



OAK GREEN

Dorridge



UK LAND DEVELOPMENT

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A young child with curly hair, wearing a light-colored dress with colorful patterns, is running barefoot through a lush green field. The child is holding a string attached to a colorful kite that is partially visible on the right side of the frame. The background is filled with tall, leafy trees, and the sun is shining brightly through the canopy, creating a warm, golden glow. The overall scene is peaceful and joyful, representing a high-quality natural environment.

VISION

The proposals for Oak Green will celebrate existing landscape assets within the site and use them to shape a high quality and attractive development with a network of spaces and places that can be inclusive to all. It will be a place where people aspire to live, benefiting from easy access to key facilities and transport opportunities.



Our five key aspirations for Oak Green are set out here;

1. Recognise the benefits of the desirable and sustainable location of the site, including its proximity to facilities within Dorridge, Solihull and Birmingham, Dorridge train station and Birmingham airport.
2. Promote community cohesion through the provision of a high quality, safe places for interaction that benefits the new and existing community.
3. Create a new distinctive place that is responsive to the existing built environment of Dorridge, including the use of appropriate densities, promoting a generosity of green space.
4. Inspire healthy lifestyles and well-being through the provision of new, attractive green spaces that are multifunctional and encourage physical exercise.
5. Ensure the creation of a new place that is shaped by existing important landscape assets, aiding the creation of a site specific identity and character.

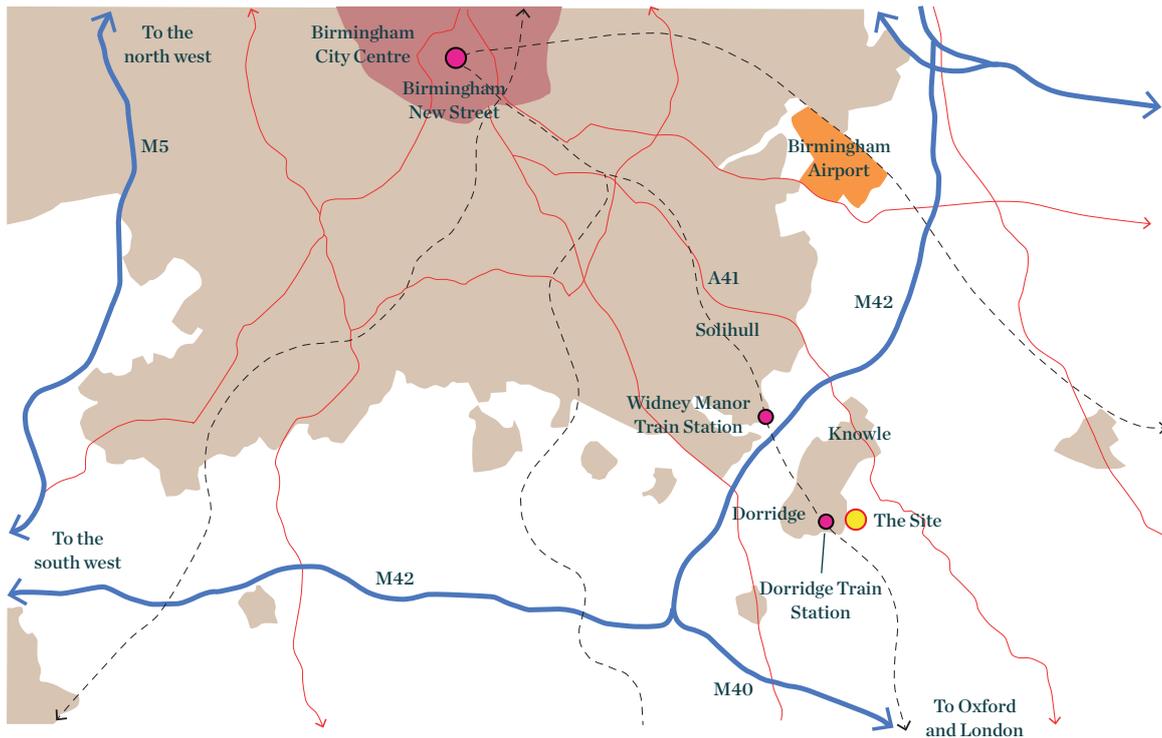
1. INTRODUCTION

This Vision document has been prepared on behalf of UK Land Development by Barton Willmore, Bilfinger GVA, Phil Jones Associates and Wardell Armstrong.

This document has been prepared to assist with the promotion of the site.

Key objectives of this document are;

- » To provide an up to date assessment demonstrating that development at Oak Green is an appropriate, sustainable and deliverable location
- » To assist further discussions with the Local Planning Authority, relevant stakeholders and the local community.
- » To set out a vision for the site and show how this can be realised through the provision of a concept masterplan and supporting strategies.



Wider Site Location plan



The Site

The site is located in east Dorridge, which lies approximately 5km and 17km south east of Solihull and Birmingham city centre respectively.

The site is well located in terms of local, national and international linkages. Access to central Birmingham and Solihull is available via Dorridge rail

station (located approx. 750m west of the site) and via the M42, M40 and M5. Birmingham airport is located 10km north of the site, allowing easy access to UK and international destinations.

The site is approximately 6.5 hectares (ha) in total and consists of agricultural land. Its boundaries are defined by existing

dwellings located on Blue Lake Road, Norton Green Lane and Woodcote Drive to the southwest, south east and north west (respectively) and existing field boundaries and tree/hedgerow planting to the north east.



Site Boundary plan

2. PLANNING POLICY CONTEXT

In addition to the policies contained in the National Planning Policy Framework (NPPF), the Development Plan relevant to the proposals comprises of the adopted Solihull Local Plan “Shaping a Sustainable Future” (December 2013). The site is within the defined Green Belt.

Since the Local Plan was adopted, a legal challenge has resulted in the overall housing requirement being deleted and remitted back to the Council for reconsideration. A review of the Solihull Local Plan (December 2015) intends to address this deficiency.

Relevant Saved Local Plan Policies

Providing Homes for All (Policies P4, P5)

The council will require developers to make a contribution to affordable housing to meet the needs of the borough. The council plan to deliver 11,000 additional homes in the period 2006-2028. Houses will not be permitted in locations lacking accessibility to employment and facilities. Housing sites will be phased to ensure continuous supply of housing provision throughout the plan period including affordable housing. The provision of pitches for Gypsies and travellers allocated to meet the identified need however ensuring that the planning system is not abused.

Following the High Court Judgement in December 2014 Policy P5 should be treated as ‘non-adopted’.

Improving Accessibility and Encouraging Sustainable Travel (Policies P7, P8)

The Council will seek that all new development should be focused in the most accessible locations and seek to

enhance existing accessibility levels and promote ease of access. The Council will expect that new development minimises the need to travel; is located in easily accessible areas; promotes alternatives to the private car; and promotes improved safety.

Protecting and Enhancing our Environment (Policies P9, P10, P11, P14)

Regard should be had to the need to minimise energy consumption through location, siting, design and layout and use of materials and landscaping. The council will seek to protect, enhance and restore the diverse landscape features of the borough. High standards of water efficiency shall be expected for all new developments unless impractical to do so. Waste should be treated as a resource to be reused, recycled or from which value will be recovered.

Promoting Quality of Place (Policies P15, P16, P17)

These policies set out how all development proposals will be expected to achieve good quality, inclusive and sustainable design. Policies ensure buildings integrate with the surroundings and neighbouring



public spaces as well as increasing public safety. Development proposals must demonstrate how local characteristics have been conserved. The “best and most versatile” agricultural land will be safeguarded with limited development proposals and the green belt will only be permitted for development under very special circumstances.

Health and Well Being (P18, P19, P20)

The council will expect new development proposals to contribute to creating and developing healthy and sustainable places and communities. Policies will support the enhancement of existing facilities and open space. The council supports the principle of designating land as Local Green Space to benefit people’s quality of life.

Delivering and Monitoring (P21)

Development will be expected to provide or contribute towards the provision of measures to minimise direct impact and also support the physical, social and green infrastructure for the needs of the development.

Other considerations

Green Space Review 2014

This document updates and replaces the Green Space Strategy (2006), as identified in Policy P20 of the Local Plan. Paragraph 4.2.3 identifies that in relation to proposed new development the standard for green space will be 2.86ha per 1000 population, which will consist of a range of site specific standards.

Meeting Housing Needs (including Affordable Housing) (July 2014)

This Supplementary Planning Document supplements Local Plan Policy P4 and aims to set out the mechanisms and criteria for delivery of affordable housing and the mix of market housing through the planning system across the Borough. It aims to improve the delivery and maximise the opportunities available for the provision of affordable housing and the market mix by type and size.

Vehicle Parking Standards and Green Travel Plans (June 2006)

The purpose of this Guidance is to set out the Council’s vehicle parking standards and provide guidance on their implementation. For C3 Dwelling Houses the parking standards are an average of 2 spaces per dwelling unit (excluding integral garages), unless at accessible locations where only one space per unit will be permitted.



3. SITE AND CONTEXT ASSESSMENT

3.1. ACCESS AND MOVEMENT

The site is located to the east of Dorridge and abuts Blue Lake Road to the south. The location of the site therefore offers a number of different routes to the wider highway network.

Blue Lake Road is a two-way single carriageway road which connects to Norton Green Lane to the east, Dorridge Road to the south, and Clyde Road to the west. There is a short section of footway on the southern side of Blue Lake Road close to the junction with Clyde Road; this provides a connection to the wider footway network. A footway is also provided on Dorridge Road which runs from the centre of Dorridge and terminates at the junction with Blue Lake Road.

Norton Green Lane is a two-way single carriageway road which provides a link between Warwick Road to the north and Blue Lake Road/Darley Green Road to the south. There is no footway provision on Norton Green Lane.

There is a public footpath which is located to the east of the site.

This routes from Norton Green Road to the south, through to Grove Road to the north. There is also a public footpath to the north-east of the site on Grove Road, this links to a public bridleway leading onto Station Road in close proximity to the junction with Purnells Way.

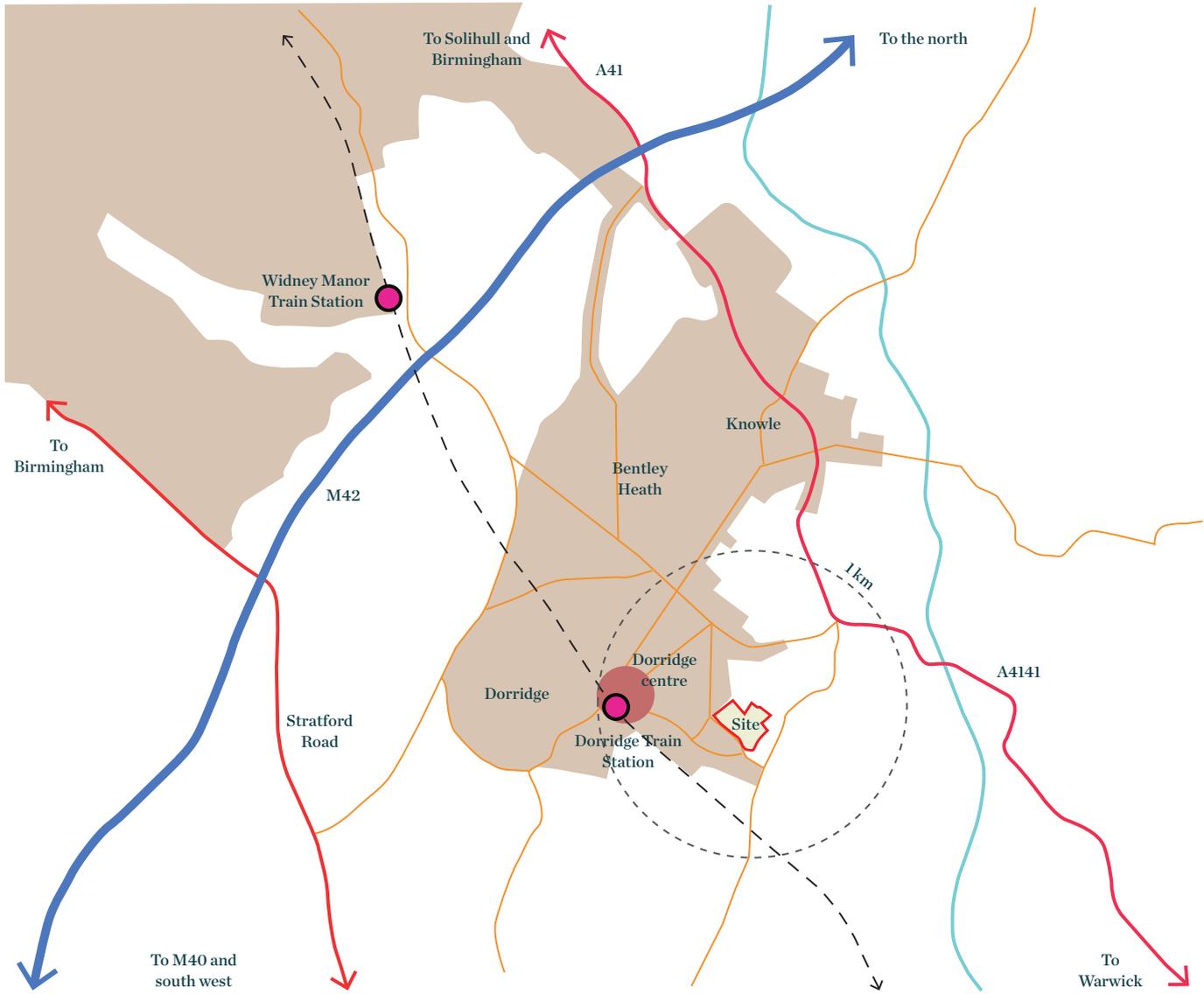
The roads which border the site are advisory cycle routes, and these link to Avenue Road, Knowle Wood Road, Clyde Road and Dorridge Road which are also advisory cycle routes and provide connections to the centre of Dorridge.



PRoW access on Grove Road



Norton Green Lane

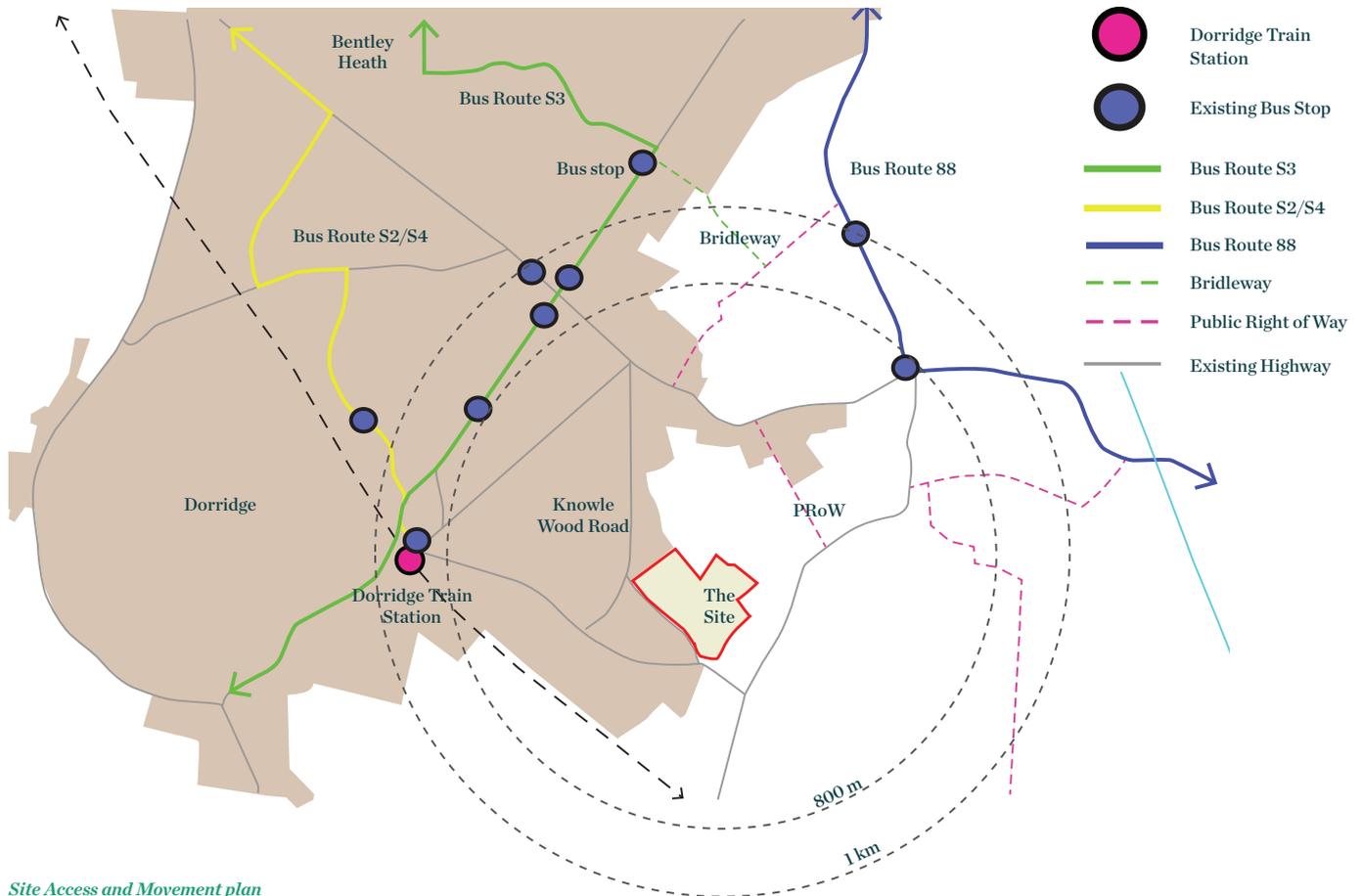


Wider Access and Movement plan

Dorridge is served by a number of existing bus routes which provide connections to Solihull and onwards to Cheswick Green and Wythall, interchange to other onward services is possible at Solihull. The nearest bus stop to the site is located on Station Approach adjacent to Dorridge Rail Station; this is approximately 1.1km from the centre of the site and therefore a 13 minute walk.

Dorridge Railway Station is located approximately 1.1 km from the centre of the site and is within a 13 minute walk, or a 4.5 minute cycle. The station is served by both London Midland and Chiltern Railways and provides connections to Birmingham, Kidderminster, Worcester and London Marylebone. There are 5 trains an hour to Birmingham during peak times, and 1 train per hour to London

Marylebone. The frequency and range of destinations available means that travel by rail from the site is highly attractive.



Site Access and Movement plan



Blue Lake Road

3.2. LOCAL FACILITIES

A large Sainsbury's supermarket and other local shopping facilities including a public house, coffee shop, and takeaways are provided in the centre of Dorridge in the area adjacent to Station Road. These facilities are all located within 1.2km of the site, and are therefore within a 15minute walk, or 5 minute cycle time from the centre of the site.



Dorridge Local Centre

Primary School

There are two Primary Schools located within Dorridge. St George and Teresa Catholic Primary school is located approximately 1.5km away from the centre of the site and is within an 18 minute walk, or a 6 minute cycle. Dorridge Primary School is 1.6km away from the centre of the site and is therefore within a 19 minute walk, or a 6.5 minute cycle.

Secondary School

The nearest Secondary School is Arden Academy which is approximately 1.8km from the centre of the site, this school is therefore within a 22 minute walk, or 7 minute cycle.



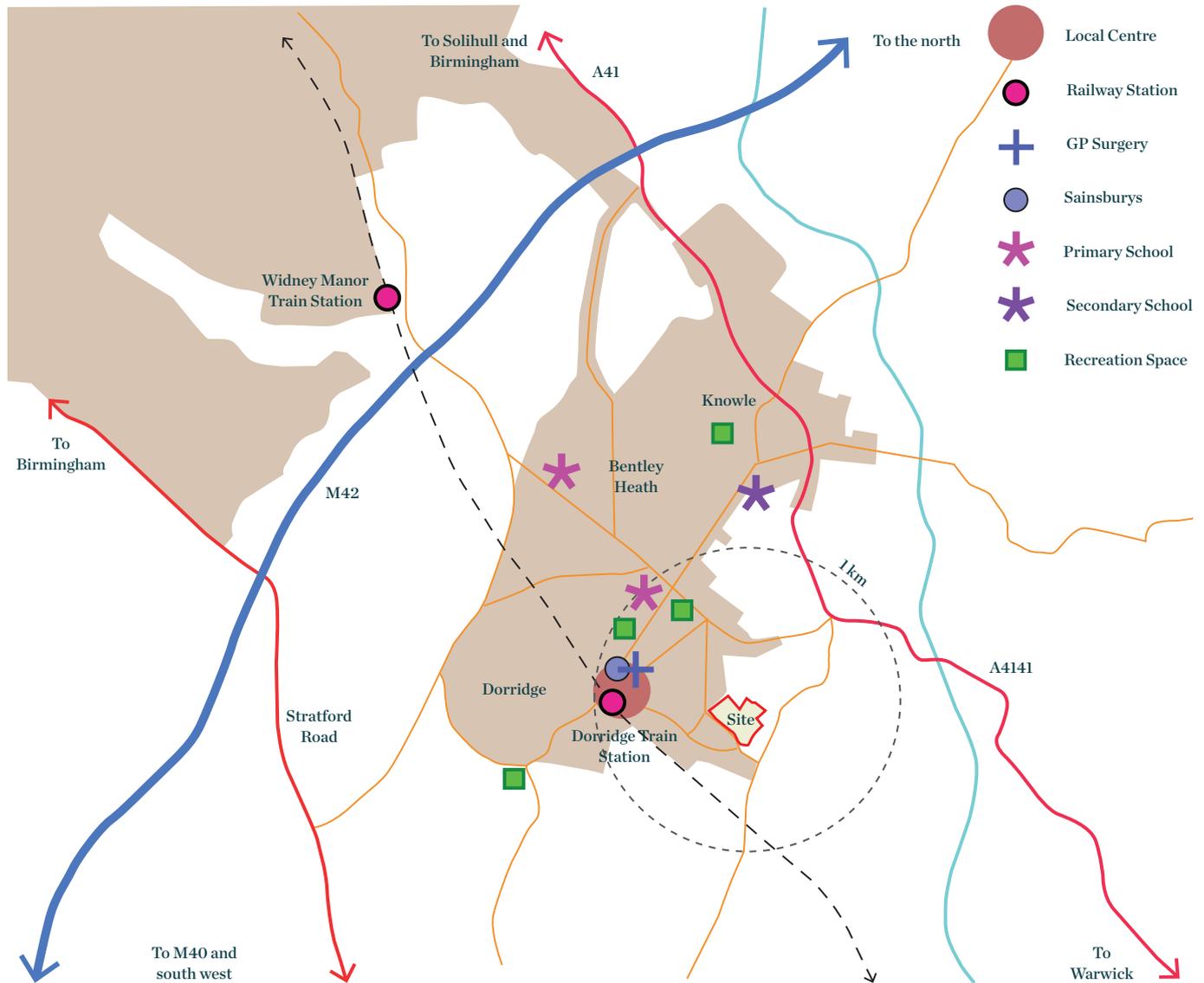
Existing formal recreation facilities

GP Surgeries

Dorridge Surgery is located 1.1km from the site in the centre of Dorridge village centre and is a 13 minute walk, or 4.5 minute cycle from the centre of the site. Arden Medical Centre is located 1.2km from the centre of the site and is therefore a 14.5 minute walk, or a 5 minute cycle.



Dorridge Surgery



Facilities plan

4. LANDSCAPE BASELINE

4.1. LANDSCAPE SETTING

The Site lies to the northwest of Blue Lake Road, to the north of an area known as Norton Green. The immediate setting of the Site comprises a patchwork of generally regular geometric shaped fields of varying size that run to boundaries with residential properties and their associated drives and gardens. Fields are frequently bounded by mature hedgerows with frequent hedgerow trees – commonly Oaks. This is an enclosed landscape, framed and patterned by hedges and marked and reinforced by large, mature and prominent tree cover. Small watercourses and small ponds are a noticeable feature in this enclosed landscape. The Site is private land without public access. The nearest PRow footpath runs approximately 255m to the northeast of the Site, between Grove Road and Norton Grange on Norton Green Lane.

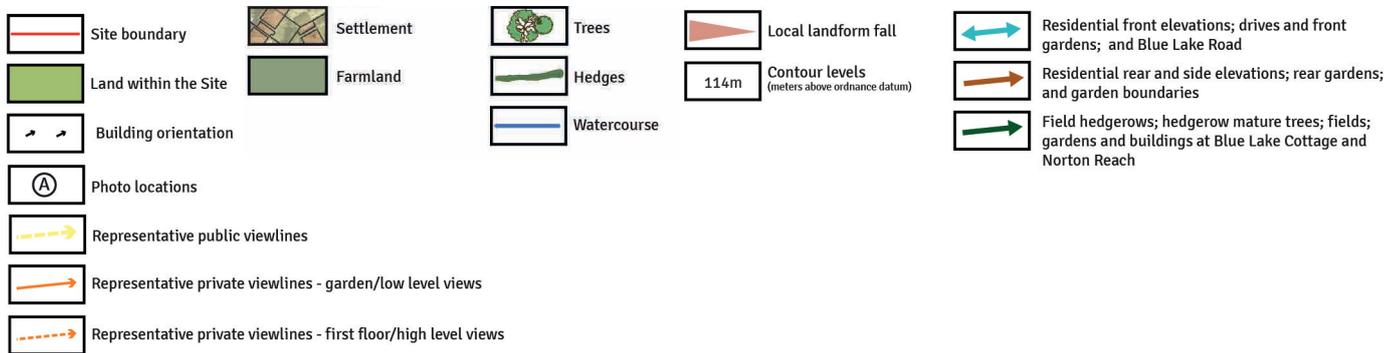
The Site is adjoined to the north by a series of farmed fields, with Grove Road further to the north and Norton Grange to the northeast. To the east, smaller farmed fields run to Knowle Green and Norton Green Lane and further to the south there are a few residential properties often concealed from view by vegetation set within the gently undulating landscape. Properties along Woodcote Drive line much of the northwest boundary. A series of major road networks such as the M40 and the M42 transect the surrounding area, the mainline railway from London to Birmingham passes through the centre of Dorridge in a broadly north south orientation.

The Site is bounded by hedges and is currently farmland, comprising two fields down to pasture. A ditch running along a portion of the eastern boundary. A line of telegraph poles crosses the Site, a low managed hawthorn hedge divides the Site in two. Within this hedge line there is a single isolated mature Oak tree.

The landform change across the Site is subtle but noticeable, the lowest point is in the south most corner where the land sits at approximately 107m Above Ordnance Datum (AOD), the land rises slightly gently undulating towards the far northern corner adjacent to the isolated residential property on the northern boundary. The topography of the surrounding landscape gently undulates influenced by the many watercourses which cross this area forming a series of shallow valleys and rounded hills. The settlement of Dorridge is situated on a low mound. In the wider landscape there is a prominence of mature woodland blocks and belts, field boundaries are frequently lined with dense hedgerow reinforced with mature trees often Oaks.



Landscape and Visual Constraints and Opportunities Plan



4.2. LANDSCAPE CHARACTER - NATIONAL AND LOCAL SCALE

At a National level the Site is located within National Character Area (NCA) 91: Arden. Key Characteristics of the NCA which are found within the Site include the many mature Oaks that are present and well established within many hedgerows. Large and prominent Oak trees are also present as free standing trees within the site. These individual specimens are mature and have a good shape and are a character influencing element in the local landscape.

At a regional level the Site falls within the Arden Landscape Character Area, which is described as an historic region of former wood pasture and heath characterised by a dispersed settlement pattern, ancient

woodlands and mature hedgerow oaks. The Arden Landscape Character Area is subdivided further into seven distinct Landscape Character Types (LCT). The Site falls into the Arden Pastures LCT, A key feature of Arden pastures is the sense of enclosure provided by the abundance of mature hedgerow trees. The density of trees reflects the generally intact pattern of small pastoral fields. Together these features create the impression of a strongly unified landscape despite the presence of much suburban development in the area. Management should therefore be aimed at maintaining and where necessary strengthening the well wooded pastoral character of the landscape.

The Site is representative of the local landscape character insofar that it is located on gently rolling topography and contains sections of mature hedgerow reinforced by mature hedgerow trees (predominately Oaks) which overall help to create heavily wooded appearance. The linear form which settlements such as Rotten Row (located to the northeast of the Site) take is characteristic of the Landscape Character Type.

In summary the Site sits within an extensive National Character Area (NCA: 97), it has some of the key attributes of the LCA but not all, and is strongly influenced by its location at the rural settlement fringe with the countryside.



Photo A - to be read in conjunction with the Landscape and Visual Constraints and Opportunities Plan



Photo B



4.3. SITE LANDSCAPE CHARACTER

The Site comprises two fields contained and bounded by generally well-maintained hedges. The pattern made by the field boundaries is broadly rectilinear: except for the slight curve along the southern part of the Site boundary with Blue Lake Road the hedges run in near straight lines. This grid-like pattern sits on a landform that is gently undulating and these two character driving qualities are much in evidence in the local setting at the edge of the settlement and the countryside.

The level change across the Site is typical of this area of the village. The existing settlement sits on and runs up and down the gentle slopes. Slight bends and curves in the field boundaries sometimes follow the slope but not in every instance.

The tree cover is strong and common component in this landscape and the Site benefits from this character influencing element: there are substantial and prominent trees around the Site boundary as well as the very substantial individual specimens within the two fields. These oak trees are impressive in size and because of their distribution reinforce the shape and alignment of the Site: two running aligned with Blue Lake Road; and two running with the field shape away from the road and up the slope.

Although the landscape character of the Site reflects the wider landscape character in terms of landform, tree cover, and field pattern, the proximity that the Site has

with the village edge results in domestic and suburban qualities to also bring a strong influence to the character of the Site. The large late twentieth century houses and bungalows that front Blue Lake Road as well as the Woodcote Drive houses that adjoin the northern boundary, domesticate the character of the fields of the site: it's a pleasant environment but it does not possess the qualities of the countryside further away from the settlement where farming practices dominate the landscape character influences. Here both settlement and countryside uses forge the appearance and character of the Site.



Photo C

4.4. VISUAL BASELINE: VIEWS, VIEWPOINTS & VISUAL RECEPTORS

Receptors along Blue Lake Road include residents, vehicle users and pedestrians, all of which currently experience close up, open views directly into the Site over the low hedgerow which lines the boundary. There are several mature Oaks growing along the length of the hedgerow and a cluster of Sycamore and Fir trees at the northern extent which obscure some views from this location. Residents of properties along Blue Lake Road will experience clear views into the Site from both upper and lower floor windows and from front gardens. Vehicle users will experience a view which is transient as they pass by the site, although it is important to note that when travelling along the road there will be opportunities to look directly into the Site as the road curves along the boundary.

The change in the nature of the view will be most apparent to residents along Blue Lake Road which currently have uninterrupted views out over the gently sloping grassland within the Site. Development within this portion of the site should be pulled back from the boundary to allow for mitigation measures such as buffer planting and open space to be incorporated into the

layout of the design. Wherever possible existing mature hedgerow vegetation and trees should be retained, the mature Oak trees found in this portion of the Site are a key characteristic of the local landscape character type, Arden Pastures.

Properties along Woodcote Drive have back gardens which are directly adjacent to a stretch of the Site's western boundary, residents of these properties will possibly be able to experience views into the site from within their gardens though or over the hedgerow which is currently in leaf. As the hedgerow vegetation is deciduous, during the winter months views of the Site will be more frequent. Several windows of these properties are orientated to the south and look out over the Site, as a result there will most likely be clear views into the Site from upper floor windows. Development along this boundary should respect the orientation of the existing properties to avoid them being overlooked. The development should consider having elements such as gardens along the affected boundaries to form a gap between the proposed built form and existing properties.

Norton Grange is located beyond the eastern boundary of the Site, the boundary of which is lined with mature tall hedgerow vegetation. The land beyond the eastern boundary has a relationship with Norton Grange (the gables of which can be seen above the boundary vegetation), and also with the wider countryside with views of the raised land to the east of the Site clearly visible on the horizon.

Visual Receptors along the southern boundary include residents along Norton Green Lane and the southern length of Blue Lake Road after the junction with Dorridge Road, as well as pedestrians and vehicle users. Residents of the properties along Blue Lake Road are most likely to experience views of the Site especially from upper floor windows. Residents of properties along Norton Green Lane which back onto the Site are likely to experience glimpsed views of the Site when the hedgerow vegetation is in full leaf, during winter months when the deciduous vegetation loses leaves views will be more frequently afforded.



Photo D



Photo E



Photo F



Photo G

5. LOCAL CHARACTER

An analysis of the existing built form will help to provide important character cues that will inform the development proposals. Distinctive character elements of Dorridge are set out below;

Urban Form

- » Organic and irregular structure of large development blocks.
- » Predominantly low density development.
- » Use of long and straight streets, aiding a more formal character along primary movement routes.
- » The tertiary street network tends to comprise cul- de-sacs which are not desirable in terms of aiding accessibility and permeability.
- » Residential development in central Dorridge comprises a tighter and higher density urban form, with the use of terraces.

Built/Plot Form

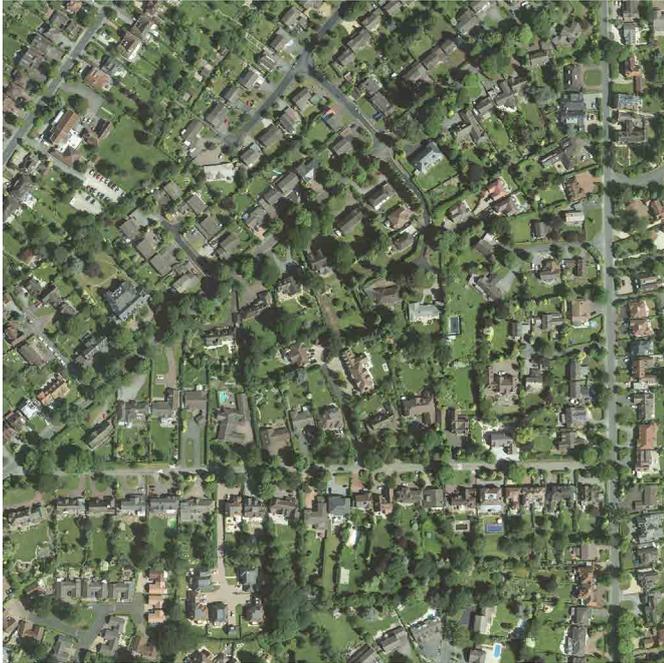
- » Generally large detached houses set within substantial plots, aiding a suburban character.
- » Dwellings are predominantly two storeys with a small proportion of 2.5 storey buildings.
- » Dwellings tend to provide a largely continuous frontage and building line, aiding natural surveillance and activity.



Repetition of materials and architectural details can help to form a distinctive character



Long and straight streets are fronted on to by large detached dwellings



Suburban Dorridge: Aerial View



Central Dorridge: Aerial View



Planting in front gardens helps to soften the appearance of the built form



Central Dorridge comprises higher densities and features terraced properties

Car Parking

- » Car parking is provided on plot, with informal visitor parking provided on street.

Open Spaces

- » There are relatively few significant areas of open space in Dorridge; areas of SLOAP (space left over after planning) can be found within areas of development.
- » Use of street tree planting aids an attractive green character and helps to emphasise primary movement routes.
- » Planting within front gardens softens the appearance of the built environment. However, large scale planting can tend to dominate the streetscene and completely screen dwellings from the street, impacting upon natural surveillance.

Details and Materials

- » Consistent use of materials (render and brick) however, variation in architectural details aids a more informal character.
- » Common use of simple and traditional building forms and architectural details including gables, bay windows and chimneys.
- » Residential curtilage generally defined by planting within the front garden.

Gables, chimneys, bay windows and porches are predominant architectural details within the character area





6. THE SITE: TECHNICAL SUMMARIES

A number of technical reports have been produced to ensure a robust assessment for the site. Summaries relating to Hydrology and Drainage, Ecology and Heritage and Archaeology are set out below;

Hydrology and Drainage

The site has not been identified to be at risk of flooding from canals, reservoirs, groundwater, artificial drainage systems (sewers) or any other source. The site is wholly within Flood Zone 1.

The site is not currently served by any formal surface water drainage infrastructure. It is assumed that surface water not currently infiltrating into the ground is flowing towards on-site land drains before leaving the site to the south and east.

Public surface water sewers are located in the vicinity of the site, namely within Blue Lake Road to the south, Knowle Wood Road to the west and perpendicular to Norton Green Lane in the east. These sewers flow towards existing watercourses to the south and east of the site.

A land drain flows adjacent to Blue Lake Road and the southern boundary of the site. This watercourse flows generally east through fields to the south,

beneath Norton Green Lane to join a small tributary of the Cuttle Brook. This tributary provides a feeder for the Grand Union Canal, which is located approximately 1.2km east of the site.

Ecology

A Preliminary Ecological Appraisal has been undertaken by Wardell Armstrong. The appraisal is informed by an Extended Phase 1 Habitat Survey which was undertaken in July 2015.

The study area has the potential to support a number of protected species which will require further consideration as part of the development proposals.

The initial survey has confirmed the presence of ecologically significant veteran trees and species-rich hedgerows within the site. The retention of these features within any development proposals should, therefore, be a priority and take into account their connectivity across the site. The proposals should

also encompass their long-term survival alongside new housing and associated infrastructure.

Heritage and Archaeology

With regards to designated heritage assets, there are none within the site boundary. A limited number have been recorded within the vicinity of the site. Due to the topography of the landscape as well as the intervening vegetation and buildings, no setting impacts on the designated heritage assets recorded in the search area are expected.

The majority of the site is within the historic landscape character (HLC) type of medieval open fields. This is characterised by large irregular fields with reserve S curvilinear boundaries.

In respect of unknown buried archaeological remains, the baseline assessment has indicated that there is little potential for unknown buried remains within the site boundary.



The land gently slopes towards the southern site boundary



Existing dwellings located on Blue Lake Road



Existing tree planting



Hedgerow and ditch adjoining the southern site boundary

7. THE SITE: SUMMARY OF CONSTRAINTS AND OPPORTUNITIES

Following a comprehensive analysis of the site, the findings have been evaluated to identify the key constraints and opportunities relevant to development at Oak Green.

This will ensure the delivery of a development that is responsive to important existing site features and the vision set out at the beginning of the document.

The following points provide a summary of key constraints and opportunities;

Land Use

- » The proposals should be inspired by positive elements of the existing built form as identified in section 5.
- » Respect the privacy and amenity of existing dwellings adjoining the site.

Access & Movement

- » Vehicular access taken from Blue Lake Road.
- » The location of the site offers a significant opportunity for residents to access a wide range of services and jobs by rail in Dorridge, Solihull and Birmingham via sustainable forms of transport.

- » Pedestrian access on to Blue Lake Road.

Hydrology & Drainage

- » The site lies within Flood Zone 1, affording it the lowest risk in terms of flooding (less than 0.1%).

Ecology

- » There are no species present that would prevent development subject to detailed survey work across the relevant season
- » The development will seek to maximise the opportunities to enhance biodiversity and ecology wherever possible. This will be implemented through the creation of green corridors that are integrated with existing trees and hedgerows.
- » Intergrate new habitats and features with ecological value with the proposals.

Heritage & Archaeology

- » There are no designated heritage assets within the site boundary. No setting impacts on the designated heritage assets are expected.

Landscape & Topography

- » Existing trees, hedgerows and watercourses should be retained and their setting enhanced wherever possible and used to shape the masterplan.
- » The proposals should consider topography and views in to and out of the site. Existing mature hedgerow vegetation will provide a level of screening to the proposed development.



Constraints and Opportunities Plan

- | | | | | |
|---|---|---|---|---|
|  Site Boundary |  Existing Lane |  Low point of site |  Category B Crown Spread |  RPA |
|  Area for Vehicular Access |  Slope |  Setting of existing dwellings to be respected |  Category C Crown Spread | |
|  Potential Pedestrian Access Point |  Existing Tree and Hedgerow Planting |  Category A Crown Spread |  Category U Crown Spread | |

8. CONCEPT MASTERPLAN

The Oak Green Concept Masterplan presented opposite has been informed by and evolved from site assessment, in addition to the following design principles;

- » Provision of 3.76ha residential development, achieving approximately 65 dwellings.
- » Vehicular access to the development will be taken from Blue Lake Road. A potential pedestrian access point is located in the south western corner of the site, providing an accessible link to key facilities in Dorridge via Knowle Wood Road/Clyde Road.
- » The proposals promote a generosity of high quality space through the use of lower densities and areas of high quality open space that can bring benefit to the new and existing community.
- » Existing landscape assets such as topography, tree planting and views have helped shape the structure of development and open space within the site.
- » Existing trees on site will be retained wherever possible and provide key focal elements within an attractive green infrastructure.
- » Development is set back from the southern and western boundaries of the site to respect the privacy and amenity of existing dwellings. A significant green corridor and new planting will aid the creation of an attractive and high quality interface between existing and proposed development along the Blue Lake Road frontage.
- » The proposed block structure takes precedent from the existing built form in Dorridge, as set out in section 5. The southern edge of the residential development reflects low density and large plots that characterise existing development on Blue Lake Road. Densities could then increase towards the central of the site to ensure some variation in character and aid legibility.



Concept Masterplan

- | | | | |
|---|-------------------------|---|-------------------------------|
|  | Site Boundary |  | Public Open Space |
|  | Residential Development |  | Informal Pedestrian Route |
|  | Vehicular Access Point |  | Proposed Area for Attenuation |
|  | Pedestrian Access Point | | |

9. ILLUSTRATIVE MASTERPLAN

The illustrative masterplan presented opposite shows how the concept proposal could be realised. It also provides greater detail with regard to a potential arrangement of plots and dwellings.

- » Overall, the proposals will aid the creation of a low density, green character that aims to reflect the existing built form in Dorridge. This will be achieved through the use of larger, detached properties located in large plots.
- » The Local Plan identifies Dorridge as one of the larger settlements in the Borough's rural area. The Council also recognise through it's published 'Meeting Housing Needs' document (July 2014), that Dorridge (along with Knowle and Bentley Heath) is a 'Rural Housing Market Area location' where there is evidence of a mismatch between the local housing demand of newly forming households within the housing market area and housing supply. As such, the Council seek 40% of all new market dwellings to be 1 or 2 bedrooms in size in these locations. The mix of housing will be dealt with at the planning application stage.
- » The creation of a high quality and considered green infrastructure forms the heart of the proposals. Green spaces will incorporate existing tree planting and provide informal pedestrian routes, areas for recreation, biodiversity enhancement and attenuation.
- » Consideration has been given to the amenity and privacy of existing dwellings through the location of green space and the setback of development from the boundaries of the site. There is potential to offer additional garden space to existing dwellings that adjoin the western site boundary.
- » The illustrative masterplan shows how higher density development comprising semi-detached dwellings and apartments could be located centrally within the site, aiding a variation in character and an efficient use of land.
- » Streets will be designed to prioritise pedestrian and cycle movement, and ensure low vehicular speeds. The use of shared surface streets could aid the creation of an attractive and high quality public realm.
- » Dwellings front on to streets and areas of open space to ensure the creation of a safe and attractive development.



Illustrative Masterplan

-  Site Boundary
-  Residential Development
-  Vehicular Access Point
-  Pedestrian Access Point

-  Public Open Space
-  Informal Pedestrian Route
-  Proposed Area for Attenuation

10. LANDSCAPE STRATEGY

The shape of the fields of the Site is an important to the shape of the future land use. The landscape and visual study has looked in detail at the form of the settlement edge in this area of Dorridge.

The line of settlement boundary is articulated and follows a complex alignment along field boundaries – in places the line follows the landform and sometimes it does not. The relationship that the new development will have with both the existing settlement and the countryside will be most successful if a form is established that respects both typologies: settlement and countryside.

The green spaces between the houses will have a simple and uncomplicated landscape character. The components will be drawn from those elements that are present in the landscape and that are important to defining the sense of place: long grass wild flower meadows, mown amenity grass and hedges and trees.

The use of hedges is important. They will be placed to define the edges of roads and public green spaces. They will soften the scheme and bring a linked, biodiverse environment that belongs to the place.

Significant habitats and features could be successfully retained within greenspace and their sympathetic management secured to enhance them. Consideration would need to be given to the location and connectivity of such retained habitats and features and to the creation of new habitats. This would also serve to secure the long term future of any protected or notable species found within the site.

Appropriate ecological mitigation will include;

- » Design of a sensitive lighting scheme to ensure foraging and commuting corridors are left dark for wildlife (i.e. bats);
- » Creation of hibernacula for reptiles and amphibians;
- » Installation of bat and bird boxes across the site; and
- » Inclusion of native species of plants within the landscaping scheme.



Indicative Landscape images



Landscape Strategy Plan

Existing Components



Retained trees



Retained hedges and hedgerow

Proposed Components



New trees



New hedges and hedgerows



Water edge native planting



Amenity lawn



Wild flower meadow



Parkland gravel paths



Benches



Gateway



Private drive block paving

11. CONCLUSIONS

This vision document has set out a vision, site assessment and a number of strategies and principles for the development at Oak Green.

In summary, the development at Oak Green will deliver the following key benefits and qualities;

- » Provide a high quality and attractive scheme that references positive elements of the existing built environment in Dorridge and retains landscape assets.
- » Ensure a generosity of space through the provision of appropriate densities and significant areas of open space.
- » Establish a green character through high quality green spaces shaped by retained landscape features.
- » Well located development in terms of sustainable destinations such as Birmingham, Solihull and Dorridge.
- » Easily accessible via sustainable modes of transport to schools and key facilities within the local area.
- » New cohesive and vibrant community formed by the creation of a safe and active development based on best





