

2.9 Existing Key Views - Perspective Aerial Images



Aerial Perspective looking from North East.



Aerial Perspective looking from North West.



Aerial Perspective looking from South East.



Aerial Perspective looking from South West.

3.0 Site Analysis

3.1 Site Location

The site is located approximately 1.4km East of Solihull town centre. The site faces residential dwellings and healthcare facilities on Damson Parkway to its West, Grand Union Canal to its North, Heritage Assets, arable lands and sports fields to its East and shares the rear boundaries of residential dwellings to the South on Hampton Lane.

The total site within the red line boundary equates to 43 Ha of which the developable extents within this is subject to a detailed review of site constraints.

Current land uses include a mix of arable fields, semi-improved grasslands, sports club, residential/ commercial use (Lugtrout Farm and associated land) and an abandoned orchard. An overhead electrical transmission line has been identified crossing the North Eastern part of the site. The site falls under various ownerships (see later graphic). There are some woodlands identified to the West of the site (screening Damson Parkway) and to the North West part of the site North to Lugtrout Lane.

The former Pinfold Nurseries land is a Rejected Local Wildlife Site. The Draft Local Plan Ecological Assessment recommends retention of boundary hedgerows as habitats. Sections of hedgerows and trees may require further detailed independent assessment.

The site and Grand Union Canal are within Flood Risk Zone 1, an area of low probability of flooding. There will still be a requirement to undertake a flood risk assessment due to the development exceeding the 1ha threshold limit.

Fieldhouse Farm on Field lane and 239 Lugtrout Lane are both Grade II listed buildings, thus careful consideration has been given to their settings.

The site does not lie within a Site of Special Scientific Interest. There is a known live overhead electrical cable and dead buried cable crossing the site.

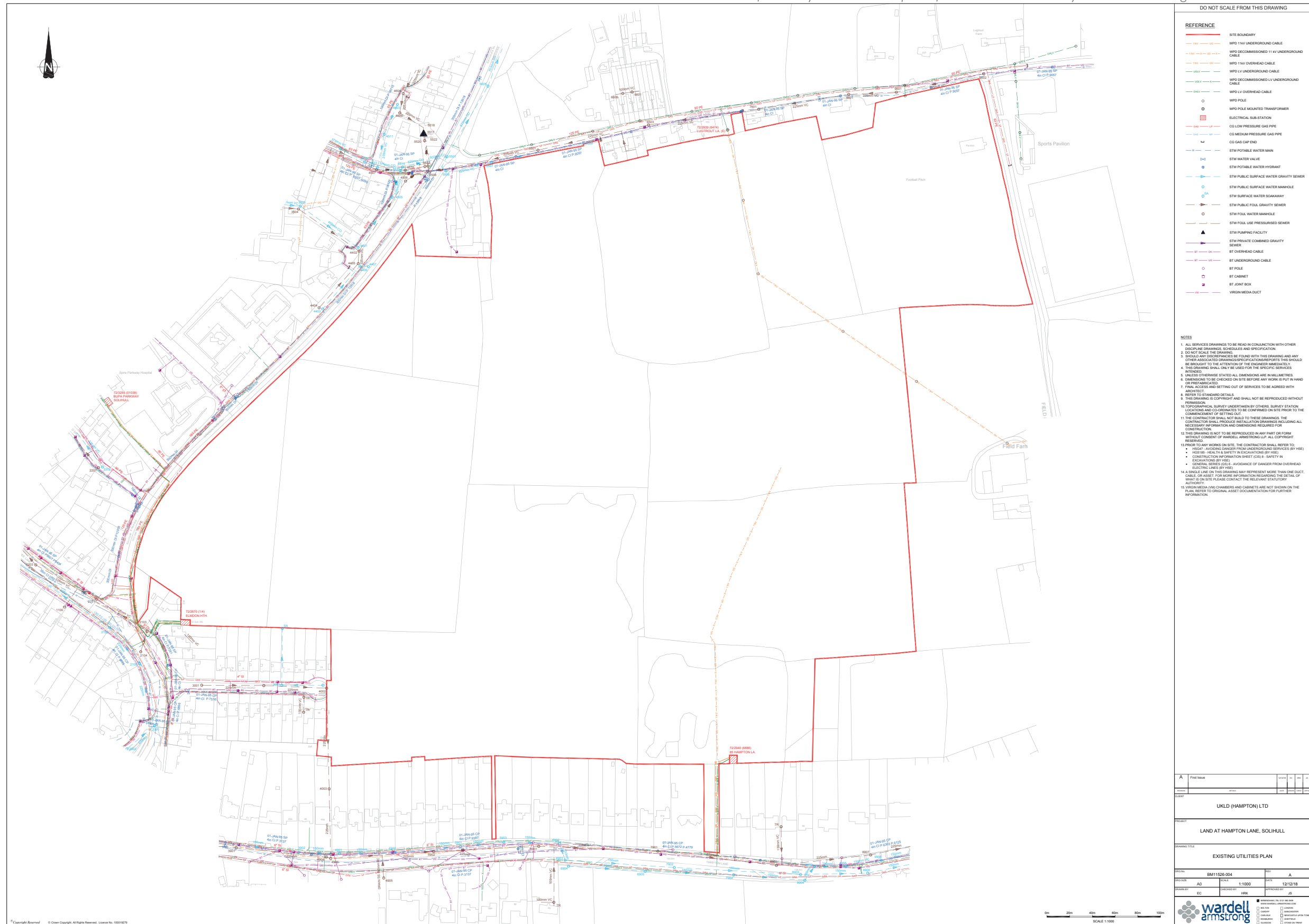
3.2 Site Boundary Plan



Existing Site Area Plan showing Development Extents

3.3 Part Site Utilities

Identified Utility Constraints to part of the site as illustrated by Wardell Armstrong



DO NOT SCALE FROM THIS DRAWING

REFERENCE

- SITE BOUNDARY
- WPD 11kV UNDERGROUND CABLE
- WPD DECOMMISSIONED 11 kV UNDERGROUND CABLE
- WPD 11kV OVERHEAD CABLE
- WPD 11kV UNDERGROUND CABLE
- WPD DECOMMISSIONED LV UNDERGROUND CABLE
- WPD LV OVERHEAD CABLE
- WPD LV UNDERGROUND CABLE
- WPD POLE
- WPD POLE MOUNTED TRANSFORMER
- ELECTRICAL SUB-STATION
- CG LOW PRESSURE GAS PIPE
- CG MEDIUM PRESSURE GAS PIPE
- CG GAS CAP END
- STW POTABLE WATER MAIN
- STW WATER VALVE
- STW POTABLE WATER HYDRANT
- STW PUBLIC SURFACE WATER GRAVITY SEWER
- STW PUBLIC SURFACE WATER MANHOLE
- STW SURFACE WATER SOAKAWAY
- STW PUBLIC FOUL GRAVITY SEWER
- STW FOUL WATER MANHOLE
- STW FOUL USE PRESSURISED SEWER
- ▲ STW PUMPING FACILITY
- STW PRIVATE COMBINED GRAVITY SEWER
- BT OVERHEAD CABLE
- BT UNDERGROUND CABLE
- BT POLE
- BT CABINET
- BT JOINT BOX
- VIRGIN MEDIA DUCT

NOTES

1. ALL SERVICES DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER DISCIPLINE DRAWINGS, SCHEDULES AND SPECIFICATION
2. DO NOT SCALE THE DRAWING
3. SHOULD ANY DISCREPANCIES BE FOUND WITH THIS DRAWING AND ANY OTHER ASSOCIATED DRAWINGS/REGULATIONS REPORTS THIS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY
4. THIS DRAWING SHALL ONLY BE USED FOR THE SPECIFIC SERVICES IDENTIFIED
5. UNLESS OTHERWISE STATED ALL DIMENSIONS ARE IN MILLIMETRES
6. DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK IS IN HAND OR PRE-FABRICATED
7. FINAL ACCESS AND SETTING OUT OF SERVICES TO BE AGREED WITH ARCHITECT
8. REFER TO STANDARD DETAILS
9. THIS DRAWING IS COPYRIGHT AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF WARDLELL ARMSTRONG LLP. ALL COPYRIGHTS RESERVED.
10. PERMISSION: SURVEY UNDERTAKEN BY OTHERS SURVEY STATION LOCATIONS AND CO-ORDINATES TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF SETTING OUT
11. THE CONTRACTOR SHALL NOT BUILD TO THESE DRAWINGS. THE CONTRACTOR SHALL PROVIDE INSTALLATION DRAWINGS INCLUDING ALL NECESSARY INFORMATION AND DIMENSIONS REQUIRED FOR CONSTRUCTION
12. THIS DRAWING IS NOT TO BE REPRODUCED IN ANY PART OR FORM WITHOUT THE WRITTEN CONSENT OF WARDLELL ARMSTRONG LLP. ALL COPYRIGHTS RESERVED.
13. PRIOR TO ANY WORKS ON SITE, THE CONTRACTOR SHALL REFER TO:
 - HIGHWAY AVOIDANCE PRECAUTIONS AND SERVICES BY HSE
 - PUBLIC UTILITIES SAFETY REGULATIONS BY HSE
 - CONSTRUCTION INFORMATION SHEET (CIS) - SAFETY IN EXCAVATIONS BY HSE
 - GENERAL SERVICES GUIDE - AVOIDANCE OF DANGER FROM OVERHEAD ELECTRICAL LINES BY HSE
14. A SINGLE LINE ON THIS DRAWING MAY REPRESENT MORE THAN ONE DUCT, CABLE OR PIPE. FOR MORE INFORMATION REGARDING THE DETAIL OF THE LINE ON SITE PLEASE CONTACT THE RELEVANT STATUTORY AUTHORITY
15. VIRGIN MEDIA LAMP CHAMBERS AND CABINETS ARE NOT SHOWN ON THE PLAN. REFER TO ORIGINAL ASSET DOCUMENTATION FOR FURTHER INFORMATION











A		First Issue	12/12/18	1
UKLD (HAMPTON) LTD				
LAND AT HAMPTON LANE, SOLIHULL				
EXISTING UTILITIES PLAN				
PROJECT	DATE	SCALE	DATE	SCALE
19029-BDG-XX-XX-RP-A-0001-S3-P03	12/12/18	1:1000	12/12/18	1:1000
DESIGNED BY	CHECKED BY	APPROVED BY	DATE	SCALE
EC	JK	JK	12/12/18	1:1000

wardell armstrong

SCALE 1:1000

3.4 Site Land Uses

Key

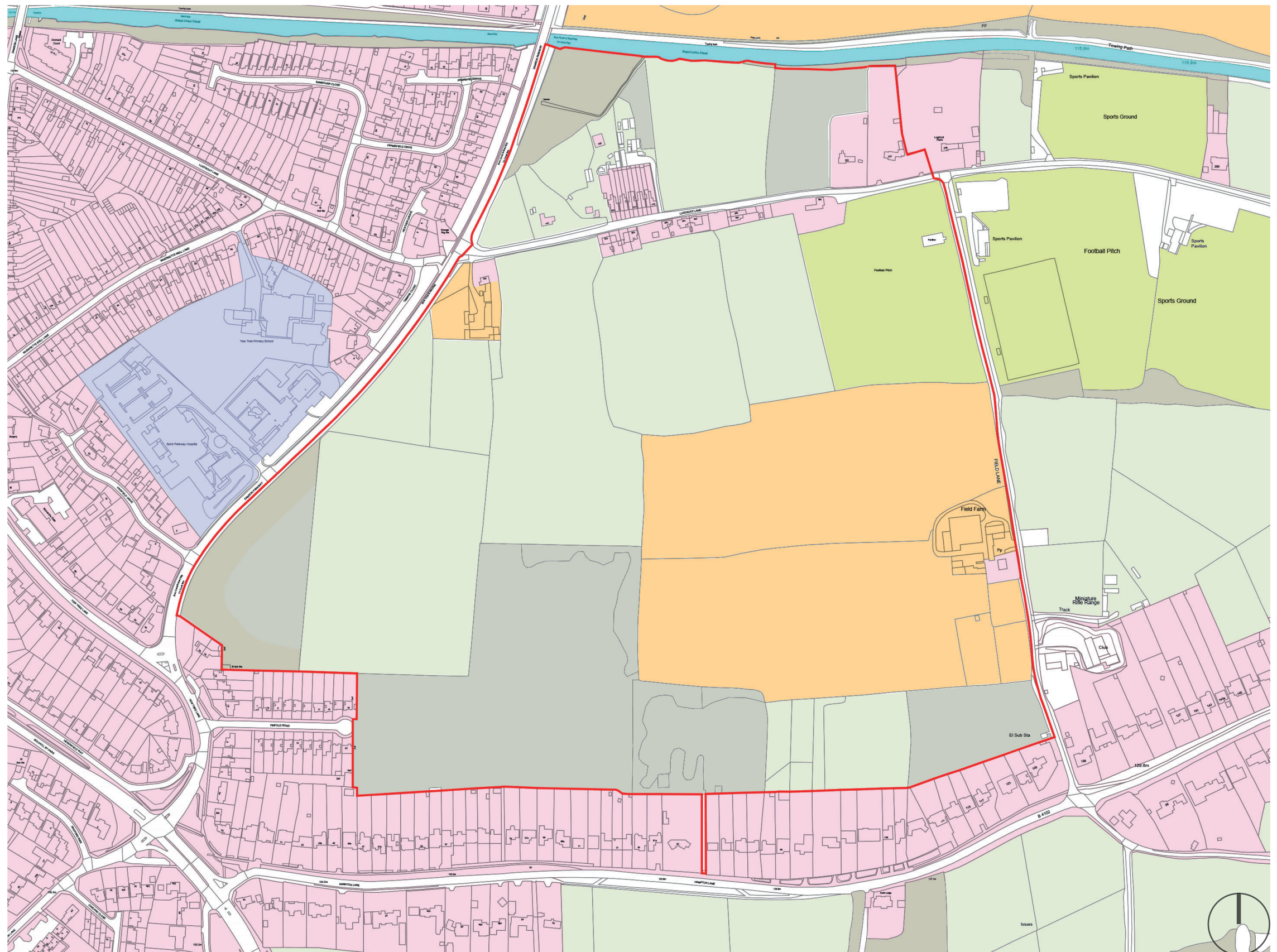
	Site Boundary
	Development Boundary
	Canal
	Employment
	Agricultural
	Residential
	Leisure
	Grasslands
	Woodlands
	Mix of Grassland, Scrub, Semi-improved grassland

According to the SMBC site assessments, the land is classed as a low performing parcel (score of 4) of Green Belt status, identified as 'suitable for development' with parcels of land split by hedgerows.

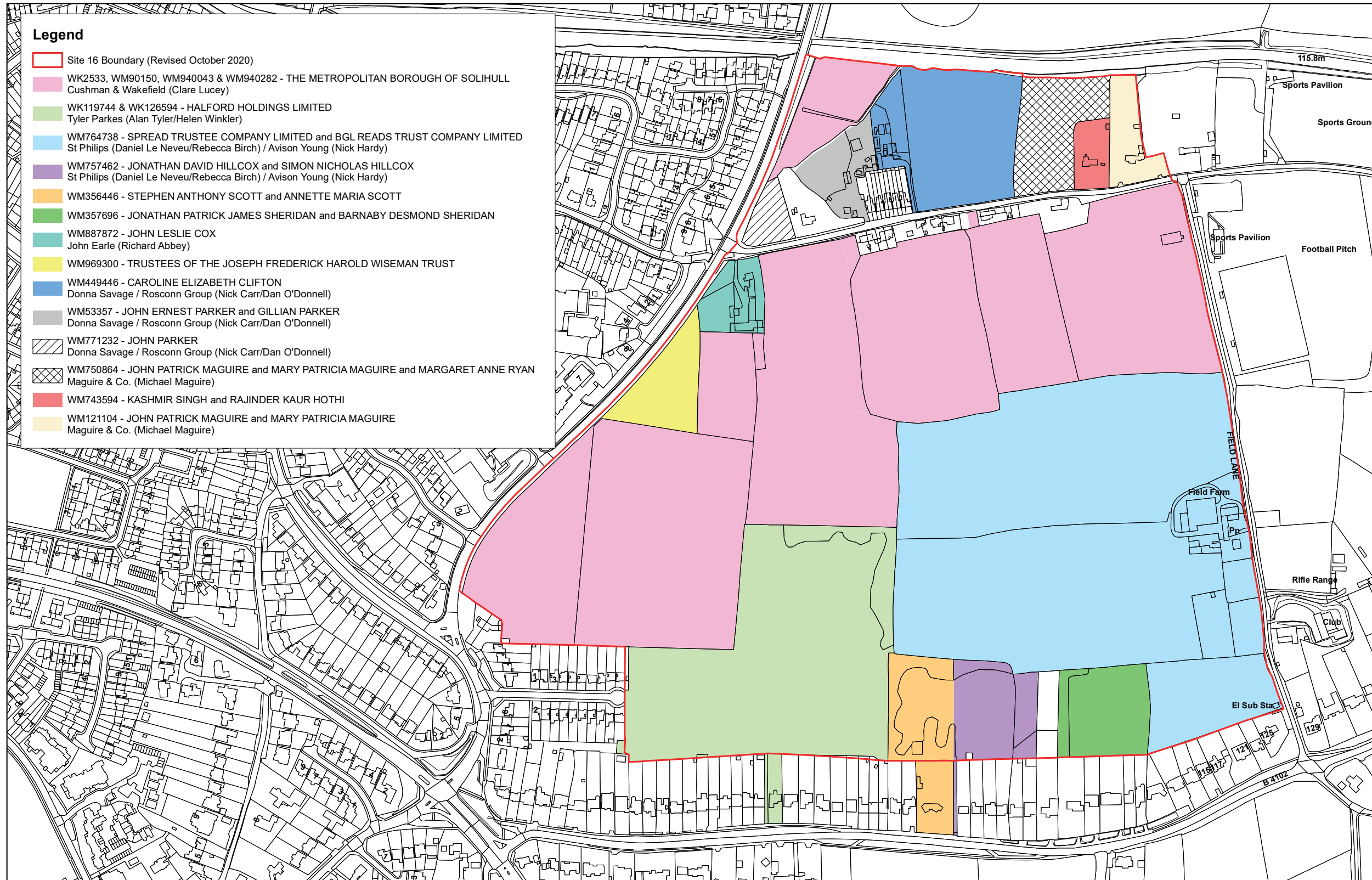
Current site land uses include a mix of :

- Arable fields.
- Semi-improved grasslands.
- Residential/ commercial use (Fieldhouse Farm and associated land).
- An abandoned orchard (former Pinfold nurseries).
- Coldlands Colts Football Club and related sports pavillion building.
- Woodlands.

The site is predominantly surrounded by land uses of existing residential development and a mix of further arable fields and sports fields to the North East.



3.5 Site Land Ownership



Solihull MBC Licence N° 100023139 Contains Ordnance Survey data © Crown Copyright and database right 2020	Draft Local Plan Site Allocation 16 - Land East of Solihull (Hampton Lane/Lugtrout Lane)		Strategic Land and Property - 0121 704 6316	N
	Date: 18/11/2020	Scale: 1:3,500		

Solihull
METROPOLITAN
BOROUGH COUNCIL

Resources Directorate

3.6 Ecology Constraints Matrix

Key

- Area of Ecology Survey Required
- Warwickshire Wildlife Trust Habitat Biodiversity Team Ecology Constraints, January 2016.
- Scope of Phase 1 Habitat Survey by Cotswold Wildlife Surveys, 25th February 2019.
- Scope of Phase 1 Habitat & Phase 2 Surveys by Wardell Armstrong, February 2019.

This diagram illustrates an overlay of Ecological constraints from various reports, superimposed with an aerial image. Subsequent dialogues with Warwickshire's Habitat Biodiversity Team identify the following:

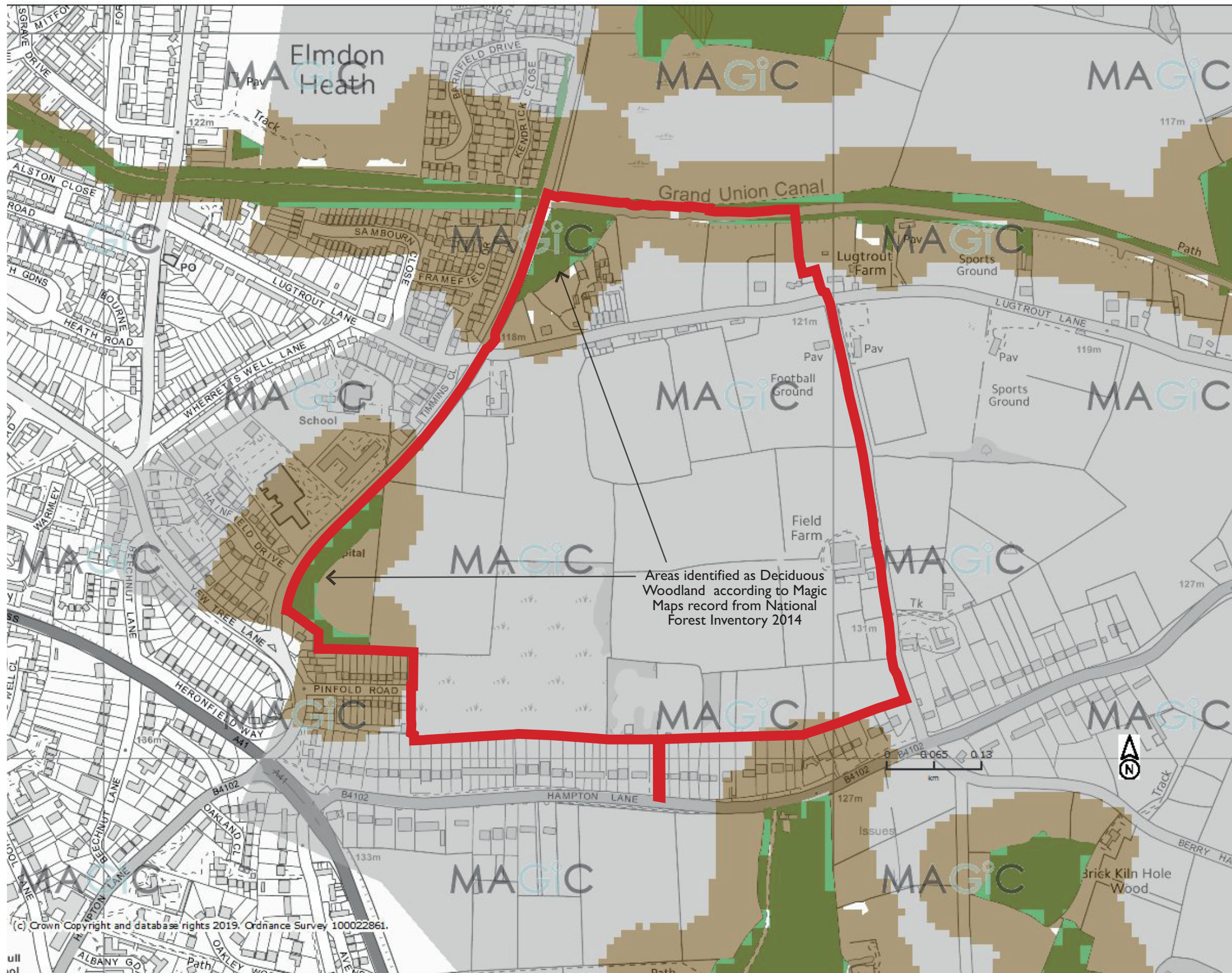
1. The areas marked in green and constraints map indicate where development should be avoided and ecological enhancement encouraged.
2. These are: 30m buffer around woodland, 8m buffer either side of adjacent to watercourses, 5m buffer either side of intact hedgerow.
3. The former Rejected Local Wildlife Site remains rejected.
4. The developing woodland north of the Pinfold Nursery site is not buffered as it can be incorporated to form useful buffers to development in its own right with elm being the dominant species.
5. Further buffers were advocated to 'Notable' or 'Veteran' Trees, an Arboricultural Survey is required to identify (see further on).
6. Hedgerows may be entitled to protection and/ or deemed Historic under the Hedgerow Regulations.
7. The circular green dots represent notable/veterans trees which should be retained and incorporated into green infrastructure.

The Cotswold Wildlife Phase 1 Habitat Survey summarised the area North of Lugtrout Lane has limited ecological importance with no rare or particularly unusual species noted. The Phase 1 Habitat Survey from Wardell Armstrong recommends that notable Habitats of Hedgerows are retained and incorporated where possible, but does not advocate buffer zones. The Phase 2 Survey indicates that 13 species of birds of conservation concern are identified.



Extract from the Habitat Biodiversity Audit Partnership for Warwickshire, Coventry and Solihull, Warwickshire Wildlife Trust, Ecological Services Warwickshire County Council

3.7 Woodlands Map



Legend

- Woodland Priority Habitat Network (England)**
 - High Spatial Priority
 - Lower Spatial Priority
- Woodland Improvement (England)**
 - High Spatial Priority
 - Lower Spatial Priority
- Ancient Woodland (England)**
 - Ancient and Semi-Natural Woodland
 - Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)**
- Woodland Bird Assemblage (England)**
- Woodland - Willow Tit (England)**
- Woodland - Black Grouse (England)**
- Woodland - Red Squirrel - Creation (England)**
- Woodland - Red Squirrel - Management (England)**
- Woodland - Water Quality (England)**
 - High Spatial Priority
 - Lower Spatial Priority
- Woodland - Flood Risk (England)**
 - High Spatial Priority
 - Lower Spatial Priority
- Woodland - Water Quality - Acidification (England)**
- Project Areas - Woodland for Water Priority Catchments (England)**
- Ancient Woodland (England)**
 - Ancient and Semi-Natural Woodland
 - Ancient Replanted Woodland
 - Priority Habitat Inventory - Deciduous Woodland (England)
 - English Woodland Grant Schemes (England)
 - Woodland Trust Sites (GB)
 - Woodland Grant Scheme 1 (England)
 - Woodland Grant Scheme 2 (England)
 - Woodland Grant Scheme 3 (England)

Projection = OSGB36
 xmin = 415400
 ymin = 279700
 xmax = 418000
 ymax = 281100

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