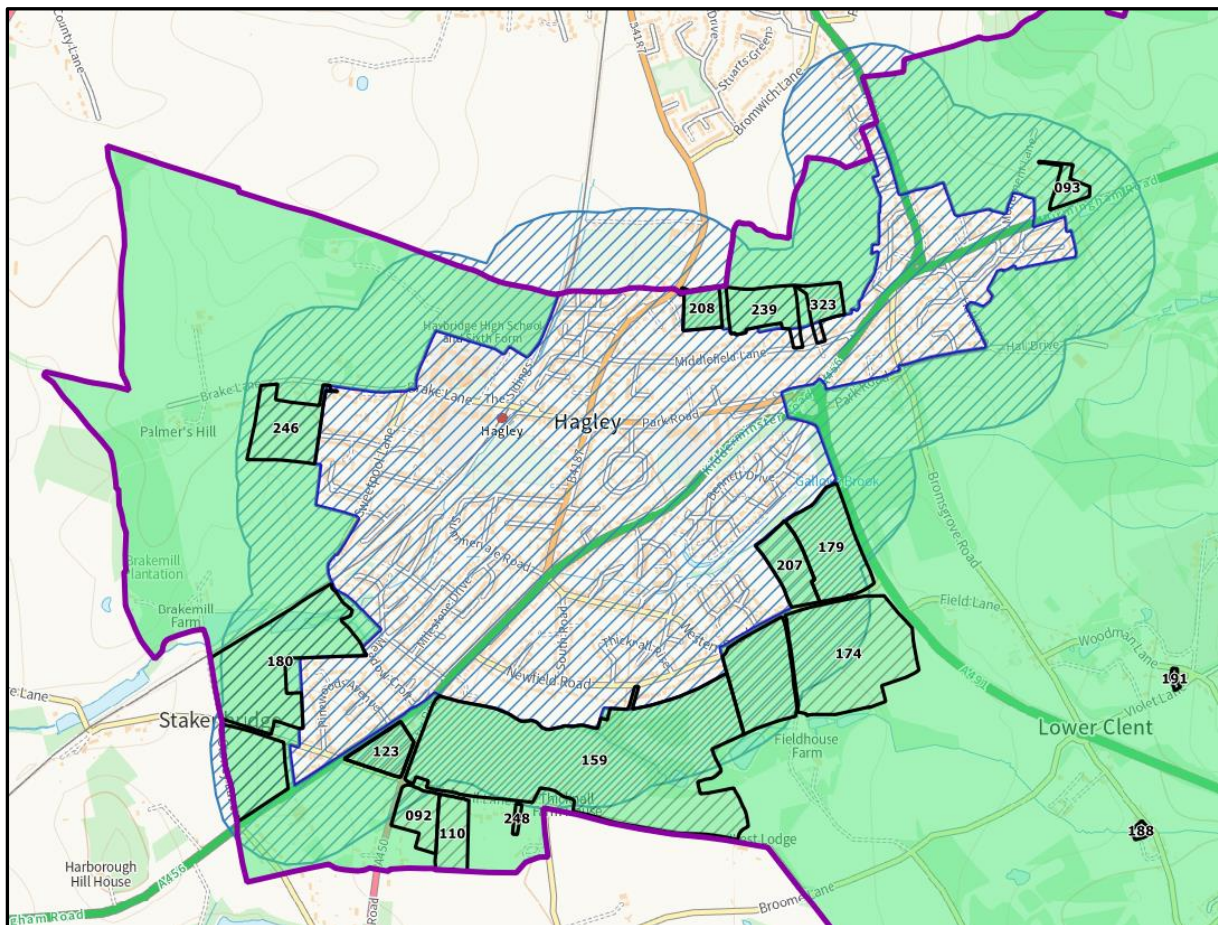


Appendix 5: Hagley

Settlement description

Hagley is one of six larger sustainable settlements inset from the Green Belt in Bromsgrove District, identified as such due to the higher level of available/accessible services and facilities, making it the focus for some development growth over the Plan period. Hagley lies to the very northwest of the district, in close proximity to the West Midlands conurbation and Kidderminster. The Green Belt boundary is drawn tightly around the settlement, which offers limited opportunities for growth within the existing urban area on non-Green Belt land. Hagley benefits from a well-placed railway station, located within the Hagley Conservation Area. Off peak trains call three times an hour in each direction, running westwards to Kidderminster and eastwards through Stourbridge and on to Birmingham Snow Hill Station. The A456 (Kidderminster Road) runs through Hagley and traffic congestion is one of the key concerns in this location.



Hagley: Summary of Initial Sift and Significant Constraints

Initial Sift / Site No.	092	093	110	123	159	174	179	180	207	208	239	246	248	323
Site size														
Proximity to existing settlement														
Flood Risk														
SSSI														
Ancient Woodland														
Country Park														
SM / Registered Park & Garden														
Significant Constraints														
Priority Habitat														
Noise														
Green Belt Harm														
Landscape Sensitivity														

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

Site No.	Site Name	Reason dismissed
093	Land to the east of 65 Hagley Hill	64.49% of the site is covered by Priority Habitat. >50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Site is likely to be discounted from further assessment. The site contains the following Priority Habitat: Lowland mixed deciduous woodland
110	Land south of Thicknall Lane	Site falls beyond a settlement buffer zone
248	Land adjacent to Cranford, Thicknall Lane	Site falls beyond a settlement buffer zone Site below site size threshold

Hagley: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	092	123	159	174	179	180	207	208	239	246	323
Priority Habitats											
Noise											
Green Belt Harm											
Landscape Sensitivity											
LSA Opportunities for development	N/A			N/A		N/A		N/A	N/A	N/A	N/A
Detailed Considerations criteria:											
Minerals											
Ancient/Veteran Trees											
SSSI Impact Risk Zone											
TPOs											
Public Open Space											
Risk to the Historic Environment											
Proximity of AQMA/ AQCZ											
Major Accident Hazard Site/ Major Accident Hazard Pipeline											
High Voltage Electricity Infrastructure	Not relevant to any site in this settlement										

Hagley: Site Analysis and Planning Judgement Discussion

Site 092 - Land at the junction of Thicknall Lane and Worcester Road, Hagley		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High.	<p>Context: This is a greenfield site, which lies to the south of Hagley's built form. However, the site is relatively remote from the main services and facilities located within Hagley.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The site is to the south of Thicknall Lane and creating a strong defensible Green Belt boundary to contain this site would be a challenge.</p> <p>The site is in an area of Medium Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage; for example, pulling the development line away from the identified gas pipeline.</p> <p>Furthermore, development proposals would need to be carefully considered because of their potential to contribute to worsening air quality. Whilst the AQMA has been revoked in Hagley, the AQCZ still remains. Advice from WRS would be needed in relation to allocation of this and other sites in the vicinity to understand any cumulative impacts on air quality.</p> <p>However, the remoteness of the site from the existing Hagley centre, services and facilities makes this site a less favourable option for allocation. The junction of Worcester Road with Station Road/ Park Road represents a point in close proximity to the railway station, Hagley Primary School and local businesses and facilities. From the site to this point represents a 20 minute/ 1.6 km walk. It would be preferable to</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0% of the site is covered by Priority Habitat.	
	Noise: Less than 49.9dB 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).	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within significant S&G resource. Would not materially increase sterilisation of wider resource, but should use on-site.	
	Ancient/Veteran Trees: 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	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment.</p> <p>Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required.</p> <p>The site lies within the 2km buffers for Hagley Conservation Area and Clent Conservation Area, and is on the edge of the buffer for Holy Cross Conservation Area.</p>	

Site 092 - Land at the junction of Thicknall Lane and Worcester Road, Hagley		
RAG	Constraint commentary	Conclusion
	AQMA/AQCZ: Site not within AQMA or AQCZ.	allocate sites that are in closer proximity to Hagley's services and facilities.
	Major Accident Hazard Sites/Pipelines: Site overlaps with a MAHP INNER or MIDDLE consultation zone. HSE would advise against this development and as such, the net developable area should be decreased accordingly. However the proportion of the site covered by a middle consultation zone is a very small area in the northeast corner of the site and therefore would be unlikely to reduce the net developable area of the site significantly.	
Conclusion Outcome:		In summary, due to the relative remoteness of the site from Hagley's services and facilities, this site should no longer be considered for allocation.

Site 123 - Land between Kidderminster Road, Worcester Road and Thicknall Lane, Hagley		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a green field site that lies to the south of Hagley and is adjacent to the existing built form along the Kidderminster Road. It is bounded by Stakenbridge Lane to the south and Worcester Road to the east.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>It would be possible to create a strong Green Belt boundary along Stakenbridge Lane and Worcester Road to contain this site.</p> <p>The site is in an area of Medium Sensitivity for housing and is recognised as a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. For example, whilst the site does not fall within the Hagley AQCZ, development proposals would need to be carefully considered because of their potential to contribute to worsening air quality. Whilst the AQMA has been revoked in Hagley, the AQCZ still remains. Advice from WRS would be needed in relation to allocation of this and other sites in the vicinity to understand any cumulative impacts on air quality.</p> <p>Whilst the presence of the high pressure gas main has been flagged, this would not prevent the site coming forward for development, it would just require a sensitive, lower density scheme to comply with any HSE guidance.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	LWS and Priority Habitats: 3.31% 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. The site contains the following Priority Habitat: Hedgerows	
	Noise: 60-64.9dB Continuous noise levels between 60-64.9dB LAeq, 16hr, should be considered with caution. Good acoustic design principles must be employed together with consideration of thermal comfort which may require the installation of mechanical ventilation. Noise levels in outdoor amenity spaces may exceed the LOAEL of 50dB LAeq, 16hr but fall beneath the SOAEL of 55dB LAeq, 16hr, the level of amenity afforded to future residents would be acceptable only where development is deemed 'desirable' by the LPA.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Within S&G MCA, but no resource on site. Would not materially increase sterilisation of wider resource.	
	Ancient/Veteran Trees: 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.	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with an area of Public Open Space and is unlikely to require further assessment.	

Site 123 - Land between Kidderminster Road, Worcester Road and Thicknall Lane, Hagley		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Anti-tank cylinders located beside road to northeast of parcel but otherwise unknown. Surviving parliamentary enclosure, one of several sets of field parcels categorised thus across the West Hagley to Clent area. Site likely to be suitable for development, but some mitigation may be required.</p> <p>The site falls within the 2km buffer around both Hagley (entire site) and Clent (around 80% of the site) Conservation Areas. The site is also nearby to both Broome and Churchill Conservation Areas in Wyre Forest District.</p>	<p>The site is bounded by two and traffic noise could be a challenge to mitigate and would require a satisfactory noise assessment report.</p> <p>A key factor to consider is that this site has been submitted on its own (site 123) and as part of a larger site (site 159) to accommodate a gyratory system for access to the remainder of site 159 and as a solution to traffic congestion through Hagley. An understanding from WCC Highways Authority as to whether a gyratory system in Hagley offers a suitable solution to traffic congestion would be needed. If this is the case, then this site should not be allocated for development in isolation from site 159 as it could stymie future growth options in Hagley.</p>
	<p>AQMA/AQCZ: Site not within AQMA or AQCZ.</p>	
	<p>Major Accident Hazard Sites/Pipelines: The southern 15% of the site is in the inner zone of the HSE Inner consultation zone of the gas pipeline. A further 40% of the site is covered by the outer zone.</p> <p>As the site overlaps with a MAHS or MAHP inner consultation zone. HSE would ADVISE AGAINST this development and as such, the net developable area should be decreased accordingly. Development might be possible in the area in the outer consultation zone.</p>	
Conclusion Outcome:		In summary, this site could offer a reasonable opportunity for allocation IF the site is not needed for traffic improvements and the outstanding issue regarding noise levels can be resolved satisfactorily.

Site 159 - Land east of Worcester Road, north of Thicknall Lane, Hagley		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a greenfield site located immediately south of Hagley's built form. Site 123 has also been submitted as part of this site submission and would be used to create a gyratory system to allow for access to the wider site (159) and to improve traffic congestion through Hagley.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>Thicknall Lane could provide a strong Green Belt boundary to the south of the site, especially with retention of the hedgerow running along its length. However, some boundary treatment might be required to the eastern boundary.</p> <p>The site is in an area of High/Medium Landscape Sensitivity, and the western third of this site has been identified as a Secondary Opportunity for development, it would be a challenge to identify a strong, defensible Green Belt boundary for just this portion of the submitted site.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of examples:</p> <ul style="list-style-type: none"> • The accompanying masterplan indicates that there will be no built development over the route of the gas pipeline. • The flood risk corridor identified within this site is capable of being integrated into a development scheme, offering improvements to biodiversity along the watercourse and benefits from new SuDs. • The TPO running along the site's northern boundary can be incorporated into a green/blue corridor without impact on built form.
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing. It is recognised as a Secondary Opportunity Area for residential development.	
	LWS and Priority Habitats: 9.62% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Traditional orchards, Eutrophic standing waters, Wet woodland, Lowland meadows, Hedgerows	
	Noise: 40db: 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).	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within S&G MSA. Some existing sterilisation of wider resource in vicinity of site. Use on site.	
	Ancient/Veteran Trees: 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.	
	TPOs: TPO (36) 2003 runs along the northern site boundary and has been accommodated within the masterplan for the site, but further assessment may be needed in the future.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Eastern part may have been within parkland & includes pre-1840 alder copses and fishponds. Potential for settlement remains related to	

Site 159 - Land east of Worcester Road, north of Thicknall Lane, Hagley		
RAG	Constraint commentary	Conclusion
	<p>medieval Thicknall. Mill pond located on the northern boundary & Paleolithic potential & flints recovered. Area of Parliamentary enclosure.</p> <p>The majority of sites in this category will be suitable for development, but there is a higher risk that more detailed assessment will determine that they are not suitable, or a risk that part of the site is not suitable. If deemed suitable for development, there are likely to be caveats, such as lower housing density to ensure that the historic character of an area is not eroded, or archaeological mitigation in the form of excavation or recording.</p> <p>The site falls within the 2km buffer zones of Hagley and Holy Cross Conservation Areas.</p>	<ul style="list-style-type: none"> The site is within a Mineral Consultation area and a Mineral Safeguarding area. Consultation with Worcestershire County Council (WCC) will be required, and on site use of any resources taken into consideration. A setting assessment would be required to ensure that the development scheme is sensitively planned to minimise impacts on historic assets. <p>In terms of Agricultural Land Classification, approximately 60% of the site is covered by a combination of Grade 1 (Excellent), Grade 2 (Very Good) and Grade 3a (Good). However, this affects the majority of sites around Hagley.</p>
	<p>AQMA/AQCZ: Site not within AQMA or AQCZ.</p>	
	<p>Major Accident Hazard Sites/Pipelines: Site overlaps with a MAHP INNER or MIDDLE consultation zone. HSE would ADVISE AGAINST this development and as such, the net developable area should be decreased accordingly.</p>	
Conclusion Outcome:		In summary, this site could offer a reasonable opportunity for allocation.

Site 174 - Land south of Worcester Road, Hagley		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site, which lies to the south east of Hagley. The western parcel of the site abuts existing built form; however, the remainder of the site is a little less connected to existing development.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>There is potential to create a strong Green Belt boundary to the south of the site. However, some boundary treatment might be required to the eastern and western boundaries.</p> <p>The site is in an area of High/Medium Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of examples:</p> <ul style="list-style-type: none"> • A setting assessment would be required to ensure that the development scheme is sensitively planned to minimise impacts on historic assets. • The north eastern edge of the site is likely to suffer from adjacent road noise. Should any part of the proposed development scheme be in close proximity to the traffic network, consideration may need to be given to glazing and ventilation specifications. <p>In terms of Agricultural Land Classification, 100% of the site is covered by a combination of Grade 1 (Excellent) and Grade 2 (Very Good). However, this affects the majority of sites around Hagley.</p> <p>Taking the site's location and connectivity to the existing settlement into account, if this site were to be allocated and developed in isolation, it would not offer a logical extension to the existing built form of Hagley.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.08% 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. The site contains the following Priority Habitat: Lowland mixed deciduous woodland	
	Noise: 50-59.9dB 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).	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within S&G and solid sand MCAs, but would not materially increase sterilisation. Negligible resource on site.	
	Ancient/Veteran Trees: 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.	
	TPOs: No TPOs within the site	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment. Area of Possible Medieval Settlement identified by earthworks and cropmarks on 1980 aerial photograph (now missing). Remnant parkland landscape associated with Field House to the south.	

Site 174 - Land south of Worcester Road, Hagley		
RAG	Constraint commentary	Conclusion
	<p>These sites are likely to be suitable for development, but some mitigation may be required.</p> <p>The site lies within 2km buffers for the following conservation areas:</p> <ul style="list-style-type: none"> • Hagley • Clent • Holy Cross <p>Site in close proximity to Field House Grade II* (1166943), the Orangery Grade II (1100122) and curtilage listed barns, between the house and the proposed site, so a setting assessment would be required.</p>	<p>This site relies upon sites 207 and 179 to the north of this site to also be allocated, which would provide that continuity of extending the built form of Hagley.</p>
	<p>AQMA/AQCZ: Site not within AQMA or AQCZ.</p>	
	<p>Major Accident Hazard Sites/Pipelines: Site does not overlap with a MAHS or MAHP consultation zone.</p>	
<p>Conclusion Outcome:</p>		<p>In summary, this site should only be considered for allocation if sites 207 and 179 are considered suitable for allocation in the first instance to ensure that expansion of Hagley is not disjointed from the existing built form.</p>

Site 179 - Land at junction of Western Road and A491, Hagley		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/ No	<p>Context: This is a greenfield site, which lies to the south east of Hagley. It lies to the south of existing development and is separated from this by an existing green corridor. To the west is another site (site 207), which has also been submitted for consideration for residential development. Further to the west these sites are bounded by existing development.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>The roads bounding the southern and eastern boundaries of the site would offer strong defensible Green Belt boundaries.</p> <p>The site is in an area of Medium Sensitivity for housing and is recognised as a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses:</p> <p>There are some limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of examples:</p> <ul style="list-style-type: none"> The north eastern edge of the site is likely to suffer from adjacent road noise. Should any part of the proposed development scheme be in close proximity to the traffic network, consideration may need to be given to glazing and ventilation specifications. A Noise Impact Assessment submitted after site promoter meetings were held. NIA indicates that the site could be sympathetically designed to minimise noise impact and appropriate mitigation in instances where design/ layout cant fully alleviate noise levels. NIA should be sent to WRS for verification. Potential impacts within the AQZ for Hagley.
	Landscape Sensitivity: The site falls within a Medium/Low Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	LWS and Priority Habitats: 12.2% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows, Lowland meadows	
	Noise: 61db. With suitable glazing and ventilation internal noise levels as per BS8233:2014 should be achievable. Noise levels within outdoor amenity space may exceed the LOAEL (50 dbLAeq16hr) for outdoor amenity space but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr).	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within S&G MCA and partially within solid sand/silica sand MCA. Will not materially increase sterilisation.	
	Ancient/Veteran Trees: 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.	
	TPOs: No TPOs within the site	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Cropmarks of possible settlement recorded to south. Evaluation west of site (2014 and 2019) recorded no features or deposits of significance. Evaluation (2013) north of site recorded limited activity. Finds in alluvium	

Site 179 - Land at junction of Western Road and A491, Hagley		
RAG	Constraint commentary	Conclusion
	indicative of prehistoric activity. Likely to be suitable for development, but some mitigation may be required. The site is with the 2km buffer of three Conservation Areas: Holy Cross, Clent and Hagley.	<p>There is an area of amenity green space along the site's northern boundary. There may be opportunities to enhance this through the installation of a foot/cycle route to improve the connectivity of the site to the existing built form.</p> <p>In terms of Agricultural Land Classification, approximately 90% of the site is covered by a combination of Grade 1 (Excellent) and Grade 2 (Very Good). However, this affects the majority of sites around Hagley.</p> <p>If the site were to be considered in conjunction with adjacent site 207, this would offer a logical and comprehensive extension to the existing built form.</p>
	AQMA/AQCZ: North-eastern corner of site falls in AQCZ.	
	Major Accident Hazard Sites/Pipelines: Site does not overlap with a MAHS or MAHP.	
Conclusion Outcome:		In summary, this site should be considered for allocation in conjunction with site 207 IF noise mitigation is considered acceptable.

Site 180 - Land north and south of Stakenbridge Lane, Hagley		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site to the south west of Hagley, lying adjacent to existing built form. The site is dissected (east/west) by Stakenbridge Lane</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>There is potential to create strong Green Belt boundaries to the north of the site along the railway line, to the west of the site along Stoney Lane and along Birmingham Road to the south.</p> <p>The site is in an area of High/Medium Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of examples:</p> <ul style="list-style-type: none"> • A flood risk corridor identified within this site is capable of being integrated into a development scheme, offering improvements to biodiversity along the watercourse. • In terms of the identified POS, this area can be excluded from built development and there are opportunities to increase BNG. • The presence of the high pressure gas main has been flagged, this would not prevent the site coming forward for development, it would just require a sensitive, lower density scheme to comply with any HSE guidance. • The WCC review of the site indicates that on site use of any minerals resources should be taken into consideration.
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	<p>LWS and Priority Habitats: 8.58% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows, Rivers</p> <p>This Habitat area is also identified as a Local Wildlife Site.</p>	
	<p>Noise: 40dB 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)</p>	
	<p>Minerals Infrastructure and Safeguarding: The site falls within an area of Low/No Green Belt Harm. Wholly within solid sand/silica sand MCAs and partially within solid sand/silica sand MSA. Some existing sterilisation of wider resource in vicinity of site, but should use on site.</p>	
	<p>Ancient/Veteran Trees: 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.</p>	
	<p>TPOs: No TPOs within the site and is unlikely to require further assessment</p>	
	<p>Public Open Space: The part of the site in the north which overlaps with a Local Wildlife Site is also recognised as Public Open Space. This amount to approximately 10% of the site and will require further assessment and possible reduction in net developable area for the same reasons.</p>	

Site 180 - Land north and south of Stakenbridge Lane, Hagley		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment:</p> <p>Significant remains of Bronze Age Barrows on Clent Heath, which although undesignated are potentially of equivalent significance to a Scheduled Monument. The site is also bordered by the conjectured route of the Roman Road and contains a nature reserve around the millpond, which was created in 1543. A Roman coin hoard was also found within the development area.</p> <p>This site is considered unsuitable for development as a whole. Parts of this site may be suitable for development, but it would need detailed assessment to understand the survival and significance of the archaeology within the site before those areas are allocated as smaller parcels.</p> <p>The site falls within the 2km buffer around both Hagley (entire site) and Clent (around 10% of the site) Conservation Areas. The site is also nearby to both Broome and Churchill Conservation Areas in Wyre Forest District.</p>	<p>In terms of Agricultural Land Classification, 100% of the site is covered by a combination of Grade 1 (Excellent) and Grade 2 (Very Good). However, this affects the majority of sites around Hagley.</p> <p>With regard to Risk to the Historic Environment, the potential for nationally significant remains within the site was a key issue to be explored before this site could be considered for allocation, as any findings could have an impact on site capacity and deliverability. A geophysics study has been submitted and reviewed by WCC Archaeology Service, who have concluded that they are satisfied that the results of the pre application investigation suggests that archaeology does not represent a constraint for allocation or for future development of the site. However, there remains largely unknown potential for below ground archaeology across the wider site and therefore they recommend further archaeological investigation, by condition, should the site progress forward for development.</p>
	<p>AQMA/AQCZ:</p> <p>Site not within AQMA or AQCZ.</p>	
	<p>Major Accident Hazard Sites/Pipelines: The site overlaps with an INNER or MIDDLE consultation zone for a Health and Safety Executive (HSE) Major Accident Hazard Pipeline (MAHP). HSE would therefore ADVISE AGAINST development within these zones and as such, the net developable area should be decreased accordingly.</p>	
Conclusion Outcome:		<p>In summary, this site could reasonably be considered for allocation, with the caveat that there is a requirement for additional archaeological investigations.</p>

Site 207 - Land north of Western Road, Hagley		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/No	<p>Context: This is a greenfield site, which lies to the south east of Hagley. It lies to the south of existing development and is separated from this by an existing green corridor. To the east is another site (site 179), which has also been submitted for consideration for residential development. To the west this site is adjacent to existing development.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>The road bounding the southern boundary of the site would offer strong defensible Green Belt boundary. Creating a strong Green Belt boundary to the east of the site would be difficult unless this site was considered in conjunction with site 179, which would offer a strong boundary to the far eastern edge along the A491.</p> <p>The site is in an area of Medium/Low Sensitivity for housing and is recognised as a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are no identified constraints that would preclude this site from allocation.</p> <p>There is an area of amenity green space along the site's northern boundary. There may be opportunities to enhance this through the installation of a foot/cycle route to improve the connectivity of the site to the existing built form.</p> <p>Whilst the site does not fall within the Hagley AQCZ, development proposals would need to be carefully considered because of their potential to contribute to worsening air quality. Whilst the AQMA has been revoked in Hagley, the AQCZ still remains. Advice from WRS would</p>
	Landscape Sensitivity: The site falls within a Medium/Low Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	LWS and Priority Habitats: 0.49% 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. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows	
	Noise: 50-59.9dB 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)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within S&G MCA and partially within solid/silica sand MCA, but site would not materially increase sterilisation.	
	Ancient/Veteran Trees: 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.	
	TPOs: No TPOs within the site	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment. However it is adjacent (to the north) to a large area of amenity greenspace (Dwyer Close) implemented as part of the recent Cala Homes development in this area.	
	Risk to the Historic Environment:	

Site 207 - Land north of Western Road, Hagley		
RAG	Constraint commentary	Conclusion
	<p>Moderate or unknown risk to the historic environment.</p> <p>Cropmarks of possible settlement recorded to south. Evaluation west of site (2014 and 2019) recorded no features or deposits of significance. Evaluation (2013) north of site recorded limited activity. Finds in alluvium indicative of prehistoric activity.</p> <p>These sites are likely to be suitable for development, but some mitigation may be required.</p> <p>The site lies within 2km buffers for the following conservation areas: Hagley, Clent and Holy Cross</p>	<p>be needed in relation to allocation of this and other sites in the vicinity to understand any cumulative impacts on air quality.</p> <p>In terms of Agricultural Land Classification, approximately 90% of the site is covered by Grade 2 (Very Good). However, this affects the majority of sites around Hagley.</p>
	<p>AQMA/AQCZ: Site not within AQMA or AQCZ.</p>	
	<p>Major Accident Hazard Sites/Pipelines: Site does not overlap with a MAHS or MAHP consultation zone</p>	
Conclusion Outcome:		<p>In summary, this site should be considered for allocation in conjunction with site 179 to offer a logical and comprehensive extension to the existing built form.</p>

Site 208 - Land rear of 1-7 Hagley Grange, Worcester Lane, Hagley		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site, used as a paddock and is located to the north of Hagley's built form and lies to the rear of Middlefield Lane.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>There is potential to create a strong Green Belt boundary to the north and east of the site as the site boundaries benefit from dense wooded growth.</p> <p>The site is in an area of High/Medium Sensitivity for housing.</p> <p>Main Strengths and Weaknesses:</p> <p>There are no identified constraints that would preclude this site from allocation, with the exception of potential air quality issues. Whilst the AQMA has been revoked in Hagley, the AQCZ still remains. Advice from WRS would be needed in relation to allocation of this and other sites in the vicinity to understand any cumulative impacts on air quality.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 2.47% 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. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows	
	Noise: Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: 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.	
	TPOs: No TPOs within the site	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment Site lies wholly within both the Hagley and Clent Conservation Area 2km Buffer Zones.	

Site 208 - Land rear of 1-7 Hagley Grange, Worcester Lane, Hagley		
RAG	Constraint commentary	Conclusion
	<p>AQMA/AQCZ: Site within AQMA or AQCZ. Proposal will have negative impact on air quality and/or introduce sensitive receptors to existing poor air quality. Strategic development sites within these areas should be discouraged to minimise the impact on existing poor air quality and reduce the potential for additional exposure of sensitive receptors to poor air quality.</p>	
	<p>Major Accident Hazard Sites/Pipelines: Site either does not overlap with a MAHS or MAHP or overlaps with only the Middle or Outer consultation zone</p>	
Conclusion Outcome:		In summary, this site could be considered for allocation subject to clarification of air quality impacts due to location in the AQCZ.

Site 239 - Land at and to rear 57 Middlefield Lane, Hagley		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site, located to the north of Hagley's built form and lies to the rear of Middlefield Lane.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>There is potential to create a strong Green Belt boundary to the north and west of the site as the site boundaries benefit from dense wooded growth.</p> <p>The site is in an area of High/Medium Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are no identified constraints that would preclude this site from allocation, with the exception of potential air quality issues. Whilst the AQMA has been revoked in Hagley, the AQCZ still remains. Advice from WRS would be needed in relation to allocation of this and other sites in the vicinity to understand any cumulative impacts on air quality.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 1.5% 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. The site contains the following Priority Habitat: Hedgerows	
	Noise: (Day=40dB) 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)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Parts of site within S&G and solid/silica sand MCAs. Site would not materially increase sterilisation.	
	Ancient/Veteran Trees: 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.	
	TPOs: No TPOs within the site and is unlikely to require further assessment	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment	
	Risk to the Historic Environment: Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required. The site falls within the 2km buffer of Hagley Conservation Area and around 60% of the site is within the 2km buffer of Clent Conservation area.	

Site 239 - Land at and to rear 57 Middlefield Lane, Hagley		
RAG	Constraint commentary	Conclusion
	<p>AQMA/AQCZ: Site within AQCZ. Proposal will have negative impact on air quality and/or introduce sensitive receptors to existing poor air quality. Strategic development sites within these areas should be discouraged to minimise the impact on existing poor air quality and reduce the potential for additional exposure of sensitive receptors to poor air quality.</p>	
	<p>Major Accident Hazard Sites/Pipelines: Site either does not overlap with a MAHS or MAHP consultation zone or overlaps with only the Outer consultation zone.</p>	
Conclusion Outcome:		In summary, this site could be considered for allocation subject to clarification of air quality impacts due to location in the AQCZ.

Site 246 - Land south of Brake Lane, west of Woodland Avenue, Hagley		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site located to the west of Hagley, adjacent to existing development at Brake Lane and Woodland Avenue.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>There is potential to create a strong Green Belt boundary to the west of the site as the site boundary benefits from dense wooded growth. However, it could be a challenge to create a strong Green Belt boundary to the south of the site.</p> <p>The site is in an area of High/Medium Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of examples:</p> <ul style="list-style-type: none"> • Protection of TPO trees. • The WCC review of the site indicates that on site use of any minerals resources should be taken into consideration. • A setting assessment would be required to ensure that the development scheme is sensitively planned to minimise impacts on historic assets. • Whilst the AQMA has been revoked in Hagley, the AQCZ still remains. Advice from WRS would be needed in relation to allocation of this and other sites in the vicinity to understand any cumulative impacts on air quality. <p>In terms of Agricultural Land Classification, the site is covered by Grade 2 (Very Good). However, this affects the majority of sites around Hagley.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.17% 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. The site contains the following Priority Habitat: Hedgerows	
	Noise: Less than 49.9dB 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)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Majority of site is within solid/silica sand MSA and partly within S&G MCA. Wider resource already sterilised in vicinity of site, but should use on site.	
	Ancient/Veteran Trees: 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.	
	TPOs: Area of TPOs (5319830 – Land at Brake Lane) within the site on the eastern boundary. Net developable area may need to be reduced. Further assessment required.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment. Area of parliamentary enclosure. These sites are likely to be suitable for development, but some mitigation may be required.	

Site 246 - Land south of Brake Lane, west of Woodland Avenue, Hagley		
RAG	Constraint commentary	Conclusion
	<p>The site lies within the 2km buffer for Hagley Conservation Area.</p> <p>Might want to do a site visit to check the topography in this area, and assess whether there might be impact on The Birches, Grade II (1348595) to the north.</p>	
	<p>AQMA/AQCZ: Site not within AQMA or AQCZ.</p>	
	<p>Major Accident Hazard Sites/Pipelines: Site does not overlap with a MAHS or MAHP consultation zone</p>	
Conclusion Outcome:		<p>In summary, this site could be considered for allocation subject to clarification of air quality impacts due to location in the AQCZ.</p>

Site 323 - Land at and to rear of 63 Middlefield Lane, Hagley		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site, located to the north of Hagley's built form and lies to the rear of Middlefield Lane.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>There is potential to create a strong Green Belt boundary to the north of the site.</p> <p>The site is in an area of High/Medium Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are no identified constraints that would preclude this site from allocation, with the exception of potential air quality issues. Whilst the AQMA has been revoked in Hagley, the AQCZ still remains. Advice from WRS would be needed in relation to allocation of this and other sites in the vicinity to understand any cumulative impacts on air quality.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 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. The site contains the following Priority Habitat: Hedgerows	
	Noise: Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Parts of site within S&G and solid/silica sand MCAs. Site would not materially increase sterilisation.	
	Ancient/Veteran Trees: 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.	
	TPOs: No TPOs within the site	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment	
	Risk to the Historic Environment: Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required.	
	AQMA/AQCZ: Site within AQCZ	

Site 323 - Land at and to rear of 63 Middlefield Lane, Hagley		
RAG	Constraint commentary	Conclusion
	Major Accident Hazard Sites/Pipelines: Site does not overlap with a MAHS or MAHP consultation zone	
Conclusion Outcome:		In summary, this site could be considered for allocation subject to clarification of air quality impacts due to location in the AQCZ.

Hagley: Summary of Site Analysis and Planning Judgement Discussion

092	123	159	174	179	180	207	208	239	246	323