not usually a dominant visual element. Instead gently rolling topography and numerous hedgerow trees combine to give a heavily wooded appearance throughout much of the area.’*

The text continues:

*‘It is not uncommon in some areas to find lines of mature oak trees in every hedgerow. The effect of so many trees is to create filtered views and a strong sense of enclosure.’*

*The LCT summary description states that throughout the area as a whole the general impression is of a strongly unified landscape where to a large extent the impact of new settlement is visually contained.’*

The key characteristics of the Arden Pastures LCT which are of relevance to the Site are summarised below:

- *‘A gently rolling topography’;*
- *‘A well defined pattern of small fields and paddocks’;*
- *‘Numerous mature hedgerow oaks’;* and
- *‘A network of minor lanes often with ribbon development’.*

The assessment identifies the management strategy for Arden Pastures LCT to *‘conserve and enhance the unity and small scale enclosed character of the landscape’*. It identifies the following landscape guidelines:

- *‘Maintain the wooded character of mature hedgerow and roadside oaks.’*
- *‘Conserve and enhance tree cover through natural regeneration of hedgerow oaks.’*
- *‘Conserve the historic field pattern of small hedged fields.’*
- *‘Conserve pastoral character and identify opportunities for conversion of arable land back to permanent pasture.’*
- *‘Conserve the diversity and special character of old permanent pastures.’*
- *‘Identify opportunities for enhancing landscape character through more creative design of public open space.’*

### 3.3.2. Solihull's Countryside Strategy 2010 – 2020

The Site is located with the Zone 1: Hockley Heath Parish as identified in the countryside appraisal of Solihull. It is described as follows:

*‘This zone still retains many of the unique features of Arden Pastureland, typically small scale enclosed landscape, containing a wide variety of natural habitats. At the same time, it is an area where “urban fringe” features are already apparent, including recreational and other mixed uses’*

The local objectives for this zone are to:

- *‘Minimise the impact of new development on the edge of the countryside’.*
- *‘Maintain the openness and rural character of the gaps between development’.*

- *‘Encourage the retention of farming practices which preserve the characteristic features of the Arden landscape’.*
- *‘Encourage and support the potential of the Stratford-on-Avon canal / Earlswood Lakes as valuable Green / Blue infrastructure assets’.*

### 3.3.3. Solihull Borough Landscape Character Assessment (2016)

The Solihull Borough Landscape Character Assessment (LCA) provides a borough wide assessment of landscape character at the detailed, local level. The Site is identified within LCA2: Southern Countryside, which encompasses an area in the south west of the Borough between Dickens Heath and Hockley Heath, the key characteristics of which include [inter alia]:

- *‘Undulating landform ranging from 130m to 150m AOD.’*
- *‘Irregular field pattern and sizes ranging from small to large field that are generally well enclosed.’*
- *‘A reasonable amount of horsiculture and horse paddocks were also noted in this area along with associated overgrazing.’*
- *‘Strong hedgerow boundary structure across majority of the area. The hedgerows with mature oaks are a key feature of this area.’*
- *‘Both the river corridors (Blythe and Cole) have good tree cover.’*
- *‘There are several roads and footpaths within this area connecting the outlying settlements to Solihull and the north. The M42 segregates the area into two parts.’*

In addition, the assessment notes *‘main settlements, including Tidbury Green, have a great influence on the character of the area acting as a gateway between the urban southern fringe of Solihull and the more rural south... Sub-urban influences are also present in and around Tidbury Green.’*

The LCA also identifies ‘Pressures and Sensitivities’ which include [inter alia]:

- *‘Neglect and potential loss of tree cover through new development.’*
- *‘Impact of the urban edge on rural character. The impact of encroachment can be seen along Dickens Heath Road when leaving Solihull towards Tidbury Green.’*
- *‘Pressure of coalescence between the settlements particularly evident between Tidbury Green and Dickens Heath.’*
- *‘Proximity of urban areas and their influence upon the River Blyth and Colne Corridors.’*
- *‘Pressure for new housing in this attractive commuter area close to Solihull and the M42 corridor due to the easy access generates pressure along the corridor. Limited capacity of the corridor to accept development without impact upon character. Pressure particularly around the M42 due to accessibility is likely to continue along with pressures for motorway services’*

Guidelines for the future management of the LCA2 include [inter alia]:

- *‘Discourage planting along the River Blythe and River Cole where the open river corridor landscape character of the area would be affected.’*
- *‘Encourage appropriate management to retain strong hedgerow structure and the planting of individual trees along field boundaries particularly in and around Fulford Hall Estate. Tree planting in the vicinity of Tidbury Green and Dickens Heath is important to their setting and approaches.’*
- *‘Resist coalescence of the built settlements to preserve the landscape character of the area’*
- *‘Protect the landscape setting of the River Blythe and River Cole corridors, which are key features of the area, particularly around the canal bridges, Fulford and Salter Street.’*

The LCA concludes by assessing LCA2 as having **medium** visual sensitivity and **medium** character sensitivity equating to an overall sensitivity of **medium**.

The LCA is assessed to be of **medium** landscape value and its capacity for development is concluded to be **low**. The accompany text adds:

*‘Consistent with current guidance, it is not possible to establish a definitive baseline sensitivity to change without having details of a given development proposal. However, for the purpose of this report a general assessment of the LCA’s capacity to accommodate change has been undertaken. This should be used as a guide only, and will need to be re-assessed once details of any proposed development and site location are known.*

...

*Overall, this character area would be able to accommodate some areas of new development, which would need to be of an appropriate type, scale and form, in keeping with the existing character and local distinctiveness of the area. Any new developments should not result in the loss of the irreplaceable habitats or harm the intrinsically rural character of the area.’*

#### 3.3.4. Landscape Fabric

The Site is characterised by a gently rolling landscape with a well-defined pattern of small, irregular fields. The River Cole marks the western boundary of the Site and the fields located along this edge form a gentle valley side. The land gradually rises to a high point at Fulford Hall and then falls away towards Earlswood Lakes in the east. Fields are typically bounded by a network of well managed hedgerows which contain numerous mature hedgerow oak trees spaced at regular intervals (refer to **Figure 8**). The trees create filtered views across the Site and a strong sense of enclosure. The presence of small woodland blocks located within the western parcel of the Site, together with Clowes Wood to the south, gives the characteristics of a well wooded landscape.

Three lanes run through the Site and connect to the surrounding local road network. The existing built form of Tidbury Green is located along the northern side of Norton Lane and constitutes ribbon development along this route. The existing built form is clearly visible throughout much of the Site and associates the Site with the settlement edge rather than wider countryside. This is characteristic of a landscape pervaded by ‘suburban influence’ as described in the LCAs detailed previously. Overall, the Site is representative of the Arden Pastures LCT and LCA2 Southern Countryside.

### 3.4. Visual Baseline

An update site visit was undertaken in March 2020 to determine the visual envelope of the Site and identify a series of viewpoints from publicly accessible locations (**Figure 4**) to represent the nature of views of the Site from within the surrounding landscape. The visibility of the Site is primarily a function of the topography which is shown in **Figure 5** and illustrates a gently undulating landform with shallow river valleys in a general north to south orientation.

The extent of the visual envelope and location of the representative viewpoints is shown on **Figure 6** with the accompanying photographs presented on a series of photo panels in **Figure 7**. Illustrative viewpoints are also provided in **Figure 8** for context.

The following appraisal considers the nature of views from publically accessible areas comprising PRow and road network. The visual receptors (people) who experience views of the Site are identified as appropriate.

### Views from the North

To the north, views of the Site are limited to the immediate vicinity of the Site along Norton Lane. The Site boundary comprises an almost continuous line of hedgerows along the southern edge of the road. Mature hedgerow oaks are spaced at regular intervals along the hedgerow and together they filter views of the Site from Norton Lane. The hedgerow is largely unbroken, although there are occasional gaps which allow for immediate views of the Site. To the north-east of the Site, the number of hedgerow trees along the northern edge is noticeably less, allowing for more open views of the Site as shown in **Figure 8**. The existing built form of Tidbury Green is located along the northern edge of Norton Lane and prevents views of the Site from extending further north.

Visual receptors likely to experience the views described above comprise local road users on Norton Lane.

### Views from the East

To the east, views of the Site are screened by intervening field boundaries comprising numerous hedgerows and mature oak trees. Glimpsed views of the Site may be possible from the PRow north of Wood Lane and across pasture land.

Visual receptors likely to experience views described above are limited to users of the PRow north of Wood Lane.

### Views from the South

To the south, views of the Site are typically screened or filtered by intervening field boundaries comprising numerous hedgerows and mature oak trees. Where views of the Site are possible, they are limited to the immediate PRow and the local road network surrounding the Site including Rumbush Lane and Wood Lane.

The southern boundary of the Site is visible from an approximate 500m section of Rumbush Lane, between Earlswood Station and the Site boundary. Views from this location are partially screened by intervening field boundaries and hedgerow trees. The Site boundary is visible on the horizon, identifiable by the trees and hedgerows along its length. Views do not extend beyond the boundary and into the Site. The railway bridge at Earlswood Station and associated lineside vegetation contain wider views of the Site from further to the south-west.

Wood Lane is located to the east of Rumbush Lane and forms the southern boundary to the eastern half of the Site. From this location, views of the Site are partially screened or filtered by vegetation along Wood Lane including hedgerows and mature oak trees. There are occasional gaps in the hedgerow which allow for immediate views of the Site. Further south, views of the Site are screened by Cowles Wood which is located to the south of Wood Lane.



There is a filtered view of the Site from the PRoW east of Rumbush Lane for a short (approximately 50m) section of the route where it crosses open farmland. The remainder of the route is screened by intervening vegetation including Clowes Wood.

A small proportion of the Site is visible from the PRoW west of Rumbush Lane, between Kidpile Farm and the Site boundary. Views from this location are limited to a short (approximately 200m) section of the route and heavily filtered by existing tree belts to the west of Kidpile Farm.

Visual receptors likely to experience the views described above are limited to users of Rumbush Lane, Wood Lane and the PRoWs linking to Rumbush Lane.

### Views from the West

To the west, views of the Site are typically screened or filtered by boundary vegetation, the railway embankment and associated lineside vegetation and by residential properties at the edge of Wythall. There are glimpsed views of the Site from Norton Lane as the road enters the village of Wythall and the land begins to rise. From this location the northern edge of the Site is just visible above the rooftops of existing residential properties on Norton Lane.

The PRoW south of Wythall is located within a mature woodland belt for the majority of its length as shown in **Figure 8**. There is little or no opportunity for views of the wider landscape until the PRoW emerges from woodland near to the valley floor but from this location views of the Site are intercepted by the railway embankment.

Visual receptors likely to experience views described above comprise local road users on Norton Lane from within Wythall.

### Conclusion

The visual baseline appraisal of the Site has established the area and extent to which the Site is visible is very limited and effectively screened by existing built form, vegetation and topography.

The majority of views are limited to the immediate vicinity of the Site including the local road and PRoW network. Views of the Site from the wider landscape are screened by a combination of built form, vegetation and topography.

The Site can be seen in immediate views to the south, but this is limited to within approximately 500m from the Site and filtered by existing field boundary vegetation. The presence of numerous hedgerows and mature oak trees, combined with small blocks of woodland and Clowes Wood, give rise to the characteristics of a wooded landscape and a strong sense of enclosure that contain the view. The existing built form of Tidbury Green play an important role in containing views to the north and west and are prominent in views from within the Site itself.

Visual receptors potentially affected by development within the Site would be limited to:

- 1) The immediate roads which surround the Site;
- 2) Rumbush Lane to the south; and
- 3) PRoW linking to Rumbush Lane in the south.



## 4.0 Site Appraisal

### 4.1. Contribution to the West Midlands Green Belt

The following section provides a consideration of the Site’s contribution to the five purposes of the Green Belt designation.

For the purposes of this report Purpose 4 and 5 have not been considered. The Site does not serve any function in preserving the setting or special character of an historic town as attested by SMBC’s Green Belt Assessment report (2016).

The purpose of encouraging the recycling of derelict land is a factor of a number of planning policies beyond the scope of this report.

**Figure 9** illustrates a suggested realigned Green Belt boundary that follows existing defined physical features on the ground and represents a permanent and defensible Green Belt boundary should the Site be brought forward for development.

Assessment Criteria	Assessment
<b>GB Purpose 1: To check the unrestricted sprawl of large built-up areas</b>	
The proximity and visual connectivity of the area/site to the settlement’s urban edge.	Strategically the Site lies approximately 2.3km to the south of the urban edge of Solihull and approximately 6.9km to the north of Redditch. There is no visual connectivity to either of the settlements.  Locally, the Site is located adjacent to the existing southern settlement edge of Tidbury Green. The existing settlement has developed along the northern edge of Norton Lane and constitutes a form of ribbon development. There is a strong visual connection between the Site and the existing settlement edge. This is corroborated by SMBC’s Green Belt Assessment which notes the influence of Tidbury Green.
The form and extent of definition of the existing urban edge.	The settlement of Tidbury Green spreads along the axis of Fulford Hall Road, Lowbrook Lane and Norton Lane. Norton Lane forms a clear yet elongated physical edge to the settlement in the south.
The extent to which the area/site is contained.	The Site is contained to the south by established field boundary vegetation which comprises dense hedgerows punctuated by mature oaks. To the west the River Cole and railway line form effective physical containment. In the east, Wood Lane and existing field boundaries form effective containing elements whilst adjacent to the north is the existing settlement of Tidbury Green.
Whether its development would round off the urban edge.	Development of the Site represents the opportunity to consolidate Tidbury Green creating a more nucleated settlement pattern.

<p>The existence of clearly defined boundaries and how the area/site relates to the existing structure of the landscape surrounding.</p>	<p>The established perimeter vegetation, ditches and well vegetated roadsides provide a clearly defined, defensible boundary for any development within the Site.</p> <p>The proposed development would not diminish the clearly defined vegetative boundaries, retaining and enhancing these where possible. The existing medium to large scale field pattern with established perimeter vegetation of the surrounding landscape would remain.</p>
<p><b>GB Purpose 2: To prevent neighbouring towns merging into one another</b></p>	
<p>The degree to which development would physically reduce the distance between the urban edge and neighbouring settlements.</p>	<p>Strategically the Site lies approximately 2.3km to the south of the urban edge of Solihull and approximately 6.9km to the north of Redditch. Development of the site would have no effect on the physical distance to Solihull to the north. It would reduce the physical distance to Redditch to approximately 6.2km.</p> <p>The village of Wythall is located to the west of the Site. At its closest point, the edge of Wythall is located approximately 50m from the Site boundary and 125m from the closest existing building at Tidbury Green. The proposed Site boundary extends beyond the existing built edge of Tidbury Green at this point.</p> <p>In recognition of this important separation between the two settlements, a substantial green corridor is proposed following the River Cole along the eastern edge of the Site (refer to the Framework Masterplan in <b>Appendix 2</b>). The corridor would be allocated for informal public open space and free from built development to maintain the sense of openness and separation of the two settlements.</p> <p>New built form within the Site would be to the east of the existing edge of Tidbury Green at greater distance from Wythall than the current settlement edge. Consequently, there would be no physical closure of the gap between Wythall and Tidbury Green as a result of the development.</p> <p>Terry's Green is located approximately 800m to the southwest of the Site. It is separated from the Site by Cowles Wood and two medium sized lakes which form a strong physical features between the two settlements providing a sense of separation and distance.</p> <p>A separating distance of approximately 615m between the southern edge of the development at Wood Lane to Terry's Green to the southeast would be maintained.</p>
<p>The degree to which the development would result in the perception that distances between settlements have reduced.</p>	<p>Strategically, there would be no perception that distances between Redditch and Solihull have decreased.</p> <p>Locally, the River Cole and its aligning vegetation act as a perceptual break between Wythall to the west and Tidbury Green. This perceptual gap would be bolstered</p>

	<p>by the provision of public open space along the River Cole corridor as part of the development (refer to <b>Appendix 2</b>).</p> <p>The perceptual gap between the development at Wood Lane and Terry's Green to the southeast includes the waterbodies of Terry's Pool and Engine Pool along with a network of established vegetation maintaining the perceptual separation of Terry's Green from Tidbury Green.</p>
<p>The degree to which the site/area relates to the scale and separate identity of the settlement.</p>	<p>Development of the site area would represent a step change in the size of Tidbury Green. It would bring it to a similar size in terms of area to that of neighbouring settlements at Dicken's Heath or Trueman's Heath.</p> <p>The development represents the opportunity to consolidate the ribbon settlement pattern of Tidbury Green into a more compact and coherent settlement.</p>
<p><b>GB Purpose 3: To assist in safeguarding the countryside from encroachment</b></p>	
<p>The existence and scale of existing development within the Green Belt in the vicinity of the area/site.</p>	<p>There are several medium sized settlements in the area including Dicken's Heath, Trueman's Heath and Cheswick Green. Each are distinct settlements that sit beyond the more densely settled suburban fringe of Birmingham (Solihull) to the north.</p> <p>Settlement density continues to decrease southward of Tidbury Green with an assortment of small, often linear villages. The nearest large settlement to the south is Redditch, beyond the M42, approximately 5.4km away.</p> <p>The proposed development is in keeping with the scale of existing development in the vicinity and would be comparable in size to Dicken's Heath and Trueman's Heath. All of these settlements would retain their separation and separate identity. The settlement morphology and distinct identity of individual settlements would remain intact.</p>
<p>The degree to which the character of the area/site is 'settlement fringe' rather than 'open countryside' or of rural character.</p>	<p>The character of the Site is typical of the LCA2: Southern Countryside. It is well contained by a number of hedgerows, hedgerow trees and woodlands which filter views and create a strong sense of enclosure.</p> <p>This enclosure, coupled with the proximity of the Site to Tidbury Green and its visual connectivity to it, lends the Site's association to the settlement rather than the wider countryside to the south. This is supported by SMBC's character assessment which records <i>'Main settlements, including Tidbury Green, have a great influence on the character of the area acting as a gateway between the urban southern fringe of Solihull and the more rural south.'</i></p> <p>To the south and west, the Site is contained by the railway line and would not result in encroachment to the</p>

	<p>countryside. In the countryside to the south, the horizon line is defined by rising landform and field boundaries comprising hedgerows and trees.</p> <p>The Framework Masterplan (<b>Appendix 2</b>) proposes the retention and enhancement of the southern boundary and allocation of public open space in this area, creating soft landscape edge to the development and screening views from the countryside to the south.</p>
<p>The nature of the existing settlement edge, i.e. whether it is a soft edge or a hard urban edge.</p>	<p>The existing settlement edge of Tidbury Green is formed by Norton Lane. This forms a hard, ribbon like edge to the settlement.</p> <p>A softer, defensible Green Belt boundary using existing field boundaries and roads is proposed by the development (refer to <b>Appendix 2</b>).</p>
<p><b>Conclusion</b></p> <p>Based on the above analysis it is concluded the site makes no contribution to the Purpose 4 - Preserving the setting of historic towns and very limited contribution to Purpose 1 – checking unrestricted sprawl and Purpose 2 – preventing neighbouring towns from merging. Potential harm to these Green Belt purposes can be mitigated by the design principles detailed above as illustrated on the Framework Masterplan (<b>Appendix 2</b>).</p> <p>The site does contribute to Purpose 3 – Safeguarding of the countryside from encroachment but as SMBC’s character assessment records the area is a ‘<i>gateway between the urban southern fringe of Solihull and the more rural south</i>’ with ‘<i>Tidbury Green having great influence on the character of the area.</i>’ The removal of greenfield, Green Belt land will almost inevitably result in some encroachment to the countryside. Given the above, it is considered the integrity of the rural countryside further south of Tidbury Green would remain if the site were to be removed from the Green Belt.</p> <p>It is concluded the function and performance of the remaining Green Belt would be maintained if the site were removed from the Green Belt designation.</p>	

#### 4.2. Effects on landscape character

The Site forms a small area of the LCA2: Southern Countryside and exhibits many of the landscape characteristics identified by SMBC’s Landscape Assessment (2016). Specifically, this relates to a well-defined pattern of small fields, bounded by numerous hedgerow oaks and interlocked with small blocks of woodland which create a strong visual containment of the Site.

These landscape features would be retained and enhanced in any future development proposal in accordance with the land management guidelines identified within the LCA. This includes conservation of the wooded character of the Site including mature hedgerow boundaries and oak trees. Opportunities to enhance tree cover and the landscape character of the Site through new planting and new areas of significant public open space is proposed within the Framework Masterplan, enhancing the landscape fabric of the Site and repairing some of the historical landscape features within Site.

The built form of Tidbury Green is visible from across much of the Site and are typical of the suburban influence that is a recognised feature of the LCA. Any future development of the Site would be in the context the existing built form and would not encroach onto the wider countryside character. This includes an appropriate response to the southern edge of the Site which would create a soft landscape edge to the development.

In conclusion, appropriate development of the Site would result in a localised change in character to the Site itself but would not detract from the wider Southern Countryside LCA.

### 4.3. Visual effects

The extent to which the Site is visible from the surrounding landscape has been established from field based observations and representative viewpoints from publicly accessible locations. The appraisal does not consider views from private dwellings or property (this is consistent with GLVIA guidance).

As described in the visual baseline, the distribution and nature of views of the Site is largely defined by the presence or otherwise of boundary vegetation, existing built form and landform. Available views are typically limited to the immediate Site perimeter, Rumbush Lane to the south and adjoining PRowS.

Locations identified as having potential views of the Site are shown on the Visual Envelope plan (**Figure 6**). To illustrate the views of the Site, six representative views have been identified (**Figure 6**) and shown within the accompanying photopanel (**Figure 7**). Details of the six views is provided in the table below.

<b>Viewpoint</b>	<b>Distance, Direction</b>	<b>Receptor</b>
1. Norton Lane near to junction with Fulford Hall Road	Northern Boundary	Pedestrian and road users
2. Norton Lane near to junction with Rumbush Lane	Northern Boundary	Pedestrian and road users
3. PRow north of Wood Lane	330m, SE	Walkers using the footpath
4. Junction Rumbush Lane and PRow	230m, S	Pedestrian and road users
5. PRow south of Wythall	190m, W	Walkers using the footpath
6. Norton Lane at Wythall	50m, NW	Pedestrian and road users

Each of the viewpoints is a ‘sample’ of the potential effects, representing a wide range of receptors – including not only those actually at the viewpoint, but also those nearby, at a similar distance or direction.

From these viewpoints it can be seen that:

- Development of the Site would be visible to people using the immediate roads and PRoWs that surround the Site, including Norton Lane, Rumbush Lane, Fulford Hall Road and Wood Lane. From these locations, views of the development would be typically screened or filtered by boundary vegetation including hedgerows and trees. The development would be seen in the context of existing built form of Tidbury Green and contained by existing trees and woodland which provide an overarching landscape framework to the Site. Internal field boundaries retained and new planting within the Site would further soften built form.
- Effects upon visual receptors beyond the immediate vicinity of the Site to the west, north and east are contained by existing built form, vegetation and the railway embankment.
- In views from the wider countryside to the south the network of tree and mature hedgerow field boundaries form an effective filter and screen to views limiting them to the close proximity of the Site. The provision of a substantial soft landscape edge along the southern boundary of the Development would further screen and filter potential views.

In conclusion, development of the Site would affect a localised area primarily relating to the local road and footpath network in the immediate vicinity of the Site. Receptors beyond this would experience little, if any, change.

## 5.0 Framework Masterplan

The Framework Masterplan (**Appendix 2**) has been developed in coordination with the landscape and visual appraisal to ensure a sensitive landscape led design response to the landscape context of the Site and to aid the assimilation of new built form into the existing context.

The following overarching design concept principles have underpinned the Framework Masterplan:

### 1) Consolidation of the settlement of Tidbury Green

The Framework Plan seeks to consolidate the ribbon development pattern of Tidbury Green into a more compact and coherent settlement.

### 2) The creation of a permanent and defensible Green Belt Boundary

A green corridor along the Cole Brook is proposed creating a permanent and defensible physical boundary to the Green Belt and soft edge to the development. The corridor would maintain the sense of separation between Tidbury Green and Wythall. To the south and east the realigned Green Belt boundary would follow existing mature hedgerows and tree belts. The alignment as shown on the Realigned Green Belt Plan (Figure 9) allows Fulford Hall and Fulford Hall Farm to remain in the Green Belt without a convoluted Green Belt boundary.

### 3) The creation of a community focal point for Tidbury Green, linking north to the existing village hall and primary school

New community facilities are proposed to create a community focal point for the development and Tidbury Green. The community focal point would include the school site and new Tidbury Green village green. It could also include other community facilities. The community focal point would link to the existing village hall and school to the north along a main village street to complement, rather than compete, with existing facilities.

### 4) The protection of the setting of Fulford Hall and Fulford Hall Farm

Development offsets around Fulford Hall (Grade II) and Fulford Hall Farm ensuring the setting of these existing buildings is maintained. Generous offset of built form is provided and new tree belt and tree planting proposed as enhancements the buildings' setting.

In the context of these overarching principles, the following principles have been adopted in formulation of the Framework Masterplan:

- The retention, as far as practicable, of existing vegetation including woodland blocks, tree belts, hedgerows and mature individual trees;
- The retention of existing field boundaries and patterns;
- The retention of the existing public right of way within the Site;
- The provision of substantial new public open space along the River Cole corridor and southern boundary of the Site to create a soft landscape edge to the development;
- New woodland belt, hedgerow and tree planting within the Site;



- The preference for Sustainable Urban Drainage solutions (SUDs) and working with the natural topography of the Site; and
- The consideration of housing densities in regards to existing built form and the settlement edge location.

## 6.0 Conclusion

There are a number of fundamental flaws in SMBC's Green Belt Assessment (2016) which forms the primary evidence base for Green Belt in the Borough. These flaws include an over-simplistic approach to the assessment of Broad Areas, including Broad Area 01 (BA01) in which the site lies. Notwithstanding this, the Council's own assessment concludes BA01 is the lowest performing (scored 6 out of 12) in terms of Green Belt purposes of all Broad Areas assessed.

This Green Belt, Landscape and Masterplanning report has considered the contribution of the Site to the purposes of the Green Belt designation and considered the potential effects to the landscape and visual resource.

The strategic function of the Green Belt in this area would remain if the Site were removed from the Green Belt designation. This conclusion is corroborated by the Greater Birmingham HMA Strategic Growth Study (2018) which concludes Green Belt in this area to only provide a 'supporting contribution' to Green Belt purposes and identifies the area as an area of search for a new settlement.

Detailed assessment of the Site in relation to Green Belt concludes the Site does not contribute to purpose 4 – Setting of historic towns and little contribution to purposes 1 – sprawl, 2 – merger and 3 – protection of countryside. The limited visibility of the site means that any effects would be localised and any harm to these Green Belt purposes, and the landscape and visual resource, successfully mitigated through appropriate design and masterplanning as set out within the Vision document.

Following removal of the site, a permanent and defensible Green Belt boundary can be created, capable of enduring beyond the plan period, whilst also maintaining the strategic and local function and integrity of the Green Belt designation.

This report concludes the Site, in landscape character terms relates closely to settlement and the fringe of Birmingham rather than countryside, as attested by SMBC's landscape character assessment. Visually, the Site is well contained as a result of topography, mature vegetation and adjacent built form.

A landscape led Framework Masterplan (**Appendix 2**) has been produced informed by the findings of the Green Belt and Landscape and Visual Appraisal analysis. The Framework Masterplan provides an indication of how an appropriate development could be brought forward at the Site in response to the location and context and providing a positive contribution to the housing needs of Solihull.

**7.0 Appendices**

**Appendix 1. Figures**





LEGEND

- Site boundary
- Public footpath

# LDĀDESIGN

PROJECT TITLE  
FULFORD HALL FARM, SOLIHULL

DRAWING TITLE  
Figure 1: Site Context

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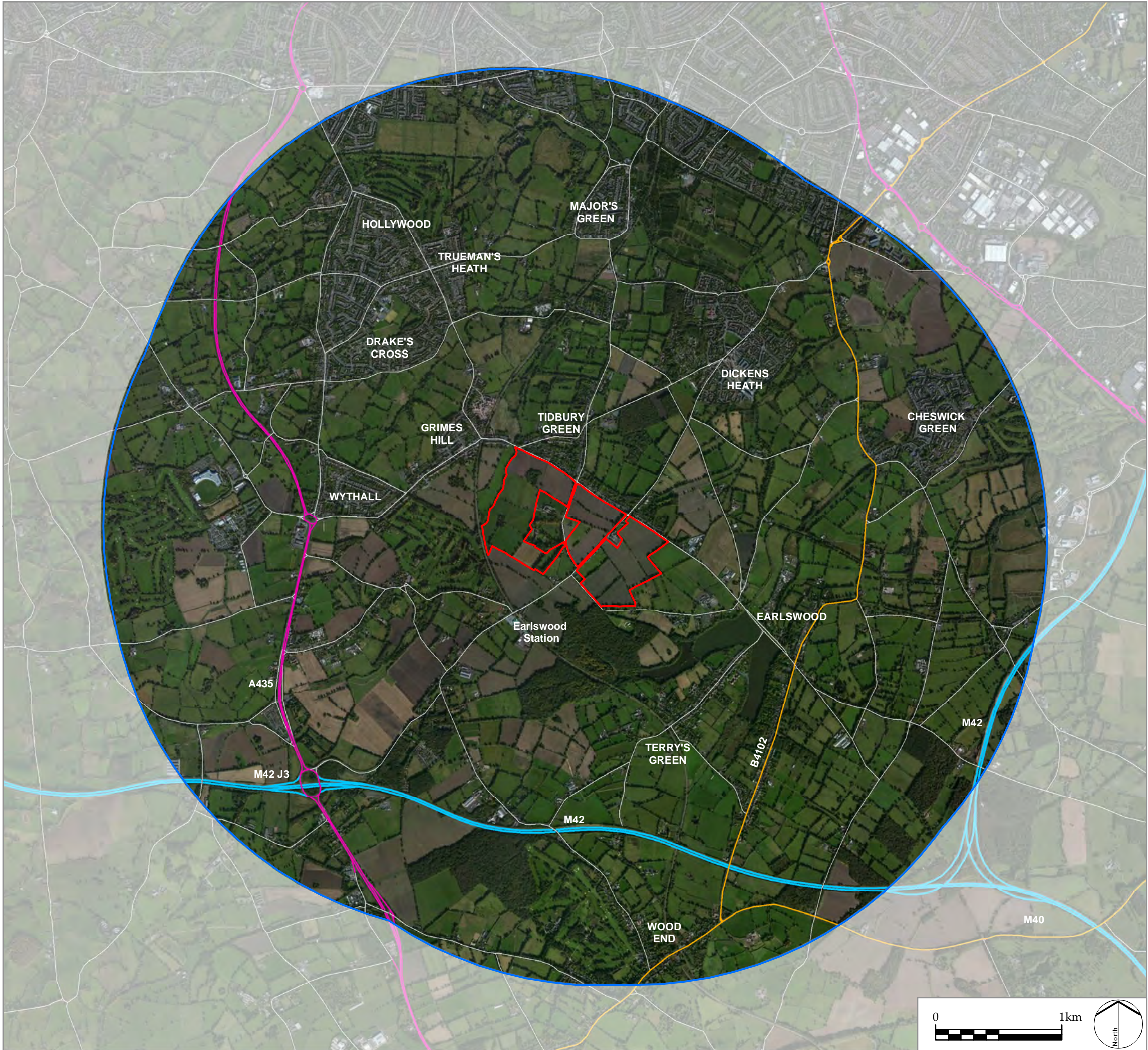
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Sources: Ordnance Survey





**LEGEND**

- Site boundary
- 3km study area

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PROJECT TITLE  
FULFORD HALL FARM, SOLIHULL

DRAWING TITLE  
Figure 2: Site Location

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LEGEND

-  Site boundary
-  3km study area
-  Local Nature Reserve
-  Ancient Woodland
-  Green Belt

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PROJECT TITLE  
FULFORD HALL FARM, SOLIHULL

DRAWING TITLE  
Figure 3: Landscape Policy and Designations

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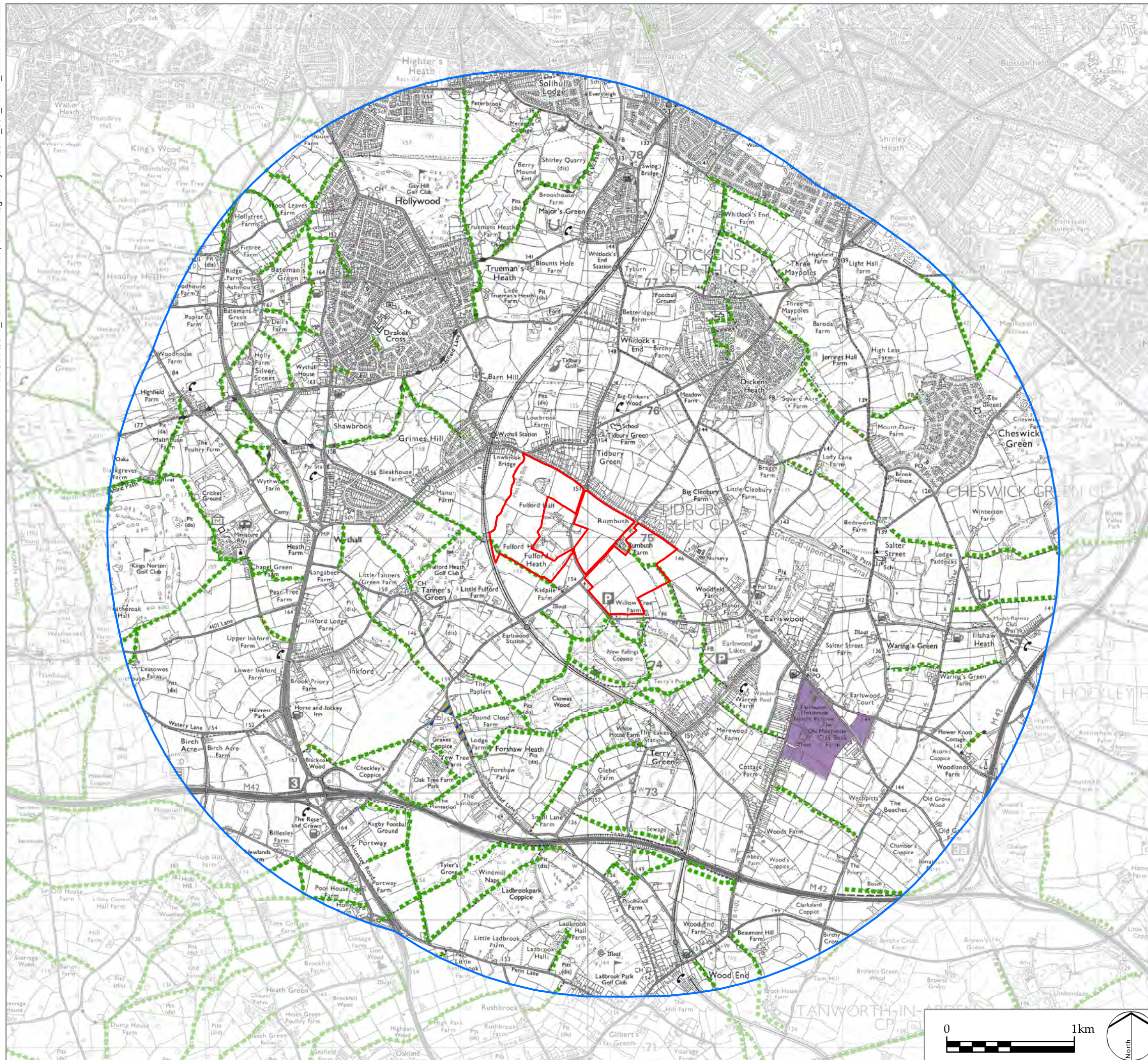
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LEGEND

-  Site boundary
-  3km study area
-  Public Right of Way
-  Open Access Land
-  Registered Common Land
-  National Trust Site

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PROJECT TITLE  
FULFORD HALL FARM, SOLIHULL

DRAWING TITLE  
Figure 4: PRoW and Accessible Land

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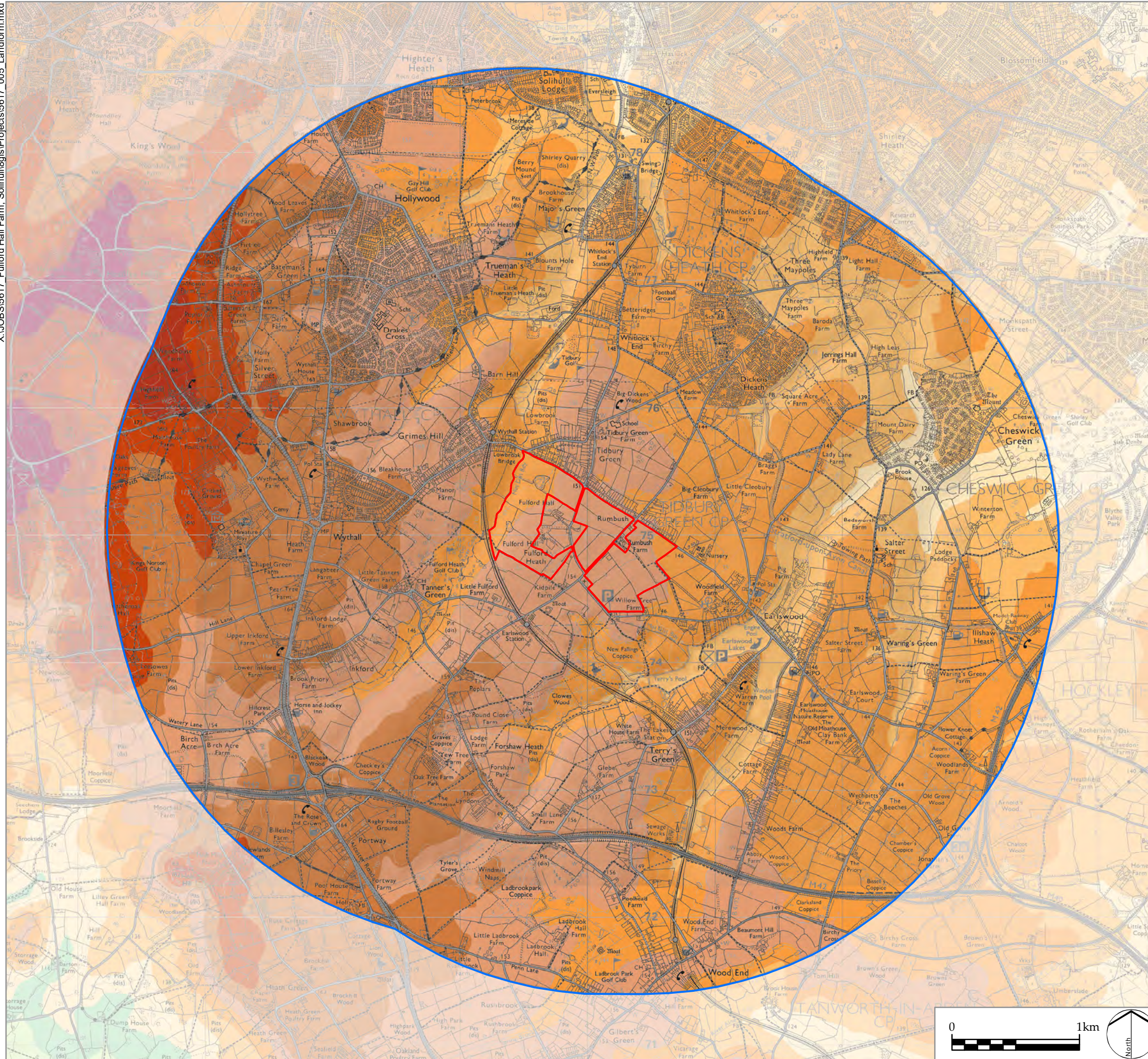
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Sources: Ordnance Survey, Natural England, National Trust


















LEGEND

-  Site boundary
-  3km study area

Elevation (m AOD)

-  200 - 210
-  190 - 200
-  180 - 190
-  170 - 180
-  160 - 170
-  150 - 160
-  140 - 150
-  130 - 140
-  120 - 130
-  110 - 120
-  100 - 110

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PROJECT TITLE  
FULFORD HALL FARM, SOLIHULL

DRAWING TITLE  
Figure 5: Landform

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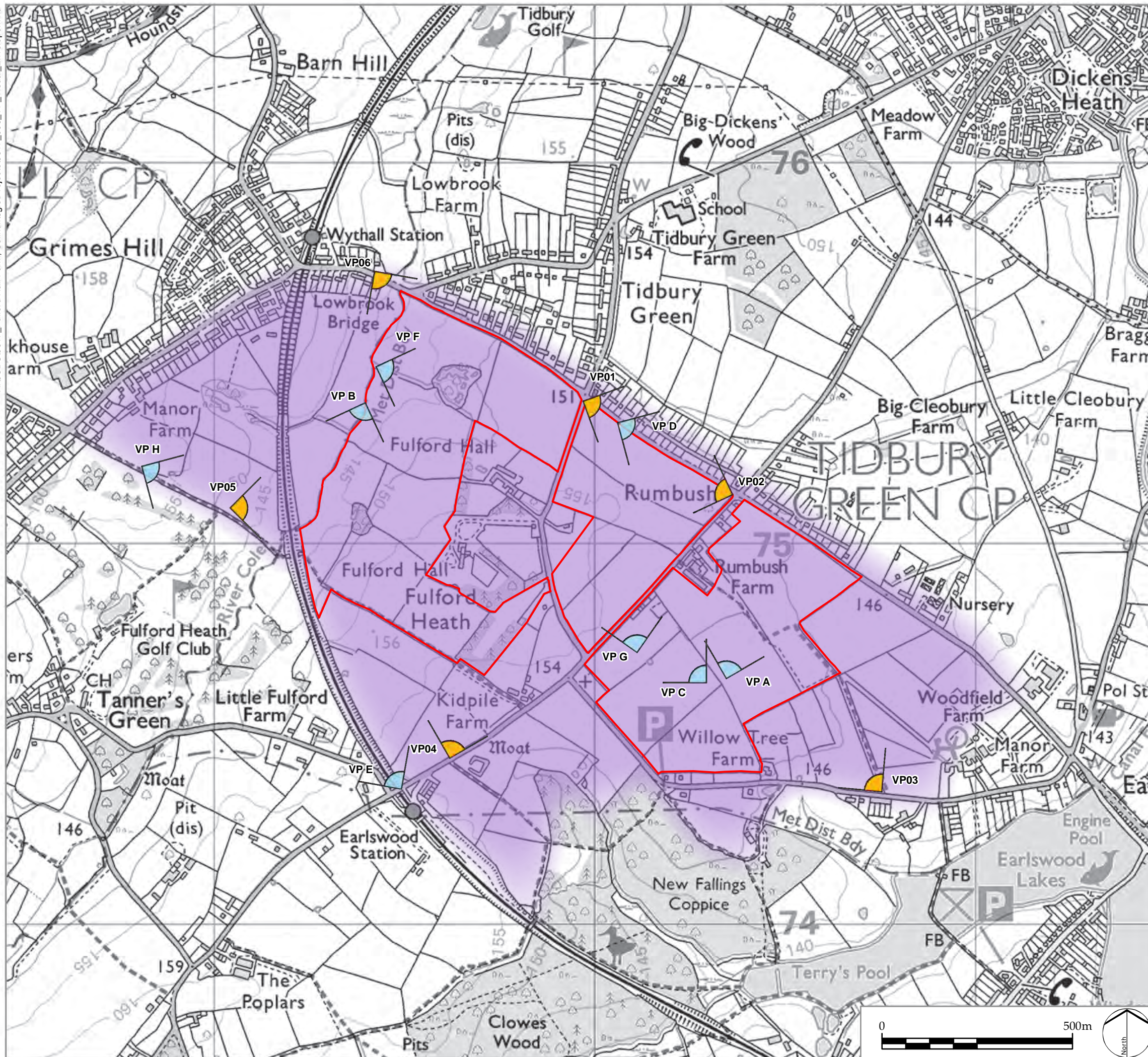
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Sources: Ordnance Survey, NextMap









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LEGEND

-  Site boundary
-  Visual Envelope
-  Viewpoint locations
-  Illustrative viewpoint locations

# LDĀDESIGN

PROJECT TITLE  
FULFORD HALL FARM, SOLIHULL

DRAWING TITLE  
Figure 6: Viewpoint Locations and Visual Envelope

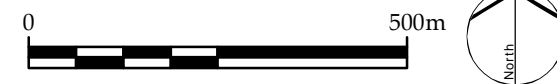
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Representative viewpoint 1: South-west from Norton Lane.

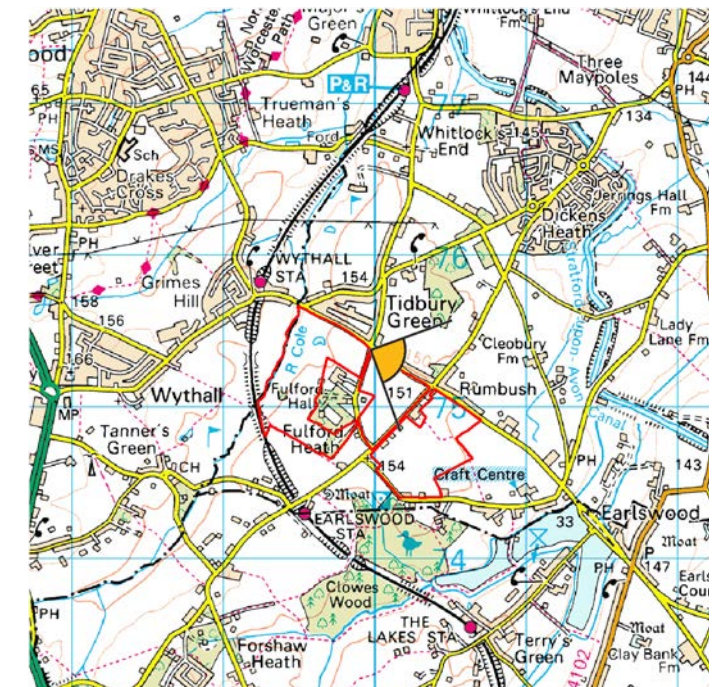
### Viewpoint Description

Viewpoint 1 is located at the northern boundary of the Site, near to the junction of Norton Lane and Fulford Hall Road (coordinates x:409968 y:275375).

### Visual Context

From this location there are filtered views of the Site through boundary hedgerows and trees along the southern edge of Norton Lane. The hedgerow boundary is unbroken for the majority of its length with occasional gaps that allow for direct views of the Site. There are fewer hedgerow trees along the eastern section of Norton Lane allowing for more open views.

Internal field boundaries and woodland are visible within the Site and contain longer distance views to the south. The existing built form along Norton Lane is a notable feature within views and contains views of the Site northward. There are no long distance views to the wider countryside.



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PROJECT TITLE  
**LAND AT FULFORD HALL FARM  
 SOLIHULL**

DRAWING TITLE  
**Figure 7  
 Representative viewpoints**



Approximate extent of the site

Intervening field boundary and hedgerow trees

Fulford Hall (largely screened)

Fulford Hall Farm

Northern boundary hedgerow and trees

Norton Lane

Residential properties on Norton Lane



Representative viewpoint 2: North-west from Norton Lane.

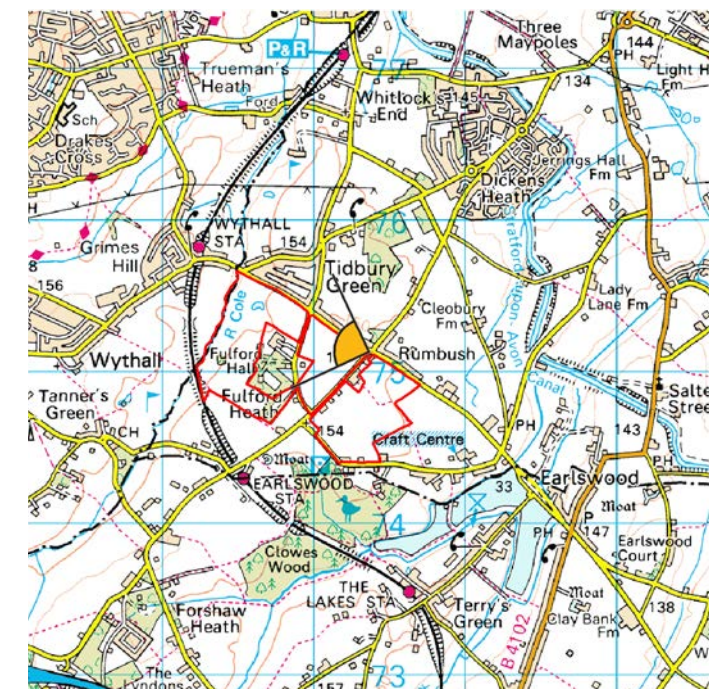
### Viewpoint Description

Viewpoint 2 is located at the northern boundary of the Site, near to the junction of Norton Lane and Rumbush Lane (coordinates x:410360 y:275130).

### Visual Context

From this location there are filtered views of the Site through boundary hedgerows and trees along the southern edge of Norton Lane. The hedgerow boundary is unbroken for the majority of its length with occasional gaps that allow for direct views of the Site. Mature oak trees are regularly spaced throughout the hedgerow along the western half of this boundary.

Internal field boundaries and woodland are visible within the Site and contain longer distance views to the south. The existing built form along Norton Lane has an open relationship with the adjoining Site and contains views of the Site from extending northward. There are no long distance views to the wider countryside.



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DWG. NO. 5617\_007\_B

PROJECT TITLE  
 LAND AT FULFORD HALL FARM  
 SOLIHULL

DRAWING TITLE  
 Figure 7  
 Representative viewpoints



Approximate extent of the site

Existing built form on Wood Lane

Intervening field boundary and hedgerow trees

PRoW leading to the Site

Existing built form on Norton Lane

Existing built form on Norton Lane



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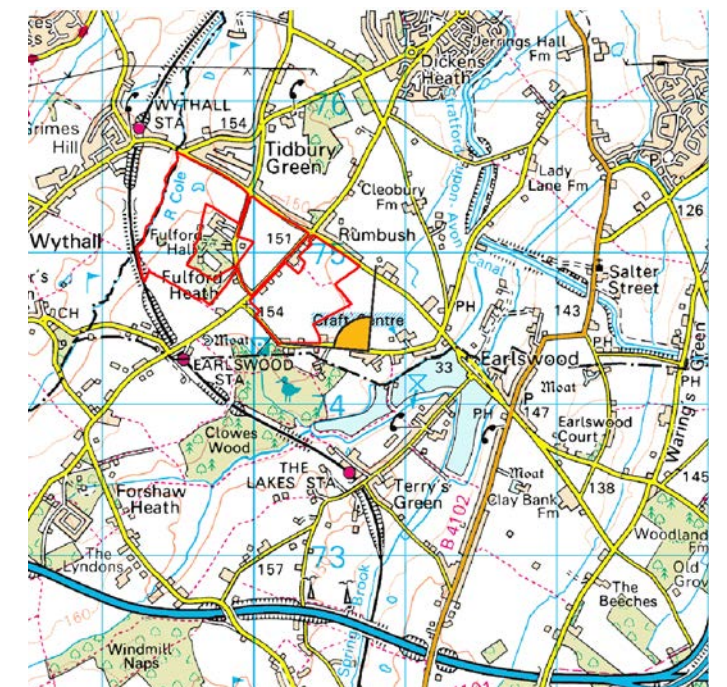
Representative viewpoint 3: West towards the Site from PRoW north of Wood Lane.

### Viewpoint Description

Viewpoint 3 is located approximately 330m south-east of the Site on the PRoW north of Wood Lane (coordinates x:410752 y:274350).

### Visual Context

From this location views of the Site are screened by intervening field boundaries comprising hedgerows and mature oak trees. Views of the Site in this area beyond the immediate vicinity are screened by the hedgerow network and flat topography.



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**DWG. NO. 5617\_007\_C**

PROJECT TITLE  
**LAND AT FULFORD HALL FARM  
 SOLIHULL**

DRAWING TITLE  
**Figure 7  
 Representative viewpoints**



Approximate extent of the site

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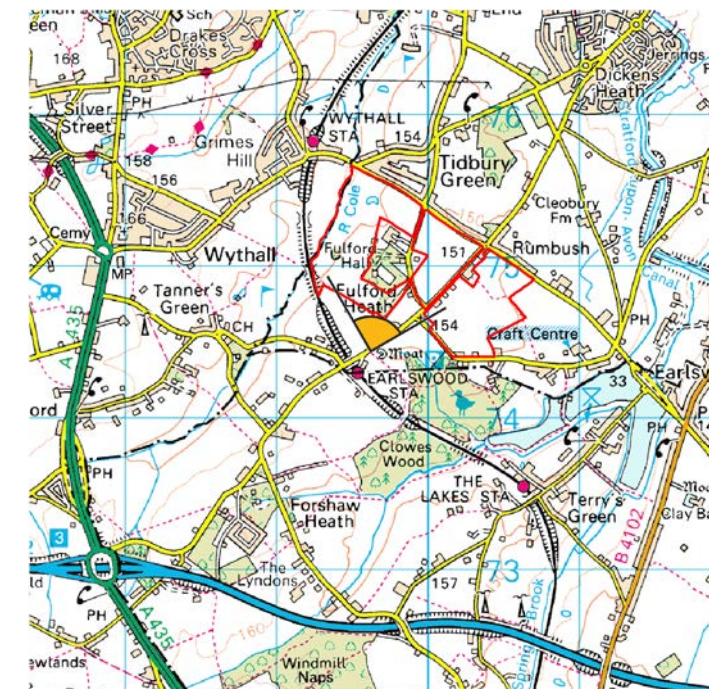
Representative viewpoint 4: North towards Site from the junction of Rumbush Lane and the PRoW leading to Cowles Wood.

**Viewpoint Description**

Viewpoint 4 is located approximately 230m south of the Site at the junction of Rumbush Lane and the PRoW (coordinates x:409617 y:274439).

**Visual Context**

From this location views of the Site are screened or filtered by intervening field boundaries and woodland. Only vegetation forming the southern boundary of the Site can be seen on the horizon, through intervening vegetation. Views into and across the Site are not possible. Dwellings along Rumbush Lane can also be seen to the right of the view.



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PROJECT TITLE  
**LAND AT FULFORD HALL FARM  
 SOLIHULL**

DRAWING TITLE  
**Figure 7  
 Representative viewpoints**



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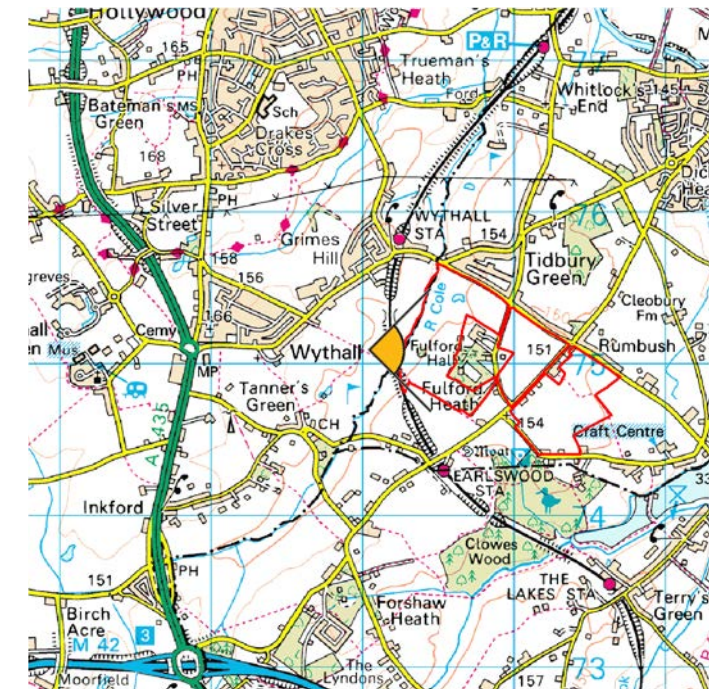
Representative viewpoint 5: East towards railway embankment and Fulford Hall.

### Viewpoint Description

Viewpoint 5 is located approximately 50m west of the Site where the PRow emerges from woodland (coordinates x:409040 y:275095).

### Visual Context

From this location there are no views of the Site which is screened from view by the raised railway embankment and lineside vegetation.



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PROJECT TITLE  
**LAND AT FULFORD HALL FARM  
 SOLIHULL**

DRAWING TITLE  
**Figure 7  
 Representative viewpoints**



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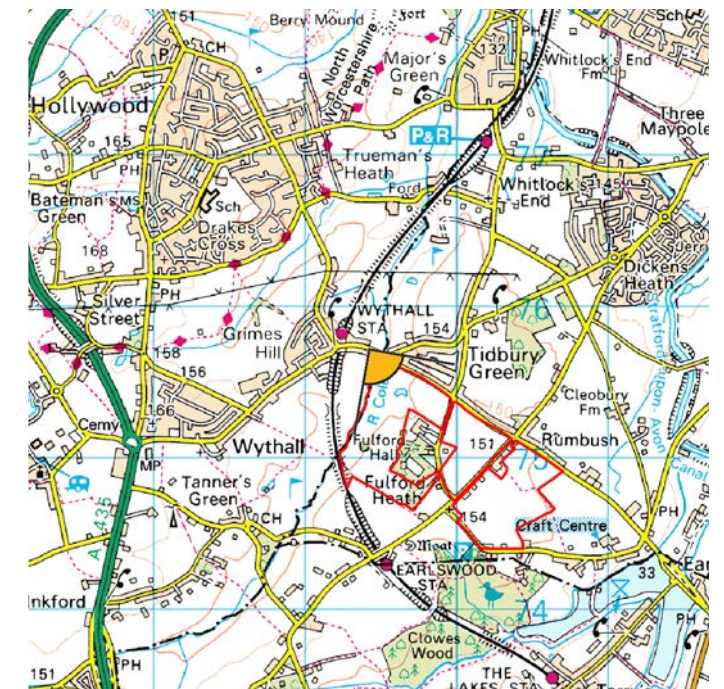
Representative viewpoint 6: South-east towards site from Norton Lane.

**Viewpoint Description**

Viewpoint 6 is located approximately 80m north-east on Norton Lane as it enters Wythall (coordinates x:409420 y:275717).

**Visual Context**

From this location there are glimpsed views of the Site between vegetation and built form as the road enters the village of Wythall and begins to rise. Only the north-western section of the Site is visible above the rooftops of existing residential properties on Norton Lane. The view is contained by rising landform and boundary vegetation including the mature tree boundary along Norton Lane. Internal hedgerows and field boundaries further break up the view. There are no long distance views to the wider countryside.



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PROJECT TITLE  
**LAND AT FULFORD HALL FARM  
 SOLIHULL**

DRAWING TITLE  
**Figure 7  
 Representative viewpoints**



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Illustrative viewpoint A: The Site is visually connected to existing built form along Norton Lane rather than the wider countryside to the south.



Illustrative Viewpoint B: The River Cole is a physical feature forming the western boundary to the Site and screens and filters views from the west.



Illustrative Viewpoint C: Mature trees and hedgerows are typical of field boundaries within the Site and wider landscape.



Illustrative Viewpoint D: Mature hedgerows and trees line Norton Lane with existing built form set back from the road.

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For illustrative viewpoint locations refer to Figure 6.

PROJECT TITLE  
**LAND AT FULFORD HALL FARM  
 SOLIHULL**

DRAWING TITLE  
**Figure 8  
 Illustrative viewpoints**



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Illustrative Viewpoint E: Railway line near to Earlswood Station



Illustrative Viewpoint F: Woodland north of Fulford Hall Farm



Illustrative Viewpoint G: Woodbourne Sports Club playing fields



Illustrative Viewpoint H: PRoW south of Wythall

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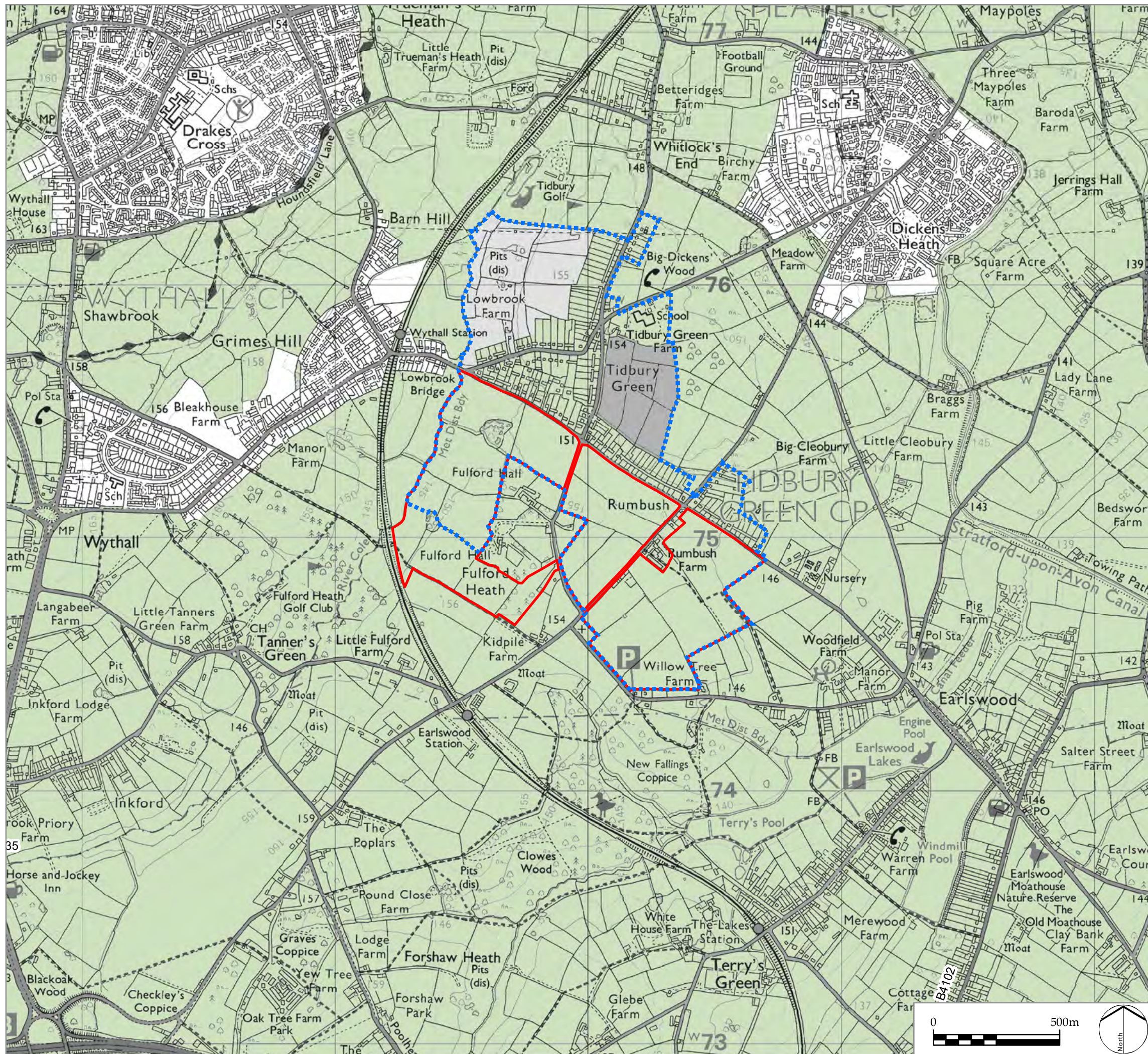
**DWG. NO. 5617\_008\_B**

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**LAND AT FULFORD HALL FARM  
 SOLIHULL**






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**Figure 8  
 Illustrative viewpoints**



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LEGEND

-  Site boundary
-  Green Belt
-  Proposed realignment of Green Belt boundary and inseting of Tidbury Green
-  Consented Tidbury Green Farm Application (Ref: APP/Q4625/A/14/222089)
-  Consented Lowbrook Farm Application (Ref: APP/Q4625/13/2192128)

# LDA DESIGN

PROJECT TITLE  
FULFORD HALL FARM, SOLIHULL

DRAWING TITLE  
Figure 9: Realigned Green Belt Boundary

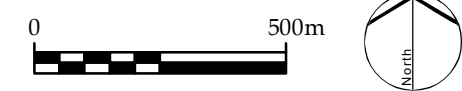
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DATE	November 2016	DRAWN GE
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STATUS	Final	APPROVED BC

**DWG. NO. 5617\_009**

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 Area measurements for indicative purposes only.

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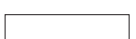










Sources: Ordnance Survey, DCLG, Solihull Metropolitan Borough Council





**Appendix 2. Framework Masterplan**



-  Site boundary
-  Existing settlements
-  Proposed settlement extensions
-  Existing woodlands
-  Railway line and stations
-  Existing road network
-  Public Rights of Way
-  Existing hedgerows
-  Existing trees
-  Existing waterbodies
-  Potential pedestrian / cycle links
-  Contours at 5m intervals
-  New village centre
-  Primary school
-  Residential development
-  Public open space
-  Linear greenspace
-  Wildlife areas including drainage
-  Primary street
-  Access
-  Woodland belt planting
-  Existing buildings of Fulford Hall and immediate surroundings

REV.	DESCRIPTION	APP. DATE

# LDĀ DESIGN

PROJECT TITLE  
Land at Fulford Hall Farm

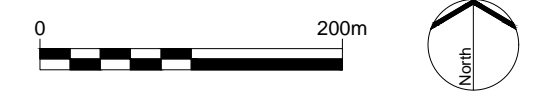
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Development Framework

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Sources Ordnance Survey



### **Appendix 3. Bibliography**

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- Warwickshire Landscapes Guidelines (1993): Arden Landscape Guidelines
- Waterman (2016) Solihull Borough Landscape Character Assessment, Solihull Metropolitan Borough Council.



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