

# Great Barr, Sandwell

## Preliminary Landscape & Visual Overview

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### 1.0 Introduction

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- 1.1. This overview report has been prepared by Tyler Grange LLP (TG) on behalf of HIMOR Group Ltd., in response to desktop analysis and preliminary fieldwork undertaken in July 2014 in order to advise upon the feasibility of development of the above named site in terms of landscape character and visual amenity matters, as well as to provide a review of the existing Green Belt context.
- 1.2. It is to be read alongside the following plans and photosheets:
  - **Landscape Analysis Plan (2256/P01a);**
  - **Preliminary Landscape, Ecology & Archaeology Opportunities & Constraints (2256/P02b);**
  - **Photoviewpoints 1-8 (2256/P04a);** and
  - **Development Masterplan (2256/P05a).**
- 1.3. The work does not constitute a full Landscape and Visual Appraisal (LVA) or a full Landscape and Visual Impact Assessment (LVIA). It is intended to support representations and inform the requirements for a future planning application.

### 2.0 Site Context

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- 2.1. The site is located at the northern edge of Great Barr, a ward within the Sandwell Borough of the West Midlands. West Bromwich is located approximately 5.3 km (3.3 miles) to the south-west and Walsall, approximately 5.7km (3.6 miles) to the north-west. The A34 and the A4041 run through the Great Barr area, and the M6 motorway also runs east-west through the area.
- 2.2. The site is centred on OS grid reference SP 03915 95491 and extends to approximately 24 hectares (59 acres). It currently comprises a series of grassland/hay meadow fields and horse paddocks, dissected by well-established field boundary hedgerows and occasional ditches. The hedgerows are particularly well-established in the west and south of the site. There are two ponds within the site, and several small buildings used as horse stables. There is also a track within the site leading to Peak House Farm. The three north-eastern field parcels are designated as a Site of Local Importance for Nature Conservation.
- 2.3. There are no Public Rights of Way within the site, however a bridleway runs from Wilderness Lane alongside the south-western boundary where it goes on to join the Rushall Canal towpath. A National Trail, the Beacon Way, runs alongside the north-western site boundary, however access was not possible on the day of the field survey and consultation with the Council has indicated that this section of the route may have been diverted.
- 2.4. The site is bounded by field boundary hedgerows which are well established for the most part, with occasional gaps and post and barbed wire fencing in places. The A34 and Aston University Recreation Centre lie to the north, housing lies to the east, the Q3 Academy school lies to the south, an area of woodland (designated SINC) lies to the south-east, and an open grassland field (designated SINC) lies to the west. The Rushall Canal lies further to the west, beyond which is the closest neighbouring settlement edge of Yew Tree.
- 2.5. The site occupies steeply sloping ground, rising from approximately 130m AOD (Above Ordnance Datum) at its lowest point in the south-west corner of the site, to approximately 160m AOD to the north-east.



- 2.6. The site has an urban fringe character due to its edge of settlement location, usage as paddocks and hay silage, and the influence of the surrounding built context. Although there are nature conservation sites within close proximity to the site, and the current agricultural use of the land gives it a somewhat open character, there are urban references on site where views extend across towards the busy M6 motorway and the high rise apartment blocks and buildings at Yew Tree and the north-eastern edge of West Bromwich. The presence of the A34 Birmingham Road is also discernible from within the site.

### 3.0 Planning Context & SPD

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#### **Policy Context (see *Landscape Analysis Plan (2256/P01a)*)**

- 3.1 The site falls within the administrative borough of Sandwell Metropolitan Borough Council and is subject to a Green Belt designation (Policy SAD EOS2) under the policies of the Sandwell Site Allocations and Delivery DPD (adopted December 2012). The site as a whole is also identified as an Area of Archaeological Importance (Policy SAD HE5) and an area to north-east is identified as a Site of Local Importance for Nature Conservation (SLINC) (Policy ENV1 Black Country Core Strategy).
- 3.2 The Black Country Core Strategy (adopted February 2011) covers the local authority areas of Dudley, Sandwell, Walsall and Wolverhampton and is also applicable, and as the site's north-western boundary immediately adjoins the Walsall Council administrative area, saved policies within the Walsall Unitary Development Plan (adopted 2005) may also need to be taken into account.
- 3.3 Local Policies relating to landscape character and visual amenity that will need to be considered as part of any site promotion / emerging development proposals include:

#### Black Country Core Strategy (adopted February 2011)

- CSP3: Environmental Infrastructure
- HOU2: Housing Density, Type and Accessibility
- ENV1: Nature Conservation
- ENV2: Historic Character and Local Distinctiveness
- ENV3: Design Quality
- ENV4: Canals
- ENV6: Open Space, Sport and Recreation

#### Sandwell Metropolitan Borough Council Site Allocations and Delivery DPD (adopted December 2012)

- SAD H2: Housing Windfalls
- SAD HE1: Listed Buildings
- SAD HE4: Registered Parks and Gardens and other undesignated green spaces
- SAD HE5: Archaeology & Development Proposals
- SAD EOS1: The Green Space Hierarchy
- SAD EOS2: Green Belt
- SAD EOS5: Environmental Infrastructure
- SAD EOS9: Urban Design Principles
- SAD DM5: The Borough's Gateways

#### Saved Policies of the Walsall Unitary Development Plan (adopted 2005)

- GP2: Environmental Protection
- ENV8: Great Barr Hall and Estate and St. Margaret's Hospital
- ENV18: Existing Woodlands, Trees and Hedgerows
- ENV23: Nature Conservation and New Development
- ENV27: Buildings of Historic or Architectural Interest

- ENV32: Design and Development Proposals

- 3.4 Policy SAD EOS2 generally precludes development within the Green Belt; however, Policy ENV6 states that Council's will make better use of urban land by *'providing opportunities to increase appropriate open space, sport and recreation use of the Green Belt.'*
- 3.5 The site is located within one of Sandwell Council's 'Borough Gateway's where new development will be required to maximise on existing features and be of a high quality. Policy SAD DM5 states that *'The topography of the area will be emphasised in the design and location of new buildings or features'* and that *'New Development should be of a high quality, architectural design, using good quality, modern materials'*. The policy also states that the Council will look towards improving the image of the Gateways through public realm improvements, the incorporation of environmental infrastructure features and the incorporation of public art.
- 3.6 The nearby Hill Farm Bridge over the Rushall Canal to the south-west of the site is a Grade II Listed building, and as such will be subject to the requirements of Policy SAD HE1 which aims to preserve and enhance the setting of Listed Buildings. There is also a Grade II Listed building at Walsall (Or Merrion's) Lodge to the north of the site near Merrion's Wood. Further away from the site there are also two more Listed Buildings; the Grade II listed former Vicarage to the east and the Grade II listed Poolside House to the south-east. Merrion's Wood is an Ancient Woodland which forms part of the Great Barr Hall Grade II Listed Registered Park and Garden, the setting of which is also protected (Walsall Saved UDP Policy ENV 8 & Policy SAD HE4).
- 3.7 An archaeological study has identified that there is evidence of archaeological remains on-site at 'Moat Field' which will need to be preserved and enhanced in order to satisfy Policy SAD HE5.
- 3.8 The Rushall Canal is located approximately 220m to the west of the site. Policy ENV4 considers the Black Country canal network to comprise not only of the canals, but also their surrounding landscape corridors, character, settings, views and interrelationships. As such it will be important to ensure the visual amenity of the canal is not adversely affected by development of the site.
- 3.9 The remaining applicable landscape and visual policies relate to the protection of nature conservation sites (SINCs and SLINCs), the protection and enhancement of local character, local distinctiveness and historic character to maintain a strong sense of place, the provision of new green space and environmental infrastructure and the enhancement of wildlife corridors and habitats. Good design that is appropriate to the locality will be required, with Policy EOS9 stating *'Particular regard will be paid to how the development relates to the street, its relationship with the public realm, the ease with which the public are able to move through and around the development, and the nature and height of any buildings and their effect on the surrounding urban area'*.
- 3.10 In addition to the above policies, the following Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) also need to be taken into consideration:
- Residential Design Guide SPG (January 2014);
  - Cycling SPG (2004)
  - Planning Obligations SPD (Updated October 2011)

#### **The Black Country Urban Forest**

- 3.11 Although not identified within local policy for the Sandwell Metropolitan Borough District administrative area within which the site is located, the Black Country Urban Forest includes all trees and woodlands within the boroughs of Dudley, Walsall, Sandwell and



Wolverhampton. New forestry planting will be encouraged and the provision of outdoor recreation opportunities is promoted.

3.12 Relevant evidence base considerations are set out below:

**Strategic Housing Land Availability Assessment (October 2011)**

3.13 The site is not included as a potential housing site due to its location within the Green Belt which has been excluded from the assessment.

**Black Country Study Environment Technical Report: Quality of Place (2005)**

3.14 This report describes the characteristics and key drivers for policy direction for the regions environmental assets. The study notes that the Black Country's network of greenspaces should be protected and enhanced to reduce fragmentation of habitats and improve wildlife corridors, stating that *'A strategic approach to integrating environmental improvement with development brings opportunities for targeted habitat restoration and recreation and proactive planning for priority species'* and that *'The creation/enhancement of open space and green infrastructure of value for wildlife and geological heritage in wildlife poor areas is a priority'*. The study also highlights the importance of re-connecting people with the natural environment, including the canal network, and the integration of development with the protection, conservation and enhancement of environmental assets.

3.15 Archaeological remains, parks and gardens, historic landscapes and townscapes are all valued historic environment assets according to the report, which *'make a vital contribution to the character, distinctiveness and quality of place of the sub-region's towns, open spaces and urban/rural fringe'* and should be protected and enhanced.

3.16 Open space is described as being important in defining the character and identity of an area, with the report stating that one of the key objectives of the study is *'to create a high quality environment in the Black Country by **establishing quality of place** – bringing together a number of factors including the natural and built environment, the built heritage and environmental sustainability'*.

3.17 In summary, the report concludes that:

*"Good design requires an understanding of the local context and should seek to create or reinforce local distinctiveness as well as integrate new development into its wider context"*.

**The Black Country: An Historic Landscape Characterisation – First Report (2009)**

3.18 This report identifies 51 Character Areas within the Black Country, the landscape of each of which shares, in broad terms, something in common. The landscapes are described in terms of their geology, topography, modern character and historic character, as a means to contribute towards understanding the character and local distinctiveness of the Black Country landscapes.

## 4.0 Landscape Character

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4.1 At a national level the site lies within the 'Cannock Chase and Cank Wood' Character Area (National Character Area 67). As the site lies within a predominantly urban area, a district or local level landscape characterisation study has not been carried out. Historic Landscape Characterisation has been undertaken however for the Black Country (published 2009), and the site is identified within the 'Newton, Hamstead & Great Barr' Character Area (Area SD02).

4.2 The 'Newton, Hamstead & Great Barr' Character area is described as:

*"This is largely a residential area comprising almost exclusively 20<sup>th</sup> century housing, and, in this respect at least, it is not uncommon in its character within the modern Black Country."*



*However, the area also includes significant areas of fields which continue to the north beyond the modern Sandwell boundary. The junction of the M5 and M6 motorways is at the area's western edge and the area is crossed by several other wide roads'.*

- 4.3 The site lies within the fields to the north-west of the SD02 Character area, which are described by the HLC to be the oldest landscapes in the area.
- 4.4 It is evident from site observations that the site has an urban fringe character with a clear perception of surrounding settlement and built form through long distance views from higher ground towards Yew Tree to the west and views of the adjoining housing along the sites eastern and northern boundaries where gaps in hedgerow vegetation allow. The site is enclosed by well-established field boundary vegetation and trees which do provide some screening and sense of seclusion from the surrounding urban area; however the M6 motorway is visible and audible to the south-west. Adjacent land use to the west is broadly open in nature; the SINC and Rushall Canal have a natural character and are publicly accessible but the Q3 Academy (school) and Aston University Recreation Centre despite having a good proportion of green space are urbanising elements, typical of an urban fringe setting.

## 5.0 Visual Circumstances

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*(See **Landscape Analysis Plan (2256/P01a)**, and **Photoviewpoints 1-8 (2256/P04a)**)*

- 5.1 Visually, the site is relatively well enclosed due to the boundaries being vegetated with hedgerows and tree belts which are well-established in places; however, the sloping topographical arrangement opens up the site to views from the west.
- 5.2 The approximate extent of the visual envelope (VE) is set out below:
- To the north – Views extend across the busy A34 Birmingham Road to the housing occupying a slightly elevated position on the northern side of Birmingham Road (see **Photoviewpoint 2**). Views further north are restricted by the presence of garden trees, a gentle fall in levels and vegetation associated with Merrion's Wood, although the site is visible from the outer edge of the Wood at the start of a public footpath and National Trail, The 'Beacon Way' (see **Photoviewpoint 1**);
  - To the east – the visual envelope is limited to the adjacent housing associated with Farm House Way and Peak House Road whose rear gardens back onto the site (see **Photoviewpoint 3**). Visibility extends across Wilderness Lane to properties on the eastern side of the Lane which directly face the site, and to The Spinney, an area of woodland and Site of Local Importance for Nature Conservation (see **Photoviewpoint 5**). Views are filtered by a tall hedgerow, but where gaps in the hedgerow vegetation allow the site can be seen to fall away and distant views towards Yew Tree and the M6 are possible (see **Photoviewpoint 4**);
  - To the south – visibility is largely restricted by boundary vegetation associated with the edge of the site, although gaps allow views from the adjacent public bridleway (see **Photoviewpoint 6**). Visibility further south is restricted by the presence of the Q3 Academy school grounds and woodland; and
  - To the west – vegetation associated with the site boundaries is visible from the footpath crossing the open space associated with the Site of Importance for Nature Conservation (see **Photoviewpoint 7**), and fields within the site can be seen from Hill Farm Bridge (Grade II Listed) which crosses the Rushall Canal. From the towpath the site's north-western boundary can be seen, although the tree belt along the boundary prevents visibility of fields within the site (see **Photoviewpoint 8**).
- 5.3 Potential visual receptors to development of the site include:

- Users of the Public Rights of Way network, including the public bridleway adjacent to the site's southern boundary and the 'Beacon Way' National Trail to the north;
- Users of the Rushall Canal and canal towpath;
- Users of Hill Farm Bridge;
- Recreational visitors to the Site of Importance for Nature Conservation to the immediate west of the site, as well as other local nature conservation sites (SINCs, SLINCs and LNRs) within the vicinity of the site;
- Private residents associated with the north-western edge of Great Barr, in particular those at Birmingham Road, Farm House Way, Peak House Road and Wilderness Lane;
- Private residents and agricultural occupiers of Peak House Farm;
- Employees and those engaged in education at the Q3 Academy and Aston University Recreation Centre;
- Distant views from high rise apartment blocks and office buildings at Yew Tree to the west of the site; and
- Users of the local roads within the immediate vicinity of the site (A34 Birmingham Road, Peak House Road and Wilderness Lane).

- 5.4 It is evident that due to the visual context of the site and surrounding landscape, there are relatively few receptors that are likely to be impacted on and there is a limited visual relationship between the site and the wider Green Belt, despite the site's location on the settlement edge and the localised high points within the site itself. There are opportunities to utilise the screening provided by the framework of green infrastructure already present within and surrounding the site to create a sensitive settlement extension to Great Barr that does not impact upon the perceived openness of the wider Green Belt landscape or sensitive receptors.
- 5.5 The key consideration in terms of visual impact will be to ensure that the visual amenity of users of the local public rights of way network, including the Beacon Way National Trail, is maintained or mitigated through appropriate design. This may include the enhancement of vegetation bordering adjacent footpaths and bridleways, the retention of open views where already existing to prevent footpaths becoming enclosed, the provision of links to new and existing public open spaces and the creation of new permissive routes. The setting and residential amenity of the properties adjoining the site to the east (Peak House Road), as well as those associated with Birmingham Road to the north and on the opposite side of Wilderness Lane to the east will need to be respected through appropriate development offsets, the consideration of building frontages and materiality, and the use of soft landscaping and screening where appropriate.
- 5.6 Although the site steeply slopes down away from the existing settlement edge to the west, there is a localised high point within the north-western field parcel where it would be advisable to refrain from built development in order to avoid breaking the skyline and creating an overly-prominent built edge to Great Barr. The topographical situation also presents the opportunity to maximise on existing long distance views from high points within the site, where properties could be orientated and vegetation structure enhanced to take advantage of and frame views.
- 5.7 Ensuring the development compliments the surrounding open usage to the west through the incorporation of a development offset, used to create an area of woodland planting, ecological mitigation and informal open space should be a primary design consideration; as well as the retention and enhancement of the internal field boundary hedgerow structure, and the careful consideration of development densities and building heights to ensure that development of the site responds to the landscape and visual context described above.

## 6.0 Suitability of the Site for Release from the Green Belt

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- 6.1 A review of the site's performance and suitability for release from the Green Belt is summarised below in relation to the principal Green Belt objectives as set out within the NPPF (the Framework), with reference to the key purposes of Green Belt land and with consideration of Paragraph 81 of the Framework, in terms of positively enhancing Green Belt.

### ***To check unrestricted sprawl***

- 6.2 The principal consideration is the sprawl of the existing urban edge of Great Barr to the west and potential coalescence with Yew Tree on the north-eastern edge of West Bromwich. The two settlement edges are already close at present in this location (approximately 700m at the narrowest point), separated only by the Rushall Canal, a SINC, an area of woodland and the agricultural fields within the site itself. The Canal, SINC and woodland ultimately represent the defensible boundaries in terms of sprawl westwards. The incorporation of a significant development offset and area of open space to the west of the site would reinforce the robustness of the Canal and SLINC area as a boundary to further development to the west.

### ***To prevent neighbouring towns merging into one another***

- 6.3 In terms of merging settlements, a key consideration is the strength and permanence of existing boundaries. The lower levels of the site are visually separated from the nearby settlement at Yew Tree by existing boundary vegetation, vegetation associated with the canal, woodland vegetation and the housing at Yew Tree occupying gently falling levels. Higher points within the site have direct inter-visibility with the neighbouring settlement however, albeit appearing distant and behind a noticeable tract of woodland vegetation separating it from Great Barr.

- 6.4 The urban fringe location also requires consideration in relation to the NPPF where sustainable locations can be used efficiently for development in association with opportunities for strengthening the landscape and environmental quality of the site through the provision of connecting Green Infrastructure and new recreation opportunities.

### ***Safeguarding the countryside from encroachment***

- 6.5 The site is located within an urban context, with no intervisibility, or perception of the wider open countryside possible. The Green Belt in this context represents a narrow strip of green infrastructure separating the two settlements of Sandwell and West Bromwich, rather than the open countryside. Furthermore, the containment afforded by the surrounding vegetation and adjoining settlement edge to the north and east, coupled with the retention and enhancement of the existing framework of vegetation would limit the extent to which any proposed development would introduce uncharacteristic features into the landscape. The use of development offsets and new tree, woodland and hedgerow planting along the more visually sensitive edges to the west and north-west would ensure that any significant visual encroachment into the wider Green Belt landscape would be negligible.

### ***Preserve the setting and special character of historic towns***

- 6.6 The setting and historic character of Great Barr is already somewhat compromised by suburban residential development surrounding historic features. There is some inter-visibility between the site and the Listed Buildings at Hill Farm Bridge and Walsall (Or Merrion's Lodge), however the site boundaries are currently well vegetated which filters views. Intervisibility with the Grade II Listed Registered Park and Garden is limited to the outer edge of Merrion's Wood off the A34 Birmingham Road. The addition of suitably scaled, high quality development, to include property frontages characteristic of the local vernacular where appropriate is not considered to be an incongruous addition at the settlement edge.

## 7.0 Landscape Themes

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- 7.1 In response to the desktop and fieldwork undertaken, a landscape strategy response has been set out as guidance for the appropriate development of the site. The landscape themes to be used to shape a deliverable masterplan are illustrated on the **Preliminary Landscape, Ecology & Archaeology Opportunities & Constraints** plan (2256/P02b) and include:

### **Constraints**

- Nature Conservation sites (SINC, SLINC & LNR) adjacent to and within the site will require a development offset;
- Well-established hedgerows and hedgerow trees should be retained where possible;
- North-western field parcel occupies steeply rising land which should remain free from development to avoid breaking the skyline; and
- Visual amenity of adjoining residents will require consideration in terms of screen planting.

### **Opportunities**

- Development could be accommodated within the established settlement edge of Great Barr, utilising existing field boundary hedgerows to provide a structure for the settlement;
- Woodland planting, grassland and informal open space could be accommodated within a development buffer to the western site boundaries to protect the adjacent nature conservation sites, connect to surrounding woodland and green space, as well as safeguard against coalescence between Great Barr and Yew Tree;
- An informal footpath route could be provided through the open space within the development to link up to the surrounding public rights of way;
- Development layout could be orientated to maximise on long distance views;
- Potential to reinstate historic field boundaries
- Existing field gates and gaps in hedgerows could be used to provide vehicular access through the site; and
- Boundary hedgerows could be enhanced.

## 8.0 Conclusion

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- 8.1 Whilst it is appreciated that only a broad level assessment has been undertaken, this technical note has demonstrated that development within the proposed site could be accommodated with reference to site specific circumstances and the ability to deliver sustainable growth in Great Barr.
- 8.2 The site is considered capable of being developed without having significant impact on coalescence or urban sprawl. Although the site is currently open in nature, surrounding urban influences are present (views towards the settlement edge of Great Barr, Yew Tree, M6 motorway and presence of Aston University Recreation Centre and Q3 Academy school). There is also a considerable level of visual screening and filtering offered by the layers of internal and boundary hedgerow vegetation, woodland blocks and gently falling surrounding topography in the surrounding landscape meaning that few receptors will be affected and the effects on landscape character will be localised. Responding to the open Green Belt landscape to the west and setting of the Rushall Canal will be key in the future development of the site, and could be achieved through incorporation of a development offset towards the more sensitive western edge of the site as well as through new woodland planting, hedgerow enhancements and the consideration of development densities. Development of the site would not have an unacceptable or harmful impact on the local character, historic landscape character or landscape context.
- 8.3 Principal visual barriers, namely intervening boundary hedgerow and woodland planting, built form and vegetation associated with Aston University Recreation Centre and the Q3 Academy





school represent physical and visual restriction between the site and the landscape of the Green Belt between Great Barr and Yew Tree. Even from higher locations within the site where views extend over the top of boundary vegetation, the Green Belt appears wooded and small in scales with no perception of openness or views of expansive Green Belt countryside landscape.















- 8.4 The most likely adverse effects are deemed to relate to the change in views from users of recreational routes and open spaces to the west of the site, as well as the interruption of residential views from properties along Birmingham Road, Farm House Way, Peak House Road and Wilderness Lane. These will need to be sensitively considered as part of future design proposals for the site, with development offsets, the consideration of appropriate screen planting, the enhancement of existing boundary vegetation and the provision of new soft landscaping. Whilst there would be a likely noticeable increase in the extent of built form for receptors overlooking the site in close proximity, the perceived impacts would be localised and would be likely to diminish over time due to the scope for implementing appropriate areas of open space and landscaping, development offsets, densities, buffers, materials, scaling and the enhancement of boundary vegetation to mitigate impacts and assimilate the scheme proposals into the surrounding landscape.
- 8.5 With respect to landscape and visual matters, this site should therefore be considered suitable for development. A Landscape and Visual Impact Assessment (LVIA) will be required to accompany a planning application for any proposed development. This will follow preparation of the masterplan and detailed proposals.

**Plans:**

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- 2256/P01a – Landscape Analysis Plan
- 2256/P02b – Preliminary Landscape, Ecology & Archaeology Opportunities & Constraints
- 2256/P04a – Photoviewpoints 1-8
- 2256/P05a – Development Masterplan



- KEY:**
-  Site Boundary
  -  Borough Boundary
  -  Green Belt  
*(Sandwell Policy SAD EOS2 & Walsall Policy ENV1)*
  -  Areas of Potential Archaeological Importance  
*(Sandwell Policy SAD HE5)*
  -  Local Nature Reserve: Merrion's Wood  
*(Black Country Policy ENV1)*
  -  SLINC  
*(Black Country Policy ENV1)*
  -  SINC  
*(Black Country Policy ENV1)*
  -  Great Barr Hall & Estate and St Margaret's Hospital  
*(Walsall Policy ENV8)*
  -  Canal
  -  Registered Park and Garden: Great Barr Hall  
*(Walsall Policy ENV30)*
  -  Listed Buildings  
*(Sandwell Policy SAD HE1 & Walsall Policy ENV27)*
  -  National Route  
*(Beacon Way)*
  -  Existing Woodland
  -  Public Right of Way  
*(Based on field survey observations)*



Project | Great Barr, Sandwell

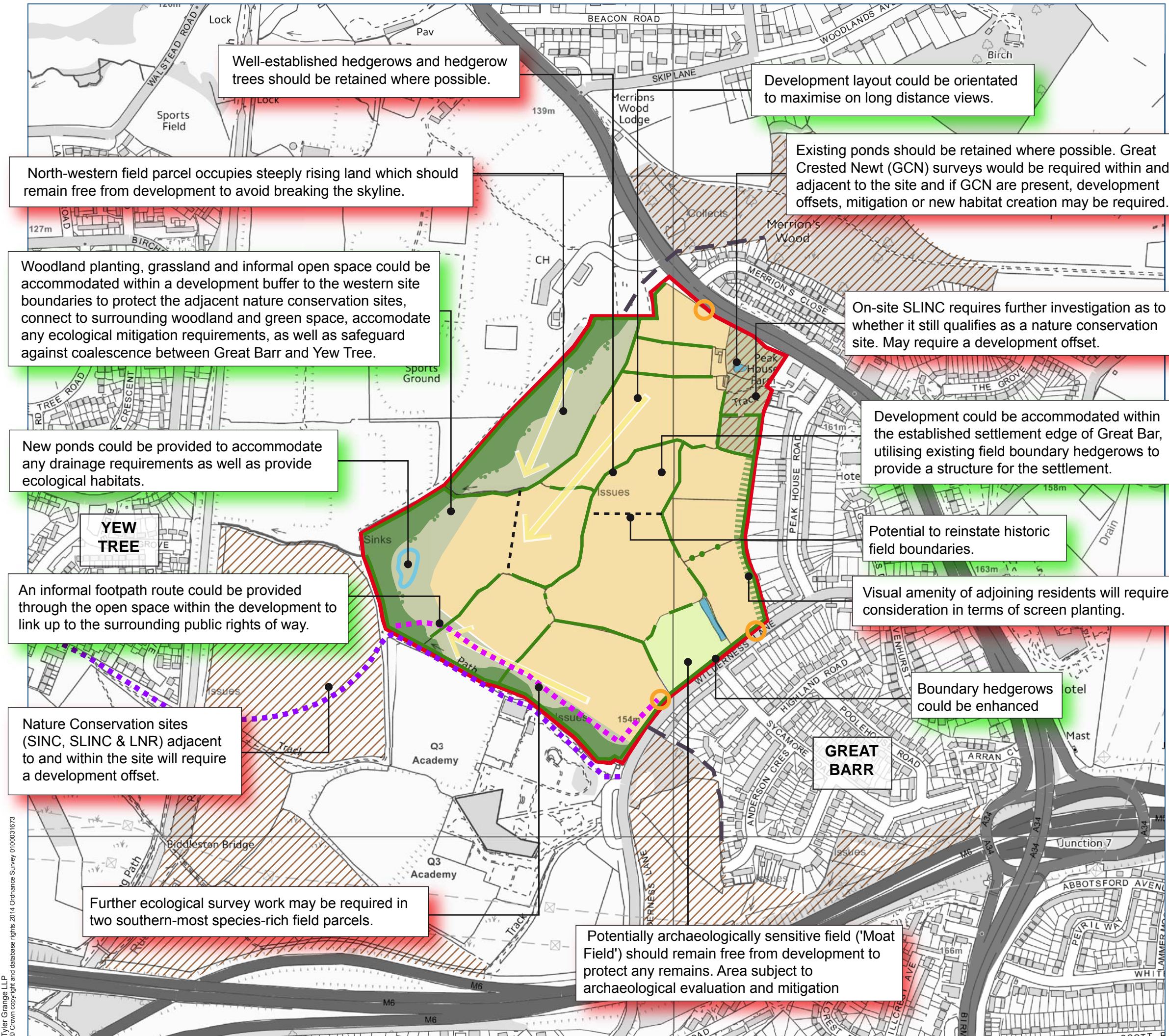
Drawing Title | **Landscape Analysis Plan**

Scale | As Shown (Approximate)

Drawing No. | 2256/P01a

Date | August 2014

Checked | ALJE

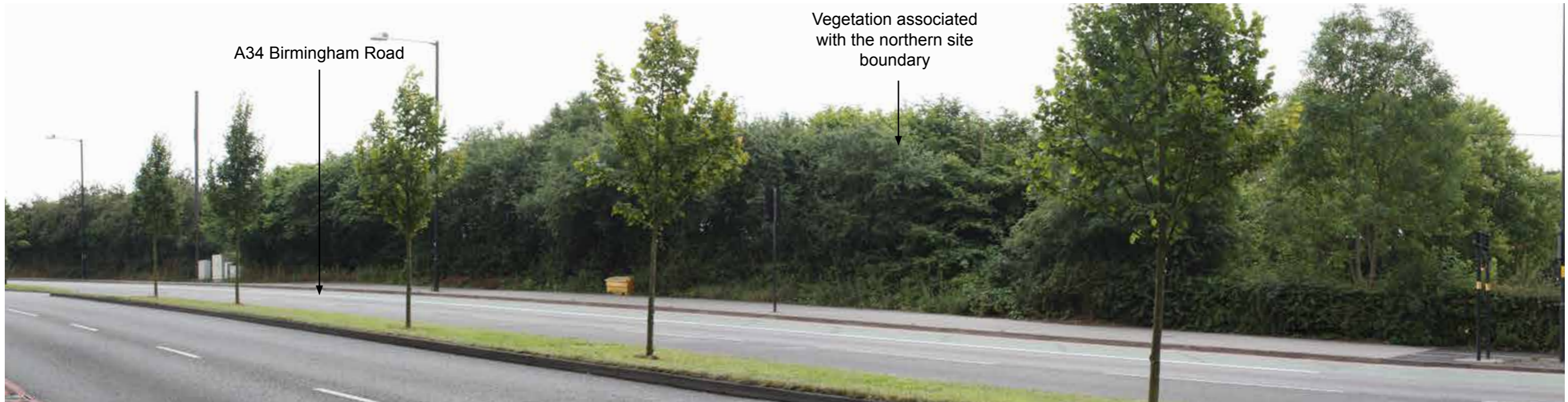


- KEY:**
- Site Boundary
  - Potential New Woodland Planting
  - Potential Public Open Space
  - Potential Open Grassland / Meadow
  - Potential Developable Area
  - Potential Pedestrian / Vehicular Access Points
  - Screen Planting Considerations
  - Established Settlement Edge
  - Existing Public Bridleway (route as followed on site)
  - Opportunity for New Informal Public Route
  - Existing Pond
  - Potential New Pond
  - Existing Field Boundary Hedgerows
  - Nature Conservation Considerations (SINC, SLINC & LNR)
  - Long Distance Views
  - Historic Field Boundaries



Project	Great Barr, Sandwell
Drawing Title	<b>Preliminary Landscape, Ecology &amp; Archaeology Opportunities &amp; Constraints</b>
Scale	As Shown (Approximate)
Drawing No.	2256/P02b
Date	August 2014
Checked	ALLG

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Photoviewpoint 1: Taken from A34 (Birmingham Road) approximately 30m from the site boundary, facing south.



Photoviewpoint 2: Taken from Residential road off A34 (Birmingham Road) approximately 30m from the site boundary, facing south west.



Photoviewpoint 3: Taken from Peak House Road, approximately 40m from the site boundary, facing west.



Photoviewpoint 4: Taken from Wilderness Lane on the southern site boundary, facing north west.



Photoviewpoint 5: Taken from Wilderness Lane approximately 40m from the site boundary, facing north.



Sloping field and woodland  
boundary vegetation to the  
north west of the site

Photoviewpoint 6: Taken from a Public Footpath on the southern site boundary, facing north.

















**Photoviewpoint 7:** Taken from a Public Footpath, approximately 320m from the site boundary, facing north east.



**Photoviewpoint 8:** Taken from a Canal Towpath, approximately 250m from the site boundary, facing east.



**KEY:**

-  Site Boundary
-  Vehicular Access Points
-  Potential Development Parcels
-  Existing & Proposed Hedgerows
-  Existing & Proposed Woodland Planting
-  Ecological Area / Buffer Space
-  Public Open Space
-  Existing Ponds
-  New Pond
-  Primary Vehicular Access
-  Secondary Vehicular Access
-  Informal Footpath Routes Through New Open Space
-  Proposed Pedestrian Routes
-  Proposed Pedestrian / Cycle Routes



Project | Great Barr, Sandwell

Drawing Title | **Development Masterplan**

Scale | As Shown (Approximate)

Drawing No. | 2256/P05a

Date | August 2014

Checked | AL/JE