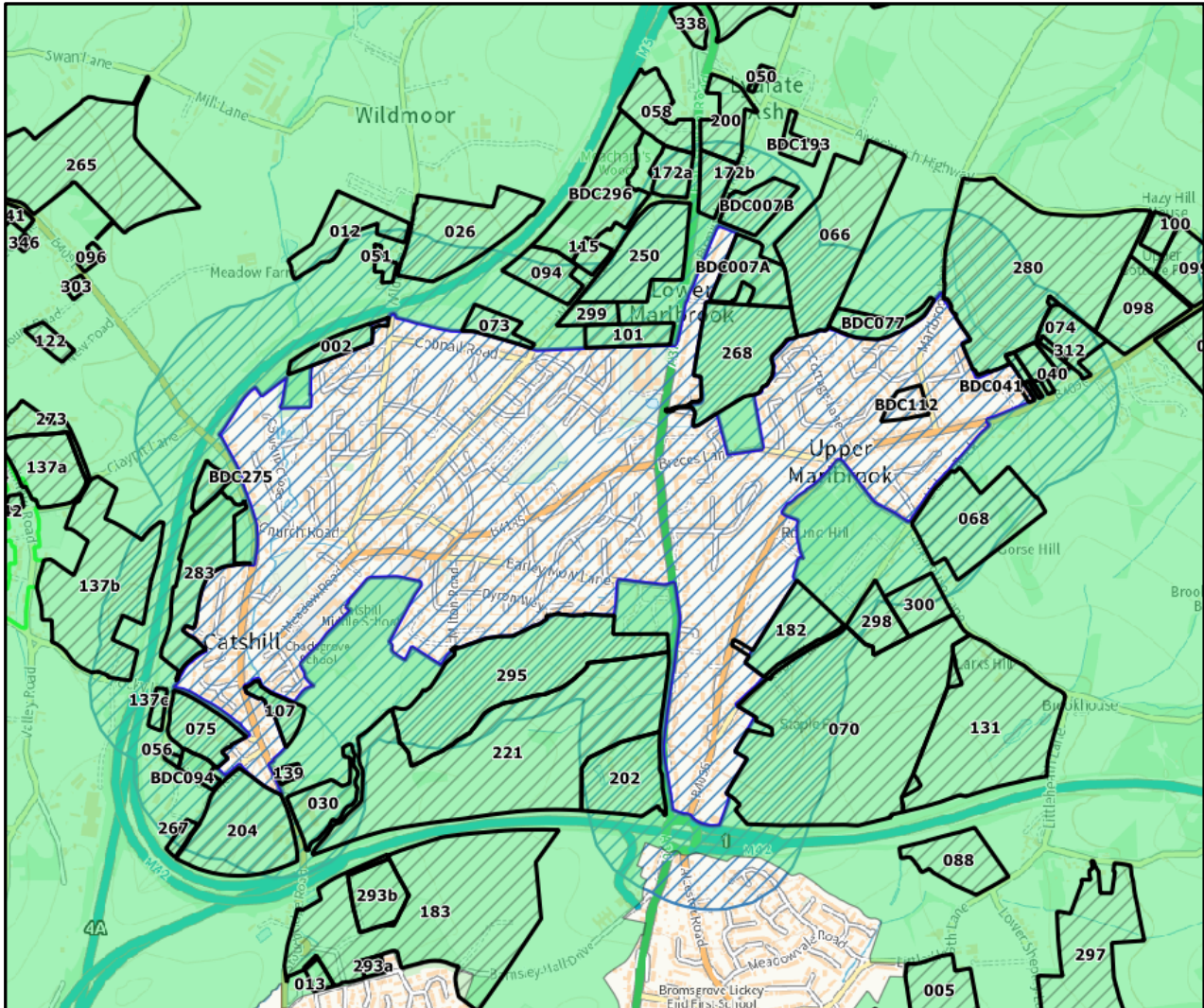


## Appendix 4: Catshill

## Settlement description

Catshill 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. Catshill, includes Marlbrook and sits centrally within the district, in close proximity to the north of Bromsgrove town. 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. Catshill sits adjacent to the intersection of the M5 and M42 motorways, within close proximity to access both M5 Junction 4 and M42 Junction 1. The settlement is bisected by the A38 to the east of Catshill and west of Marlbrook.



## Catshill: Summary of Initial Sift and Significant Constraints

Initial Sift/ Site No.	002	012	026	040	051	056	058	066	068	070	073	074	075	094	101	107
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																
Landscape		N/A	N/A		N/A											

Initial Sift/ Site No.	115	137b	137c	139	172a	172b	182	200	204	221	250	267	268	280	283	295
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																
Landscape		N/A														

Initial Sift/ Site No.	298	299	300	312	BDC 007a	BDC 007b	BDC 041	BDC 077	BDC 094	BDC 112	BDC 275	BDC 296
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												
Landscape										N/A		

**Catshill: Sites discounted at Initial Sift/ Significant Constraints stage**

<b>Site No.</b>	<b>Address</b>	<b>Reason dismissed</b>
002	Land to rear of 115 Wildmoor Lane	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation.
012	Land opposite 120 Wildmoor Lane	Site remote from existing settlement Green Belt rating of Very High Harm
026	Whiting Landscape, Wildmoor Lane	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation. Green Belt rating of Very High Harm
051	Land adjacent 153 Wildmoor Lane	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation. Green Belt rating of Very High Harm
056	Land off Hinton Fields	Below site size threshold
058	Land adjoining The Limes	Site remote from existing settlement
073	Land adjacent and to the rear of 145 Woodrow Lane	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation.
094	Land between 153 and 155 Woodrow Lane	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation.
115	Land at 157 Woodrow Lane	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation. 83.64% of site identified as Priority Habitat (Hedgerows, Lowland meadow)
137b	Land north of Rocky Lane and east of Fairfield Road	Site remote from existing settlement
137c	Land at junction of Rocky Lane and Hinton Fields	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation.
172a	Land at junction of Woodrow Lane and Halesowen Road	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation.
172b	Land opposite junction of Woodrow Lane and Halesowen Road	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation.
200	Land south of Lydiate Ash Road	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation.
204	Land at Washingstocks Farm, Stourbridge Road	Excessive noise levels for residential development. * See further explanation regarding this site in the 'Site Assessment & Site Selection Methodology Addendum 1' document, paragraph 4.0.9.

Site No.	Address	Reason dismissed
221	Land west of Birmingham Road	Excessive noise levels for residential development * See further explanation regarding this site in the 'Site Assessment & Site Selection Methodology Addendum 1' document, paragraph 4.0.9.
267	Land to west of Washingstocks Farm, off Hinton Fields	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation.
280	Old Marlbrook Quarry	Development of the site would lead to 'Very High' Green Belt harm
283	Land west of Stourbridge Road, north of Rocky Lane	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation. 67.79% of site identified as Priority Habitat (Lowland meadows, Lowland mixed deciduous woodland, Hedgerows)
BDC094	Rear of 20, 22 and 24 Hinton Fields	62.73% of site identified as Priority Habitat (Lowland mixed deciduous woodland)
BDC275	Catshill Piggeries	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation.
BDC296	Land fronting Woodrow Lane	Site remote from existing settlement

## Catshill: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	040	066	068	070	074	075	101	107	139	182	221	250	268	295	298	299
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	N/A	N/A	N/A		N/A	N/A	N/A	
Detailed Considerations criteria:																
Minerals Safeguarding																
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														

Significant Constraints/ Site No.	300	312	BDC007a	BDC007b	BDC041	BDC077	BDC112
Priority Habitats							
Noise							
Green Belt Harm							
Landscape Sensitivity							N/A
LSA Opportunities for development	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Detailed Considerations criteria:							
Minerals Safeguarding							
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						

## Catshill: Site Analysis and Planning Judgement Discussion

Site 040 - Land to rear of 293 Old Birmingham Road (Hillside Farm)		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> This is a greenfield site with some agricultural/storage buildings occupying the southern part of the site. It is currently accessed by means of a narrow track off the B4096 and a residential property (293 Old Birmingham Rd) is included in the site submission as a possible means of creating a wider access to the site.</p> <p>The site lies to the rear of existing residential properties on Old Birmingham Rd (B4096) and on the very eastern edge of Marlbrook in relatively close proximity to some very localised facilities, albeit it is remote and a considerable walking distance from the main settlement of Catshill and a wider range of local services.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is bounded by existing residential development and established hedgerow/tree belts, which would screen views of the site from the north and form an obvious Green Belt boundary.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are few 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, such as best use of any solid sand mineral resource or the assessment of risk arising from the site being adjacent to the Marlbrook Tip landfill site.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 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	
	<b>Noise:</b> (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)	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within solid sand MSA. Small area of compromised resource. Infill site. Will not materially increase sterilisation, but use on site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Close to Lickey Grange but otherwise unknown risk to the historic environment. These sites are likely to be suitable for development, but some mitigation may be required. Site is within the 2km buffer zone of Barnt Green conservation area.	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone	

Site 040 - Land to rear of 293 Old Birmingham Road (Hillside Farm)		
RAG	Constraint commentary	Conclusion
		However, the remoteness of the site from Catshill centre, with its wider range of services and facilities, makes it a less favourable option for allocation in comparison to other sites around Catshill.
Conclusion Outcome:		<b>In summary, the remoteness of the site from Catshill centre, with its wider range of services and facilities, makes it a less favourable option for development. Therefore, the site is not considered to be suitable for allocation.</b>

Site 066 - Land adjacent to 32 Alvechurch Highway		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> High	<p><b>Context:</b> This is a large greenfield site in agricultural land use with its topography rising fairly significantly from south to north. It is currently accessed from the northeast corner of the site, off the Alvechurch Highway.</p> <p>The southern corner of the site is adjacent to the edge of Marlbrook, albeit the majority of the site is remote and a considerable walking distance from the main settlement of Catshill and a wider range of local services.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of High Green Belt Harm.</p> <p>The site is bounded by open, greenfield land to the east and west and development would therefore be somewhat incompatible with the surrounding land use. The site also extends a considerable distance to the north away from the existing built-up area of Marlbrook.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are very few limiting constraints associated with this site. 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.</p> <p>The site in multiple LF buffers, and the boundary of site is immediately adjacent to former landfill known as The Knoll. Therefore any development proposals will likely require assessment.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 0.36% 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 and Lowland mixed deciduous woodland.	
	<b>Noise:</b> 53dB: Site suitable for residential development, consideration may need to be given to glazing and ventilation specifications to ensure internal noise levels as per BS8233:2014 are achieved. Noise within outdoor amenity spaces should be able to achieve WHO guidance values with standard mitigation measures (less than 50dB LAeq16hr).	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within key solid sand resource. Partially within silica sand and S&G. Surrounding resource partially sterilised, but should use on-site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Unknown. Pipeline watching brief in north of field (Hazy Hill) not complete. Field parcel part of landscape characterised by surviving parliamentary enclosure. This site is likely to be suitable for development, but some mitigation may be required. Site falls within the 2km buffer of Barnt Green CA	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	

Site 066 - Land adjacent to 32 Alvechurch Highway		
RAG	Constraint commentary	Conclusion
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone	
<b>Conclusion Outcome:</b>		In summary, the remoteness of the site from Catshill centre, with its wider range of services and facilities, makes it a less favourable option for development. Therefore, the site is not considered to be suitable for allocation.

Site 068 – Land east of Linehouse Lane		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> This is a relatively large greenfield site in agricultural land use with its topography rising fairly sharply from south to north. It is currently accessed from the western side of the site, off Linehouse Lane.</p> <p>The site lies on the south eastern edge of Marlbrook in relatively close proximity to some very localised facilities, albeit it is remote and a considerable walking distance from the main settlement of Catshill and a wider range of local services.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is bounded by open, greenfield land to the south and east, albeit there are several isolated residential properties immediately adjacent to the south, with more significant existing residential development to the west along Lickey Rock.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing, with greater impact likely to the north of the site on higher ground.</p> <p><b>Main Strengths and Weaknesses:</b> There are some limiting constraints associated with this site. The site lies within a Minerals Safeguarding Area (MSA) for solid sand resource and advice from the Minerals Planning Authority (WCC) indicates this site would not be supported for allocation unless a minerals resource assessment can demonstrate otherwise.</p> <p>The site is also bisected by a high pressure gas pipeline and any masterplanning of the site would need to ensure this constraint is</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 5.52% 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 dry acid grassland	
	<b>Noise:</b> 50 – 59.9 dB - residential development sites that are within the continuous noise range of 50-59.9dB LAeq, 16hr, present a noise climate that could be delivered in compliance with BS 8233:2014 without excessive mitigation whilst maintaining a modern standard of living and outdoor amenity.	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within key solid sand resource. Would extend sterilisation into areas that are currently unsterilised. Partially within silica sand resource, but would not materially increase silica sand sterilisation.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Moderate or unknown risk to the historic environment Site is located within the Barnt Green 2km Buffer Zone.	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	<b>Public Safety Constraints:</b> Site overlaps with a MAHP (gas pipeline) INNER or MIDDLE consultation zone. HSE would advise against development	

Site 068 – Land east of Linehouse Lane		
RAG	Constraint commentary	Conclusion
	within the area of the inner zone and as such, the net developable area should be decreased accordingly.	adequately addressed and development levels reduced to reflect the consultation zones associated with it.
Conclusion Outcome:		In summary, given the identified constraints and the remoteness of the site from Catshill centre, with its wider range of services and facilities, makes it a less favourable option for development. Therefore, the site is not considered to be suitable for allocation.

Site 070 – Staple Farm, Staple Flat		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> High	<p><b>Context:</b> This is a very large greenfield site in agricultural land use with a collection of agricultural buildings in the centre of the site. These are accessed from the northwestern side of the site, off Staple Flat.</p> <p>The site lies on the eastern edge of Marlbrook in relatively close proximity to some very localised facilities, albeit it is remote and a considerable walking distance from the main settlement of Catshill and a wider range of local services.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of High Green Belt Harm.</p> <p>Field boundaries within the site would make it a challenge to establish strong Green Belt boundaries to the north and east of the site.</p> <p>The site falls partially within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are some limiting constraints associated with this site, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation, such as pulling development away from the noise source along the M42.</p> <p>The site lies within a Minerals Safeguarding Area (MSA) for solid sand resource and advice from the Minerals Planning Authority (WCC) indicates this site would not be supported for allocation unless a minerals resource assessment can demonstrate otherwise.</p>
	<b>Landscape Sensitivity:</b> The site falls partially within a High/Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 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.	
	<b>Noise:</b> 60-64.9dB 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).	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within key solid sand and silica sand resource. Would extend sterilisation into areas that are currently unsterilised.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> High risk to the historic environment. Staple Hill probably derived from Stapul meaning boundary post marker. Cropmark and earthworks of enclosures and lynchets also in field. Immediately adjacent to field containing conjectured route of Roman Road. 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	

Site 070 – Staple Farm, Staple Flat		
RAG	Constraint commentary	Conclusion
	not eroded, or archaeological mitigation in the form of excavation or recording. The site lies within the 2km buffer for Barnt Green Conservation Area.	However, the proximity of the site to the Lickey End AQMA, may present more of a challenge, especially when the scale of the site is taken into consideration.  Furthermore, the scale of the site could pose a significant challenge in terms of vehicular access from the relatively narrow Staple Flat and adequate ingress to the wider road network.
	<b>Proximity of AQMA/ AQCZ:</b> Western extent of the site lies within a AQCZ for the AQMA at M42 J1, with the majority of the site within a 500m buffer of this AQMA.	
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone.	
<b>Conclusion Outcome:</b>		<b>In summary, given the identified constraints and the remoteness of the site from Catshill centre, with its wider range of services and facilities, makes it a less favourable option for development. Therefore, the site is not considered to be suitable for allocation.</b>

Site 074 – Land to the rear of Old Birmingham Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> This is a greenfield site with a large residential dwelling in the centre of the site and an additional dwelling (307 Old Birmingham Road) shown as part of the site where access would be likely to be taken from the B4096 Old Birmingham Road.</p> <p>The site lies to the rear of existing residential properties along Old Birmingham Rd and on the eastern edge of Marlbrook in relatively close proximity to some very localised facilities, albeit it is remote and a considerable walking distance from the main settlement of Catshill and a wider range of local services.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is bounded by existing residential development and established hedgerow/tree belts, which would screen views of the site from the north and form an obvious Green Belt boundary.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are some limiting constraints associated with this site, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation, such as best use of any on site solid sand mineral resource.</p> <p>The site's (adjacent) proximity to the former Marlbrook Tip landfill site would also need further investigation to ensure the site is not adversely affected by contaminated land.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 27.04% 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: Hedgerows and Lowland mixed deciduous woodland.	
	<b>Noise:</b> Day noise level: 40db, Night noise level: 51db. 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)	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within key solid sand resource. Would not materially extend existing sterilisation, but should use on site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Moderate or Unknown risk to the historic environment. Opposite Lickey Grange. Tree line may have been introduced post 1885 to provide a screen for Grange from quarrying to north. Otherwise unknown. Site is likely to be suitable for development, but some mitigation may be required. Site is within 2km of Barnt Green Conservation Area.	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP	

Site 074 – Land to the rear of Old Birmingham Road		
RAG	Constraint commentary	Conclusion
	Conclusion outcome:	In summary, given the identified constraints and the remoteness of the site from Catshill centre, with its wider range of services and facilities, makes it a less favourable option for development. Therefore, the site is not considered to be suitable for allocation.

Site 075 – Land at Hinton Fields		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Low	<p><b>Context:</b> This is a greenfield site on the southwestern edge of Catshill, with land rising across the site from east to west. It is in agricultural use as grazing land with access to the site from Dale Close. The site is bounded by established tree belts on three sides, with residential properties on Dale Close to the east.</p> <p>The site is in relative proximity to the centre of Catshill village settlement, and to most of the services within Catshill such as convenience stores and local schools.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Low Green Belt Harm.</p> <p>The site is bounded by existing residential development and established hedgerow/tree belts, which would screen views of the site from all directions.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are very few limiting constraints associated with this site and it sits in a good location relative to existing services in Catshill village centre.</p> <p>The site is however in close proximity to the M5 motorway (to the west of the site) and the impact of noise pollution should be considered carefully if the site was to be allocated for development.</p>
	<b>Landscape Sensitivity:</b> The site falls within a Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 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 and Hedgerows.	
	<b>Noise:</b> 60 – 64.9dB 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).	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Within S&G MCA, but no resource within site. Resource already sterilised.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Moderate or Unknown risk to the historic environment. Close to possible site of prehistoric occupation but otherwise potential unknown. These sites are likely to be suitable for development, but some mitigation may be required. The site lies within a 2km buffer of Dodford Conservation Area.	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone	

Site 075 – Land at Hinton Fields		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, the site could be considered suitable for development subject to an acceptable noise screening assessment and mitigation.

Site 101 – 547 Birmingham Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> This is a relatively small greenfield site on the northern edge of Catshill, comprising a single dwelling and garden land, surrounded by a small area of agricultural/grazing land. The site is bounded by built development to the north, east (including the A38) and south, with further agricultural/grazing land to the west. Boundaries predominantly comprise established tree belts.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is largely bounded by existing residential development and the A38, with a slightly more open aspect to the west albeit with some existing residential development in this direction along Woodrow Lane.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing and has been identified as a Primary Opportunity Area for development.</p> <p><b>Main Strengths and Weaknesses:</b> There are some limiting constraints associated with this site, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation.</p> <p>Best use of any on site mineral resources should be made.</p> <p>Development should be pulled away from the noise source along the A38 and areas of priority habitat.</p>
	<b>Landscape Sensitivity:</b> The site falls within a Medium Landscape Sensitivity Area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	<b>LWS and Priority Habitats:</b> 25.9% 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 meadows and Hedgerows	
	<b>Noise:</b> 64dB: 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).	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within key solid sand and silica sand resources, and partially within compromised/not significant S&G. Wider resource already sterilised, but should use on site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> High risk to the historic environment. Cottage built for small holding tenant. Landscape sensitive to change. Coherent Small Holding landscape; Woodrow Farm Small Holding Estate, the first estate purchased by WCC following the 1892 Act. Site falls within the 2km buffer zone of Barnt Green Conservation Area	

Site 101 – 547 Birmingham Road		
RAG	Constraint commentary	Conclusion
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	<b>Public Safety Constraints:</b> Site either does not overlap with a MAHS or MAHP consultation zone	
<b>Conclusion Outcome:</b>		In summary, the site sits in a good location relative to existing services in Catshill village centre. The site's identification as a Primary opportunity for development in terms of landscape sensitivity, could make this a suitable site for allocation subject to adequate mitigation of identified constraints.

Site 107 – Land to rear of Bluebrooke Residential Home, Stourbridge Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Low/No	<p><b>Context:</b> This is a triangular shaped greenfield site on the south of Catshill, with access off the Stourbridge Road. The north eastern boundary comprises a heavily wooded area, which runs along the boundary with Battlefield Brook.</p> <p>The site is in relative proximity to the centre of Catshill village settlement, and to most of the services within Catshill such as convenience stores, schools and a doctor's surgery/pharmacy.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Low/No Green Belt Harm.</p> <p>The southern site boundary is heavily treed, which would offer a strong Green Belt boundary.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are some limiting constraints associated with this site.</p> <p>The access to the site is questionable and would present a challenge without compromise to the TPO'd area and the Public Open Space designation. An alternative access would not be possible due to the frontage development along the western site boundary. Whilst housing development could avoid the natural habitat areas, the remainder of the site would result in an area of disconnected backland development.</p>
	<b>Landscape Sensitivity:</b> The site falls within a Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 45.88% 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.	
	<b>Noise:</b> 62 decibel level in day. 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).	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Within S&G MCA, but no resource within site. Would not materially increase sterilisation of resource.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> There are TPO protected trees, in the form of a tree belt alongside the Battlefield Brook, in the northern half of the site – Reference 5240005 (Land to south of Poplar Close and Woodbank Drive). Further assessment would be required and net developable area of the overall site likely to be reduced as a result.	
	<b>Public Open Space:</b> Stourbridge Road Natural and Semi Natural Open Space (site number 460) is on the northern half of the site. This will require further assessment and possible reduction in net developable area.	
	<b>Risk to the Historic Environment:</b> Located beside site? of pre-20th century vicarage. Possible holloway or lynchet visible on 3rd edition OS Map and small building. Some mitigation may be required. The site is within the 2km buffer zone of Dodford Conservation Area.	

Site 107 – Land to rear of Bluebrooke Residential Home, Stourbridge Road		
RAG	Constraint commentary	Conclusion
	The eastern end of the this site is in close proximity to the LBS Hartle Farmhouse Grade II ( 1348580), Barn Grade II (1301215), 73 & 5 Hartle Lane Grade II (1166740) and Magpie Cottage Grade II (1100154) and therefore a setting assesment would be required for them.	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP	
<b>Conclusion Outcome:</b>		<b>In summary, whilst the site sits in a good location relative to existing services in Catshill village centre, the natural habitat constraints and poor access make this site less suitable for development. Therefore, the site is not considered to be suitable for allocation.</b>

Site 139 – Land adjacent 222 Stourbridge Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Low	<p><b>Context:</b> This is a small greenfield site at the southwestern corner of Catshill settlement. It is in agricultural/grazing land use with an access point from Stourbridge Road (B4091).</p> <p>Despite its location on the southwestern edge of the settlement, it has good accessibility via reasonable walking distance to key services in the centre of Catshill such as local schools, shops, recreational/community facilities and medical services.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Low/No Green Belt Harm.</p> <p>The site is surrounded by existing built development to the north, south and west, and screened to the east by established vegetation along the line of the Battlefield Brook.</p> <p>Despite this, the site's eastern boundary is not an obvious/established field boundary and it is not clear how release of Green Belt in this location could ensure a new defensible boundary would endure for the remainder of the plan period and beyond.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are very few limiting constraints associated with this site, however it is in close proximity to the interchange of the M5 and M42 motorways and the impact of noise pollution should be considered carefully. There are also veteran trees within 100m to the east of the site, which any development proposals would need to ensure were carefully considered and potentially mitigated for.</p>
	<b>Landscape Sensitivity:</b> The site falls within a Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 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	
	<b>Noise:</b> 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.	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	<b>Ancient/Veteran Trees:</b> The site is close to a number of veteran trees (Wild Black Poplars) within 100m of the eastern boundary of the site. It would therefore be subject to a possible reduction in net developable area after further investigation of this issue.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Moderate or Unknown risk to the historic environment. These sites are likely to be suitable for development, but some mitigation may be required. The site lies within a 2km buffer of Dodford Conservation Area.	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	

Site 139 – Land adjacent 222 Stourbridge Road		
RAG	Constraint commentary	Conclusion
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone	
<b>Conclusion Outcome:</b>		<b>In summary, the site could be considered suitable for development subject to an acceptable noise screening assessment.</b>

Site 182 – Land at and to rear of 70 Old Birmingham Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> This is a greenfield site in agricultural land use, which is free from development apart from the dwelling to the west, which denotes the access point into the site. The property which denotes the site's access point fronts on to Staple Flat.</p> <p>The site lies on the eastern edge of Marlbrook in relatively close proximity to some very localised facilities, albeit it is remote and a considerable walking distance from the main settlement of Catshill and a wider range of local services.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The field boundary to the south of site would make it a challenge to establish a strong defensible Green Belt boundary.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are very few limiting constraints associated with this site, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation, such as making best use of any on site mineral resources.</p> <p>However, the proximity of the site to the Lickey End AQMA, may present more of a challenge.</p> <p>Furthermore, vehicular access to and from the site could pose a challenge in terms of adequate ingress to the wider road network.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 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	
	<b>Noise:</b> (Day=58 dB) Site suitable for residential development, consideration may need to be given to glazing and ventilation specifications to ensure internal noise levels as per BS8233:2014 are achieved. Noise within outdoor amenity spaces should be able to achieve WHO guidance values with standard mitigation measures (less than 50dB LAeq16hr).	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within key solid sand/silica sand resource. Some existing sterilisation of wider resource in vicinity of site, but should use on site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Allotments from at least 1904-1927. Within 600m of conjectured route of roman road and a Roman PAS find located nearby. Parliamentary enclosure, isolated. These sites are likely to be suitable for development, but some mitigation may be required. Site is within the 2km buffer zone of Barnt Green Conservation Area.	
	<b>Proximity of AQMA/ AQCZ:</b> The entirety of the site lies within a AQCZ for the AQMA at M42 J1, with the southern extent of the site within a 500m buffer of this AQMA.	

Site 182 – Land at and to rear of 70 Old Birmingham Road		
RAG	Constraint commentary	Conclusion
	<b>Public Safety Constraints:</b> Site either does not overlap with a MAHS or MAHP.	
	<b>Conclusion Outcome:</b>	In summary, given the identified constraints and the remoteness of the site from Catshill centre, with its wider range of services and facilities, makes it a less favourable option for development. Therefore, the site is not considered to be suitable for allocation.

Site 221 – Land west of Birmingham Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> High	<p><b>Context:</b> This is a very large greenfield site predominantly in agricultural and recreational walking/footpath use with its topography rising from south to north.</p> <p>The site lies beyond the southern edge of Catshill and is in fairly close proximity to the wide range of local services at the village centre.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of High Green Belt Harm. Strong boundaries exist to the east of the site along the A38, and to the south of the site where it borders the M42 motorway, albeit this presents a road noise constraint if development was to extend all the way to this boundary.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> As set out in the 'Site Assessment &amp; Site Selection Methodology Addendum 1' document, the full extent of the site boundary as submitted would need to be redrawn to reduce the developable area. This is to avoid the area of the site that would exceed 'Significant Observed Adverse Effect Level' for continuous (road) noise. Subsequently however, due to the site's sustainable location on the edge of Catshill providing a comprehensive site allocation can be delivered alongside site submissions to the north, subject to the reduced site area the site could provide a suitable option for development.</p>
	<b>Landscape Sensitivity:</b> The site falls within a Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 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	
	<b>Noise:</b> (Day=66 dB) Noise levels within outdoor amenity spaces are likely to exceed the SOAEL, (Note: Screening is inclusive of a -10dB reduction applied for potential acoustic barriers) as such we would deem these sites unacceptable for residential development. Internal noise levels as per BS8233:2014 may be achievable with good acoustic design and suitable acoustic glazing and ventilation units. Detailed Noise Impact Assessments would be required to justify further consideration of these locations.	
	<b>Minerals Infrastructure and Safeguarding:</b> Significant potential to sterilise mineral sites or supporting infrastructure. Majority of site is within solid sand/silica sand MSA, large areas of which are unsterilised. Also some area of S&G MSA, but these are negligible in size.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Moderate or Unknown risk to historic environment. Contains large ponds and plantation, possible coney (fieldname) on tithe map. Also site of field barn and deposits with Paleolithic potential. These	

Site 221 – Land west of Birmingham Road		
RAG	Constraint commentary	Conclusion
	sites are likely to be suitable for development, but some mitigation may be required.	<p>WCC minerals site analysis indicates that there is significant potential to sterilise mineral resources. WCC would object to the allocation on minerals safeguarding grounds unless/until a minerals resource assessment is provided that satisfies the requirements set out in the MLP.</p> <p>Furthermore, the proximity of the site to the Lickey End AQMA, presents a significant challenge, especially given the size of the site and its dwelling yield. However both this constraint and the constraint in relation to minerals safeguarding, would likely be lessened by the reduced site area in relation to the noise constraint.</p>
	<b>Proximity of AQMA/ AQCZ:</b> Part of site in AQCZ. Proximity to Lickey End AQMA. 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.	
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone.	
<b>Conclusion Outcome:</b>		<p><b>In summary, the site sits in a good location relative to existing services in Catshill village centre. Redrawing the submitted site boundary and combining with part of site 295 to the north, ensuring the area exceeding acceptable levels of road noise is avoided, provides an opportunity for a comprehensive development. The site can therefore be considered suitable for allocation, subject to adequate mitigation of identified constraints.</b></p>

Site 250 – Land at junction of Woodrow Lane and Halesowen Road, south of Woodrow Lane		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> This is a greenfield site on the northern edge of Catshill, lying between Woodrow Lane to the north and west and the A38 to the east. Residential development within Catshill settlement boundary lies to the south.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is largely bounded by existing residential development and the A38, with a slightly more open aspect to the west albeit with some existing residential development in this direction along Woodrow Lane.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing and has been identified as a Primary Opportunity Area for development.</p> <p><b>Main Strengths and Weaknesses:</b> There are few limiting constraints associated with this site and it sits in a good location relative to existing services in Catshill village centre.</p> <p>The site is however adjacent to the A38, on a stretch linking the M5 and M42 motorways, and the impact of noise pollution should be considered carefully if the site was to be allocated for development.</p> <p>The site also sits within various MSAs and although largely sterilised, prior extraction of some resources may be required for on site use.</p>
	<b>Landscape Sensitivity:</b> The site falls within a Medium Landscape Sensitivity Area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	<b>LWS and Priority Habitats:</b> 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	
	<b>Noise:</b> (Day=64dB) 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).	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within solid/silica sand MSA and partially within S&G MSAs. Wider resource already sterilised, but should use on site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Moderate or unknown risk to the historic environment. Woodrow Lane used to run through northern edge of field but realigned. Otherwise Unknown potential. Located partially within Woodrow Farm Small Holding estate, a landscape sensitive to change. The site is within the 2km buffer zone of Barnt Green Conservation Area and the conservation team will need to be consulted.	

Site 250 – Land at junction of Woodrow Lane and Halesowen Road, south of Woodrow Lane		
RAG	Constraint commentary	Conclusion
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone.	
<b>Conclusion Outcome:</b>		In summary, the site sits in a good location relative to existing services in Catshill village centre. The site's identification as a Primary opportunity for development in terms of landscape sensitivity, could make this a suitable site for allocation subject to adequate mitigation of identified constraints.

Site 268 – Land to rear Four Oaks Drive		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> This is a relatively large greenfield site in agricultural land use with its topography rising from south to north. It is currently accessed off the A38, from a point to the southwest of the site.</p> <p>The site lies on the northern edge of Marlbrook, with existing residential development to the east, south and west. Agricultural land with a more open aspect lies to the north/northeast of the site.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>Built development surrounds the site on three sides, with a more open aspect to the north and east with fairly limited screening of the site on higher ground from the northeast.</p> <p>The site falls partially within a High/Medium Landscape Sensitivity area for housing, with greater impact likely to the north of the site on higher ground.</p> <p><b>Main Strengths and Weaknesses:</b> There are very few limiting constraints associated with this site, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation, such as making best use of any on site mineral resources.</p> <p>Furthermore, the site is bisected by a gas pipeline, albeit only in its southwestern corner, and an area of public open space lies in the southern part of the site which would require further assessment to address this potential constraint to development / making best use of this public asset.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 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 and Lowland mixed deciduous woodland.	
	<b>Noise:</b> Day noise level: 49db, Night noise level: 53db. 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)	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Parts of site within S&G, solid and silica sand MSAs. Wider resource already sterilised. Site would not materially increase sterilisation, but should use on site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site overlaps with an area of Public Open Space (natural and semi natural greenspace covering the southern third of the site) and will require further assessment and possible reduction in net developable area.	
	<b>Risk to the Historic Environment:</b> Unknown archaeological potential. Site is likely to be suitable for development, but some mitigation may be required. Site is within 2km of Barnt Green Conservation Area	
	<b>Proximity of AQMA/ AQCZ:</b> Not in AQMA or AQCZ but in proximity to Lickey End AQMA.	

Site 268 – Land to rear Four Oaks Drive		
RAG	Constraint commentary	Conclusion
	<p><b>Public Safety Constraints:</b> Site overlaps with a MAHP (gas pipeline) INNER or MIDDLE consultation zone, which covers a very small portion of the site in its southwestern corner. HSE would advise against development within the area of the inner zone and as such, the net developable area should be decreased accordingly.</p>	
	<p><b>Conclusion Outcome:</b></p>	<p><b>In summary, the site sits in a good location relative to existing services in Catshill village centre, albeit at the upper limit of a reasonable walking distance. The site can therefore be considered suitable for allocation, subject to adequate mitigation of identified constraints.</b></p>

Site 295 – Land to southwest of North Bromsgrove Cemetery, Barley Mow Lane		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> High	<p><b>Context:</b> This is a very large greenfield site predominantly in agricultural and recreational walking/footpath use with its topography rising from south to north.</p> <p>The site lies on the southern edge of Catshill and is in fairly close proximity to the wide range of local services at the village centre. To the north of the site are residential properties, accessed from Barley Mow Lane and North Bromsgrove Cemetery.</p> <p><b>Green Belt and Boundaries:</b> The site predominantly falls within an area of High Green Belt Harm, with a small portion to the south of the cemetery in an area of Moderate Green Belt Harm.</p> <p>Weak field boundaries to the south and east of the site could present a challenge to create a new strong, defensible Green Belt boundary.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are very few limiting constraints associated with this site.</p> <p>WCC minerals site analysis indicates that there is significant potential to sterilise mineral resources. WCC would object to the allocation on minerals safeguarding grounds unless/until a minerals resource assessment is provided that satisfies the requirements set out in the MLP.</p>
	<b>Landscape Sensitivity:</b> The site falls within a Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 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	
	<b>Noise:</b> (Day=63 dB) 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 dB LAeq16hr) for outdoor amenity space but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr).	
	<b>Minerals Infrastructure and Safeguarding:</b> Significant potential to sterilise mineral sites or supporting infrastructure. Majority of site is within solid sand/silica sand MSA, large areas of which are unsterilised. Also some area of S&G MSA, but these are negligible in size.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Moderate or Unknown risk to historic environment. Site of farm situated in western side of field but otherwise unknown potential. These sites are likely to be suitable for development, but some mitigation may be required. The north eastern edge of the site is within a 2km buffer zone of Barnt Green conservation area and the conservation team may need to be consulted.	

Site 295 – Land to southwest of North Bromsgrove Cemetery, Barley Mow Lane		
RAG	Constraint commentary	Conclusion
	<b>Proximity of AQMA/ AQCZ:</b> Part of site in AQCZ. Proximity to Lickey End AQMA. 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.	Furthermore, the proximity of the site to the Lickey End AQMA, presents a significant challenge, especially given the size of the site and its dwelling yield.
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone.	
<b>Conclusion Outcome:</b>		In summary, the site sits in a good location relative to existing services in Catshill village centre. Redrawing the submitted site boundary and combining with part of site 221 to the south, ensuring the area exceeding acceptable levels of road noise is avoided, provides an opportunity for a comprehensive development. The site can therefore be considered suitable for allocation, subject to adequate mitigation of identified constraints.

Site 298 – Land south of Staple Flat		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> High	<p><b>Context:</b> This is a greenfield site in agricultural land use adjacent to an allotment site on the opposite side of Staple Flat. Beyond the allotment site is built development in Marlbrook somewhat further to the north and west of the site, with open, greenfield land bounding the site to the south and east. It is currently accessed from the north of the site, off Staple Flat.</p> <p>The site is not immediately adjacent to the existing settlement boundary of Catshill/Marlbrook and is in fact a considerable walking distance from the main settlement of Catshill and a wider range of local services. In this sense the site is somewhat remote from the settlement of Catshill.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of High Green Belt Harm.</p> <p>Existing boundaries to the site are field hedgerows and it is unlikely strong, defensible boundaries could be created in Green Belt terms should this land be released from the Green Belt.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> Whilst there are few limiting constraints associated with the site, it is bounded by open, greenfield land to the east and south and development in this location would therefore be somewhat incompatible with the surrounding land use.</p> <p>Furthermore, WCC minerals site analysis indicates that there is significant potential to sterilise mineral resources. WCC would object</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 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	
	<b>Noise:</b> (Day=58dB) Site suitable for residential development, consideration may need to be given to glazing and ventilation specifications to ensure internal noise levels as per BS8233:2014 are achieved. Noise within outdoor amenity spaces should be able to achieve WHO guidance values with standard mitigation measures (less than 50dB LAeq16hr).	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within key solid sand and silica sand resource. Would extend sterilisation into areas that are currently unsterilised.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Moderate or Unknown risk to the historic environment. Allotments on 2nd and 3rd edition. Field to the south contains cropmark and earthworks enclosures. These sites are likely to be suitable for development, but some mitigation may be required. The site is within the 2km buffer zone of Barnt Green Conservation area.	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	

Site 298 – Land south of Staple Flat		
RAG	Constraint commentary	Conclusion
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone.	to the allocation on minerals safeguarding grounds unless/until a minerals resource assessment is provided that satisfies the requirements set out in the MLP.
<b>Conclusion Outcome:</b>		<b>In summary, whilst there are few limiting constraints associated with this site, due to its remoteness from the existing settlement and potential impact on minerals resources, it is not considered to be suitable for allocation.</b>

Site 299 – Land east of Woodrow Lane and r/o 559 Birmingham Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> This is a relatively small greenfield site on the northern edge of Catshill, comprising a small area of agricultural/grazing land. The site is bounded to the south by built development within Catshill settlement boundary, as well as more isolated residential development to the east and west along the A38 and Woodrow Lane respectively. More open agricultural land is to the north of the site.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is largely surrounded by existing residential development, with a slightly more open aspect to the north albeit with some existing residential development in this direction along Woodrow Lane. Boundaries to the site are established tree belts and hedgerows.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing and has been identified as a Primary Opportunity Area for development.</p> <p><b>Main Strengths and Weaknesses:</b> There are a number of constraints identified for this site, however none of these appear insurmountable subject to further investigation or assessment.</p> <p>The site sits in a good location relative to existing services in Catshill village centre and sits in between the M5 motorway and A38, albeit not immediately adjacent to either, and the impact of noise pollution should be considered carefully if the site was to be allocated for development.</p> <p>Best use of any on site mineral resources should be made.</p>
	<b>Landscape Sensitivity:</b> The site falls within a Medium Landscape Sensitivity Area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	<b>LWS and Priority Habitats:</b> 0% of the site is covered by Priority Habitat.	
	<b>Noise:</b> Day decibel level = 63, Night = 58. 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).	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within solid and silica sand MSAs and partly within S&G MSA. Wider resources negligible or already sterilised. Site would not materially increase sterilisation, but should use on site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> High risk to the historic environment. Landscape sensitive to change. Coherent Small Holding landscape; Woodrow Farm Small Holding Estate, the first estate purchased by WCC following the 1892 Act. There is a higher risk that more detailed assessment will determine that the site is 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.	

Site 299 – Land east of Woodrow Lane and r/o 559 Birmingham Road		
RAG	Constraint commentary	Conclusion
	Around 2/3 of the site to the east is within the 2km buffer around Barnt Green Conservation Area	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone.	
<b>Conclusion Outcome:</b>		<b>In summary, the site sits in a good location relative to existing services in Catshill village centre. The site's identification as a Primary opportunity for development in terms of landscape sensitivity, could make this a suitable site for allocation subject to adequate mitigation of identified constraints.</b>

Site 300 – Land west of Linehouse Lane		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> High	<p><b>Context:</b> This is a greenfield site in agricultural land use with access taken from the east of the site off Linehouse Lane. Whilst some more isolated dwellings border the site to the north and east, the site is predominantly bounded by open, agricultural land with built development in Marlbrook somewhat further to the north and west of the site.</p> <p>The site is not immediately adjacent to the existing settlement boundary of Catshill/Marlbrook and is in fact a considerable walking distance from the main settlement of Catshill and a wider range of local services. In this sense the site is somewhat remote from the settlement of Catshill.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of High Green Belt Harm.</p> <p>Existing boundaries to the site are field hedgerows and it is unlikely strong, defensible boundaries could be created in Green Belt terms should this land be released from the Green Belt.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> Whilst there are few limiting constraints associated with the site, it is bounded by open, greenfield land to the west and south and development would therefore be somewhat incompatible with the surrounding land use.</p> <p>Best use of any on site mineral resources should be made.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 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	
	<b>Noise:</b> Daytime level = 58 decibels, nighttime level = 55 decibels 50-59.9dB Residential development sites that are within the continuous noise range of 50-59.9dB LAeq, 16hr, present a noise climate that could be delivered in compliance with BS 8233:2014 without excessive mitigation whilst maintaining a modern standard of living and outdoor amenity.	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within solid and silica sand MSAs. Resources in vicinity of site already sterilised. Site would not materially increase sterilisation, but should use on site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Moderate or Unknown risk to the historic environment. Site is wholly within the 2km Barnt Green Conservation Area buffer zone.	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone.	

Site 300 – Land west of Linehouse Lane		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, whilst there are few limiting constraints associated with this site, it is remote from the existing settlement and is not considered to be suitable for allocation.

Site 312 - 305 Old Birmingham Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> This is a greenfield site comprising predominantly garden land to the rear of properties (303, 303a, 305) along Old Birmingham Road (B4096). There is no obvious means of access included as part of the site submission.</p> <p>The site lies to the rear of existing residential properties on Old Birmingham Rd (B4096) and on the very eastern edge of Marlbrook in relatively close proximity to some facilities, albeit it is remote and a considerable walking distance from the main settlement of Catshill and a wider range of local services.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is bounded by existing residential development and established hedgerow/tree belts, which would screen views of the site from the north and form an obvious Green Belt boundary.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are few 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, such as best on site use of any solid sand mineral resource.</p> <p>The site is adjacent to the Marlbrook Tip landfill site and will therefore require a risk assessment to be undertaken.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 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.	
	<b>Noise:</b> 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)	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within solid sand MSA. Small area of compromised resource. Infill site. Will not materially increase sterilisation, but use on site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Moderate or Unknown risk to the historic environment. These sites are likely to be suitable for development, but some mitigation may be required. The site is within a 2km buffer for Barnt Green Conservation Area.	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone.	

Site 312 - 305 Old Birmingham Road		
RAG	Constraint commentary	Conclusion
		<p>However, the remoteness of the site from Catshill centre, with its wider range of services and facilities, makes it a less favourable option for allocation.</p> <p>The site also appears to have no obvious means of access, unless development is proposed with adjacent site submissions (under separate ownership) or unless demolition of a property (303, 303a or 305) Old Birmingham Road is proposed.</p>
	Conclusion Outcome:	<p><b>In summary, whilst there are few limiting constraints associated with this site, it is remote from the existing settlement with no visible means of access. Therefore, the site is not considered to be suitable for allocation.</b></p>

Site BDC007a – Land rear of 534-570 Birmingham Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> This is an irregular shaped greenfield site in agricultural land use, to the rear of properties along Birmingham Road and almost entirely surrounding a single, large property to the east of these dwellings.</p> <p>The site lies on the very northern edge of Catshill/Marlbrook and is somewhat remote and a considerable walking distance from the main settlement of Catshill and a wider range of local services.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is bounded by open, greenfield land predominantly to the south and east, with residential development to the west and one dwelling to the immediate south. The northern boundary comprises a single track access to two dwellings.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> Whilst there are few limiting constraints associated with the site, it lies within MSAs for various mineral resources. Development of the site would need to ensure best use of any resources on-site.</p> <p>Furthermore, establishing a suitable access for the number of dwellings that the site could yield would be a challenge that needs to be masterplanned to inform an opinion regarding allocation.</p> <p>In addition to the above, the remoteness of the site from Catshill centre, with its wider range of services and facilities, makes it a less favourable option for allocation.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 9.03% 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 and Hedgerows.	
	<b>Noise:</b> Day noise level: 57db, Night noise level: 55db. Site suitable for residential development, consideration may need to be given to glazing and ventilation specifications to ensure internal noise levels as per BS8233:2014 are achieved. Noise within outdoor amenity spaces should be able to achieve WHO guidance values with standard mitigation measures (less than 50dB LAeq16hr).	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within solid/silica sand MSAs and partially within S&G MSAs. Resources negligible scale and/or already sterilised in vicinity of site. Site would not materially increase sterilisation. Use on site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Unknown or moderate risk to the historic environment. These sites are likely to be suitable for development, but some mitigation may be required. Site is within 2km of Barnt Green Conservation Area	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone.	

Site BDC007a – Land rear of 534-570 Birmingham Road		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, whilst the site is remote from the existing settlement, there needs to be some certainty regarding suitable vehicular access to and from the site in order for it to be considered suitable for allocation.

Site BDC007b – Land south of 594 Birmingham Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> High	<p><b>Context:</b> This is a greenfield site in agricultural land use, lying in between properties along Birmingham Road.</p> <p>The site lies on the very northern edge of Catshill/Marlbrook and is somewhat remote and a considerable walking distance from the main settlement of Catshill and a wider range of local services.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of High Green Belt Harm.</p> <p>The site is bounded by open, greenfield land predominantly to the east, with residential development to the south and more isolated built development to the north. The Birmingham Road borders the site to the west with the A38 just beyond.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> Whilst there are few limiting constraints associated with the site, it lies within MSAs for various mineral resources. Development of the site would need to ensure best use of any resources on-site.</p> <p>Furthermore, the impact of noise pollution from the A38 should be considered carefully if the site was to be allocated for development.</p> <p>In addition to the above, the remoteness of the site from Catshill centre, with its wider range of services and facilities, makes it a less favourable option for allocation.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 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	
	<b>Noise:</b> (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 dB LAeq16hr) for outdoor amenity space but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr).	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within solid/silica sand MSAs and partially within S&G MSAs. Resources negligible scale and/or already sterilised in vicinity of site. Site would not materially increase sterilisation. Use on site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Unknown or moderate risk to the historic environment. These sites are likely to be suitable for development, but some mitigation may be required. Site is within the 2km buffer zone of Barnt Green Conservation area.	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone.	

Site BDC007b – Land south of 594 Birmingham Road		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, whilst there are few limiting constraints associated with this site, it is remote from the existing settlement and is not considered to be suitable for allocation.

Site BDC041 – 283-287 Old Birmingham Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> This is a mixed site comprising greenfield and brownfield land (in commercial use as a car garage), to the rear of properties along Old Birmingham Road and including a residential property (287 Old Birmingham Road) within the site area.</p> <p>The site lies on the very eastern edge of Marlbrook in relatively close proximity to some facilities, albeit it is remote and a considerable walking distance from the main settlement of Catshill and a wider range of local services.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is bounded by existing residential development and established hedgerow/tree belts, which would screen views of the site from the north and form an obvious Green Belt boundary.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are few 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, such as the assessment of risk arising from the site being adjacent to the Marlbrook Tip landfill site.</p> <p>However, the remoteness of the site from Catshill centre, with its wider range of services and facilities, makes it a less favourable option for allocation.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 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	
	<b>Noise:</b> 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)	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within solid sand MSA. Small area of compromised resource. Infill site. Will not materially increase sterilisation, but use on site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Unknown or moderate risk to the historic environment. These sites are likely to be suitable for development, but some mitigation may be required. Site lies within the 2km buffer of Barnt Green Conservation Area	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone.	

Site BDC041 – 283-287 Old Birmingham Road		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, whilst there are few limiting constraints associated with this site, it is remote from the existing settlement and is not considered to be suitable for allocation.

Site BDC077 – Land at Beacon Farm South		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> High	<p><b>Context:</b> This is a relatively small greenfield site in informal/unmanaged open space use. Access to the site would be most likely from Cottage Farm Lane to the south.</p> <p>The southern boundary of the site is adjacent to the residential area of Marlbrook with open, agricultural land to the north of the site. The site is in relatively close proximity to some facilities in Marlbrook, albeit it is remote and a considerable walking distance from the main settlement of Catshill and a wider range of local services.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of High Green Belt Harm.</p> <p>The site is bounded by open, greenfield land to the north and west, albeit it would not be incongruous with the adjacent residential development to the south.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are few limiting constraints associated with the site, it lies within MSAs for various mineral resources. Development of the site would need to ensure best use of any resources on-site.</p> <p>The site also overlaps considerably with a Public Open Space in the form of natural and semi-natural greenspace.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	<b>LWS and Priority Habitats:</b> 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	
	<b>Noise:</b> 50 – 59.9 dB - residential development sites that are within the continuous noise range of 50-59.9dB LAeq, 16hr, present a noise climate that could be delivered in compliance with BS 8233:2014 without excessive mitigation whilst maintaining a modern standard of living and outdoor amenity.	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within solid/silica sand MSAs and partially within S&G MSA. Site would not materially increase sterilisation. Use on site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Almost the entirety of the site overlaps with an area of Public Open Space (natural and semi-natural greenspace) and will require further assessment and possible reduction in net developable area.	
	<b>Risk to the Historic Environment:</b> Moderate or Unknown risk to the historic environment. This site is likely to be suitable for development, but some mitigation may be required. Site lies wholly within the Barnt Green Conservation Area 2km Buffer Zone.	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	

Site BDC077 – Land at Beacon Farm South		
RAG	Constraint commentary	Conclusion
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone.	Furthermore, the remoteness of the site from Catshill centre, with its wider range of services and facilities, makes it a less favourable option for allocation.
	<b>Conclusion Outcome:</b>	<b>In summary, given the constraints associated with this site and its remoteness from the existing settlement, it is not considered to be suitable for allocation.</b>

Site BDC112 – 3-15 Marlbrook Lane & Land to rear of 203-215 Old Birmingham Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Low/No	<p><b>Context:</b> This is a site within the settlement boundary for Catshill/Marlbrook and is comprised of residential dwellings along Marlbrook Lane and their gardens/curtilages. It is assumed access (and indeed the wider development) would therefore be delivered via demolition of existing properties on Marlbrook Lane.</p> <p><b>Green Belt and Boundaries:</b> The site is in a non-Green Belt location and was not assessed as part of the Green Belt Part 2 Assessment. Therefore there will be No Harm to the Green Belt.</p> <p>The site was not assessed as part of the landscape sensitivity work due to being wholly within the settlement boundary and built-up area of Catshill/Marlbrook.</p> <p><b>Main Strengths and Weaknesses:</b> There are few limiting constraints associated with this site and indeed any proposed residential development would be in accordance with the existing Bromsgrove District Plan settlement hierarchy. Allocation of the site is therefore unnecessary, however allocation may give the site promoter some certainty through the decision-making process.</p>
	<b>Landscape Sensitivity:</b> N/A	
	<b>LWS and Priority Habitats:</b> 7.99% 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: Hedgerows	
	<b>Noise:</b> 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)	
	<b>Minerals Infrastructure and Safeguarding:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within solid/silica sand MSAs. Resources are already sterilised. Site would not materially increase sterilisation. Use on site.	
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Moderate or Unknown risk to the historic environment. These sites are likely to be suitable for development, but some mitigation may be required. The site is within the 2km buffer for Barnt Green Conservation Area.	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	<b>Public Safety Constraints:</b> Site does not overlap with a MAHS or MAHP consultation zone.	

Site BDC112 – 3-15 Marlbrook Lane & Land to rear of 203-215 Old Birmingham Road		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, whilst allocation of the site is not necessary as any proposed residential development would be in accordance with the existing Bromsgrove District Plan settlement hierarchy, allocation may give the site promoter some certainty through the decision-making process.

#### Catshill: Summary of Site Analysis and Planning Judgement Discussion

040	066	068	070	074	075	101	107	139	182	221	250	268
										(in part)		

295	298	299	300	312	BDC007a	BDC007b	BDC041	BDC077	BDC112
(in part)									