

SUBURBAN CHARACTER

Photographs illustrating 'suburban' character within Balsall Common.



VILLAGE CHARACTER

Photographs illustrating 'village' character within Balsall Common.



STUDY AREA 1 - VILLAGE CHARACTER

- 3.28 At the periphery of Balsall Common, the lowest residential densities can be found. Historic properties, which sit closer to the road with smaller frontages, can be found along with newer properties which are set back behind larger frontages.
- 3.29 Frontage treatments vary, with some properties simply having a lawn frontage, whilst others are a mixture of low level walls and hedging.
- 3.30 This mix of properties creates a varying sense of enclosure, with less formality to the street scape. Grass verges of varying widths further enhance this informality, with meandering routes rather than a more formal character, as found closer to the centre of Balsall Common.
- 3.31 A clear hierarchy between principle and secondary routes is evident, with secondary routes being narrower, having only a single footpath, with cottage style gardens fronting onto the highway.



KEY CHARACTERISTICS

- Low Density - circa 35dph;
- With limited exceptions, dwellings are typically 2 storey;
- Mixed frontages with a range of frontage treatments including low level walls and hedging;
- Mix of architectural styles;
- Traditional architectural detailing;
- Tile hung and timber framed gables are also evident on a limited number of plots.



- 01 Historic 'Berskswell Stores' property sat close to highway behind frontage hedge
- 02 Modern property completed in a traditional manor, sat behind a small frontage
- 03 Secondary road off station road, with footpath to one side only

KEY CHARACTERISTICS

- High Density- circa 45dph;
- Small frontages;
- Range of building scales;
- Greater areas of hard-standing with less landscaping.



STUDY AREA 2 - SUBURBAN CHARACTER

- 3.32 The centre of Balsall Common is far more urban than the rest of the village, with little of the landscaping found elsewhere in the village. Whilst the public realm is currently dominated by cars, the aspiration is to create a more pedestrian focused environment in the coming years. Still, the character of this area will remain urban, with higher densities of residential units, with flats and apartments located over commercial units.
- 3.33 This area displays a range of architectural styles, a result of the different periods of Balsall's expansion.
- 3.34 Building frontages are typically small, with the entrance to properties located directly from the footpath.



01



02



03

01

02

03

Buildings in this part of Balsall create a strong, continuous building line

A range of architectural style, a result of the various periods of Balsall's expansion, can be seen. Areas of green space can be found at key/focal points.

Larger buildings sit alongside smaller ones, providing a larger variation in building heights

STUDY AREA 3 - SUBURBAN CHARACTER

- 3.35 The suburban core of Balsall Common is characterised by medium residential densities, with predominantly detached houses set within spacious plots.
- 3.36 Properties are set back from the highway, set in generous plots. Large frontages providing space for mature trees and hedgerows incorporated within the built-up area, with grass verges.
- 3.37 Areas of green space are incorporated within the public realm. These green spaces provide opportunities for social and recreational interactions, as well as community events.
- 3.38 Properties are predominately large, detached houses, which feature a range of architectural styles, but the predominant materiality is brick with tiled roofs.
- 3.39 The large plots mean that parking is commonly on plot, either to the side or frontage with capacity for on street parking.



KEY CHARACTERISTICS

- Medium Density - circa 40dph;
- Large frontages with mature landscaping;
- Prominent green space set within the street-scape;
- Modern architectural styles prevalent.



- 01 *Cul-de-sacs are common and often feature a central area of green space*
- 02 *Although mostly 2 storey, there are several examples of bungalow developments.*
- 03 *Properties have large frontages with space for parking and landscaping*

KEY CHARACTERISTICS

- Low/Medium Density - circa 30-40dph;
- With limited exceptions, dwellings are typically 2 storey;
- Traditional Cottage architectural style;
- In central locations frontages are typically small with a mix of low level wall, railing or hedges;
- In more peripheral locations plots typically increase in size and frontages become more generous;
- Simple traditional architectural detailing including chimneys and dormer windows;
- Mixture of detached and semi-detached/terraced properties;
- Facing materials are typically render or red brick with plain tiles.



STUDY AREA 4 - VILLAGE CHARACTER

- 3.40 Properties here are smaller, cottage type houses, and are a mixture of detached, semi detached and terraced.
- 3.41 Frontages vary, but houses are typically closer to the highway, set behind low level walls or picket fences with small gardens.

In Summary the site is influenced by a prevailing village character, radiating from the junction of Waste Lane and Windmill Lane. The key characteristics being as follows;

- Low/Medium Density - circa 30-40dph;
- With limited exceptions, dwellings are typically 2 storey;
- In central locations frontages are typically small with a mix of low level wall, railing or hedges;
- In more peripheral locations plots typically increase in size and frontages become more generous;
- Simple traditional architectural detailing including chimneys and dormer windows;
- Mixture of detached and semi-detached/terraced properties;
- Facing materials are typically render or red brick with plain tiles.



01



02

01
02

*Cottage style property sat close to highway behind frontage hedge
Properties have small frontage gardens. Properties feature traditional detailing.*

4. SITE ANALYSIS

4.1 This section of the DAS provides an evaluation of the sites technical appraisals. It identifies the opportunities and considerations that will inform the development proposals.

LANDSCAPE AND VISUAL IMPACT

4.2 A landscape and visual impact appraisal (LVIA) considering the site was prepared by EDP and is submitted as part of the outline planning application.

4.3 The findings of the LVIA have identified the following principle design considerations;

- Existing trees, hedgerows and boundary planting should be retained where possible, and enhanced by new replacement and gap planting where appropriate.
- Important onsite features, such as the existing pond, should be retained where possible.
- The existing landscape structure found on site should inform the layout of the masterplan and be integrated into the proposed green infrastructure framework.

- The proposed green infrastructure framework, (including areas of Public Open Space), should be designed to integrate with the existing surrounding landscape and provide visual amenity with biodiversity enhancement.
- The provision of Public Open Space and new children's play areas as part of the proposed green infrastructure framework has the potential to create greater opportunities for open air recreation within the setting of Balsall Common's eastern fringe.
- There is an opportunity for the proposals to make a positive contribution to the urban and rural context at the eastern edge of Balsall Common by enhancing the site's eastern boundary through additional planting, creating an enhanced settlement edge.
- The provision of allotments is not considered sympathetic to the sites location due to the urbanising impact of associated structures and parking etc. and a community growing area/orchard is suggested as an alternative consideration.

- The amenity of existing residents can be protected by the use of strategic screen planting.
- The existing built form on the site is generally in a dilapidated condition with infill spaces left unmanaged. There is an opportunity to improve the visual impact through their removal and replacement with structures that are responsive to the local built form and surrounding context.



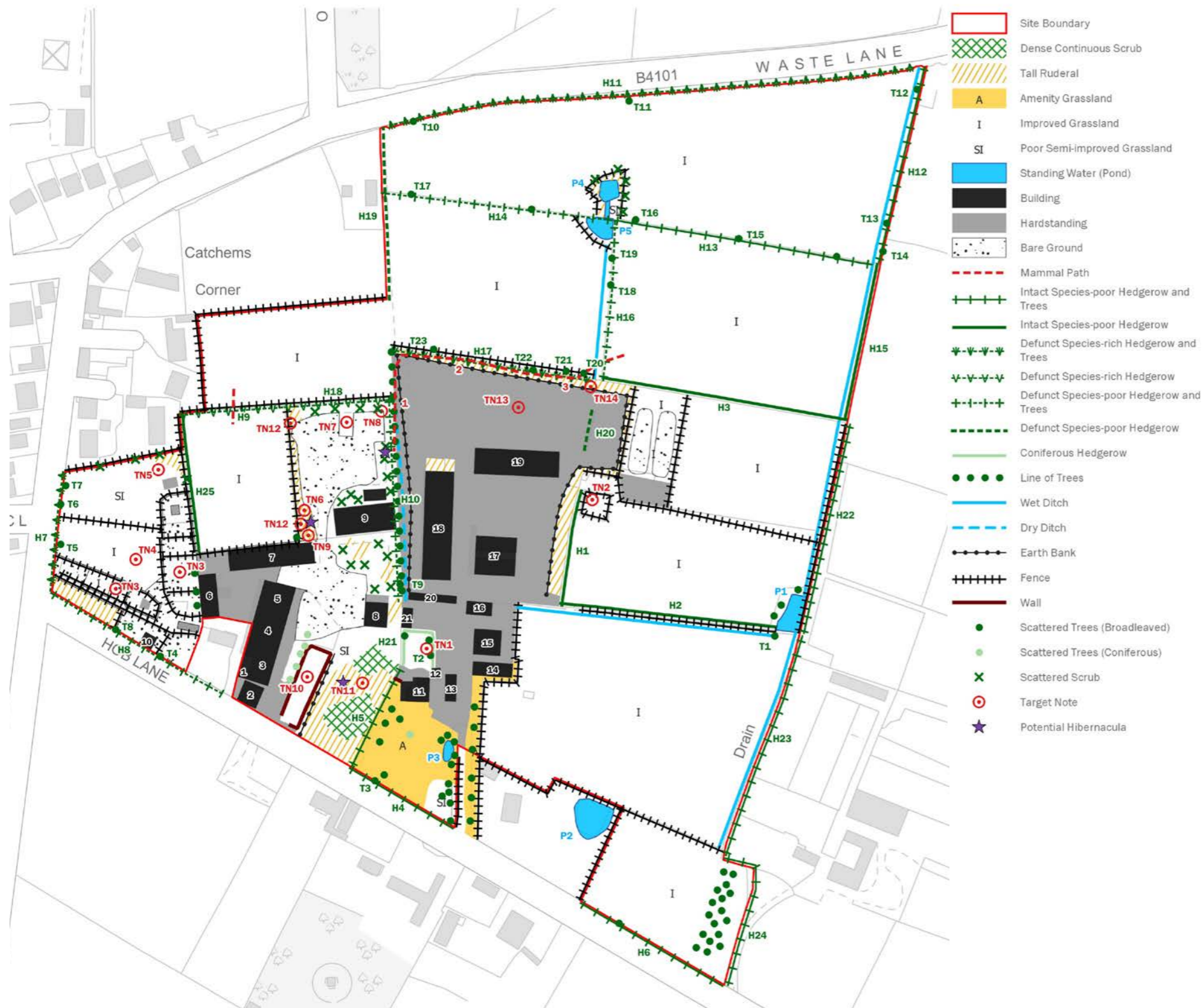
Photograph of from within existing site, showing existing trees and hedgerows. The veteran tree in the foreground is that identified on page 29.

ARBORICULTURE

- 4.4 An appraisal of the site is provided within and as part of the Arboricultural Impact Assessment submitted as part of the planning application.
- 4.5 The findings of the assessment have identified the following principle design considerations;
- Existing trees which are category A and B should be prioritised for retention where feasible, and incorporated within the proposed green infrastructure framework.
 - An existing veteran oak tree, located within the northern part of the site, should be safeguarded as part of the proposals.



Tree Constraints Plan, Produced by EDP, and contained within the submitted arboricultural impact assessment



Phase 1 Habitat Survey, produced by EDP

ECOLOGY

- 4.6 The detailed results of the ecological assessment of the Site are provided within the Ecological Appraisal report submitted as part of the planning application.
- 4.7 The findings of the ecological report by EDP have identified the following principle design considerations:
- Development should retain and provide a suitable offset to the existing hedgerows, dense scrub, ponds and ditches which have been identified as being suitable for retention.
 - There are opportunities for the enhancement of existing habitats, through the retention and strengthening of selected defunct and species poor hedgerow.
 - There are opportunities for the enhancement and creation of new habitats both as part of the proposed SuDs scheme and within the proposed green infrastructure framework.
 - There are opportunities to provide a biodiversity net gain through the enhancement and strengthening of existing habitats, and the creation of new habitat areas as part of a green infrastructure strategy for the site.

HERITAGE

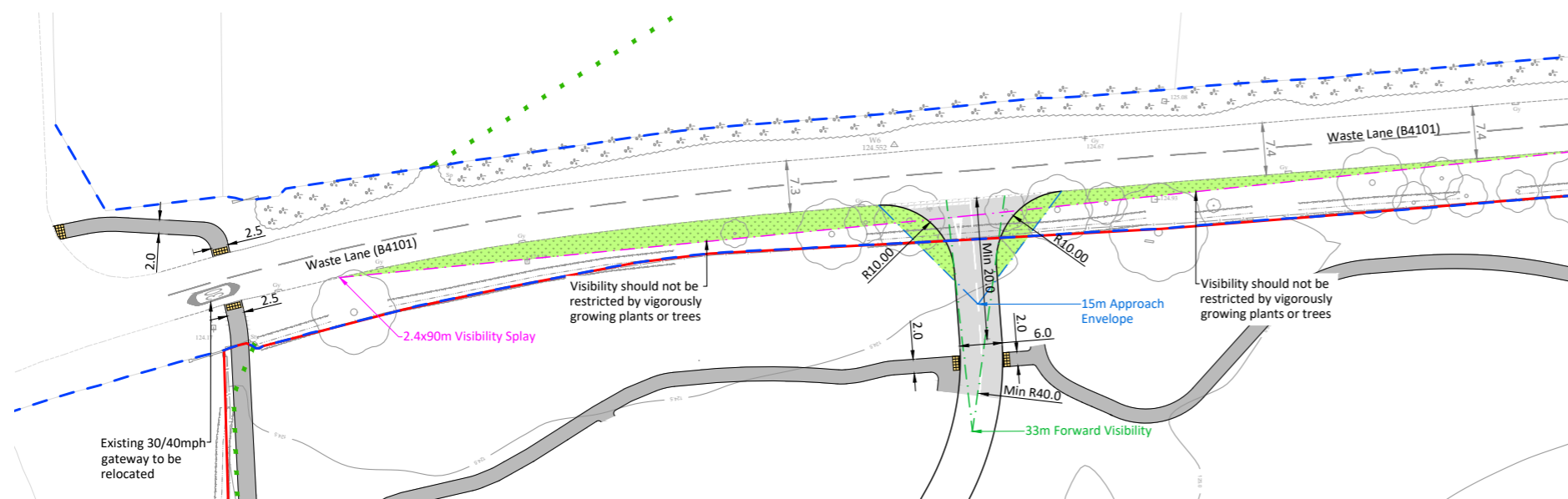
- 4.8 The detailed results of the Heritage Assessment of the Site are provided within the Archaeology and Heritage Assessment submitted as part of the planning application.
- 4.9 The findings of the heritage report by EDP has identified the following principle design considerations:
- The Site does not contain any designated heritage assets.
 - The closest designated heritage asset to the Site is the Grade II* listed Berkswell Windmill, located to the south.
 - The south-west corner of the Site is considered to make a 'negligible' positive contribution to the significance of Berkswell Windmill. This contribution should be maintained through careful consideration of development heights in this localised area along with the retention and enhancement of the existing boundary planting within the proposed green infrastructure framework.

FLOOD RISK & DRAINAGE

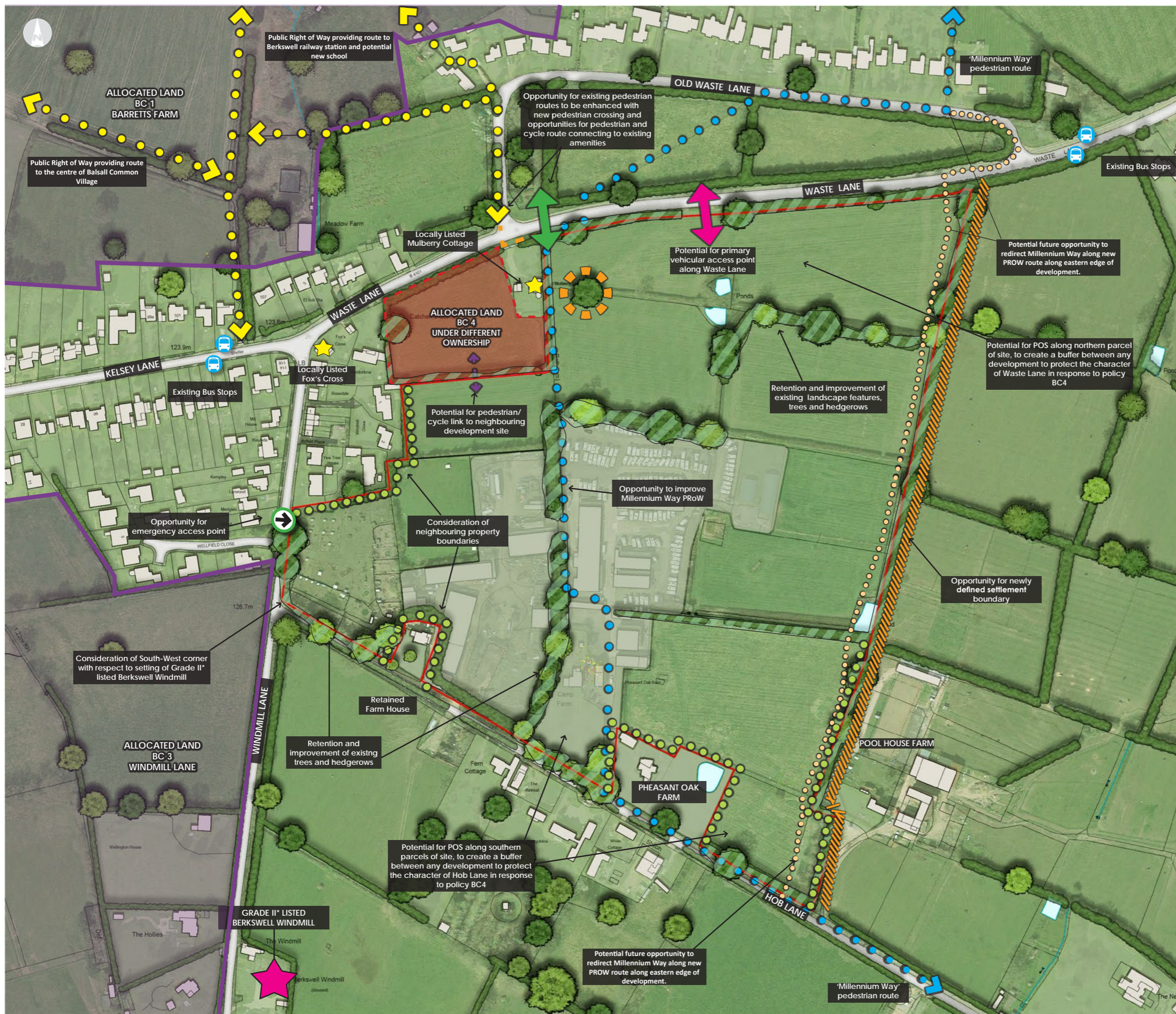
- 4.10 The detailed results of the Flood Risk and Drainage Assessment of the Site are provided within the Report submitted as part of the planning application.
- 4.11 The findings of the Flood Risk and Drainage report by PJA has identified the following principle design considerations:
- The Site is at low risk of flooding, thus suitable for development.
 - Above ground SuDs features should be incorporated within the proposed green infrastructure framework, to manage surface water runoff and comply with Policy P11.

TRANSPORT & ACCESS

- 4.12 The detailed results of the Transport Assessment of the Site are provided within the report submitted as part of the planning application.
- 4.13 The findings of the report by PJA has identified the following principle design considerations:
- The Principal vehicular access for the development should be via a new access point along Waste Lane.
 - To safeguard the rural character of Waste Lane the access proposal will not introduce a pavement. Instead an alternative footpath route should be provided within the site.
 - There is an opportunity to provide an emergency access point along Windmill Lane.
 - There is an opportunity to enhance pedestrian connections between the site and existing facilities within Balsall Common including the railway station by providing new crossing points to both Waste Lane and Windmill Lane.
 - Enhancement of the Millennium Way and the creation of new footways within the proposal will further strengthen connectivity across the site and linkages to the wider footpath network.
 - To promote the use of the local bus service, relocation of existing bus stops so they are nearer to the site is a suggested consideration.



Proposed Access Arrangement produced by PJA illustrating the pedestrian crossing point on Waste Lane, the principle vehicular sit access from Waste Lane, and the proposed footpath configuration within the site to avoid the rural character of Waste Lane being impacted by a footway.



- KEY**
- PROPOSED SITE BOUNDARY (TOTAL AREA 12.67HA)
 - BOUNDARY OF ADJACENT LAND ALLOCATION SITES
LAND ALLOCATION BC1 - BARRETT'S FARM
LAND ALLOCATION BC3 - WINDMILL LANE
 - POTENTIAL SITE ACCESS POINT (SUBJECT TO DETAILED DESIGN)
 - POTENTIAL PEDESTRIAN/EMERGENCY ACCESS POINT
 - 'MILLENNIUM WAY' EXISTING PROMOTED PEDESTRIAN ROUTE
 - EXISTING PEDESTRIAN ROUTES
 - POSSIBLE PEDESTRIAN CROSSING POINT
 - EXISTING BUS STOP
 - MATURE TREES AND HEDGEROWS WHICH FOLLOWING APPRAISAL SHOULD BE RETAINED
 - VETERAN OAK TREE TO BE RETAINED/SAFEGUARDED
 - EXISTING PONDS TO BE RETAINED
 - GRADE II* LISTED BERKSWELL WINDMILL
 - LOCALLY LISTED BUILDING
 - CAREFUL TREATMENT OF BOUNDARIES REQUIRED TO PROTECT AMENITY OF EXISTING RESIDENTS
 - CAREFUL TREATMENT OF BOUNDARY FORMING NEW GREEN BELT EDGE/SETTLEMENT BOUNDARY
 - POTENTIAL FUTURE OPPORTUNITY TO CREATE NEW/REDIRECTED PROW ROUTE

Plan illustrating development considerations

5. DESIGN DEVELOPMENT

5.1 In this section of the statement, we present design principles and their evolution in light of stakeholder feedback.

5.2 The following diagrams provide an overview and commentary of how analysis work undertaken informed the development of scheme proposals.



STAGE 1

- Existing landscape features and habitats include hedgerows, ponds and trees that are to be retained are identified as a framework for development and used as the basis of the scheme proposals emerging green infrastructure.
- Optimal site access points are identified, along with any other considerations which will inform the development of the scheme proposals such as the route of the Millennium Way.
- In discussion with, and in consideration of adjoining development proposals (shaded red), the provision of a pedestrian point of connection is provided. Note: We are advised that the site will have an independent point of vehicular accesses from Waste Lane.



STAGE 2

- Strategic planting is added to the site eastern boundary to establish a robust settlement boundary.
- Screen planting is introduced in key locations to protect the amenity of existing residents and safeguard the setting of Berkswell Windmill.
- A green corridor is established along the route of the Millennium Way to enhance and promote use.
- An off-set zone along the sites northern boundary is established to protect the character of Waste Lane.
- Informed by EDPs landscape strategy interlinking areas of green space are introduced. The multi-use areas overlap public open space, areas of play, footpaths and cycle routes, SUD's and areas of habitat creation to form a robust and comprehensive realm of green infrastructure.

Prepared by BHB Architects on behalf of Barwood Development Securities Ltd



STAGE 3


- With the optimal points of access onto the site established, and the framework of green infrastructure formed, we then begin to identify the potential primary vehicular route which will serve the proposals.
- This route has been designed to 'thread' between the retained landscape features, with as little impact as possible.



STAGE 4

- Within the framework for development established in stages 1-3 development proposals start to take shape.
- Development parcels are established of appropriate depth and size to enable outward facing development to overlook and face onto all areas of public realm including highways and public open space. The natural surveillance afforded will create and promote a safe inclusive environment.
- A hierarchy of streets begins to form which will create a permeable, legible and distinctive development.

PHEASANT OAK FARM, BALSALL COMMON
WELCOME TO OUR PUBLIC CONSULTATION



Thank you for taking the time to view our exhibition presenting the masterplan vision for Pheasant Oak Farm, Balsall Common.

Barwood Land is delighted to share its new plans to deliver up to 270 new high quality homes in Balsall Common, including 40% affordable housing, extensive landscaping features and enhanced footpaths throughout the site.

The proposals will offer a wide variety of modern and sustainable housing - including homes suitable for first time buyers, those looking to downsize or those looking to move into a larger family home.

A key focus of the masterplan vision centres on landscaping that complements the existing natural environment, ensuring the new development not only fits into the surrounding area, but also enhances it.

The plans for Pheasant Oak Farm have been carefully thought through and are based on detailed research and studies of the site and we are eager to hear your thoughts on the wider masterplan vision. We encourage you to leave your feedback on the proposals.

Please take some time to navigate around the exhibition room, read the display boards and leave your feedback. In order to take your comments into consideration please ensure we receive them **no later than Friday 2nd June**.

bhb PJA eop BARWOOD LAND

PHEASANT OAK FARM, BALSALL COMMON
SUSTAINABLE LOCATION & CURRENT USES

The Pheasant Oak Farm site is located within Berkswell Parish Council's area and on the edge of Balsall Common.



PRESENT USE

The site is currently home to a farm yard, commercial and storage units, poultry sheds and an extensive caravan storage area, as well as grassed fields.



WHY THIS LOCATION?

The plans for Pheasant Oak Farm will deliver much needed new homes in Balsall Common. The site is allocated for housing within Solihull Metropolitan Borough Council's draft Local Plan as a suitable location for delivering new homes, a position which has recently been independently endorsed by Planning Inspectors.

The proposals will ensure more people can stay living in the area they grew up in and have the opportunity to find a suitable home.

The site is located at the edge of Balsall Common, which will make a permanent new boundary between the village and the Green Belt - protecting it from further development.

In addition, the plans have the opportunity to extensively improve the current visual environment. The proposals will transform the built form and commercial activities currently on site to make the area more green and vibrant.

bhb PJA eop BARWOOD LAND

PHEASANT OAK FARM, BALSALL COMMON
BENEFITS

The development of Pheasant Oak Farm brings numerous opportunities to enhance the area and bring benefits to the local community. These include:

- Ensuring a mix of new housing on a site specifically identified by the Council to meet local needs
- Providing 40% affordable housing to help local people on the housing ladder
- Offering a range of different types of new, publicly accessible greenspace
- Providing a new, strong and logical boundary for the Green Belt to the east of the site
- Enhancing user experience for pedestrians travelling on Millennium Way
- Improving off site pedestrian and cycle connections to Balsall village centre facilities
- Removing existing farm buildings and caravan storage to improve visual amenity
- Visually enhancing the site through high quality, attractive landscaping
- Developing sustainable and energy efficient homes - built to latest standards
- Retention of hedgerows and new open spaces to protect the locally listed Mulberry Cottage
- Creating 460 construction jobs during construction period and when the development is completed
- Limiting the height of new homes near the listed Berkswell Windmill to preserve and enhance character
- Providing a biodiversity net gain and other nature conservation benefits
- Using Sustainable Urban Drainage methods to effectively manage surface water run off
- Additional spending of some £7.5m per annum, a proportion of which will be retained locally in Balsall Common and the local area

bhb PJA eop BARWOOD LAND

PHEASANT OAK FARM, BALSALL COMMON
SITE CONSIDERATIONS



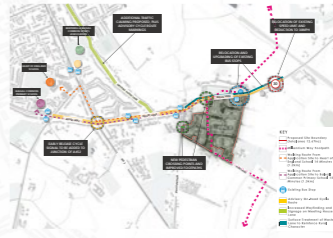
Alongside the many benefits of the proposed development, a number of key considerations have also been taken into account to ensure the proposals will not negatively impact the character of the existing area.

These include:

- Where possible retaining existing landscape features including the pond, mature trees and hedgerows
- Protecting the rural character of Waste Lane, Windmill Lane and Hob Lane where they form the site's boundaries
- Respecting residential properties by enhancing landscaping to reduce any potential for visual and noise impact
- Promoting connectivity across the site by enhancing existing pedestrian and cycle routes to the centre of Balsall Common
- Respecting the listed Berkswell Windmill by limiting the height of homes and creating a buffer to the development
- Working with Solihull Council to ensure local services, such as schools and GPs, have the capacity to cater to new residents
- Undertaking a flood risk assessment and using a Sustainable Urban Drainage System (SuDS) to protect the area from flooding

bhb PJA eop BARWOOD LAND

PHEASANT OAK FARM, BALSALL COMMON
MOVEMENT & ACCESSIBILITY



The plans for Pheasant Oak Farm have ambitions to extensively improve pedestrian and cycle routes throughout the site, and promote public transport wherever possible.

KEY FEATURES INCLUDE:

- Site access off Waste Lane
- New pedestrian crossing points on Waste Lane and Windmill Lane to connect to existing walkways from the site to Balsall Common centre
- Changing the character and nature of Waste Lane to enhance the pedestrian and cycle network between the site and local destinations including Balsall Common Primary School, Heart of England School, the centre of Balsall Common and Kenilworth Greenway
- Additional signage between the site and the centre of Balsall Common to encourage residents to walk between the key locations
- Upgrading the existing bus stops on Waste Lane into modern bus shelters, with real time passenger information, and relocating the stops closer to the site access to encourage public transport usage by new residents (subject to agreement with Solihull Metropolitan Borough Council)
- Significantly upgrading Millennium Way, creating a much more attractive, accessible and safer route for pedestrians

bhb PJA eop BARWOOD LAND

PHEASANT OAK FARM, BALSALL COMMON
LANDSCAPE LED PROPOSALS



At the heart of the plans for Pheasant Oak Farm is enhancing and promoting landscaping throughout the site to create a welcoming green and attractive scheme with a strong ecological character.


KEY FEATURES INCLUDE:

- Retention of existing hedgerows, trees and ponds
- Extensive improvements to the appearance of the current site, making the Millennium Way more inviting
- Sensitive design to create habitats for local wildlife
- New wildflower gardens
- Creation of an extensive footpath network within the site that links to and complements the Millennium Way pedestrian route
- Beautifully crafted landscaped open areas for the community to enjoy
- Opportunity for community growing, a community orchard or allotments
- Incorporation of recreational spaces located off Millennium Way pedestrian route for the whole community of Balsall Common to use freely



bhb PJA eop BARWOOD LAND

PHEASANT OAK FARM, BALSALL COMMON
INDICATIVE MASTERPLAN




KEY FEATURES INCLUDE:

- Up to 270 high quality new homes, including a 40% affordable provision
- A range of different house types to meet local needs, including homes for first time buyers and larger family homes
- A landscape led development with enhanced greenspace features
- A significant Biodiversity Net Gain to allow the local wildlife to flourish
- Almost 4ha of green open public space for the local community to enjoy
- Outward looking homes that overlook the green open spaces to create a safe and inclusive environment
- Enhanced Millennium Way pedestrian routes, including a new pedestrian crossing point on Waste Lane, to encourage greater usage
- Enhancement of the existing footpath and cycle network, and the creation of a new network of pedestrian walkways across the site to promote sustainable travel methods and connections to local facilities
- A new wildflower meadow, and possible community orchard, to create a welcoming green and attractive environment

bhb PJA eop BARWOOD LAND

PHEASANT OAK FARM, BALSALL COMMON
VIEWPOINTS



The plans for Pheasant Oak Farm are centred on preserving and enhancing the rural character of the area. The above images depict the existing view of the Millennium Way from Waste Lane and the view one year into construction.

The visuals depict the site during winter, and at its most exposed. The existing hedgerow fronting Waste Lane is proposed to be retained and enhanced with native planting.

Parkland tree planting, and a generous landscaped buffer between the site boundary and development softens the built edge and retains the rural character of Waste Lane. The Millennium Way pedestrian route will be enhanced and promoted across the site, encouraging safe and accessible connections between the site and Balsall Common.

This viewpoint illustrates the view of the site from the west of Waste Lane and demonstrates how the proposed development would have a negligible effect on the rural character of Waste Lane.

The visuals depict the site during winter, and at its most exposed. The existing hedgerow, along with a generous offsetting of the development from the site boundary, immediately limits perceived views of development. The existing boundary hedge is to be supplemented and enhanced by native planting, and by year 15 the landscape infrastructure has matured to a point where views of the development from this approach are minimal.

The dotted white line depicts the roofscape and outline of the new houses behind the hedgerows.

bhb PJA eop BARWOOD LAND

PHEASANT OAK FARM, BALSALL COMMON
VIEWPOINTS



This viewpoint illustrates the approach along Waste Lane from the east and again demonstrates how the proposed development would have a negligible effect on the rural character of Waste Lane.


The visuals depict the site during winter, and at its most exposed. Enhanced landscaping of the existing hedgerow fronting Waste Lane ensures the rural nature is protected and limits views of development. By year 15, established and mature planting will screen the development almost in its entirety from this approach.

The dotted white line depicts the roofscape and outline of the new houses behind the hedgerows.



bhb PJA eop BARWOOD LAND

PHEASANT OAK FARM, BALSALL COMMON
HAVE YOUR SAY



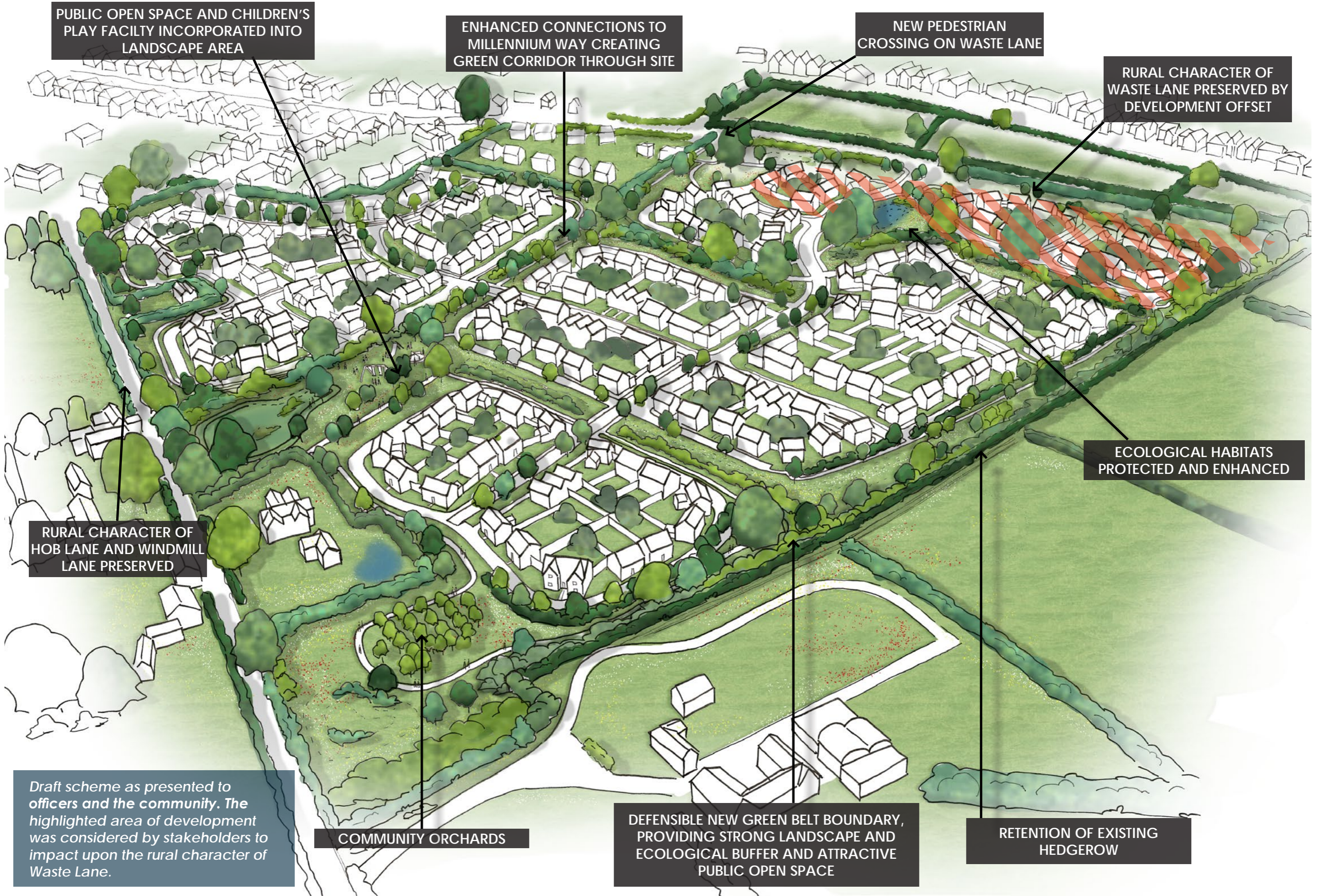
Thank you for taking the time to view our plans and we look forward to receiving your comments.

The consultation closes on Friday 2nd June 2023. Please submit comments before the deadline to ensure they are considered by the development team.

TAKE PART IN THE CONSULTATION

- Complete a feedback form, available on the consultation website www.pheasantoakfarmconsultation.co.uk
- Call our Community Information Line on 0333 358 0502 (Mon-Fri, 9am-5.30pm)
- Email our designated consultation email address at pheasantoakfarmconsultation@havingyoursay.co.uk
- Write to us at Pheasant Oak Farm Consultation, C/O Lexington, Queens House, Queen Street, Manchester, M2 5HT

bhb PJA eop BARWOOD LAND



PUBLIC OPEN SPACE AND CHILDREN'S PLAY FACILITY INCORPORATED INTO LANDSCAPE AREA

ENHANCED CONNECTIONS TO MILLENNIUM WAY CREATING GREEN CORRIDOR THROUGH SITE

NEW PEDESTRIAN CROSSING ON WASTE LANE

RURAL CHARACTER OF WASTE LANE PRESERVED BY DEVELOPMENT OFFSET

ECOLOGICAL HABITATS PROTECTED AND ENHANCED

RURAL CHARACTER OF HOB LANE AND WINDMILL LANE PRESERVED

DEFENSIBLE NEW GREEN BELT BOUNDARY, PROVIDING STRONG LANDSCAPE AND ECOLOGICAL BUFFER AND ATTRACTIVE PUBLIC OPEN SPACE

RETENTION OF EXISTING HEDGEROW

COMMUNITY ORCHARDS

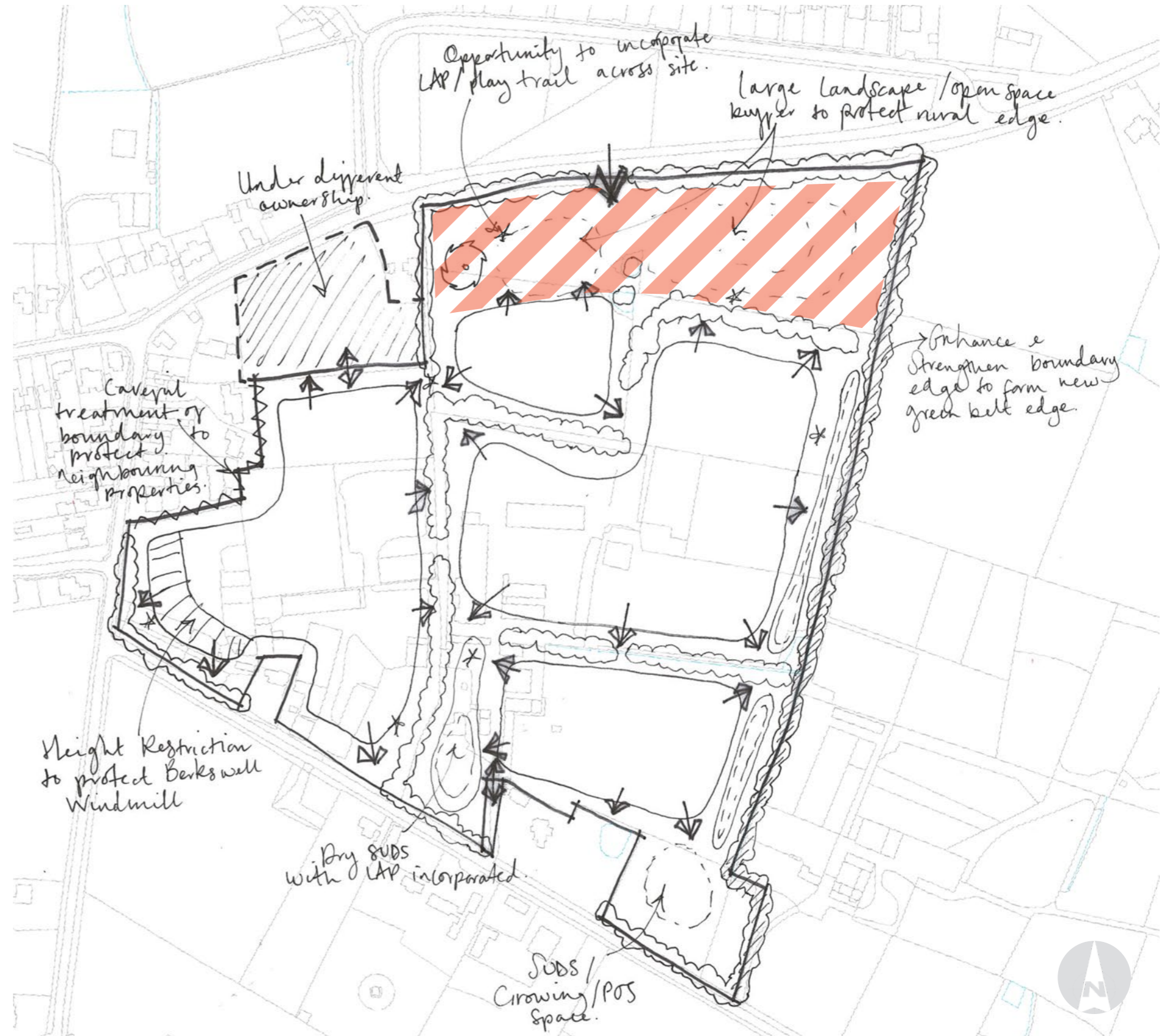
Draft scheme as presented to officers and the community. The highlighted area of development was considered by stakeholders to impact upon the rural character of Waste Lane.

SUMMARY OF CHANGES

- 5.12 Following feedback from the public consultation event, the design team reviewed comments and recommendations made.
- 5.13 The following changes were then incorporated into the finalised scheme proposals;
- Removal of development parcels fronting Waste Lane.
 - The provision of a large area of public open space, in lieu of development in the northern field parcel adjoining Waste Lane.
 - Introduction of a series of play/trail facilities throughout the site and an additional LAP area in the northern parcel of the site.
- 5.14 The removal of development to the northern field parcel brings the scheme proposals entirely in line with the masterplan which accompanies draft policy BC4.



Masterplan which accompanies Policy BC4



Sketch revision incorporating potential amendments following public consultation

6. SCHEME PROPOSALS

6.1 This section of the DAS presents the scheme proposals, supporting plans and design strategies.

SUPPORTIVE PLANS

6.2 A series of supportive plans accompany this outline application, demonstrating how the development could be achieved. The supportive plans include:

- Illustrative Masterplan
- Land Use Parameter Plan
- Height Parameter Plan
- Density Parameter Plan

6.3 The Illustrative Masterplan is for illustrative purposes and subject to interpretation.

6.4 All plans should be read in conjunction with all documents submitted as part of the package of information submitted with the Outline Planning Application.

DESIGN STRATEGIES

6.5 To compliment the aforementioned plans and demonstrate how the proposals may be brought forward in compliance with the 10 characteristics of the National Design Guide, a series of strategies are proposed relating to:

- Use
- Public Spaces & Nature
- Movement & Access
- Built Form
- Identity
- Resource & Lifespan

6.6 The 10 Characteristics of the National Design Guide are as set out opposite:



USES

'Mixed and integrated'



PUBLIC SPACES

'Safe, social and inclusive'



NATURE

'Enhanced and optimised'



MOVEMENT

'Accessible and easy to move around'



CONTEXT

'Enhance the surroundings'



IDENTITY

'Attractive and distinctive'



BUILT FORM

'A coherent pattern of development'



HOMES AND BUILDINGS

'Functional, healthy and sustainable'



RESOURCE

'Efficient and Resilient'



LIFESPAN

'Made to last'

LAND USE PARAMETER PLAN

6.7 The Land Use Parameter Plan provides a framework for future detailed designs that may be brought forward at the Reserved Matters Stage.






The proposed development includes the following:

6.8 **Residential** – The development proposals provide a gross area of circa 6.7 ha of residential development, achieving up to 250 dwellings, allowing space for a range of dwelling types suitable for people of different ages and lifestyles, including upto 40% affordable housing and subject to demand upto 5% custom build.

6.9 **Public Open Space and Green Infrastructure** - Approximately 6.0 ha of accessible public open space will be provided within the proposals. The landscape led nature of the masterplan means that the public open spaces have been designed to incorporate and enhance the sites existing characteristics, and include areas for children's play, community growing spaces and biodiversity enhancement, along with the retention and enhancement of existing landscape features found on the site.



KEY

-  PROPOSED SITE BOUNDARY
-  SITE ACCESS POINT
-  MILLENNIUM WAY FOOTPATH
-  RESIDENTIAL DEVELOPMENT 6.7HA
-  GREEN INFRASTRUCTURE 6HA



ILLUSTRATIVE MASTERPLAN

- 6.10 The illustrative masterplan is a result of continued communication with SMBC and members of the public in Balsall Common. The feedback received has been reflected in the development of the illustrative masterplan, alongside the opportunities and considerations identified earlier in this document. The illustrative masterplan presented makes strong reference to the concept masterplan included as part of the Draft Allocation for BC4 in the Local Plan Review
- 6.11 The illustrative masterplan has been prepared to illustrate how the scheme may come forward and is for indicative purposes only.
- 6.12 The illustrative masterplan brings forward a series of design principles including:
- Up to 250 new high quality homes including affordable housing;
 - 5% of open market dwellings, subject to demand, in a range of sizes to meet the need of local residents to be provided in the form of Self and Custom Build Plots;
 - A development that sits within a robust landscape framework, enhancing existing landscape features and creating significant Biodiversity Gain;
 - Comprehensive natural drainage design using SuDS, integrated with ecological areas;

- A framework for development that promotes outward looking residential parcels to provide high levels of natural surveillance, creating a safe and inclusive environment;
- The enhancement of Millennium Way increases usage, including a new pedestrian crossing point on Waste Lane;
- Enhancement of the existing footpath and cycle network and the creation of a new network of pedestrian walkways on the site to promote sustainable travel and connecting to facilities in the village including the railway station;
- Extensive areas of public open space including areas for play and a community growing space/ orchard;
- A point of pedestrian connection to facilitate pedestrian movement between the application site and the balance of the draft housing allocation BC4;
- The provision of buffer/screen planting to protect the amenity of existing properties.



ILLUSTRATIVE MASTERPLAN

KEY

-  PROPOSED SITE BOUNDARY (TOTAL AREA 12.67HA)
-  POTENTIAL SITE ACCESS POINT (SUBJECT TO DETAILED DESIGN)
-  POTENTIAL PEDESTRIAN/EMERGENCY ACCESS POINT
-  'MILLENNIUM WAY' EXISTING PROMOTED PEDESTRIAN ROUTE
-  EXISTING PEDESTRIAN ROUTES
-  PROPOSED PRINCIPLE VEHICULAR ROUTES
-  PROPOSED PEDESTRIAN CROSSING POINTS
-  PROVISION FOR POTENTIAL PEDESTRIAN/CYCLE LINK TO NEIGHBOURING FUTURE DEVELOPMENT
-  EXISTING BUS STOP
-  EXISTING BUS STOP TO BE RELOCATED
-  RELOCATED AND ENHANCED BUS STOP
-  POSSIBLE LOCATION OF COMMUNITY ORCHARD OR OTHER SIMILAR USE
-  POTENTIAL FOOTPATH ROUTES AND CONNECTIONS
-  POTENTIAL ATTENUATION AREAS PROVIDING OPPORTUNITIES FOR ECOLOGICAL ENHANCEMENT
-  PROPOSED RESIDENTIAL DEVELOPMENT (CIRCA 6.7HA)
-  EXISTING TREES HEDGES RETAINED
-  POTENTIAL LANDSCAPING AND NEW TREE PLANTING
-  NEW AREA OF PLAY
-  NEW OR ENHANCED PLANTING TO SUPPLEMENT EXISTING FIELD BOUNDARIES AND PROTECT AMENITY OF NEIGHBOURING PROPERTIES
-  WILD-FLOWER MEADOW PROVIDING ECOLOGICAL ENHANCEMENTS

PROPOSED USES AN INTEGRATED MIX OF HOUSING



USE

6.13 The proposed development includes the following:

Residential

6.14 The development proposes up to 250 dwellings (Class C3) provided over a gross area of approximately 6.7ha.

Affordable Housing

6.14 It is proposed that up to 40% of the dwellings provided are to be affordable housing, in accordance with Policy P4 of the SMBC Local Plan. The proposed tenure split will be determined as part of the detailed design stage, along with the precise mix of unit types, sizes and details of tenure arrangements, which will be subject to consultation and agreement with the LPA and will be set out in the Section 106 Agreement. Detailed design information regarding affordable housing provision will be submitted at the Reserved Matters Stage.

Self and Custom Build

6.15 In accordance with Policy BC4 – 4D, 5% of open market dwellings will be subject to demand, and provided in the form of self and custom build plots.

Green Infrastructure

6.16 Approximately 6.0 ha of accessible public open space has been provided within the proposals. The landscape led nature of the masterplan means that the public open spaces have been designed to incorporate and enhance the site's existing characteristics, to make maximum use of the opportunities provided by the site. These spaces have been utilised for a comprehensive natural drainage scheme, community orchard/growing area, children's play and biodiversity enhancement, along with the retention and enhancement of existing landscape features found on the site.

6.17 The public open spaces allow for the creation of a network of pedestrian and/or cycle routes to provide a sustainable movement network within the site, linking residential areas to existing schools, local centres and the existing public right of way network.






6.18 Within the proposed green infrastructure, the scheme proposes the formation of a green corridor around the route of the Millennium Way and its comprehensive enhancement.

'Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use.'
(National Design Guide)

'...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.' (NPPF, ch. 130e)





- KEY**
-  PROPOSED SITE BOUNDARY
 -  SITE ACCESS POINT
 -  MILLENNIUM WAY FOOTPATH
 -  RESIDENTIAL DEVELOPMENT 6.7HA
 -  GREEN INFRASTRUCTURE 6HA

Land Use Parameter Plan with Illustrative Masterplan overlaid



LANDSCAPE AND GREEN INFRASTRUCTURE STRATEGY

Overview

- 6.19 The landscape and green infrastructure strategy has influenced the arrangement of public space and built form within the illustrative masterplan. The design process has been influenced by the recommendations in the Solihull Local Plan, Greenbelt improvement opportunities and the survey information and constraints and opportunities of the site as previously identified.
- 6.20 The provision of green infrastructure is designed to provide accessible and inclusive public spaces that will encourage existing and new residents to engage with the space and the community, encouraging sustainable and healthy lifestyle choices. The spaces are designed to be adaptive to ensure longevity of the development.

Proposed Masterplan

- 6.21 The masterplan for the proposed development has been landscape led and informed by the landscape strategy and plan prepared by EDP, both submitted separately as part of the Outline Application. This includes the following:
- Retain and enhance existing landscape features to provide a biodiversity benefit and biodiversity net gain through the creation of new habitats;
 - Through the enhancement of existing hedgerows and planting create a strong landscape buffer along the eastern site boundary;
 - In line with the emerging Policy objectives of BC4 and BC4 2ii the development safeguards the character of the settlement approaches and existing amenity of residents along Hob Lane, Windmill Lane and Waste Lane, with considered treatment at the development parcel edges and surrounding POS;
 - Provision of landscape buffers where appropriate to protect the amenity of neighbouring properties;
 - Provision of extensive multi-functional areas of public open space, including the creation of integrated children's play areas and public growing spaces;
 - Integration of a comprehensive Sustainable Drainage System (SuDs) within the landscape fabric.

Character Areas

- 6.22 An integral component of the landscape strategy is the creation of landscape character areas, with each character area relating to specific context and surroundings. These are set out below:
- Site Entrance
 - Millennium Way
 - Eastern boundary
 - Windmill/Hob Lane frontage
- 6.23 The character areas are presented and described on the following pages.

"The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art."
(National Design Guide)

'...enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.' (NPPF, ch 92c)

