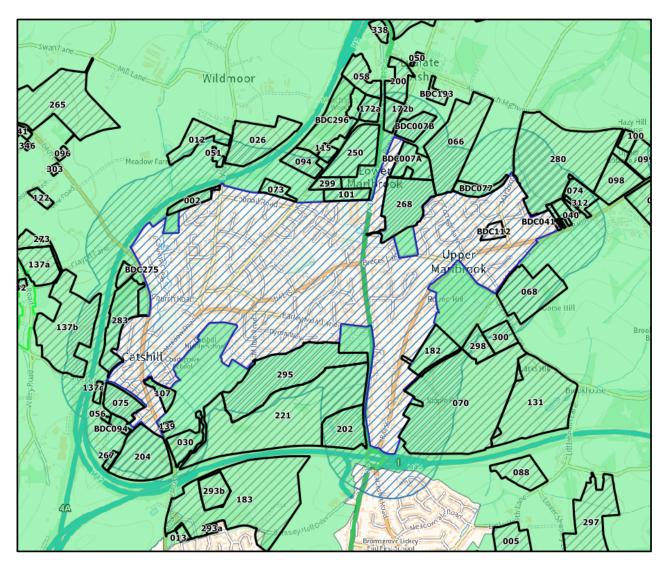
Appendix 4: Catshill

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																
Significant Constraints																
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																
Significant Constraints	_															
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					0074	0075	041	077	034	112	275	250
Proximity to existing settlement												
Flood Risk												
SSSI												
Ancient Woodland												
Country Park												
SM / Registered Park & Garden												
Significant Constraints												
Priority Habitat												
Noise												
Green Belt												
Landscape										N/A		

Catshill: Sites discounted at Initial Sift/ Significant Constraints stage

Site No.	Address	Reason dismissed
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	Excessive noise levels for residential development and redrawn site area to
	Road	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						No	t releva	nt to a	ny site	in this s	ettlem	ent				

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	n this sett	lement	

Catshill: Site Analysis and Planning Judgement Discussion

RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	Context: This is a greenfield site with some agricultural/storage
	Landscape Sensitivity: The site falls within a High/Medium Landscape	buildings occupying the southern part of the site. It is currently
	Sensitivity Area for housing.	accessed by means of a narrow track off the B4096 and a residential
	LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally	property (293 Old Birmingham Rd) is included in the site submission
	Important Site or a Priority Habitat. The habitat should be retained and	as a possible means of creating a wider access to the site.
	incorporated into the development, but this is unlikely to prevent the site	
	from coming forward. The site contains the following Priority Habitat:	The site lies to the rear of existing residential properties on Old
	Hedgerows	Birmingham Rd (B4096) and on the very eastern edge of Marlbrook
	Noise: (40dB) Site suitable for residential development, should any part of	in relatively close proximity to some very localised facilities, albeit it
	the proposed plot be in close proximity to the traffic network	is remote and a considerable walking distance from the main
	consideration may need to be given to glazing and ventilation	settlement of Catshill and a wider range of local services.
	specifications. Noise within outdoor amenity spaces should be able to	
	achieve WHO guidance values. (less than 50dB LAeq16hr)	Green Belt and Boundaries: The site falls within an area of
	Minerals Infrastructure and Safeguarding: Limited or no potential to	Moderate Green Belt Harm.
	sterilise mineral sites or supporting infrastructure.	
	Wholly within solid sand MSA. Small area of compromised resource. Infill	The site is bounded by existing residential development and
	site. Will not materially increase sterilisation, but use on site.	established hedgerow/tree belts, which would screen views of the
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	site from the north and form an obvious Green Belt boundary.
	or veteran trees or their associated buffer zones.	
	TPOs: No TPOs within the site.	The site falls within a Medium Landscape Sensitivity area for
	Public Open Space: Site does not overlap with any areas of Public Open	housing.
	Space and is unlikely to require further assessment.	And Character and Washington Theory of the Profit of the Control o
	Risk to the Historic Environment: Close to Lickey Grange but otherwise	Main Strengths and Weaknesses: There are few limiting constraints
	unknown risk to the historic environment. These sites are likely to be	associated with this site. Those that have been identified are very
	suitable for development, but some mitigation may be required.	likely to be capable of mitigation at planning application stage or
	Site is within the 2km buffer zone of Barnt Green conservation area.	through policy provision as part of a local plan allocation, such as
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent	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.
	AQMA or AQCZ, or near major roads/junctions.	ansing from the site being adjacent to the Maribrook rip idialili site.
	Public Safety Constraints: Site does not overlap with a MAHS or MAHP	
	consultation zone	

Site 0	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.						
Concl	usion Outcome:	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 0	66 - Land adjacent to 32 Alvechurch Highway	
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	Context: This is a large greenfield site in agricultural land use with its
	Landscape Sensitivity: The site falls within a High/Medium Landscape	topography rising fairly significantly from south to north. It is
	Sensitivity Area for housing.	currently accessed from the northeast corner of the site, off the
	LWS and Priority Habitats: 0.36% of the site is covered by Priority Habitat.	Alvechurch Highway.
	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	The southern corner of the site is adjacent to the edge of Marlbrook,
	development, but this is unlikely to prevent the site from coming forward.	albeit the majority of the site is remote and a considerable walking
	The site contains the following Priority Habitat: Hedgerows and Lowland	distance from the main settlement of Catshill and a wider range of
	mixed deciduous woodland.	local services.
	Noise: 53dB: Site suitable for residential development, consideration may	
	need to be given to glazing and ventilation specifications to ensure	Green Belt and Boundaries: The site falls within an area of High
	internal noise levels as per BS8233:2014 are achieved. Noise within	Green Belt Harm.
	outdoor amenity spaces should be able to achieve WHO guidance values	The control of the co
	with standard mitigation measures (less than 50dB LAeq16hr).	The site is bounded by open, greenfield land to the east and west
	Minerals Infrastructure and Safeguarding: Limited or no potential to	and development would therefore be somewhat incompatible with
	sterilise mineral sites or supporting infrastructure.	the surrounding land use. The site also extends a considerable
	Wholly within key solid sand resource. Partially within silica sand and S&G.	distance to the north away from the existing built-up area of Marlbrook.
	Surrounding resource partially sterilised, but should use on-site.	Waltbrook.
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	The site falls within a High/Medium Landscape Sensitivity area for
	or veteran trees or their associated buffer zones.	housing.
	TPOs: No TPOs within the site.	nousing.
	Public Open Space: Site does not overlap with any areas of Public Open	Main Strengths and Weaknesses: There are very few limiting
	Space and is unlikely to require further assessment.	constraints associated with this site. The site is within a Mineral
	Risk to the Historic Environment: Unknown. Pipeline watching brief in	Consultation area and a Mineral Safeguarding area. Consultation
	north of field (Hazy Hill) not complete. Field parcel part of landscape	with Worcestershire County Council (WCC) will be required, and on
	characterised by surviving parliamentary enclosure	site use of any resources taken into consideration.
	This site is likely to be suitable for development, but some mitigation may	3,
	be required. Site falls within the 2km buffer of Barnt Green CA	The site in multiple LF buffers, and the boundary of site is
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent	immediately adjacent to former landfill known as The Knoll.
		Therefore any development proposals will likely require assessment.
	AQMA or AQCZ, or near major roads/junctions.	, , , , , , , , , , , , , , , , , , , ,

Site 0	Site 066 - Land adjacent to 32 Alvechurch Highway								
RAG	Constraint commentary	Conclusion							
	Public Safety Constraints: Site does not overlap with a MAHS or MAHP								
	consultation zone								
Concl	usion Outcome:	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 0	68 – Land east of Linehouse Lane	
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	Context: This is a relatively large greenfield site in agricultural land
	Landscape Sensitivity: The site falls within a High/Medium Landscape	use with its topography rising fairly sharply from south to north. It is
	Sensitivity Area for housing.	currently accessed from the western side of the site, off Linehouse
	LWS and Priority Habitats: 5.52% of the site is covered by Priority Habitat.	Lane.
	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	The site lies on the south eastern edge of Marlbrook in relatively
	in net developable area is likely. The site contains the following Priority	close proximity to some very localised facilities, albeit it is remote
	Habitat: Lowland mixed deciduous woodland, Hedgerows, Lowland dry	and a considerable walking distance from the main settlement of
	acid grassland	Catshill and a wider range of local services.
	Noise: 50 – 59.9 dB - residential development sites that are within the	
	continuous noise range of 50-59.9dB LAeq, 16hr, present a noise climate	Green Belt and Boundaries: The site falls within an area of
	that could be delivered in compliance with BS 8233:2014 without	Moderate Green Belt Harm.
	excessive mitigation whilst maintaining a modern standard of living and	
	outdoor amenity.	The site is bounded by open, greenfield land to the south and east,
		albeit there are several isolated residential properties immediately
	Minerals Infrastructure and Safeguarding: Limited or no potential to	adjacent to the south, with more significant existing residential
	sterilise mineral sites or supporting infrastructure.	development to the west along Lickey Rock.
	Wholly within key solid sand resource. Would extend sterilisation into	
	areas that are currently unsterilised. Partially within silica sand resource,	The site falls within a High/Medium Landscape Sensitivity area for
	but would not materially increase silica sand sterilisation.	housing, with greater impact likely to the north of the site on higher
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	ground.
	or veteran trees or their associated buffer zones.	Marin Character and Maralmanasa. The same are a second limitalian
	TPOs: No TPOs within the site.	Main Strengths and Weaknesses: There are some limiting constraints associated with this site. The site lies within a Minerals
	Public Open Space: Site does not overlap with any areas of Public Open	
	Space and is unlikely to require further assessment.	Safeguarding Area (MSA) for solid sand resource and advice from the Minerals Planning Authority (WCC) indicates this site would not
	Risk to the Historic Environment: Moderate or unknown risk to the	be supported for allocation unless a minerals resource assessment
	historic environment	can demonstrate otherwise.
	Site is located within the Barnt Green 2km Buffer Zone.	can demonstrate otherwise.
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent	The site is also bisected by a high pressure gas pipeline and any
	AQMA or AQCZ, or near major roads/junctions.	masterplanning of the site would need to ensure this constraint is
	Public Safety Constraints: Site overlaps with a MAHP (gas pipeline) INNER	musici planning of the site would need to ensure this constraint is
	or MIDDLE consultation zone. HSE would advise against development	

Site 0	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	adequately addressed and development levels reduced to reflect the	
	should be decreased accordingly.	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.	

RAG	70 – Staple Farm, Staple Flat Constraint commentary	Conclusion
	Green Belt Harm: High	Context: This is a very large greenfield site in agricultural land use
	Landscape Sensitivity: The site falls partially within a High/Medium	with a collection of agricultural buildings in the centre of the site.
	Landscape Sensitivity Area for housing.	These are accessed from the northwestern side of the site, off Staple
	LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally	Flat.
	Important Site or a Priority Habitat. The habitat should be retained and	
	incorporated into the development, but this is unlikely to prevent the site	The site lies on the eastern edge of Marlbrook in relatively close
	from coming forward. The site contains the following Priority Habitat:	proximity to some very localised facilities, albeit it is remote and a
	Hedgerows.	considerable walking distance from the main settlement of Catshill
	Noise: 60-64.9dB	and a wider range of local services.
	With suitable glazing and ventilation internal noise levels as per	
	BS8233:2014 should be achievable. Noise levels within outdoor amenity	Green Belt and Boundaries: The site falls within an area of High
	space may exceed the LOAEL (50 dbLAeq16hr) for outdoor amenity space	Green Belt Harm.
	but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr).	
	Minerals Infrastructure and Safeguarding: Limited or no potential to	Field boundaries within the site would make it a challenge to
	sterilise mineral sites or supporting infrastructure.	establish strong Green Belt boundaries to the north and east of the
	Wholly within key solid sand and silica sand resource. Would extend	site.
	sterilisation into areas that are currently unsterilised.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	The site falls partially within a High/Medium Landscape Sensitivity
	or veteran trees or their associated buffer zones.	area for housing.
	TPOs: No TPOs within the site.	And Character and Manager Theorem and Charles
	Public Open Space: Site does not overlap with any areas of Public Open	Main Strengths and Weaknesses: There are some limiting
	Space and is unlikely to require further assessment.	constraints associated with this site, some of which are very likely to
	Risk to the Historic Environment: High risk to the historic environment.	be capable of mitigation at planning application stage or through
	Staple Hill probably derived from Stapul meaning boundary post marker.	policy provision as part of a local plan allocation, such as pulling
	Cropmark and earthworks of enclosures and lynchets also in field.	development away from the noise source along the M42.
	Immediately adjacent to field containing conjectured route of Roman	The site lies within a Minerals Safeguarding Area (MSA) for solid
	Road.	sand resource and advice from the Minerals Planning Authority
	The majority of sites in this category will be suitable for development, but	(WCC) indicates this site would not be supported for allocation
	there is a higher risk that more detailed assessment will determine that	unless a minerals resource assessment can demonstrate otherwise.
	they are not suitable, or a risk that part of the site is not suitable. If	diffess a filliferals resource assessifient can demonstrate otherwise.
	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 0	Site 070 – Staple Farm, Staple Flat		
RAG	Constraint commentary	Conclusion	
	not eroded, or archaeological mitigation in the form of excavation or	However, the proximity of the site to the Lickey End AQMA, may	
	recording.	present more of a challenge, especially when the scale of the site is	
	The site lies within the 2km buffer for Barnt Green Conservation Area.	taken into consideration.	
	Proximity of AQMA/ AQCZ: Western extent of the site lies within a AQCZ		
	for the AQMA at M42 J1, with the majority of the site within a 500m	Furthermore, the scale of the site could pose a significant challenge	
	buffer of this AQMA.	in terms of vehicular access from the relatively narrow Staple Flat	
	Public Safety Constraints: Site does not overlap with a MAHS or MAHP	and adequate ingress to the wider road network.	
	consultation zone.		
Concl	usion 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 0	Site 074 – Land to the rear of Old Birmingham Road		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: Moderate	Context: This is a greenfield site with a large residential dwelling in	
	Landscape Sensitivity: The site falls within a High/Medium Landscape	the centre of the site and an additional dwelling (307 Old	
	Sensitivity Area for housing.	Birmingham Road) shown as part of the site where access would be	
	LWS and Priority Habitats: 27.04% of the site is covered by Priority	likely to be taken from the B4096 Old Birmingham Road.	
	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	The site lies to the rear of existing residential properties along Old	
	reduction in net developable area is likely. The site contains the following	Birmingham Rd and on the eastern edge of Marlbrook in relatively	
	Priority Habitat: Hedgerows and Lowland mixed deciduous woodland.	close proximity to some very localised facilities, albeit it is remote	
	Noise: Day noise level: 40db, Night noise level: 51db.	and a considerable walking distance from the main settlement of	
	Site suitable for residential development, should any part of the proposed	Catshill and a wider range of local services.	
	plot be in close proximity to the traffic network consideration may need		
	to be given to glazing and ventilation specifications. Noise within outdoor	Green Belt and Boundaries: The site falls within an area of	
	amenity spaces should be able to achieve WHO guidance values. (less	Moderate Green Belt Harm.	
	than 50dB LAeq16hr)		
	Minerals Infrastructure and Safeguarding: Limited or no potential to	The site is bounded by existing residential development and	
	sterilise mineral sites or supporting infrastructure.	established hedgerow/tree belts, which would screen views of the	
	Wholly within key solid sand resource. Would not materially extend	site from the north and form an obvious Green Belt boundary.	
	existing sterilisation, but should use on site.	The site fellowithing think /NA diversity descriptions for	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	The site falls within a High/Medium Landscape Sensitivity area for	
	or veteran trees or their associated buffer zones.	housing.	
	TPOs: No TPOs within the site.	Main Strongthe and Wasknesses, Thora are some limiting	
	Public Open Space: Site does not overlap with any areas of Public Open	Main Strengths and Weaknesses: There are some limiting constraints associated with this site, some of which are very likely to	
	Space and is unlikely to require further assessment.	be capable of mitigation at planning application stage or through	
	Risk to the Historic Environment: Moderate or Unknown risk to the	policy provision as part of a local plan allocation, such as best use of	
	historic environment. Opposite Lickey Grange. Tree line may have been	any on site solid sand mineral resource.	
	introduced post 1885 to provide a screen for Grange from quarrying to	any on site some same inineral resource.	
	north. Otherwise unknown. Site is likely to be suitable for development,	The site's (adjacent) proximity to the former Marlbrook Tip landfill	
	but some mitigation may be required.	site would also need further investigation to ensure the site is not	
	Site is within 2km of Barnt Green Conservation Area.	adversely affected by contaminated land.	
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent		
	AQMA or AQCZ, or near major roads/junctions.		
	Public Safety Constraints: Site does not overlap with a MAHS or MAHP		

Site 0	Site 074 – Land to the rear of Old Birmingham Road		
RAG	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 0	Site 075 – Land at Hinton Fields		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: Low	Context: This is a greenfield site on the southwestern edge of	
	Landscape Sensitivity: The site falls within a Medium Landscape	Catshill, with land rising across the site from east to west. It is in	
	Sensitivity Area for housing.	agricultural use as grazing land with access to the site from Dale	
	LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally	Close. The site is bounded by established tree belts on three sides,	
	Important Site or a Priority Habitat. The habitat should be retained and	with residential properties on Dale Close to the east.	
	incorporated into the development, but this is unlikely to prevent the site		
	from coming forward. The site contains the following Priority Habitat:	The site is in relative proximity to the centre of Catshill village	
	Lowland mixed deciduous woodland and Hedgerows.	settlement, and to most of the services within Catshill such as	
	Noise: 60 – 64.9dB	convenience stores and local schools.	
	With suitable glazing and ventilation internal noise levels as per		
	BS8233:2014 should be achievable. Noise levels within outdoor amenity	Green Belt and Boundaries: The site falls within an area of Low	
	space may exceed the LOAEL (50 dbLAeq16hr) for outdor amenity space	Green Belt Harm.	
	but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr).		
	Minerals Infrastructure and Safeguarding: Limited or no potential to	The site is bounded by existing residential development and	
	sterilise mineral sites or supporting infrastructure.	established hedgerow/tree belts, which would screen views of the	
	Within S&G MCA, but no resource within site. Resource already sterilised.	site from all directions.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient		
	or veteran trees or their associated buffer zones.	The site falls within a Medium Landscape Sensitivity area for	
	TPOs: No TPOs within the site.	housing.	
	Public Open Space: Site does not overlap with any areas of Public Open		
	Space and is unlikely to require further assessment.	Main Strengths and Weaknesses: There are very few limiting	
	Risk to the Historic Environment: Moderate or Unknown risk to the	constraints associated with this site and it sits in a good location	
	historic environment. Close to possible site of prehistoric occupation but	relative to existing services in Catshill village centre.	
	otherwise potential unknown. These sites are likely to be suitable for		
	development, but some mitigation may be required.	The site is however in close proximity to the M5 motorway (to the	
	The site lies within a 2km buffer of Dodford Conservation Area.	west of the site) and the impact of noise pollution should be	
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent	considered carefully if the site was to be allocated for development.	
	AQMA or AQCZ, or near major roads/junctions.		
	Public Safety Constraints: Site does not overlap with a MAHS or MAHP		
	consultation zone		

Site 0	Site 075 – Land at Hinton Fields		
RAG	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.	

RAG	01 – 547 Birmingham Road Constraint commentary	Conclusion
NAG	Green Belt Harm: Moderate	Context: This is a relatively small greenfield site on the northern
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity Area for housing. It is recognised as a Primary Opportunity Area for residential development. LWS and Priority Habitats: 25.9% of the site is covered by Priority	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.
	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	Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.
	Noise: 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 outdor amenity space but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr).	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.
	Minerals Infrastructure and Safeguarding: 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	The site falls within a Medium Landscape Sensitivity area for housing and has been identified as a Primary Opportunity Area for development.
	should use on site.	Main Strengths and Weaknesses: There are some limiting
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	constraints associated with this site, some of which are very likely to be capable of mitigation at planning application stage or through
	TPOs: No TPOs within the site.	policy provision as part of a local plan allocation.
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	Best use of any on site mineral resources should be made.
	Risk to the Historic Environment: 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	Development should be pulled away from the noise source along the A38 and areas of priority habitat.

Site 101 – 547 Birmingham Road		
RAG	Constraint commentary	Conclusion
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent	
	AQMA or AQCZ, or near major roads/junctions.	
	Public Safety Constraints: Site either does not overlap with a MAHS or	
	MAHP consultation zone	
Concl	usion Outcome:	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.

RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/No	Context: This is a triangular shaped greenfield site on the south of
	Landscape Sensitivity: The site falls within a Medium Landscape	Catshill, with access off the Stourbridge Road. The north eastern
	Sensitivity Area for housing.	boundary comprises a heavily wooded area, which runs along the
	LWS and Priority Habitats: 45.88% of the site is covered by Priority	boundary with Battlefield Brook.
	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	The site is in relative proximity to the centre of Catshill village
	reduction in net developable area is likely. The site contains the following	settlement, and to most of the services within Catshill such as
	Priority Habitat: Lowland mixed deciduous woodland, Hedgerows, Rivers.	convenience stores, schools and a doctor's surgery/pharmacy.
	Noise: 62 decibel level in day. With suitable glazing and ventilation	
	internal noise levels as per BS8233:2014 should be achievable. Noise	Green Belt and Boundaries: The site falls within an area of Low/No
	levels within outdoor amenity space may exceed the LOAEL (50	Green Belt Harm.
	dbLAeq16hr) for outdor amenity space but be less than the SOAEL for	
	outdoor amenity space (55dB LAeq16hr).	The southern site boundary is heavily treed, which would offer a
	Minerals Infrastructure and Safeguarding: Limited or no potential to	strong Green Belt boundary.
	sterilise mineral sites or supporting infrastructure.	
	Within S&G MCA, but no resource within site. Would not materially	The site falls within a Medium Landscape Sensitivity area for
	increase sterilisation of resource.	housing.
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	
	or veteran trees or their associated buffer zones.	Main Strengths and Weaknesses: There are some limiting
	TPOs: There are TPO protected trees, in the form of a tree belt alongside	constraints associated with this site.
	the Battlefield Brook, in the northern half of the site – Reference 5240005	
	(Land to south of Poplar Close and Woodbank Drive). Further assessment	The access to the site is questionable and would present a challeng
	would be required and net developable area of the overall site likely to be	without compromise to the TPO'd area and the Public Open Space
	reduced as a result.	designation. An alternative access would not be possible due to the
	Public Open Space: Stourbridge Road Natural and Semi Natural Open	frontage development along the western site boundary. Whilst
	Space (site number 460) is on the northern half of the site. This will	housing development could avoid the natural habitat areas, the
	require further assessment and possible reduction in net developable	remainder of the site would result in an area of disconnected
	area.	backland development.
	Risk to the Historic Environment: 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 1	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 assessment would be required for them. Proximity of AQMA/ AQCZ: Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.		
	Public Safety Constraints: Site does not overlap with a MAHS or MAHP		
Conclusion Outcome:		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.	

Site 1	Site 139 – Land adjacent 222 Stourbridge Road		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: Low Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity Area for housing.	Context: 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).	
	LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows	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.	
	Noise: 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	Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm. The site is surrounded by existing built development to the north,	
	amenity spaces may exceed the LOAEL of 50dB LAeq, 16hr but fall beneath the SOAEL of 55dB LAeq, 16hr. Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure.	south and west, and screened to the east by established vegetation along the line of the Battlefield Brook.	
	Limited or no potential to sterilise mineral resources. Ancient/Veteran Trees: 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.	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.	
	TPOs: No TPOs within the site. Public Open Space: Site does not overlap with any areas of Public Open	The site falls within a Medium Landscape Sensitivity area for housing.	
	Space and is unlikely to require further assessment. Risk to the Historic Environment: 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. Provinity of ACMA ACCT. Site not within or immediately adjacent.	Main Strengths and Weaknesses: 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.	
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.		

Site 1	Site 139 – Land adjacent 222 Stourbridge Road	
RAG	RAG Constraint commentary Conclusion	
	Public Safety Constraints: Site does not overlap with a MAHS or MAHP	
	consultation zone	
Concl	usion Outcome:	In summary, the site could be considered suitable for development
		subject to an acceptable noise screening assessment.

	ite 182 – Land at and to rear of 70 Old Birmingham Road		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: Moderate	Context: This is a greenfield site in agricultural land use, which is	
	Landscape Sensitivity: The site falls within a High/Medium Landscape	free from development apart from the dwelling to the west, which	
	Sensitivity Area for housing.	denotes the access point into the site. The property which denotes	
	LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally	the site's access point fronts on to Staple Flat.	
	Important Site or a Priority Habitat. The habitat should be retained and		
	incorporated into the development, but this is unlikely to prevent the site	The site lies on the eastern edge of Marlbrook in relatively close	
	from coming forward. The site contains the following Priority Habitat:	proximity to some very localised facilities, albeit it is remote and a	
	Hedgerows	considerable walking distance from the main settlement of Catshill	
	Noise: (Day=58 dB) Site suitable for residential development,	and a wider range of local services.	
	consideration may need to be given to glazing and ventilation	Green Belt and Boundaries: The site falls within an area of	
	specifications to ensure internal noise levels as per BS8233:2014 are	Moderate Green Belt Harm.	
	achieved. Noise within outdoor amenity spaces should be able to achieve	Woderate Green Bert Haim.	
	WHO guidance values with standard mitigation measures (less than 50dB	The field boundary to the south of site would make it a challenge to	
	LAeq16hr).	establish a strong defensible Green Belt boundary.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to	establish a strong deterisible dreen belt boundary.	
	sterilise mineral sites or supporting infrastructure. Wholly within key solid sand/silica sand resource. Some existing	The site falls within a High/Medium Landscape Sensitivity area for	
	sterilisation of wider resource in vicinity of site, but should use on site.	housing.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	1.0008.	
	or veteran trees or their associated buffer zones.	Main Strengths and Weaknesses: There are very few limiting	
	TPOs: No TPOs within the site.	constraints associated with this site, some of which are very likely to	
	Public Open Space: Site does not overlap with any areas of Public Open	be capable of mitigation at planning application stage or through	
	Space and is unlikely to require further assessment.	policy provision as part of a local plan allocation, such as making	
	Risk to the Historic Environment: Allotments from at least 1904-1927.	best use of any on site mineral resources.	
	Within 600m of conjectured route of roman road and a Roman PAS find		
	located nearby. Parliamentary enclosure, isolated. These sites are likely to	However, the proximity of the site to the Lickey End AQMA, may	
	be suitable for development, but some mitigation may be required.	present more of a challenge.	
	Site is within the 2km buffer zone of Barnt Green Conservation Area.		
	Proximity of AQMA/ AQCZ: The entirety of the site lies within a AQCZ for	Furthermore, vehicular access to and from the site could pose a	
	the AQMA at M42 J1, with the southern extent of the site within a 500m	challenge in terms of adequate ingress to the wider road network.	
	buffer of this AQMA.		

Site 1	Site 182 – Land at and to rear of 70 Old Birmingham Road		
RAG	Constraint commentary	Conclusion	
	Public Safety Constraints: Site either does not overlap with a MAHS or		
	MAHP.		
Concl	usion 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 2	Site 221 – Land west of Birmingham Road		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: High	Context: This is a very large greenfield site predominantly in	
	Landscape Sensitivity: The site falls within a Medium Landscape	agricultural and recreational walking/footpath use with its	
	Sensitivity Area for housing.	topography rising from south to north.	
	LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally		
	Important Site or a Priority Habitat. The habitat should be retained and	The site lies beyond the southern edge of Catshill and is in fairly	
	incorporated into the development, but this is unlikely to prevent the site	close proximity to the wide range of local services at the village	
	from coming forward. The site contains the following Priority Habitat:	centre.	
	Lowland mixed deciduous woodland, Hedgerows		
	Noise: (Day=66 dB) Noise levels within outdoor amenity spaces are likely	Green Belt and Boundaries: The site falls within an area of High	
	to exceed the SOAEL, (Note: Screening is inclusive of a -10dB reduction	Green Belt Harm. Strong boundaries exist to the east of the site	
	applied for potential acoustic barriers) as such we would deem these sites	along the A38, and to the south of the site where it borders the M42	
	unacceptable for residential development. Internal noise levels as per	motorway, albeit this presents a road noise constraint if	
	BS8233:2014 may be achievable with good acoustic design and suitable	development was to extend all the way to this boundary.	
	acoustic glazing and ventilation units. Detailed Noise Impact Assessments		
	would be required to justify further consideration of these locations.	The site falls within a Medium Landscape Sensitivity area for	
	Minerals Infrastructure and Safeguarding: Significant potential to sterilise	housing.	
	mineral sites or supporting infrastructure.		
	Majority of site is within solid sand/silica sand MSA, large areas of which	Main Strengths and Weaknesses: As set out in the 'Site Assessment	
	are unsterilised. Also some area of S&G MSA, but these are negligible in	& Site Selection Methodology Addendum 1' document, the full	
	size.	extent of the site boundary as submitted would need to be redrawn	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	to reduce the developable area. This is to avoid the area of the site	
	or veteran trees or their associated buffer zones.	that would exceed 'Significant Observed Adverse Effect Level' for	
	TPOs: No TPOs within the site.	continuous (road) noise. Subsequently however, due to the site's	
	Public Open Space: Site does not overlap with any areas of Public Open	sustainable location on the edge of Catshill providing a	
	Space and is unlikely to require further assessment.	comprehensive site allocation can be delivered alongside site	
	Risk to the Historic Environment: Moderate or Unknown risk to historic	submissions to the north, subject to the reduced site area the site could provide a suitable option for development.	
	environment.	Codia provide a suitable option for development.	
	Contains large ponds and plantation, possible coney (fieldname) on tithe		
	map. Also site of field barn and deposits with Paleolithic potential. These		

Site 2	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. Proximity of AQMA/ AQCZ: 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. Public Safety Constraints: Site does not overlap with a MAHS or MAHP consultation zone.	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. 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.	
Conclusion Outcome:		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.	

RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	Context: This is a greenfield site on the northern edge of Catshill,
	Landscape Sensitivity: The site falls within a Medium Landscape	lying between Woodrow Lane to the north and west and the A38 to
	Sensitivity Area for housing.	the east. Residential development within Catshill settlement
	It is recognised as a Primary Opportunity Area for residential	boundary lies to the south.
	development.	
	LWS and Priority Habitats: Less than 5% of the site overlaps with a	Green Belt and Boundaries: The site falls within an area of
	Locally Important Site or a Priority Habitat. The habitat should be retained	Moderate Green Belt Harm.
	and incorporated into the development, but this is unlikely to prevent the	The site is largely bounded by existing residential development and
	site from coming forward. The site contains the following Priority Habitat:	The site is largely bounded by existing residential development and the A38, with a slightly more open aspect to the west albeit with
	Hedgerows Noise: (Day=64dB) With suitable glazing and ventilation internal noise	some existing residential development in this direction along
	levels as per BS8233:2014 should be achievable. Noise levels within	Woodrow Lane.
	outdoor amenity space may exceed the LOAEL (50 dbLAeq16hr) for	
	outdoor amenity space but be less than the SOAEL for outdoor amenity	The site falls within a Medium Landscape Sensitivity area for housing
	space (55dB LAeq16hr).	and has been identified as a Primary Opportunity Area for
	Minerals Infrastructure and Safeguarding: Limited or no potential to	development.
	sterilise mineral sites or supporting infrastructure.	
	Wholly within solid/silica sand MSA and partially within S&G MSAs. Wider	Main Strengths and Weaknesses: There are few limiting constraints
	resource already sterilised, but should use on site.	associated with this site and it sits in a good location relative to
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	existing services in Catshill village centre.
	or veteran trees or their associated buffer zones.	
	TPOs: No TPOs within the site.	The site is however adjacent to the A38, on a stretch linking the M5
	Public Open Space: Site does not overlap with any areas of Public Open	and M42 motorways, and the impact of noise pollution should be
	Space and is unlikely to require further assessment.	considered carefully if the site was to be allocated for development.
	Risk to the Historic Environment: Moderate or unknown risk to the	The site also sits within various MSAs and although largely sterilised,
	historic environment.	prior extraction of some resources may be required for on site use.
	Woodrow Lane used to run through northern edge of field but realigned.	prior extraction of some resources may be required for on site use.
	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
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent	
	AQMA or AQCZ, or near major roads/junctions.	
	Public Safety Constraints: Site does not overlap with a MAHS or MAHP	
	consultation zone.	
Concl	usion Outcome:	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.

RAG	68 – Land to rear Four Oaks Drive Constraint commentary	Conclusion
	Green Belt Harm: Moderate	Context: This is a relatively large greenfield site in agricultural land
	Landscape Sensitivity: The site falls within a High/Medium Landscape	use with its topography rising from south to north. It is currently
	Sensitivity Area for housing.	accessed off the A38, from a point to the southwest of the site.
	LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally	
	Important Site or a Priority Habitat. The habitat should be retained and	The site lies on the northern edge of Marlbrook, with existing
	incorporated into the development, but this is unlikely to prevent the site	residential development to the east, south and west. Agricultural
	from coming forward. The site contains the following Priority Habitat:	land with a more open aspect lies to the north/northeast of the site.
	Hedgerows and Lowland mixed deciduous woodland.	
	Noise: Day noise level: 49db, Night noise level: 53db.	Green Belt and Boundaries: The site falls within an area of
	Site suitable for residential development, should any part of the proposed	Moderate Green Belt Harm.
	plot be in close proximity to the traffic network consideration may need	Duilt development surrounds the site on three sides, with a more
	to be given to glazing and ventilation specifications. Noise within outdoor	Built development surrounds the site on three sides, with a more open aspect to the north and east with fairly limited screening of the
	amenity spaces should be able to achieve WHO guidance values. (less	site on higher ground from the northeast.
	than 50dB LAeq16hr)	site on higher ground from the northeast.
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure.	The site falls partially within a High/Medium Landscape Sensitivity
	Parts of site within S&G, solid and silica sand MSAs. Wider resource	area for housing, with greater impact likely to the north of the site
	already sterilised. Site would not materially increase sterilisation, but	on higher ground.
	should use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	Main Strengths and Weaknesses: There are very few limiting
	or veteran trees or their associated buffer zones.	constraints associated with this site, some of which are very likely to
	TPOs: No TPOs within the site.	be capable of mitigation at planning application stage or through
	Public Open Space: Site overlaps with an area of Public Open Space	policy provision as part of a local plan allocation, such as making
	(natural and semi natural greenspace covering the southern third of the	best use of any on site mineral resources.
	site) and will require further assessment and possible reduction in net	
	developable area.	Furthermore, the site is bisected by a gas pipeline, albeit only in its
	Risk to the Historic Environment: Unknown archaeological potential. Site	southwestern corner, and an area of public open space lies in the
	is likely to be suitable for development, but some mitigation may be	southern part of the site which would require further assessment to
	required.	address this potential constraint to development / making best use
	Site is within 2km of Barnt Green Conservation Area	of this public asset.
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ but in proximity to	
	Lickey End AQMA.	

Site 2	Site 268 – Land to rear Four Oaks Drive		
RAG	Constraint commentary	Conclusion	
	Public Safety Constraints: 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.		
Conclusion Outcome:		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.	

RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	Context: This is a very large greenfield site predominantly in
	Landscape Sensitivity: The site falls within a Medium Landscape	agricultural and recreational walking/footpath use with its
	Sensitivity Area for housing.	topography rising from south to north.
	LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally	
	Important Site or a Priority Habitat. The habitat should be retained and	The site lies on the southern edge of Catshill and is in fairly close
	incorporated into the development, but this is unlikely to prevent the site	proximity to the wide range of local services at the village centre. To
	from coming forward. The site contains the following Priority Habitat:	the north of the site are residential properties, accessed from Barley
	Hedgerows	Mow Lane and North Bromsgrove Cemetery.
	Noise: (Day=63 dB) With suitable glazing and ventilation internal noise	
	levels as per BS8233:2014 should be achievable. Noise levels within	Green Belt and Boundaries: The site predominantly falls within an
	outdoor amenity space may exceed the LOAEL (50 dbLAeq16hr) for	area of High Green Belt Harm, with a small portion to the south of
	outdoor amenity space but be less than the SOAEL for outdoor amenity	the cemetery in an area of Moderate Green Belt Harm.
	space (55dB LAeq16hr).	Mark California de Carto do carto do catalogo de Calonda de Calond
	Minerals Infrastructure and Safeguarding: Significant potential to sterilise	Weak field boundaries to the south and east of the site could
	mineral sites or supporting infrastructure.	present a challenge to create a new strong, defensible Green Belt
	Majority of site is within solid sand/silica sand MSA, large areas of which	boundary.
	are unsterilised. Also some area of S&G MSA, but these are negligible in	The site falls within a Medium Landscape Sensitivity area for
	Size.	housing.
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	nousing.
	or veteran trees or their associated buffer zones.	Main Strengths and Weaknesses: There are very few limiting
	TPOs: No TPOs within the site.	constraints associated with this site.
	Public Open Space: Site does not overlap with any areas of Public Open	constraints associated with this site.
	Space and is unlikely to require further assessment. Risk to the Historic Environment: Moderate or Unknown risk to historic	WCC minerals site analysis indicates that there is significant
		potential to sterilise mineral resources. WCC would object to the
	environment. Site of farm situated in western side of field but otherwise unknown	allocation on minerals safeguarding grounds unless/until a minerals
	potential. These sites are likely to be suitable for development, but some	resource assessment is provided that satisfies the requirements set
	mitigation may be required.	out in the MLP.
	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 2	Site 295 – Land to southwest of North Bromsgrove Cemetery, Barley Mow Lane		
RAG	Constraint commentary	Conclusion	
	Proximity of AQMA/ AQCZ: 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. Public Safety Constraints: Site does not overlap with a MAHS or MAHP consultation zone.	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.	
Conclusion Outcome:		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.	

RAG	98 – Land south of Staple Flat Constraint commentary	Conclusion
	Green Belt Harm: High	Context: This is a greenfield site in agricultural land use adjacent to
	Landscape Sensitivity: The site falls within a High/Medium Landscape	an allotment site on the opposite side of Staple Flat. Beyond the
	Sensitivity Area for housing. LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally	allotment site is built development in Marlbrook someway further to the north and west of the site, with open, greenfield land bounding
	Important Site or a Priority Habitat. The habitat should be retained and	the site to the south and east. It is currently accessed from the north
	incorporated into the development, but this is unlikely to prevent the site	of the site, off Staple Flat.
	from coming forward. The site contains the following Priority Habitat:	
	Hedgerows	The site is not immediately adjacent to the existing settlement
	Noise: (Day=58dB) Site suitable for residential development,	boundary of Catshill/Marlbrook and is in fact a considerable walking
	consideration may need to be given to glazing and ventilation	distance from the main settlement of Catshill and a wider range of
	specifications to ensure internal noise levels as per BS8233:2014 are	local services. In this sense the site is somewhat remote from the settlement of Catshill.
	achieved. Noise within outdoor amenity spaces should be able to achieve	Settlement of Catshin.
	WHO guidance values with standard mitigation measures (less than 50dB LAeq16hr).	Green Belt and Boundaries: The site falls within an area of High
	Minerals Infrastructure and Safeguarding: Limited or no potential to	Green Belt Harm.
	sterilise mineral sites or supporting infrastructure.	
	Wholly within key solid sand and silica sand resource. Would extend	Existing boundaries to the site are field hedgerows and it is unlikely
	sterilisation into areas that are currently unsterilised.	strong, defensible boundaries could be created in Green Belt terms
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	should this land be released from the Green Belt.
	or veteran trees or their associated buffer zones.	The site falls within a High/Medium Landscape Sensitivity area for
	TPOs: No TPOs within the site.	housing.
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or Unknown risk to the	Main Strengths and Weaknesses: Whilst there are few limiting
	historic environment.	constraints associated with the site, it is bounded by open,
	Allotments on 2nd and 3rd edition. Field to the south contains cropmark	greenfield land to the east and south and development in this
	and earthworks enclosures. These sites are likely to be suitable for	location would therefore be somewhat incompatible with the
	development, but some mitigation may be required.	surrounding land use.
	The site is within the 2km buffer zone of Barnt Green Conservation area.	Furthermore, WCC minerals site analysis indicates that there is
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	significant potential to sterilise mineral resources. WCC would object

Site 2	Site 298 – Land south of Staple Flat		
RAG	Constraint commentary	Conclusion	
	Public Safety Constraints: Site does not overlap with a MAHS or MAHP	to the allocation on minerals safeguarding grounds unless/until a	
	consultation zone.	minerals resource assessment is provided that satisfies the	
		requirements set out in the MLP.	
Concl	usion Outcome:	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.	

RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	Context: This is a relatively small greenfield site on the northern
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity Area for housing.	edge of Catshill, comprising a small area of agricultural/grazing land. The site is bounded to the south by built development within Catshill
	It is recognised as a Primary Opportunity Area for residential development.	settlement boundary, as well as more isolated residential development to the east and west along the A38 and Woodrow Lane
	LWS and Priority Habitats: 0% of the site is covered by Priority Habitat.	respectively. More open agricultural land is to the north of the site.
	Noise: 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 outdor amenity space	Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.
	but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr).	The site is largely surrounded by existing residential development,
	Minerals Infrastructure and Safeguarding: 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 an site.	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.
	increase sterilisation, but should use on site. Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	The site falls within a Medium Landscape Sensitivity area for housing
	or veteran trees or their associated buffer zones.	and has been identified as a Primary Opportunity Area for
	TPOs: No TPOs within the site.	development.
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	Main Strengths and Weaknesses: There are a number of constraints
	Risk to the Historic Environment: High risk to the historic environment. Landscape sensitive to change. Coherent Small Holding landscape;	identified for this site, however none of these appear insurmountable subject to further investigation or assessment.
	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	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
	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.	allocated for development. Best use of any on site mineral resources should be made.

Site 2	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	
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent	
	AQMA or AQCZ, or near major roads/junctions.	
	Public Safety Constraints: Site does not overlap with a MAHS or MAHP	
	consultation zone.	
Concl	usion Outcome:	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.

RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	Context: This is a greenfield site in agricultural land use with access
	Landscape Sensitivity: The site falls within a High/Medium Landscape	taken from the east of the site off Linehouse Lane. Whilst some
	Sensitivity Area for housing.	more isolated dwellings border the site to the north and east, the
	LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally	site is predominantly bounded by open, agricultural land with built
	Important Site or a Priority Habitat. The habitat should be retained and	development in Marlbrook someway further to the north and west
	incorporated into the development, but this is unlikely to prevent the site	of the site.
	from coming forward. The site contains the following Priority Habitat:	
	Hedgerows	The site is not immediately adjacent to the existing settlement
	Noise: Daytime level = 58 decibels, nighttime level = 55 decibels	boundary of Catshill/Marlbrook and is in fact a considerable walking
	50-59.9dB	distance from the main settlement of Catshill and a wider range of
	Residential development sites that are within the continuous noise range	local services. In this sense the site is somewhat remote from the
	of 50-59.9dB LAeq, 16hr, present a noise climate that could be delivered	settlement of Catshill.
	in compliance with BS 8233:2014 without excessive mitigation whilst	Cross Balt and Boundaries. The site falls within an area of High
	maintaining a modern standard of living and outdoor amenity.	Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.
	Minerals Infrastructure and Safeguarding: Limited or no potential to	Green beit haim.
	sterilise mineral sites or supporting infrastructure.	Existing boundaries to the site are field hedgerows and it is unlikely
	Wholly within solid and silica sand MSAs. Resources in vicinity of site	strong, defensible boundaries could be created in Green Belt terms
	already sterilised. Site would not materially increase sterilisation, but should use on site.	should this land be released from the Green Belt.
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	should this land be released from the dreen belt.
	or veteran trees or their associated buffer zones.	The site falls within a High/Medium Landscape Sensitivity area for
	TPOs: No TPOs within the site.	housing.
	Public Open Space: Site does not overlap with any areas of Public Open	
	Space and is unlikely to require further assessment.	Main Strengths and Weaknesses: Whilst there are few limiting
	Risk to the Historic Environment: Moderate or Unknown risk to the	constraints associated with the site, it is bounded by open,
	historic environment.	greenfield land to the west and south and development would
	Site is wholly within the 2km Barnt Green Conservation Area buffer zone.	therefore be somewhat incompatible with the surrounding land use.
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent	
	AQMA or AQCZ, or near major roads/junctions.	Best use of any on site mineral resources should be made.
	Public Safety Constraints: Site does not overlap with a MAHS or MAHP	
	consultation zone.	

Site 3	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.	

RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing. LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and	Context: 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.
	incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Lowland mixed deciduous woodland. Noise: Less than 49.9dB. Site suitable for residential development, should any part of the proposed	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.
	plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.
	Minerals Infrastructure and Safeguarding: 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.	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.
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	The site falls within a High/Medium Landscape Sensitivity area for housing.
	TPOs: No TPOs within the site. Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	Main Strengths and Weaknesses: There are few limiting constraints associated with this site. Those that have been identified are very
	Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. These sites are likely to be suitable for development, but some mitigation may be required.	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.
	The site is within a 2km buffer for Barnt Green Conservation Area. Proximity of AQMA/ AQCZ: Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	The site is adjacent to the Marlbrook Tip landfill site and will therefore require a risk assessment to be undertaken.
	Public Safety Constraints: Site does not overlap with a MAHS or MAHP consultation zone.	

Site 3	Site 312 - 305 Old Birmingham Road		
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. 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.	
Concl	usion Outcome:	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.	

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

Site B	Site BDC007a – Land rear of 534-570 Birmingham Road	
RAG Constraint commentary Conclus		Conclusion
Concl	usion 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.

RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	Context: This is a greenfield site in agricultural land use, lying in
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	between properties along Birmingham Road.
	LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows	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. Green Belt and Boundaries: The site falls within an area of High
	Noise: (61Db) With suitable glazing and ventilation internal noise levels as per BS8233:2014 should be achievable. Noise levels within outdoor amenity space may exceed the LOAEL (50 dbLAeq16hr) for outdoor amenity space but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr).	Green Belt Harm. 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
	Minerals Infrastructure and Safeguarding: 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.	site to the west with the A38 just beyond. The site falls within a High/Medium Landscape Sensitivity area for housing.
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones. TPOs: No TPOs within the site.	Main Strengths and Weaknesses: 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
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	best use of any resources on-site.
	Risk to the Historic Environment: Unknown or moderate risk to the historic environment. These sites are likely to be suitable for development, but some mitigation may be required.	Furthermore, the impact of noise pollution from the A38 should be considered carefully if the site was to be allocated for development.
	Site is within the 2km buffer zone of Barnt Green Conservation area. Proximity of AQMA/ AQCZ: Site not within or immediately adjacent	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.
	AQMA or AQCZ, or near major roads/junctions. Public Safety Constraints: Site does not overlap with a MAHS or MAHP consultation zone.	

Site BDC007b – Land south of 594 Birmingham Road		
RAG	AG 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.

RAG	DC041 – 283-287 Old Birmingham Road Constraint commentary	Conclusion
	Green Belt Harm: Moderate	Context: This is a mixed site comprising greenfield and brownfield
	Landscape Sensitivity: The site falls within a High/Medium Landscape	land (in commercial use as a car garage), to the rear of properties
	Sensitivity Area for housing.	along Old Birmingham Road and including a residential property
	LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally	(287 Old Birmingham Road) within the site area.
	Important Site or a Priority Habitat. The habitat should be retained and	
	incorporated into the development, but this is unlikely to prevent the site	The site lies on the very eastern edge of Marlbrook in relatively close
	from coming forward. The site contains the following Priority Habitat:	proximity to some facilities, albeit it is remote and a considerable
	Hedgerows	walking distance from the main settlement of Catshill and a wider
	Noise: 40dB: Site suitable for residential development, should any part of	range of local services.
	the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation	Green Belt and Boundaries: The site falls within an area of
	specifications. Noise within outdoor amenity spaces should be able to	Moderate Green Belt Harm.
	achieve WHO guidance values. (less than 50dB LAeq16hr)	moderate oreen beit namm.
	Minerals Infrastructure and Safeguarding: Limited or no potential to	The site is bounded by existing residential development and
9	sterilise mineral sites or supporting infrastructure.	established hedgerow/tree belts, which would screen views of the
	Wholly within solid sand MSA. Small area of compromised resource. Infill	site from the north and form an obvious Green Belt boundary.
	site. Will not materially increase sterilisation, but use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	The site falls within a High/Medium Landscape Sensitivity area for
	or veteran trees or their associated buffer zones.	housing.
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open	Main Strengths and Weaknesses: There are few limiting constraints
	Space and is unlikely to require further assessment.	associated with this site. Those that have been identified are very
	Risk to the Historic Environment: Unknown or moderate risk to the	likely to be capable of mitigation at planning application stage or
	historic environment. These sites are likely to be suitable for	through policy provision as part of a local plan allocation, such as the assessment of risk arising from the site being adjacent to the
	development, but some mitigation may be required.	Marlbrook Tip landfill site.
	Site lies within the 2km buffer of Barnt Green Conservation Area	ייים ואימושוטיסא ווף ומוועוווו זונב.
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent	However, the remoteness of the site from Catshill centre, with its
	AQMA or AQCZ, or near major roads/junctions.	wider range of services and facilities, makes it a less favourable
	Public Safety Constraints: Site does not overlap with a MAHS or MAHP	option for allocation.
	consultation zone.	

Site B	Site BDC041 – 283-287 Old Birmingham Road						
RAG	RAG Constraint commentary Conclusion						
Concl	usion 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.					

RAG	Constraint commentary	Conclusion				
	Green Belt Harm: High Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing. LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally	Context: 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.				
	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	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				
	Noise: 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	from the main settlement of Catshill and a wider range of local services. Green Belt and Boundaries: The site falls within an area of High				
	outdoor amenity. Minerals Infrastructure and Safeguarding: 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.	Green Belt Harm. 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.				
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones. TPOs: No TPOs within the site.	The site falls within a High/Medium Landscape Sensitivity area for housing.				
	Public Open Space: 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.	Main Strengths and Weaknesses: 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				
	Risk to the Historic Environment: 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.	of any resources on-site. The site also overlaps considerably with a Public Open Space in the form of natural and semi-natural greenspace.				
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.					

Site B	Site BDC077 – Land at Beacon Farm South							
RAG	Constraint commentary	Conclusion						
	Public Safety Constraints: 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.						
Concl	usion Outcome:	In summary, given the constraints associated with this site and in remoteness from the existing settlement, it is not considered to suitable for allocation.						

RAG	Constraint commentary	Conclusion					
	Green Belt Harm: Low/No	Context: This is a site within the settlement boundary for					
	Landscape Sensitivity: N/A	Catshill/Marlbrook and is comprised of residential dwellings along					
	LWS and Priority Habitats: 7.99% of the site is covered by Priority Habitat.	Marlbrook Lane and their gardens/curtilages. It is assumed access					
	Between 5 and 50% of the site overlaps with either a Locally Important	(and indeed the wider development) would therefore be delivered					
	Site or a Priority Habitat. Further assessment is required and a reduction	via demolition of existing properties on Marlbrook Lane.					
	in net developable area is likely. The site contains the following Priority						
	Habitat: Hedgerows	Green Belt and Boundaries: The site is in a non-Green Belt location					
	Noise: Less than 49.9dB.	and was not assessed as part of the Green Belt Part 2 Assessment.					
	Site suitable for residential development, should any part of the proposed	Therefore there will be No Harm to the Green Belt.					
	plot be in close proximity to the traffic network consideration may need						
	to be given to glazing and ventilation specifications. Noise within outdoor	The site was not assessed as part of the landscape sensitivity work					
	amenity spaces should be able to achieve WHO guidance values. (less	due to being wholly within the settlement boundary and built-up					
	than 50dB LAeq16hr)	area of Catshill/Marlbrook.					
	Minerals Infrastructure and Safeguarding: Limited or no potential to						
	sterilise mineral sites or supporting infrastructure.	Main Strengths and Weaknesses: There are few limiting constraints					
	Wholly within solid/silica sand MSAs. Resources are already sterilised. Site	associated with this site and indeed any proposed residential					
	would not materially increase sterilisation. Use on site.	development would be in accordance with the existing Bromsgrove					
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	District Plan settlement hierarchy. Allocation of the site is therefore					
	or veteran trees or their associated buffer zones.	unnecessary, however allocation may give the site promoter some					
	TPOs: No TPOs within the site.	certainty through the decision-making process.					
	Public Open Space: Site does not overlap with any areas of Public Open						
	Space and is unlikely to require further assessment.						
	Risk to the Historic Environment: Moderate or Unknown risk to the						
	historic environment. 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.						
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent						
	AQMA or AQCZ, or near major roads/junctions.						
	Public Safety Constraints: Site does not overlap with a MAHS or MAHP						
	consultation zone.						

Site B	Site BDC112 – 3-15 Marlbrook Lane & Land to rear of 203-215 Old Birmingham Road						
RAG Constraint commentary Conclusion							
Concl	usion 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)									