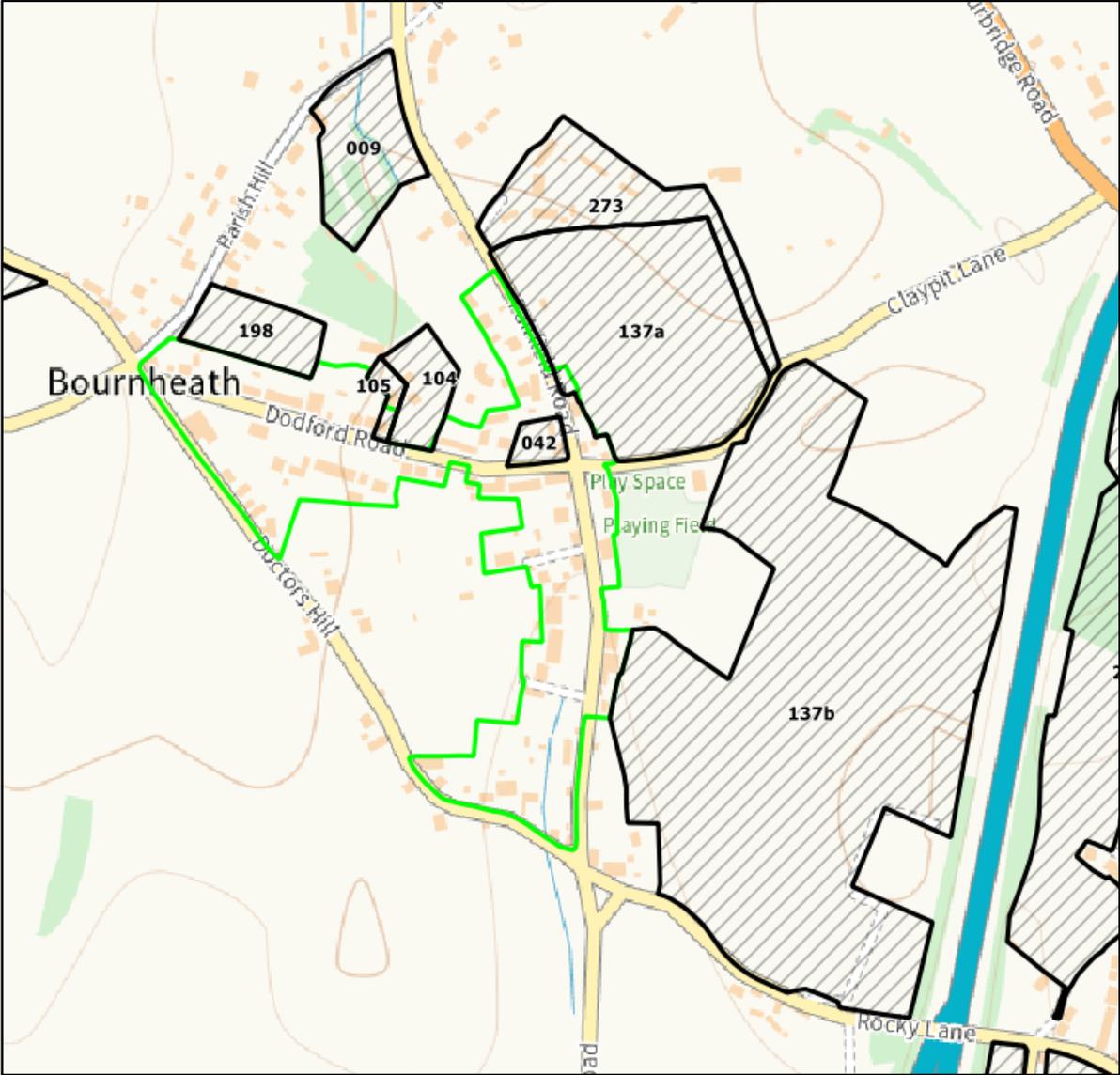


# Appendix 21: Bournheath



## Bournheath: Summary of Initial Sift and Significant Constraints

Initial Sift/ Site No.	009	042	104	105	137A	137B	198	273
Site size								
Proximity to existing settlement								
Flood Risk								
SSSI								
Ancient Woodland								
Country Park								
SM / Registered Park & Garden								
<b>Significant Constraints</b>								
Priority Habitat								
Noise								
Green Belt Harm								
Landscape Sensitivity	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

### Sites discounted at Initial Sift/ Significant Constraints stage:

Site No.	Site Name	Reason site discounted
009	Land at the junction of Parish Hill / Fairfield Road	Outside of or not adjacent to the existing Tier 4 Settlement Boundary, or could not be considered as infill development
042	2 Dodford Road	Planning permission (23/01325/FUL) granted for dwelling on garden land (22/04/2024) therefore no longer being considered in the assessment process
137A	Land east of Fairfield Road and north of Claypit Lane	Outside of or not adjacent to the existing Tier 4 Settlement Boundary, or could not be considered as infill development
137B	Land north of Rocky Lane and east of Fairfield Road	Outside of or not adjacent to the existing Tier 4 Settlement Boundary, or could not be considered as infill development
198	Land adjacent 39 Parish Hill	Appeal granted for two dwellings (30/09/2024) therefore no longer being considered in the assessment process
273	Land at Primrose Nurseries, Fairfield Road	Outside of or not adjacent to the existing Tier 4 Settlement Boundary, or could not be considered as infill development

**Sites that will NOT be discounted at Initial Sift/ Significant Constraints stage, despite receiving RED ratings:**

Site No.	Site Name	Reason site NOT discounted
104	Land between 18-28 Dodford Road	Site adjacent to the settlement boundary and could be considered for infill development
105	Land to rear 28 Dodford Road, Bournheath	Site below size threshold but could be considered for infill development in conjunction with site 104

**Bournheath: Detailed Considerations Desktop Summary**

Significant Constraints/ Site No.	104	105
Priority Habitats		
Noise		
Green Belt Harm		
Landscape Sensitivity	N/A	N/A
LSA Opportunities for development	N/A	N/A
<b>Detailed Considerations criteria:</b>		
Minerals		
Ancient/Veteran Trees		
SSSI Impact Risk Zone		
TPOs		
Public Open Space		
Risk to the Historic Environment		
Proximity of AQMA/ AQCZ	N/A	N/A
Major Accident Hazard Site/ Major Accident Hazard Pipeline	N/A	N/A
High Voltage Electricity Infrastructure	N/A	N/A

**Bournheath: Site Analysis and Planning Judgement Discussion**

Site 104 - Land between 18-28 Dodford Road, Bournheath		
RAG	Constraint commentary	Conclusion
Yellow	<b>Green Belt Harm:</b> Low / No.	<p><b>Context:</b> This is a brownfield site currently occupied by several barns within an open field. Situated towards the centre of Bournheath off Dodford Road. The site boundaries comprise mature trees and hedges. The site is open towards the neighbouring site 105.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area Low/ No Green Belt Harm.</p> <p>The site is in an area not assessed for Landscape Sensitivity as it is located inside a settlement.</p> <p><b>Main Strengths and Weaknesses:</b> The site has the potential to be considered as a Rural Exception site and given its location it is possible it could come forward outside of the Local Plan process.</p> <p>There are historic flooding issues in Bournheath which have followed significant rainfall events. North Worcestershire Water Management (NWWM) do not oppose the principle of development on this site, however, there would need to be sufficient space to accommodate drainage and attenuation infrastructure. Detailed modelling would be required to understand the impact development and any related alleviation measures would have downstream.</p>
	<b>Landscape Sensitivity:</b> The site falls within an area not assessed for landscape sensitivity as it is located in an existing built-up area.	
Green	<b>LWS and Priority Habitats:</b> 0% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward.	
Green	<b>Noise:</b> Less than 50dB Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
Green	<b>Minerals:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
Green	<b>Ancient/Veteran Trees:</b> Site is not near to, nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
Green	<b>TPOs:</b> No TPOs within the site. Trees within the garden may need to be surveyed to establish their value.	
Green	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
Light Green	<b>Risk to the Historic Environment:</b> Moderate to unknown risk to the Historic Environment.  The site lies within the 2km buffer zone of Dodford.	

Site 104 - Land between 18-28 Dodford Road, Bournheath		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, this site could provide an opportunity for development. However, flood risk modelling work would be required with a need for drainage and flood attenuation infrastructure which may affect the viability of the site.

Site 105 - Land to rear 28 Dodford Road, Bournheath		
RAG	Constraint commentary	Conclusion
Yellow	<b>Green Belt Harm:</b> Low / No.	<p><b>Context:</b> This is a brownfield site currently occupied by a dwelling with garages to the rear. Situated towards the centre of Bournheath off Dodford Road. The site boundaries comprise mature trees and hedges and is open towards the neighbouring site 104.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area Low/ No Green Belt Harm. This is the only site with this rating in Bournheath and is the lowest possible rating.</p> <p>Allocation of this site would not breach the existing built form of the settlement as it would replace an existing dwelling and associated structures.</p> <p>The site is in an area not assessed for Landscape Sensitivity as it is located inside a settlement.</p> <p><b>Main Strengths and Weaknesses:</b> The site has the potential to be considered as a Rural Exception site and given its location it is possible it could come forward outside of the Local Plan process. The site could potentially come forward together with site 104 which borders it to the east.</p> <p>There are historic flooding issues in Bournheath which have followed significant rainfall events. North Worcestershire Water Management (NWWM) do not oppose the principle of development on this site, however, there would need to be sufficient space to accommodate drainage and attenuation infrastructure. Detailed modelling would be required to understand the impact development and any related alleviation measures would have downstream.</p>
	<b>Landscape Sensitivity:</b> The site falls within an area not assessed for landscape sensitivity as it is located in an existing built-up area.	
Green	<b>LWS and Priority Habitats:</b> 0% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward.	
Green	<b>Noise:</b> Less than 50dB Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
Green	<b>Minerals:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
Green	<b>Ancient/Veteran Trees:</b> Site is not near to, nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
Green	<b>TPOs:</b> No TPOs within the site. Trees within the garden may need to be surveyed to establish their value.	
Green	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
Light Green	<b>Risk to the Historic Environment:</b> Moderate to unknown risk to the Historic Environment.  The site lies within the 2km buffer zone of Dodford.	

Site 105 - Land to rear 28 Dodford Road, Bournheath		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, this site could provide an opportunity for development if brought forward alongside site 104. However, flood risk modelling work would be required with a need for drainage and flood attenuation infrastructure which may affect the viability of the site.

**Bournheath: Summary of Site Analysis and Planning Judgement Discussion**

104	105