

Appendix 1 to Proof of Evidence
**Landscape and Visual and
Green Belt Issues**

Prepared by

FLI, Dip.LA, BA, PGCE, BA

In respect of Appeal by
Wain Estates (Land) Ltd.

Concerning
**Land North of Wilderness Lane,
Great Barr, B43 7AJ**

On behalf of
Sandwell Metropolitan Borough Council

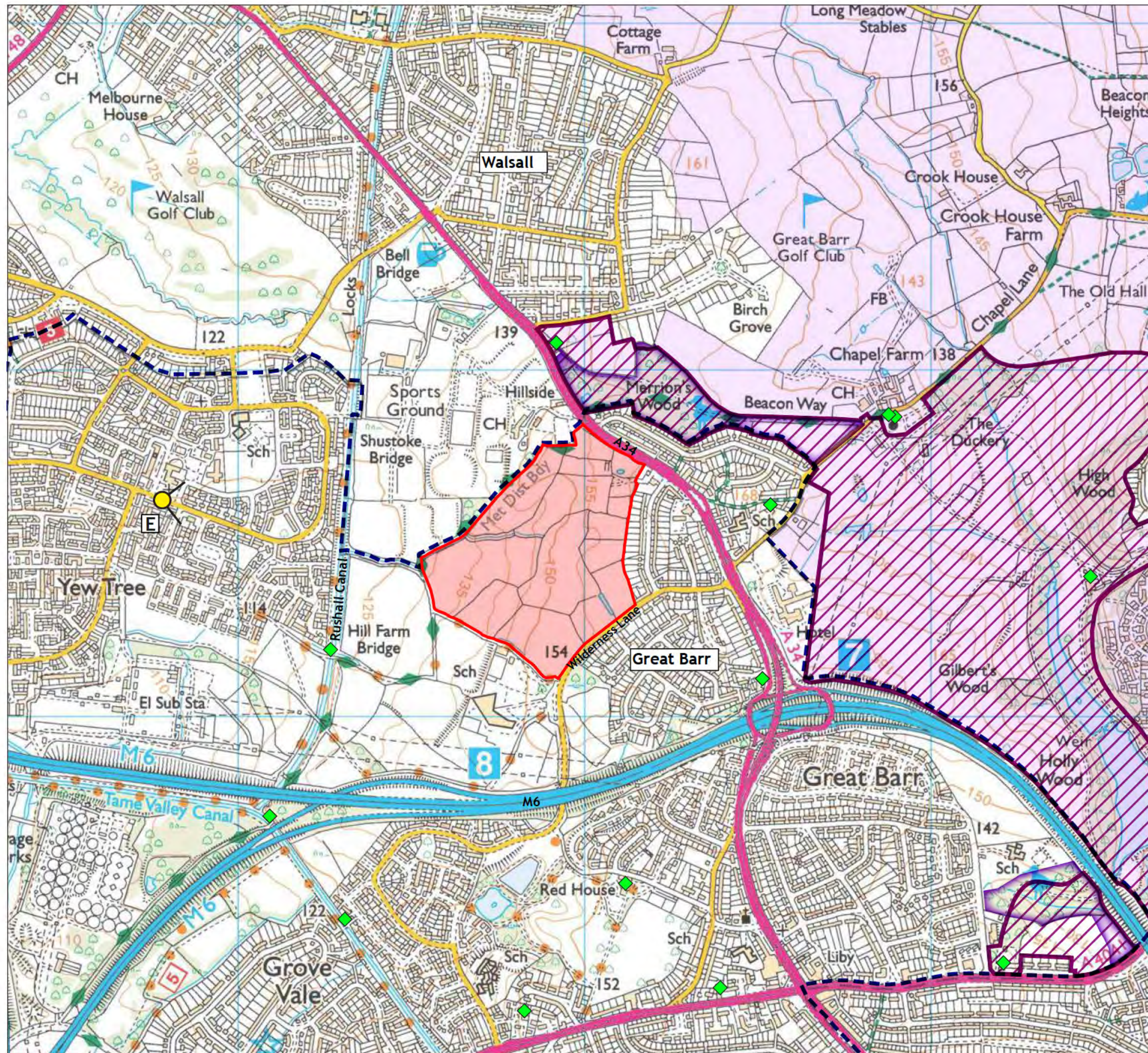
Appeal ref
APP/G4620/W/24/3341688
Council Ref
DC/23/68822

June 2024

Prepared by:	<div></div>
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MB FIGURE 1

Landscape Related Designations



PROJECT
1294
Land North of Wilderness Lane, Great Barr

CLIENT
Sandwell Metropolitan Borough Council

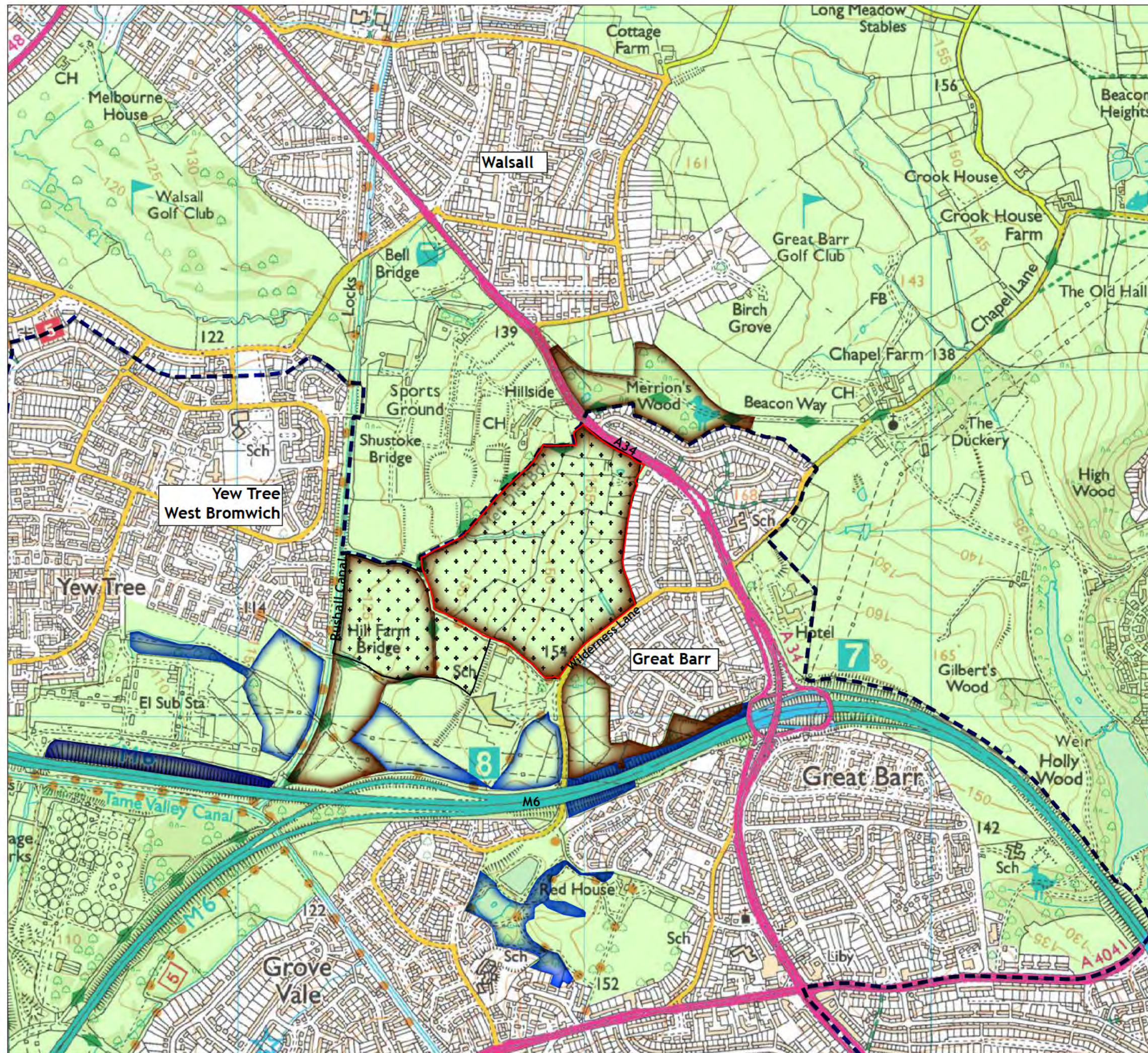
DATE
June 2024

Legend

- Site
- Great Barr Conservation Area
- Registered Park and Garden
- Local Nature Reserve
- ◆ Grade II Listed Building
- District/borough boundary
- Location of Viewpoint E
(For photographs refer to Figures 14-27)



0 125 250 500m



MB FIGURE 2 Planning Policy



PROJECT
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Land North of Wilderness Lane, Great Barr

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DATE
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Legend

- Site
- District/borough boundary
- Green Belt
- Sites of Importance for Nature Conservation (SINC)
 - ① Peakhouse Farm SINC
 - ② Hill Farm Bridge Fields SINC
 - ③ Wilderness Wood SINC
 - ④ Merrion's Wood SINC
- Sites of Local Importance for Nature Conservation (SLINC)
- + Areas of Potential Archaeological Importance



0 125 250 500m



MB FIGURE 3 Topography



PROJECT
1294
Land North of Wilderness Lane, Great Barr

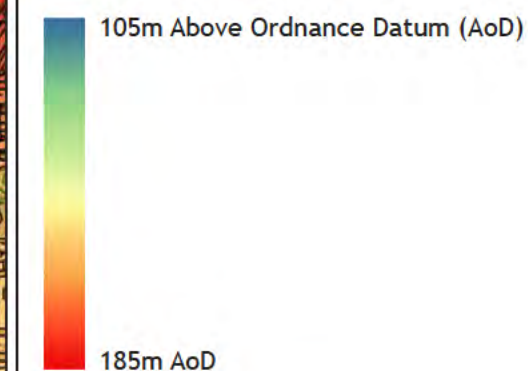
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Sandwell Metropolitan Borough Council

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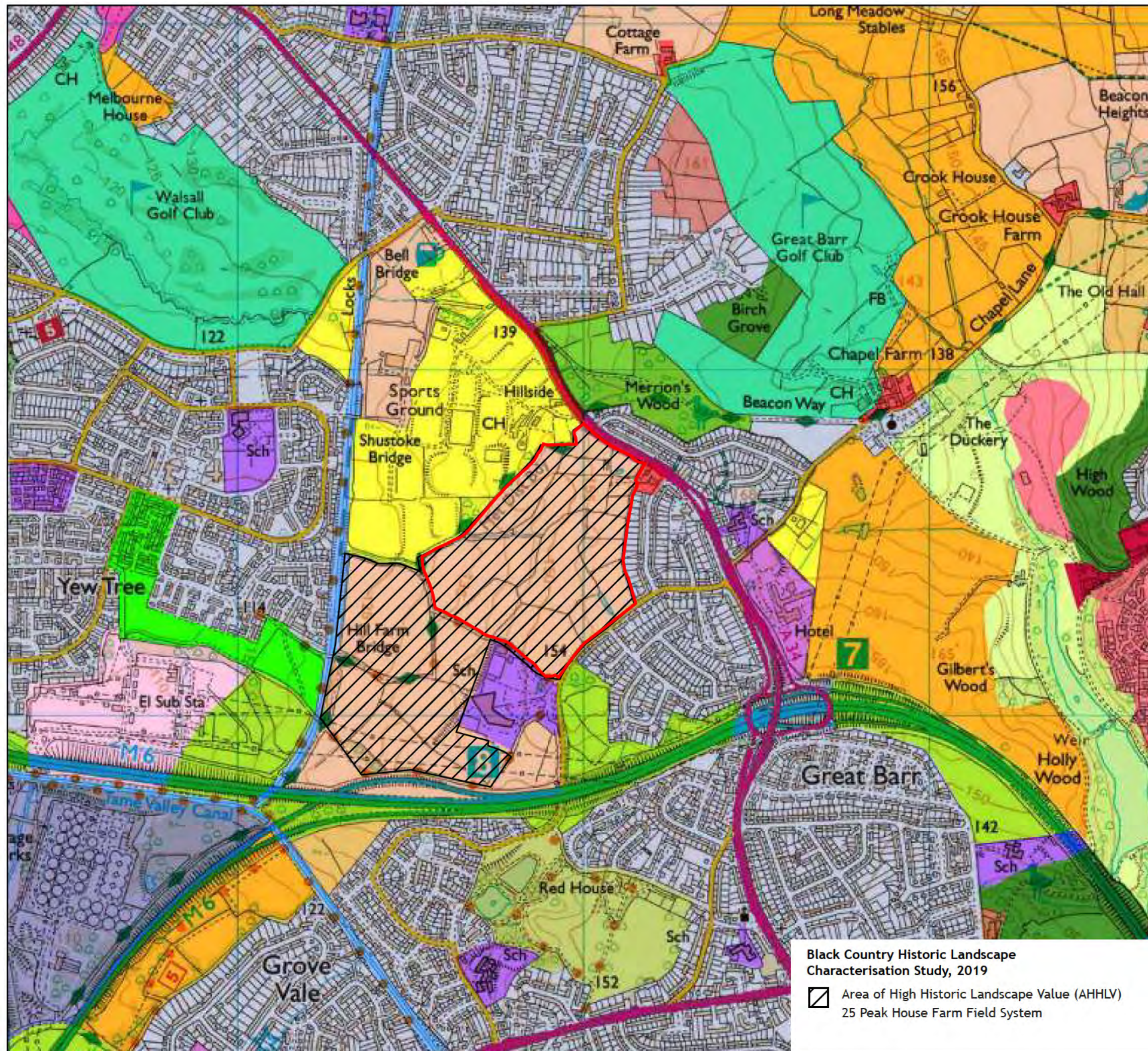
Legend

 Site

Topography
(Colour bands represent 2m contour intervals)



0 125 250 500m



MB FIGURE 4 Historic Landscape Character



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June 2024

Legend

Site

The Black Country
An Historic Landscape Characterisation, 2009

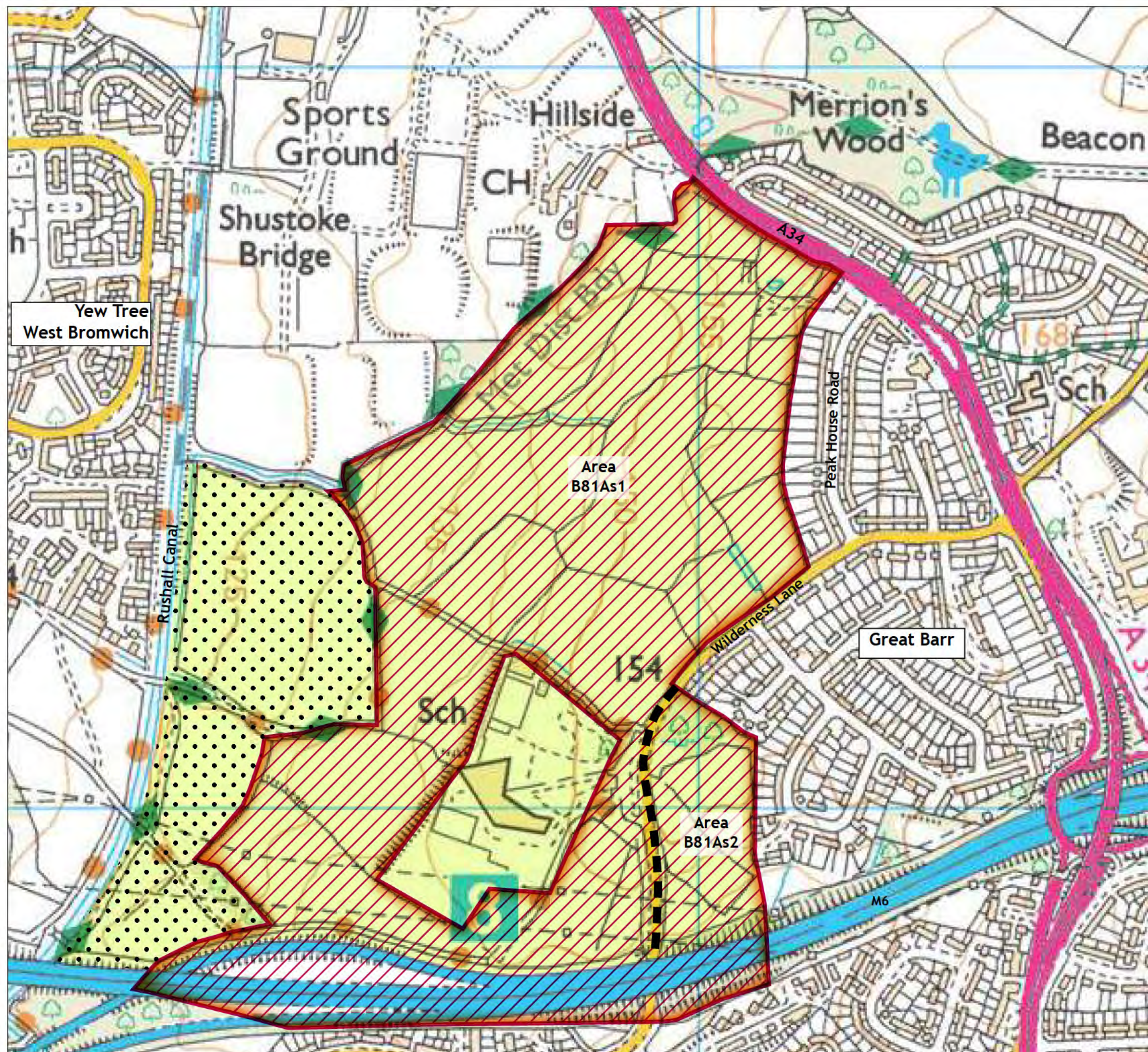
- Allotments
- Ancient unenclosed pasture
- Developed/Urban areas
- Canal (Used)
- Country house
- Deciduous woodland
- Farm
- Golf course
- Irregular enclosure
- Medical facility
- Mixed woodland
- Other commercial site
- Other enclosed fields
- Paddocks & closes
- Piecemeal enclosure
- Planned enclosure
- Private parkland
- Public house
- Public open space
- Public park
- Railway (Used)
- Rough grassland/scrub
- School
- Sewage works/ water works
- Sports ground
- Sub station
- Works

Black Country Historic Landscape
Characterisation Study, 2019

- Area of High Historic Landscape Value (AHLV)
25 Peak House Farm Field System

0 125 250 500m





MB FIGURE 5 Green Belt Assessment Parcels



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Legend

Black Country Green Belt Study, LUC, 2019

- • Area within the Stage 1 Parcel B81 as shown on Figure 5.5c: Stage 1 Parcels - Sandwell
This area was excluded at Stage 2 because of the 'absolute' constraint of the SINC designation.
Paragraph 6.6 Page 76 of the Study explains that sub-areas defined for Stage 2 excluded 'absolute' environmental constraints (identified in paragraph 6.5) where practical.

- Stage 2 Sub-Parcel Ref: B81A-Wilderness Lane
- Boundary between Areas within Sub-Parcel B81A

Landscape and Visual Appraisal and Green Belt Assessment, FPCR 2023

- LVA Assessment Parcel



0 125 250 500m



MB FIGURE 6 Aerial Photograph






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Legend

-  Site
-  Traffic-free cycle route
-  Long-distance Path

Aerial Photograph: Google Maps,
Downloaded June 2024

Field Numbers: Geophysical Survey Report, EDP
Heritage Impact Assessment, Appendix EDP 2



0 125 250 500m



MB FIGURE 7

Aerial Photograph & 1841 Tithe Map



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Legend

— 1841 Aldridge Tithe Map

Aerial Photograph: Google Maps,
Downloaded June 2024

1841 Aldridge Tithe Map:
Plan EDP 4: Extract from Aldridge Tithe Map of 1841



0 125 250 500m



MB FIGURE 8

*Persistence of Boundaries from
1841 Tithe Map*



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Legend

- Field boundaries from 1841 Aldridge Tithe Map still present
- Lost field boundaries within the site

Aerial Photograph: Google Maps,
Downloaded June 2024

1841 Aldridge Tithe Map:
Plan EDP 4: Extract from Aldridge Tithe Map of 1841



0 125 250 500m



MB FIGURE 9

Aerial Photograph & Proposals



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Land North of Wilderness Lane, Great Barr

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Legend

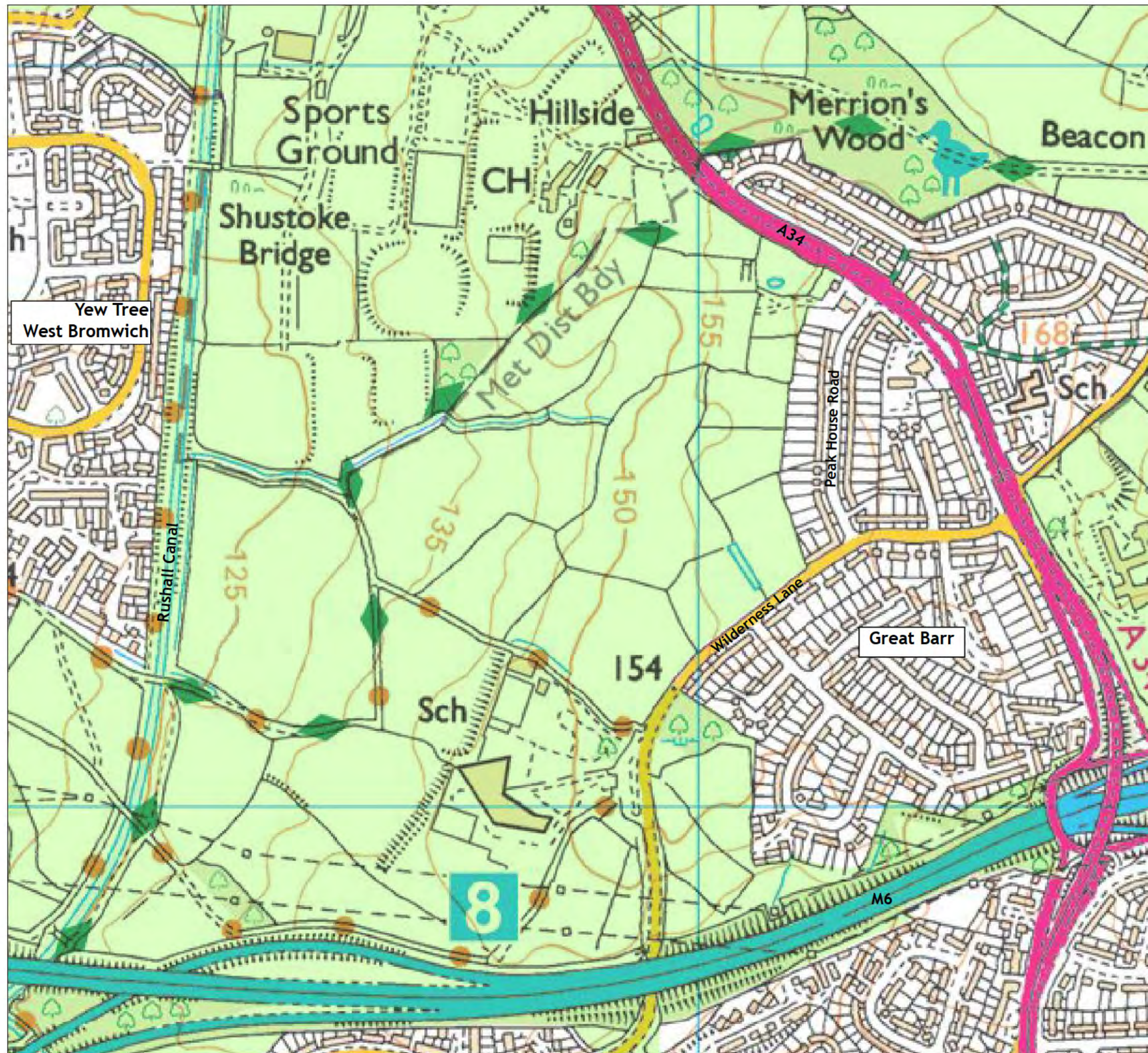
- Traffic-free cycle route
- Long-distance Path
- Category A Tree
- Category A Veteran Tree

Aerial Photograph: Google Maps,
Downloaded June 2024

Proposals: Illustrative Masterplan Drwg. No:
09364-FPCR-XX-ZZ-DR-L-0012 Issue P07



0 125 250 500m



MB FIGURE 10
Existing Green Belt



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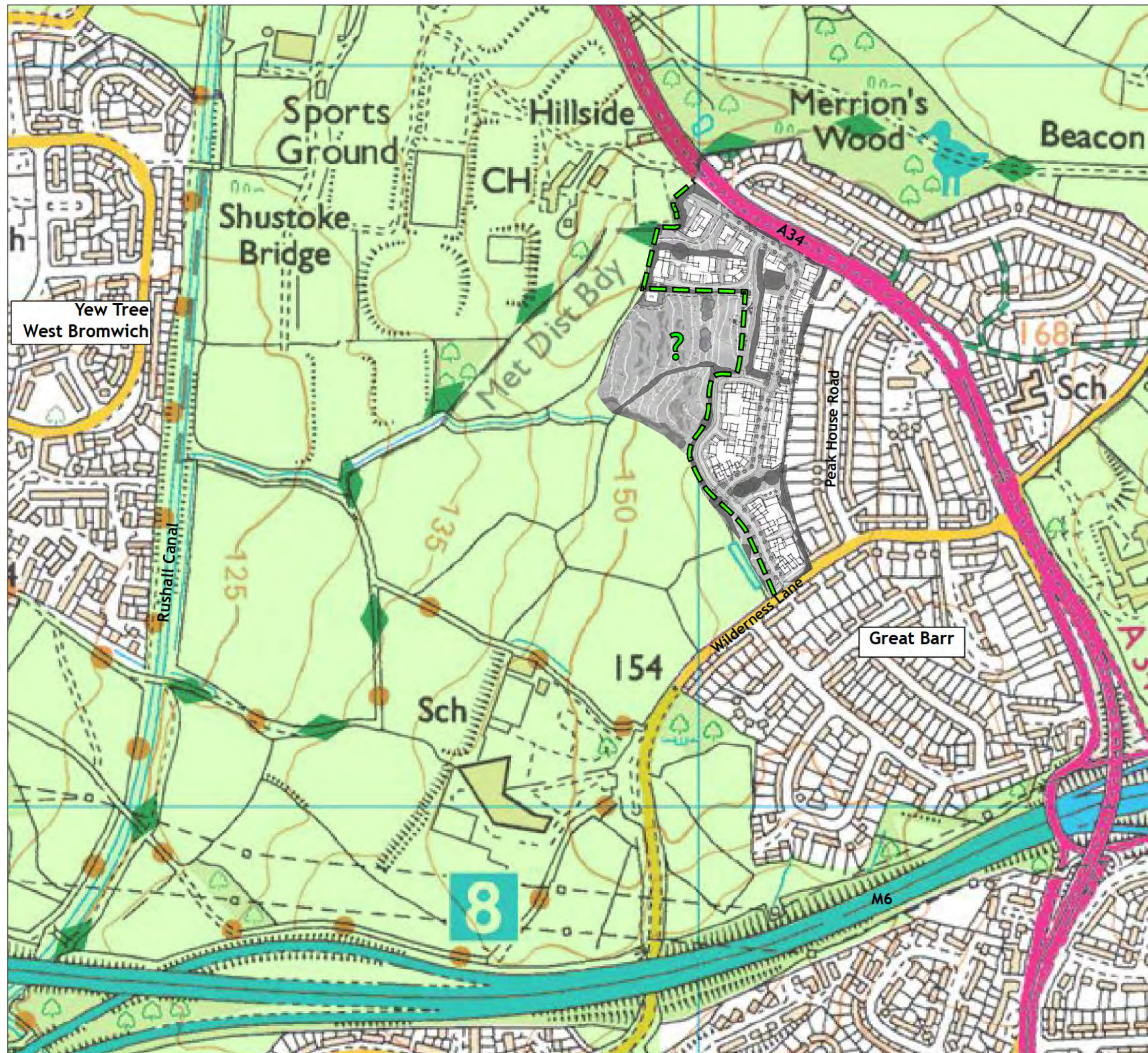
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Legend

 Existing Green Belt



0 125 250 500m



MB FIGURE 11

Likely New Green Belt Boundary



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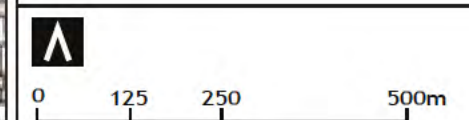
CLIENT
Sandwell Metropolitan Borough Council

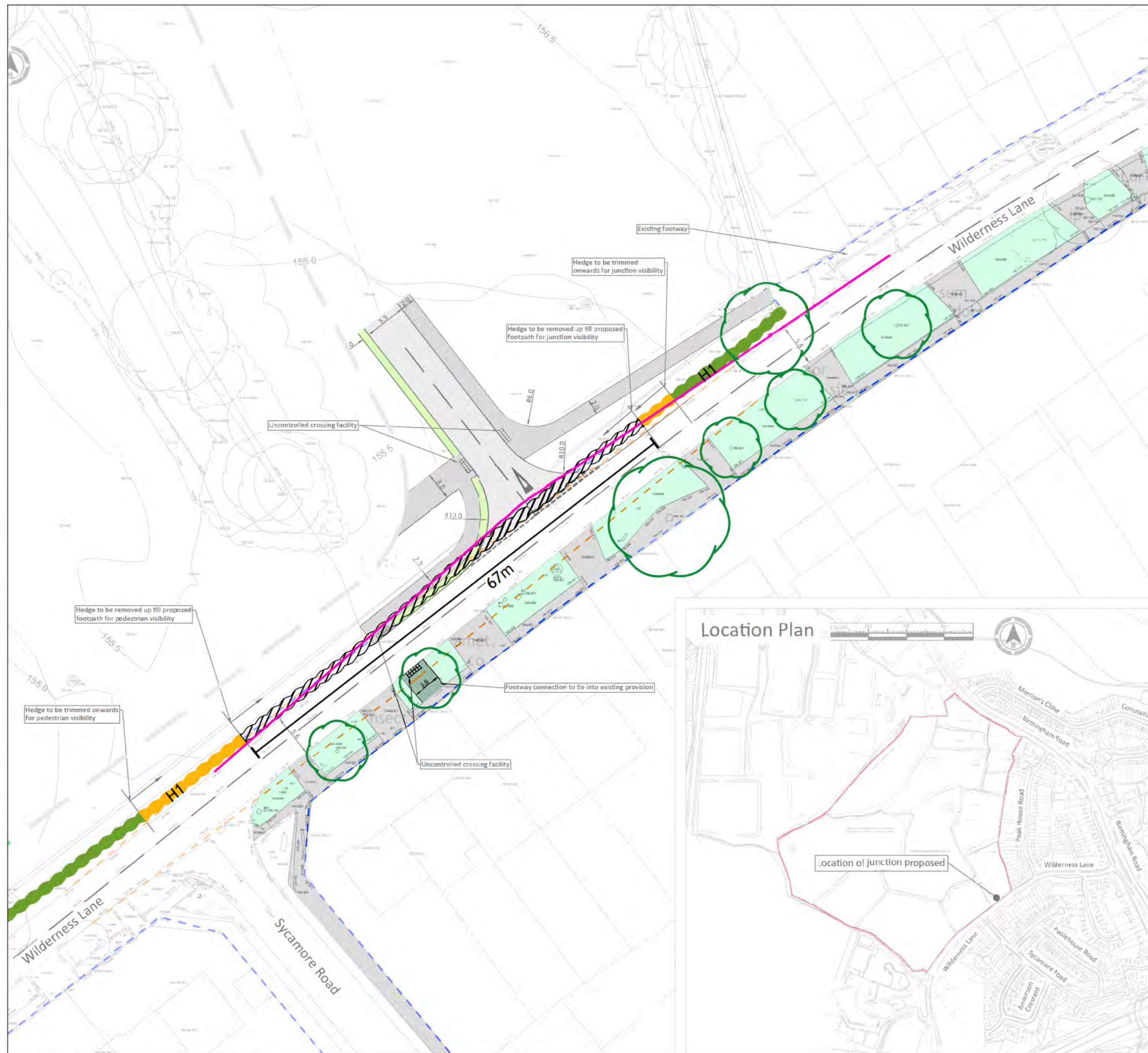
DATE
June 2024

Legend

- Green Belt
- Likely new Green Belt boundary with proposed development in place
- Proposed play area and SUDS may/may not be included in Green Belt

Proposals: Illustrative Masterplan Drwg. No:
09364-FPCR-XX-ZZ-DR-L-0012 Issue P07





MB FIGURE 12

Hedge Removal for Proposed Access



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Legend

- Hedge H1
- Proposed hedge removal (67 linear metres)
- Proposed hedge trimming for junction visibility
- Existing trees
- Areas of grass on south eastern side of Wilderness Lane
- Junction visibility splay

Proposed Access:
General Arrangement Plan, Drwg. No.
07381-CI-A-0001, Rev. P02

Hedge number references: Tree Surevey
Plan, Drwg. No. 9364-T-01



0 125 250 500m



Vp E located further west
is shown on MB Figure 1

MB FIGURE 13

Viewpoint Locations



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Legend

- Site
- Location of Viewpoints A-G
(For photographs refer to Figures 14-27)

Aerial Photograph: Google Maps,
Downloaded June 2024

Proposals: Illustrative Masterplan Drwg. No:
09364-FPCR-XX-ZZ-DR-L-0012 Issue P07

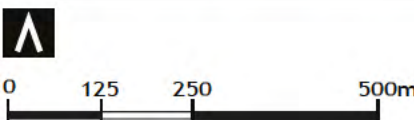


FIGURE 14
Viewpoint A (Context Panorama & Info)



Tree references: Arboricultural Assessment, FPCR, October 2023

→ Location of proposed access

Photograph Information

Latitude: 52.5556450,

Longitude: -1.9399933

Camera: Canon EOS 6D (Mark II)

Camera Height: 1.5m

Date: 3 June 2024

Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera

Single Frame Image - Horizontal Field of View: 40°

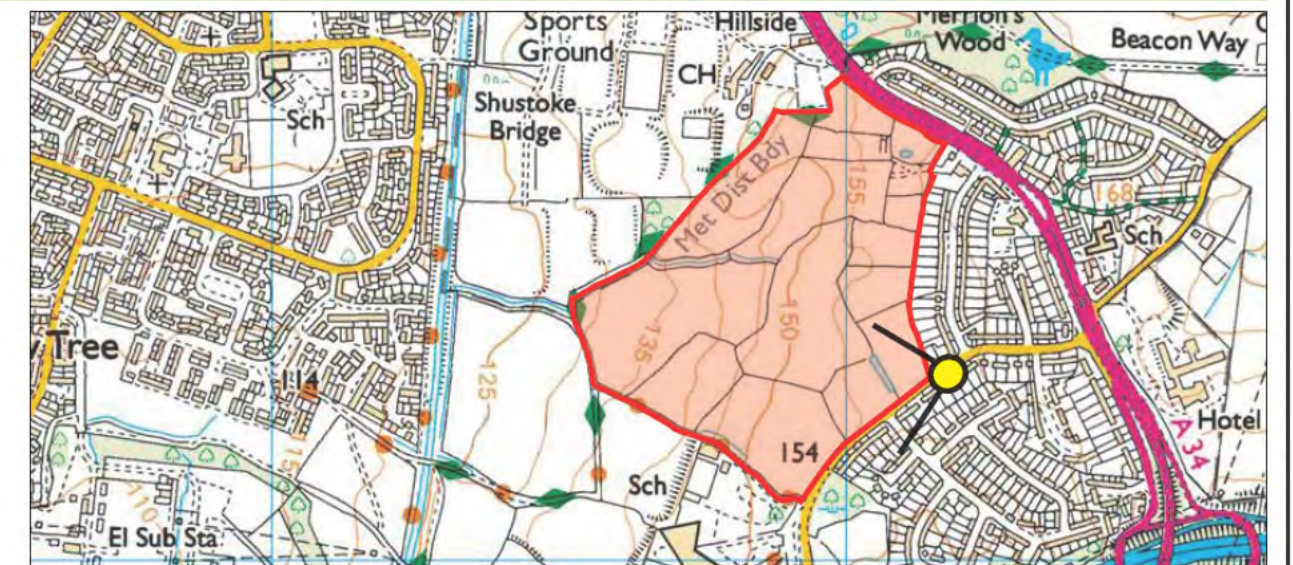


FIGURE 15
Viewpoint A (Single Frame)



FIGURE 16
Viewpoint B (Context Panorama & Info)



Tree references: Arboricultural Assessment, FPCR, October 2023

→ Location of proposed access

Photograph Information

Latitude: 52.5553133,

Longitude: -1.9412300

Camera: Canon EOS 6D (Mark II)

Camera Height: 1.5m

Date: 3 June 2024

Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera

Single Frame Image - Horizontal Field of View: 40°

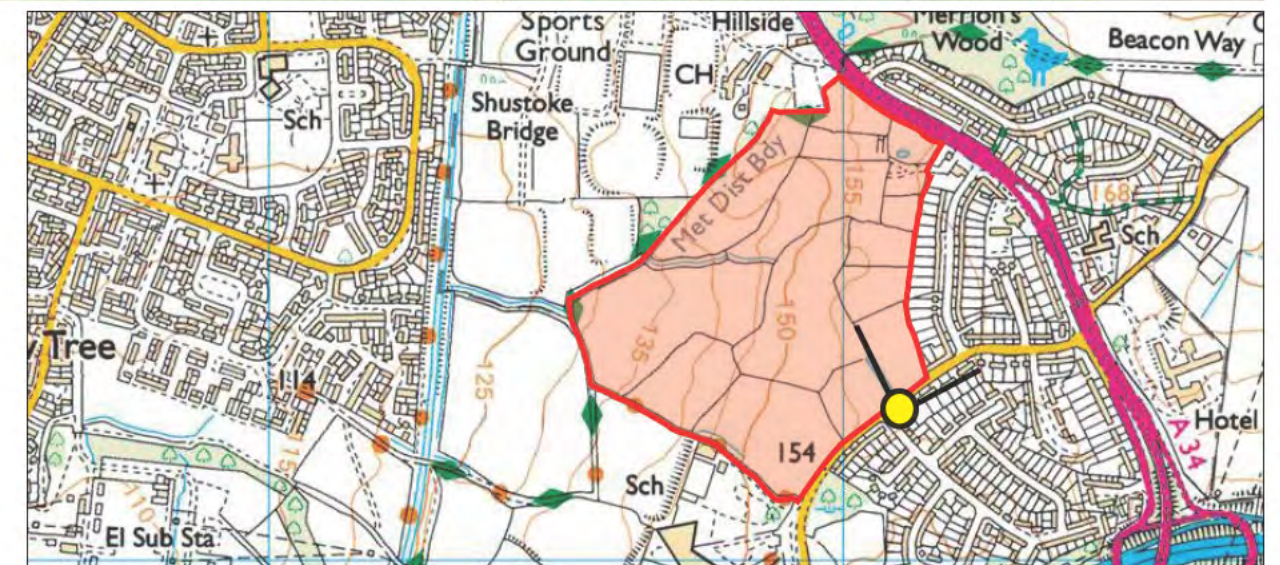


FIGURE 17
Viewpoint B (Single Frame)



FIGURE 18
Viewpoint C (Context Panorama & Info)



Tree references: Arboricultural Assessment, FPCR, October 2023

Photograph Information

Latitude: 52.5548133,
Longitude: -1.9419267
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.5m
Date: 3 June 2024
Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

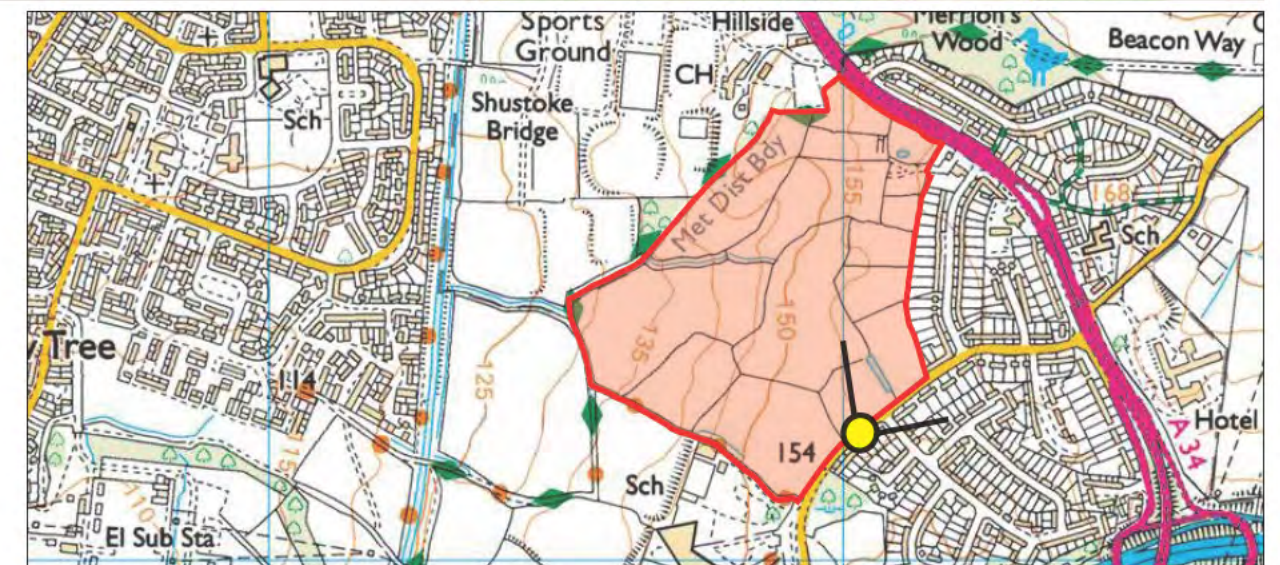


FIGURE 19
Viewpoint C (Single Frame)



FIGURE 20
Viewpoint D (Context Panorama & Info)



Tree references: Arboricultural Assessment, FPCR, October 2023

Photograph Information

Latitude: 52.5542983,
Longitude: -1.9429733
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.5m
Date: 3 June 2024
Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

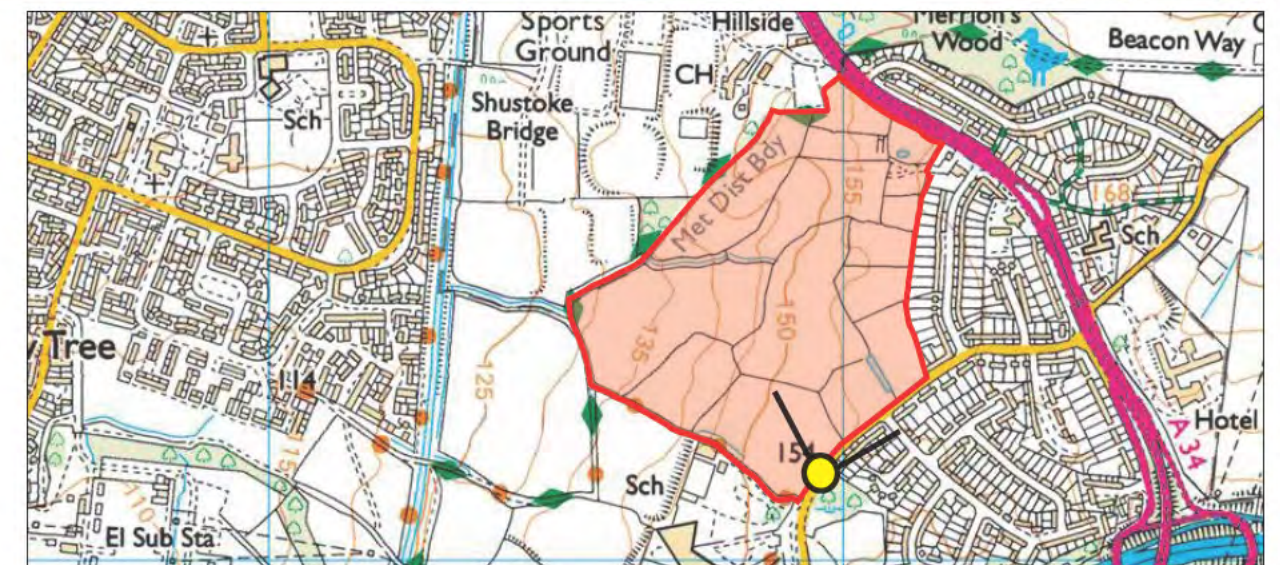


FIGURE 21
Viewpoint D (Single Frame)



FIGURE 22
Viewpoint E (Context Panorama & Info)



Fields visible within the site highlighted with red shading.

Tree references: Arboricultural Assessment, FPCR, October 2023

Photograph Information

Latitude: 52.558526,

Longitude: -1.960590

Camera: Canon EOS 6D (Mark II)

Camera Height: 1.5m

Date: 3 June 2024

Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera

Single Frame Image - Horizontal Field of View: 40°

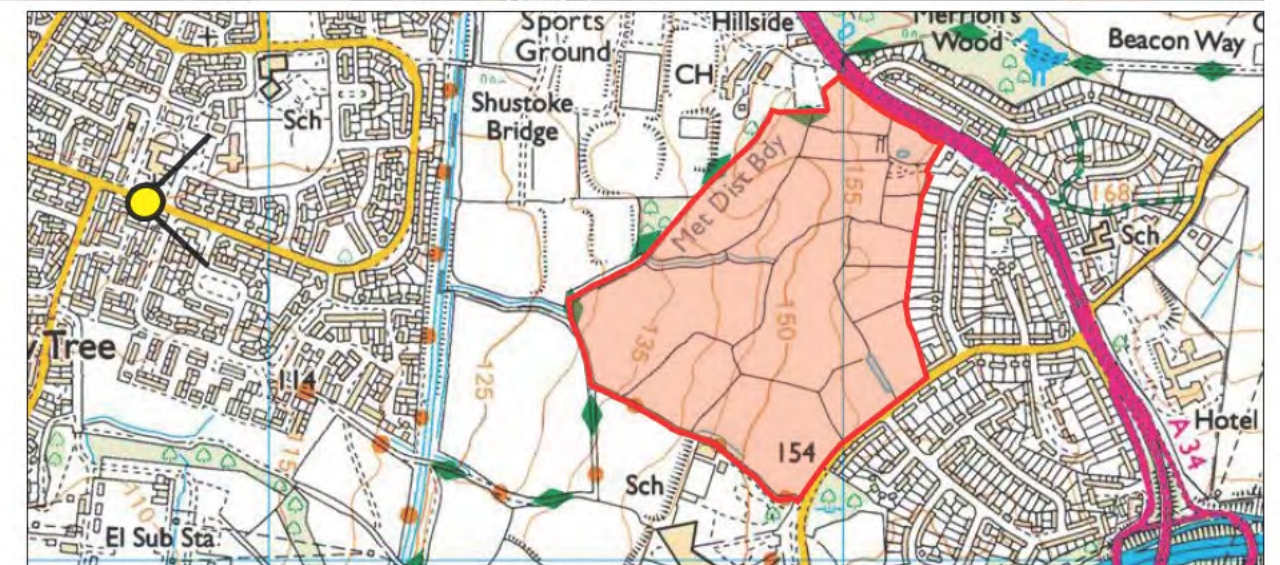


FIGURE 23
Viewpoint E (Single Frame)



FIGURE 24
Viewpoint F (Context Panorama & Info)



Fields visible within the site highlighted with red shading.

Tree references: Arboricultural Assessment, FPCR, October 2023

Photograph Information

Latitude: 52.5596100,

Longitude: -1.9403833

Camera: Canon EOS 6D (Mark II)

Camera Height: 1.5m

Date: 3 June 2024

Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera

Single Frame Image - Horizontal Field of View: 40°

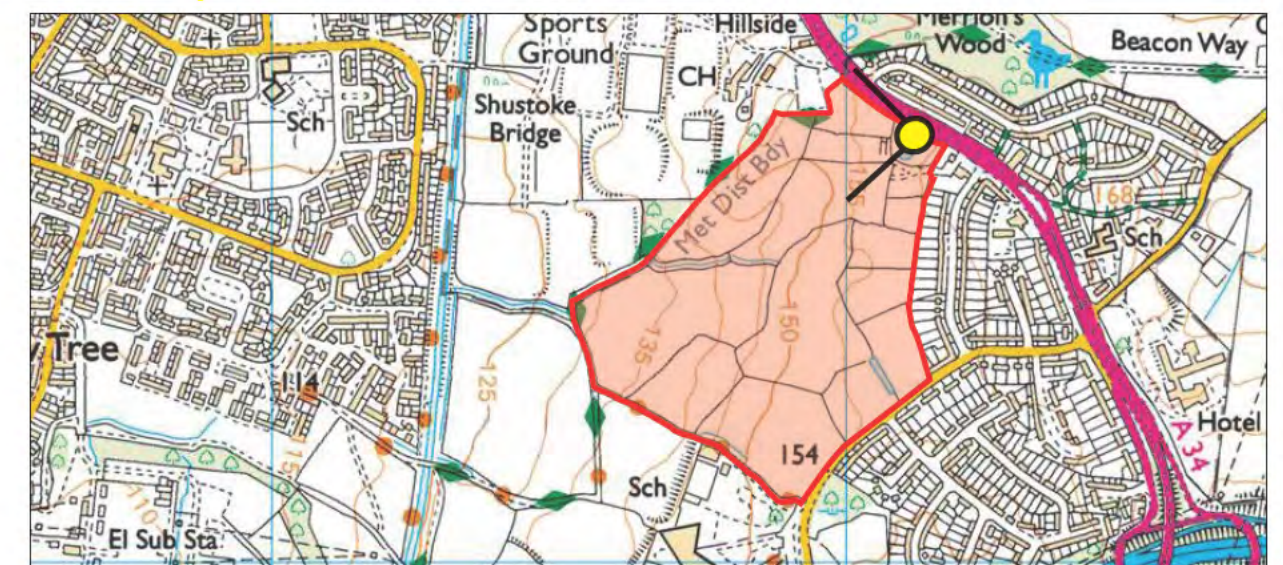


FIGURE 25
Viewpoint F (Single Frame)



FIGURE 26
Viewpoint G (Context Panorama & Info)



Fields visible within the site highlighted with red shading.

Tree references: Arboricultural Assessment, FPCR, October 2023

Photograph Information

Latitude: 52.559450,

Longitude: -1.939984

Camera: Canon EOS 6D (Mark II)

Camera Height: 1.5m

Date: 3 June 2024

Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera

Single Frame Image - Horizontal Field of View: 40°

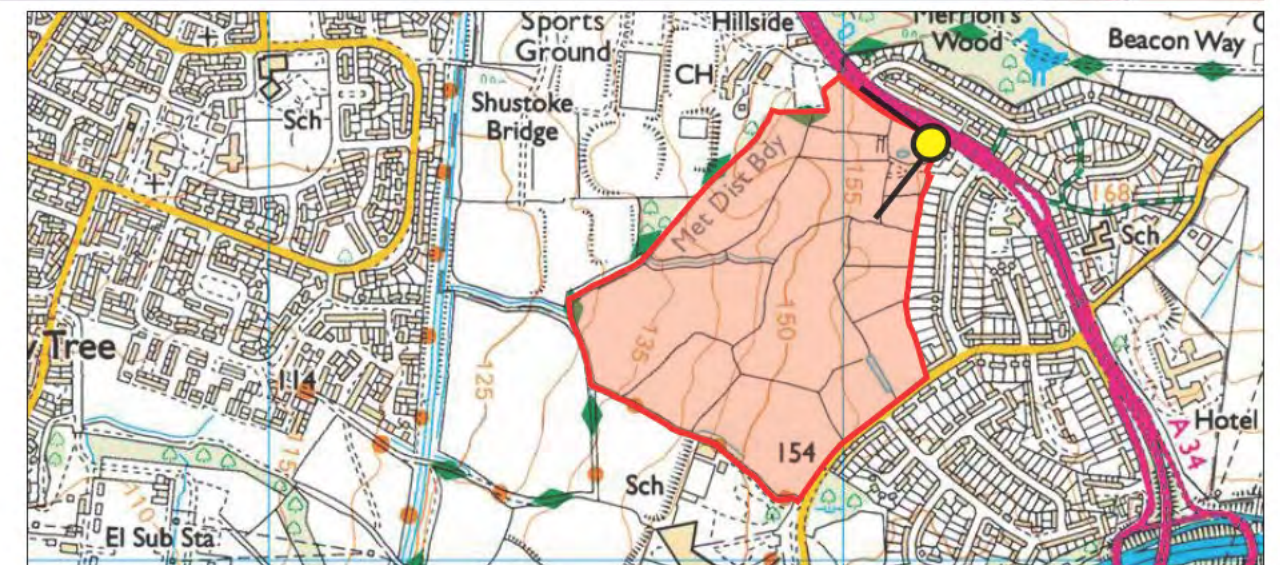


FIGURE 27
Viewpoint G (Single Frame)





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