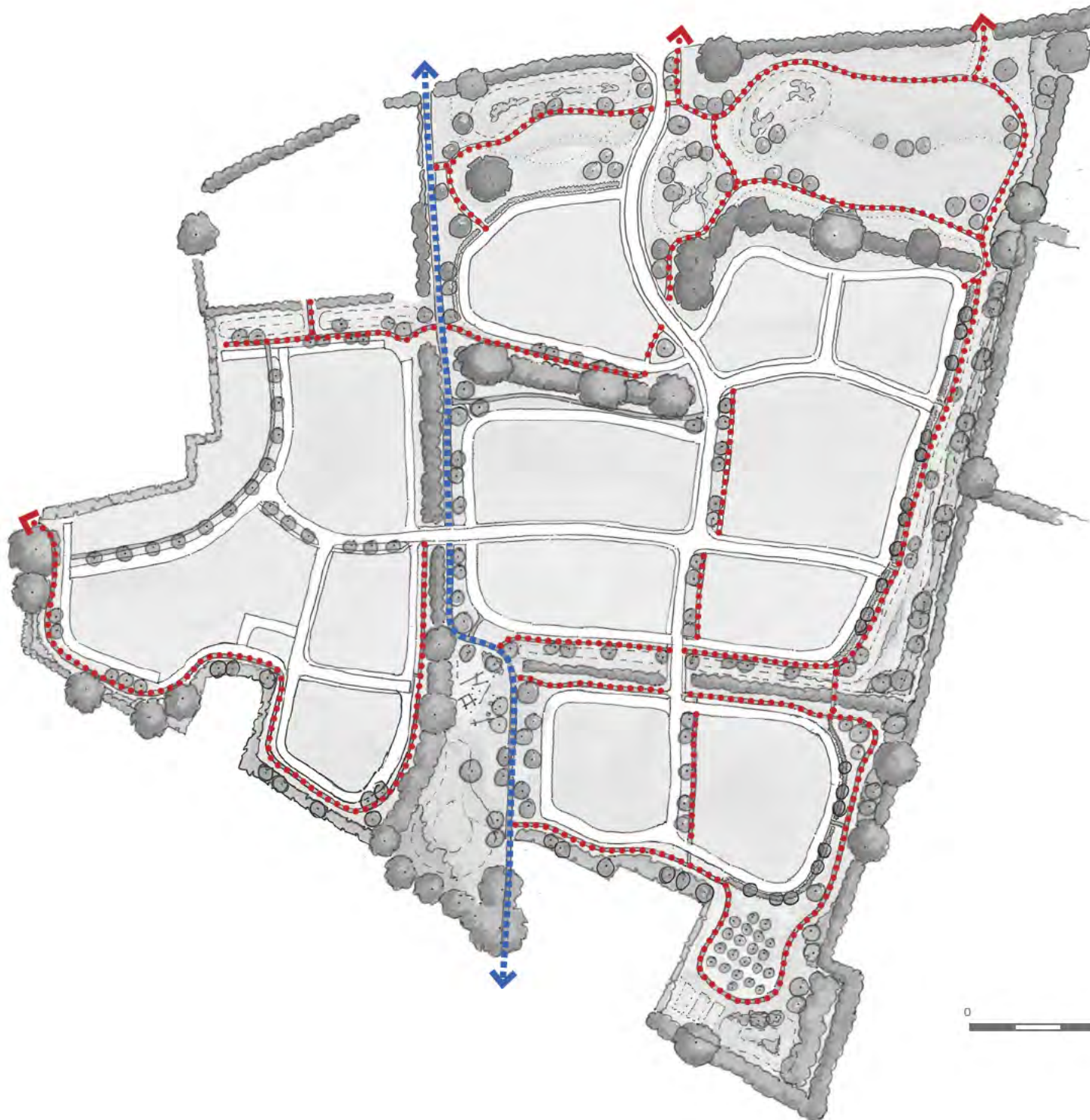


- Footpaths
- ■ ■ ■ Millennium Way (PRoW)





- Millennium Way (PRoW)
- Retained Pond
- Permanently Wet SuDS Area
- Play Trail/Formal Play Provision
- Community Orchard/Gardens



Landscape Masterplan

This Landscape Strategy demonstrates how careful analysis of the environmental context, and positive engagement has given rise to a masterplan that is sympathetic to the growth requirements of Balsall Common whilst being respectful to its environmental context. Specifically, the proposals:

- Enhance and softens the currently 'raw' landscape and visual context across much of the site;
- Retain and celebrate the landscape fabric of greatest value and intactness to achieve a development with an attractive semi-rural character;
- Provides a generous and significant quantum and quality of open space on-site for recreational use, providing attractive connections to those further afield, for the both the existing and new community;
- In line with the emerging Policy objectives of BC4 and BC4 2ii (Emerging Solihull Local Plan), the development safeguards the character of the settlement approaches and existing amenity of residents (Hob Lane, Windmill Lane and Waste Lane) with considered treatment at the development parcel edges and surrounding POS; and
- Provides a strong, but accessible landscape buffer along the eastern site boundary.



Customing of trees and individual plants and species provides an attractive response for residents on a variety into the development when enjoying from the north

Plants and trees to fit the development from existing PRow to the west

Proposed hedge around development perimeter to fit development in combination with existing boundary vegetation

Buffer planting to boundary to provide GI link around development and assimilate into wider landscape setting

Street trees with development packages to back up development create attractive street scene and provide GI links

Proposed pathways located off the Millennium Way providing exciting and challenging opportunities for residents of new development and existing village

SuDS attenuation features integrated into the landscape with appropriate seeding regime to contribute to amenity open space

Proposed native buffer planting to protect amenity of existing residents

Extends 150m approx.



Large setback from Waste Lane with development contained behind existing hedge overlooking ponds of a range of POS for ecological and biodiversity enhancement

Enhancement of existing ponds to create attractive feature on a variety that enhances semi-urban character of the development

Proposed SuDS attenuation to eastern boundary with permeable wet areas to enhance biodiversity

Existing trees and hedges retained as important GI corridors, providing structure to development

Robust buffer planting along the eastern boundary provides a defensive and permeable green belt boundary

Proposed community orchards and growing areas as part of provisions for residents and biodiversity improvements on site

Existing vegetation retained as part of habitat provisions and green infrastructure

Proposed trees along pedestrian route
 outside development from views from the south



Existing hedge rows and trees supplemented by further planting to strengthen boundary treatment

Proposed wide flow meadow to permeate site as part of semi-urban character and important biodiversity provisions

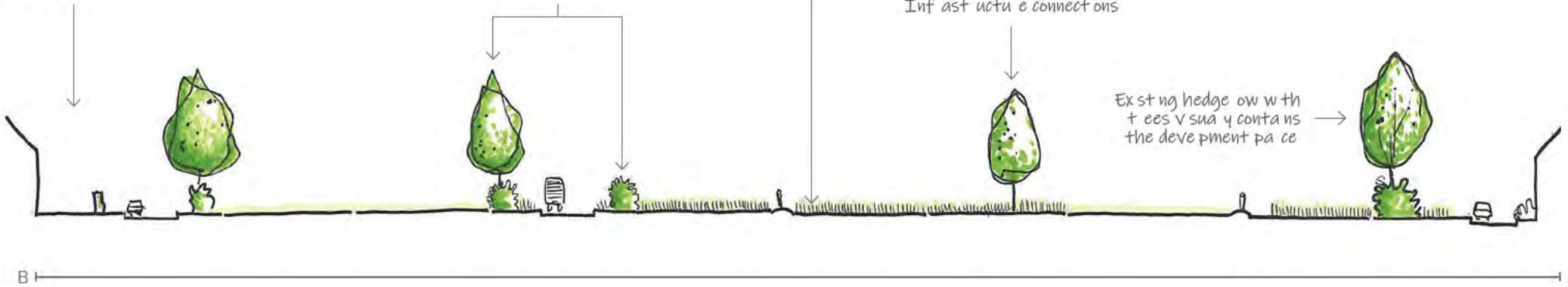


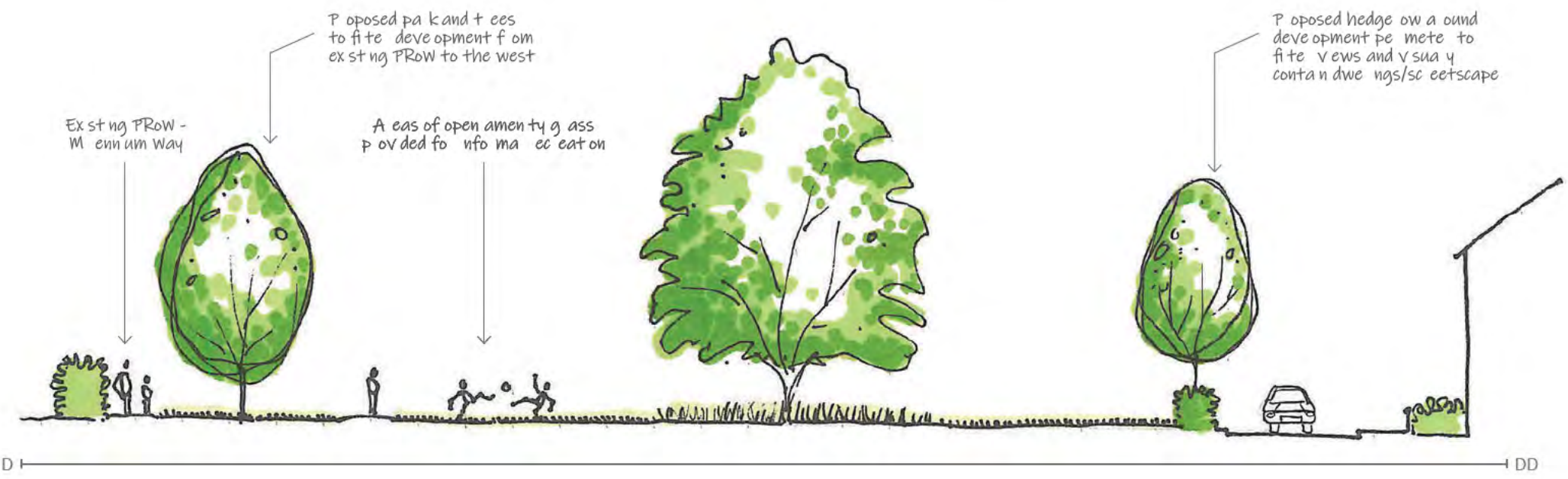
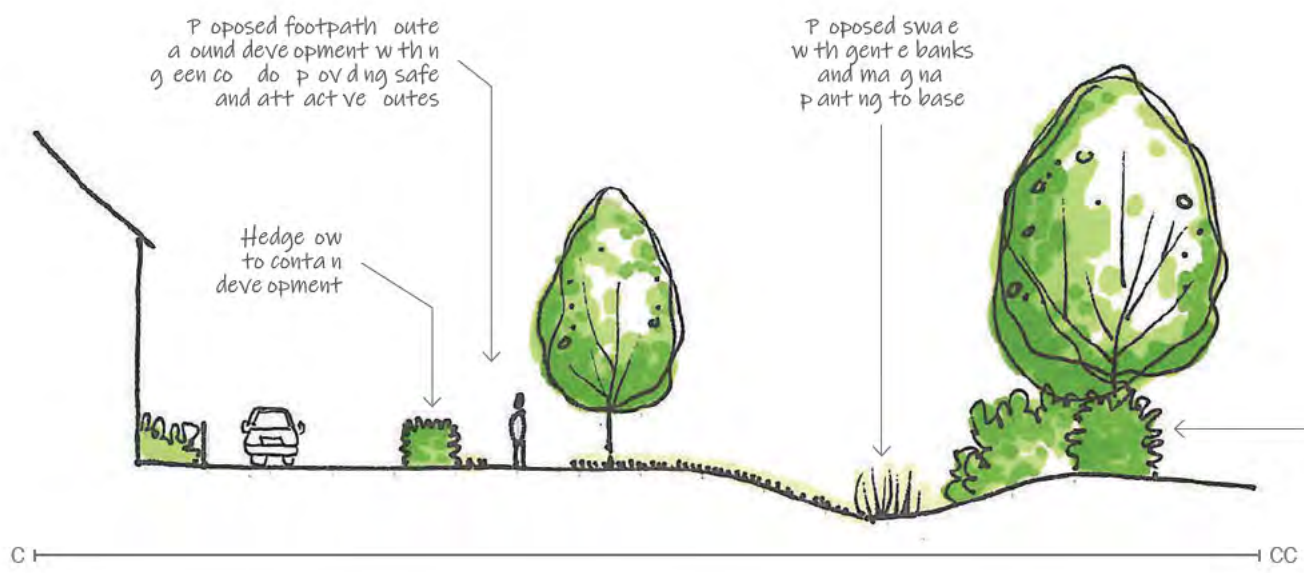
Existing poplars to Old Waste Lane

Existing trees and hedge row to Waste Lane

Intelligent tree planting to punctuate space and provide green infrastructure connections

Existing hedge row with trees visually contains the development parcel





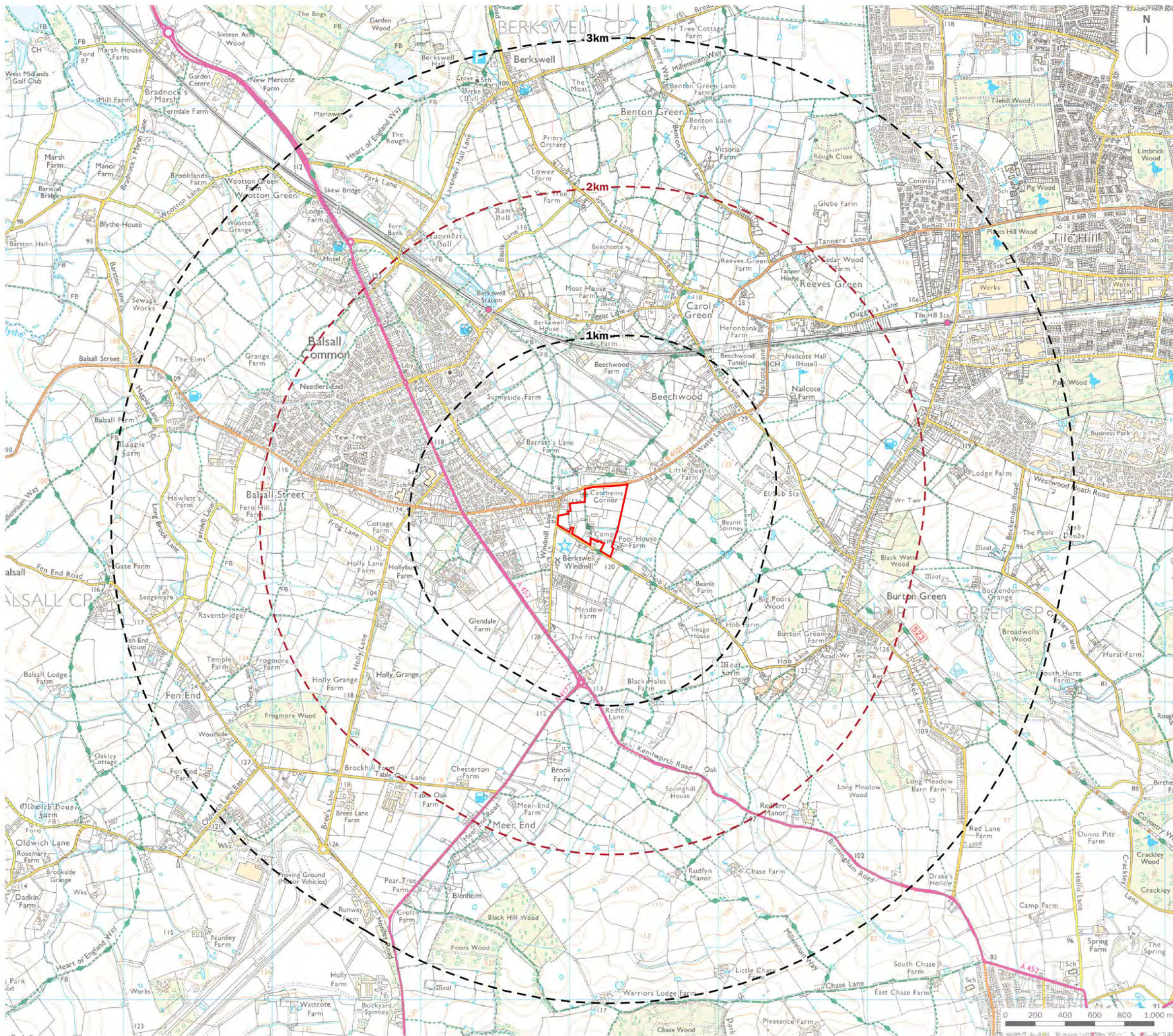
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Plans

- Plan EDP 1** Site Location Plan
(edp5006_d006b 28 July 2023 AL/WG)
- Plan EDP 2** Findings of EDP Data Trawl
(edp5006_d007b 28 July 2023 AL/WG)
- Plan EDP 3** Site Character and Context
(edp5006_d010b 28 July 2023 AL/WG)
- Plan EDP 4** Findings of Visual Appraisal
(edp5006_d009c 24 July 2023 NWA/WGa)

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- Site Boundary
- Range Rings (at 1km intervals)
- 2km Detailed Study Area

client
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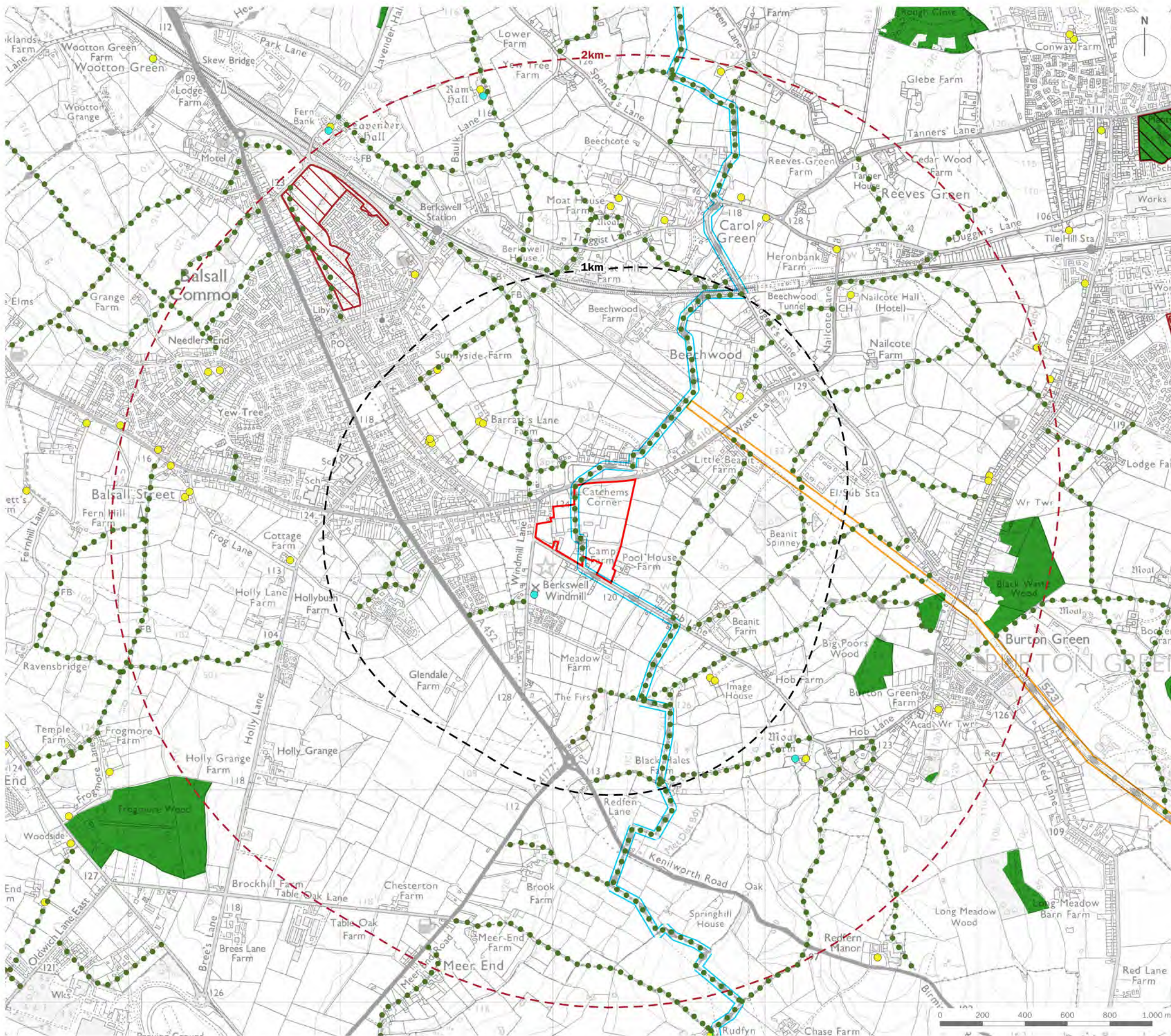
project title
Land off Hob Lane and Pheasant Oak Farm, Balsall Common

drawing title
Plan EDP 1: Site Location Plan

date **28 JULY 2023** drawn by **AL**
drawing number **edp5006_d006b** checked **WG**
scale **1:25,000 @ A3** QA **GY**



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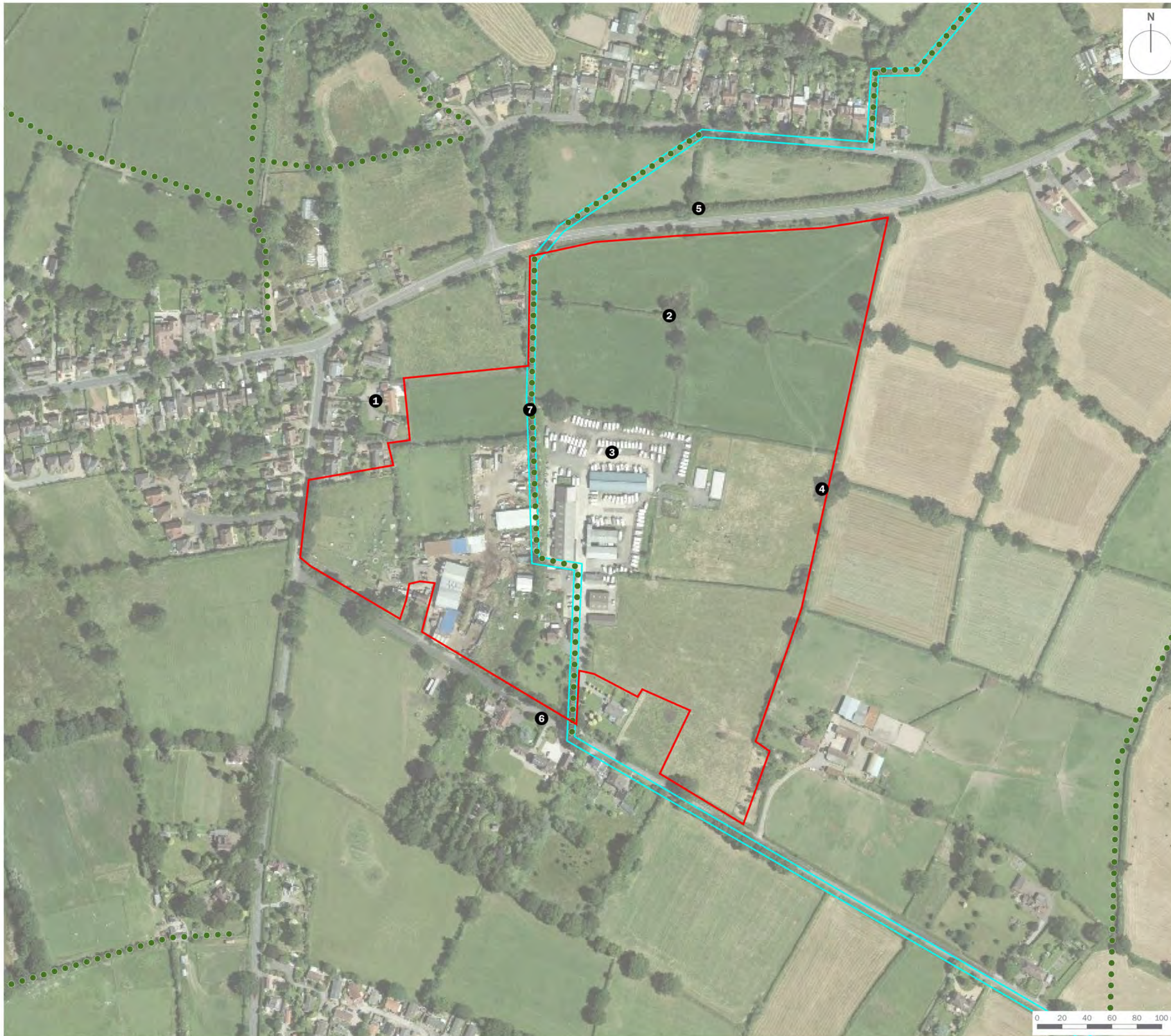
- Site Boundary
- Range Rings (at 1km intervals)
- 2km Detailed Study Area
- Landscape**
- Ancient Woodland
- Ecology**
- Local Nature Reserve
- Heritage**
- Grade II* Listed Building
- Grade II Listed Building
- Other Designations**
- Public Rights of Way
- Millennium Way
- Coventry Way

client
Barwood Development Securities Ltd

project title
Land off Hob Lane and Pheasant Oak Farm, Balsall Common

drawing title
Plan EDP 2: Findings of EDP Data Trawl

date	28 JULY 2023	drawn by	AL
drawing number	edp5006_d007b	checked	WG
scale	1:17,500 @ A3	QA	GY



- Site Boundary
- Public Right of Way
- Millennium Way (Promoted Route)

- 1** Site seen in context of Balsall Common's settlement edge
- 2** Field parcels bounded by hedgerows and isolated mature trees typical of Balsall Common Eastern Fringe LCA
- 3** Active farm buildings, caravan store and associated hard standing dominate the centre of the site
- 4** Mature boundary hedgerow and trees define clear edge to eastern boundary and limit views out to the wider landscape
- 5** Dense vegetation lining Waste Lane curtail views to site from the north enclosing the site
- 6** Residential buildings along Hob Lane define the southern boundary of the site
- 7** Millennium Way Promoted Route is largely enclosed by farm buildings and mature on site vegetation

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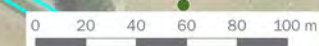
project title
Land off Hob Lane and Pheasant Oak Farm, Balsall Common

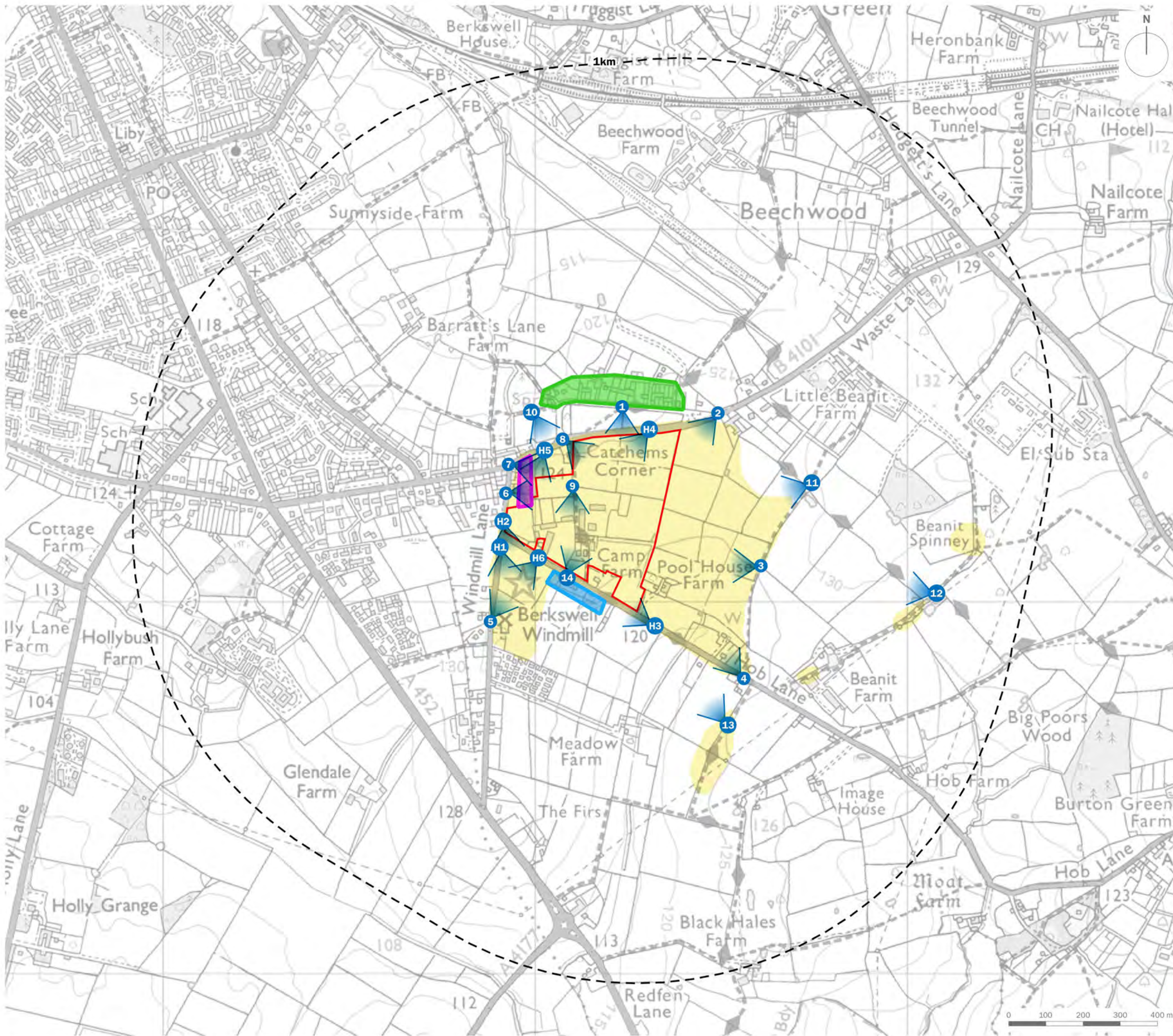
drawing title
Plan EDP 3: Site Character and Context

date	28 JULY 2023	drawn by	AL
drawing number	edp5006_d010b	checked	WG
scale	1:3,000 @ A3	QA	GY



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-  Site Boundary
-  Range Rings at 1km
-  Photoviewpoint Location
-  Zone of Primary Visibility
-  Residential Group A
-  Residential Group B
-  Residential Group C

client
Barwood Development Securities Ltd

project title
Land off Hob Lane and Pheasant Oak Farm, Balsall Common

drawing title
Plan EDP 4: Findings of Visual Appraisal

date	24 JULY 2023	drawn by	NWa
drawing number	edp5006_d009c	checked	WGa
scale	1:10,000 @ A3	QA	JFr



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