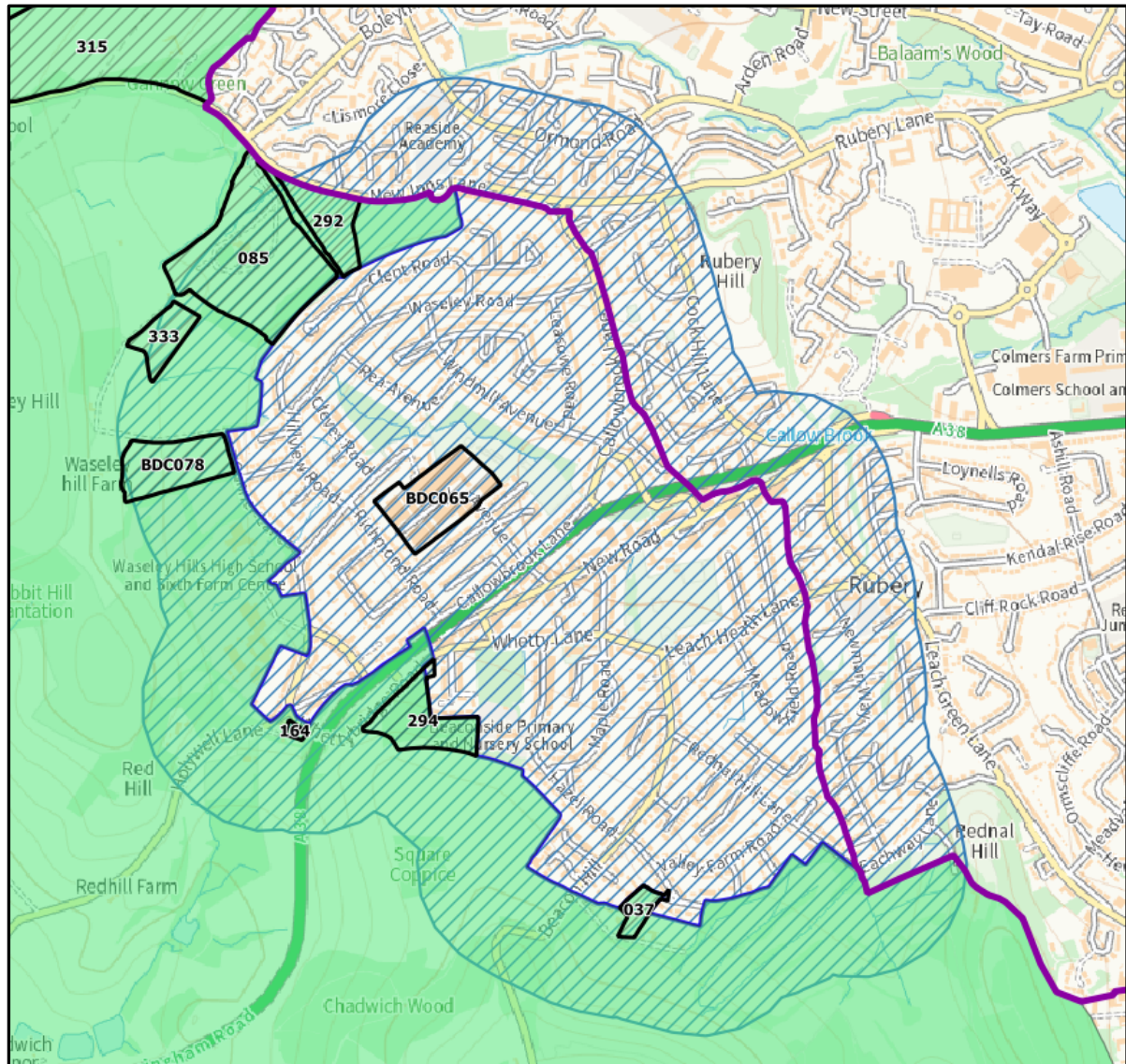


# Appendix 6: Rubery

## Settlement description

Rubery 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. Rubery is centrally located along the northern boundary of the district and straddles the county boundary, partially falling within the West Midlands conurbation. The village is in close proximity with Frankley, Northfield and Rednal, which are all part of Birmingham and the conurbation. Rubery lies next to both the A38 and the M5 and has good connections to nearby Bromsgrove, Birmingham, Redditch, Stourbridge, Worcester and Kidderminster.



### Rubery: Summary of Initial Sift and Significant Constraints

Initial Sift / Site No.	037	085	164	292	294	333	BDC065	BDC078
Site size								
Proximity to existing settlement								
Flood Risk								
SSSI								
Ancient Woodland								
Country Park								
SM / Registered Park & Garden								
<b>Significant Constraints</b>								
Priority Habitat								
Noise								
Green Belt Harm								
Landscape Sensitivity			N/A				N/A	

### Rubery: Sites discounted at Initial Sift/ Significant constraints stage:

Site No.	Site Name	Reason site discounted
164	Land adjacent 13 Holywell Lane	Site below site size threshold Site covered by Priority Habitat
294	Land at south of Whettybridge Road/Birch Road	Site falls within a High Landscape Sensitivity area for housing

## Rubery: Detailed Considerations Desktop Summary

Show stopper criteria/ Site No.	037	085	292	333	BDC065	BDC078
Priority Habitats						
Noise						
Green Belt Harm					N/A	
Landscape Sensitivity					N/A	
LSA Opportunities for development		N/A	N/A	N/A	N/A	N/A
<b>Detailed Considerations criteria:</b>						
Minerals	<b>Not relevant to any site in this settlement</b>					
Ancient/Veteran Trees	<b>Not relevant to any site in this settlement</b>					
SSSI Impact Risk Zone	<b>Not relevant to any site in this settlement</b>					
TPOs						
Public Open Space						
Risk to the Historic Environment						
Proximity of AQMA/ AQCZ	<b>Not relevant to any site in this settlement</b>					
Major Accident Hazard Site/ Major Accident Hazard Pipeline	<b>Not relevant to any site in this settlement</b>					
High Voltage Electricity Infrastructure	<b>Not relevant to any site in this settlement</b>					

## Rubery: Site Analysis and Planning Judgement Discussion

Site 037 - Land adjacent to 59 Beacon Hill, Rubery		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Low/No	<p><b>Context:</b> This is a greenfield site, which lies to the south of Rubery's built form. The site is surrounded by existing residential development on three of its boundaries and backs onto the Lickey Hills Country Park on its southern boundary.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Low/No Green Belt Harm.</p>
	<b>Landscape Sensitivity:</b> The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	<b>LWS and Priority Habitats:</b> 0% of the site is covered by Priority Habitat. 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, Lowland mixed deciduous woodland	<p>The dense planting bounding the southern boundary of the site could offer strong defensible Green Belt boundary.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing and has been identified as a Primary Opportunity Area for development.</p>
	<b>Noise:</b> Less than 49.9dB  Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	<p><b>Main Strengths and Weaknesses:</b> There are very few limiting constraints associated with this site, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of examples:</p> <ul style="list-style-type: none"> <li>The site lies within 500m of an area of ancient woodland (Chadwick Wood), which means that the Forestry Commission would need to be consulted.</li> <li>The site's proximity to the adjacent Lickey Hills Country Park will need to be considered to ensure that future development has no impact on the Country Park.</li> </ul> <p>In addition to the above, development of this land may alleviate flooding issues on Fairway Drive, which would need further investigation as part of any design scheme.</p> <p>However, the practicality of the proposed access needs to be explored as this may be a challenge to bring this site forward for development.</p>
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Moderate or unknown risk to the historic environment  Majority of site lies within the Barnt Green 2km Conservation Area buffer.	

Site 037 - Land adjacent to 59 Beacon Hill, Rubery		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, if suitable site access is achievable, then this site should be considered for allocation.

Site 085 - Land south of New Inns Lane, Rubery		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> This was a greenfield site that was originally submitted for consideration in the currently adopted Bromsgrove District Plan, and which was put on hold for assessment until such a time that sites in the Green Belt were considered for development.</p> <p>The site was resubmitted with updated information during the 2019 Call for Sites exercise. This updated information indicated that the site had extant planning permission for a crematorium facility taking up the whole of the site. This facility has since been built and this site is therefore no longer available for consideration for other development opportunities.</p> <p>This site should therefore be dropped from consideration at this stage.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity area for housing.	
	<b>LWS and Priority Habitats:</b> 9.62% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Lowland meadows, Hedgerows	
	<b>Noise:</b> (47dB) Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	<b>TPOs:</b> There are several TPOs within the site (5322606). Net developable area may need to be reduced. Further assessment required.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Bounded by ancient ridgeway and situated in Waseley Hills which has been parkland since medieval period. Located close to fishponds related to scheduled monument and possible site of sporting activity indicated by placename. Cropmark enclosures in area. These sites are likely to be suitable for development, but some mitigation may be required.	
<b>Conclusion Outcome:</b>		<b>In summary, as this site is no longer available for development, it should be dropped from further consideration.</b>

Site 292 - Land south of New Inns Lane (opposite Thurloe Crescent), Rubery		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Low/No	<p><b>Context:</b> This is a greenfield site that lies to the north of Rubery and lies adjacent to sports pitches, which are fenced off from this land parcel. The CfS form states the existing use as 'over flow sports pitches' but aerial images indicate that it is used more as an amenity open space.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Low/No Green Belt Harm.</p> <p>New Inns Lane to the north of the site and the TPO tree lined boundary to the west of the site could provide strong defensible Green Belt boundaries.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are very few limiting constraints associated with this site, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> <li>The TPOs identified in relation to this site are located along the site's western boundary and would have minimal impact on the majority of the site.</li> </ul> <p>However, a little more complex, is the issue of designated Open Space. It would need to be demonstrated that the provision of housing on this site outweighs the importance of the Open Space. This would also need to be balanced with the prospect of Low/No Green Belt Harm associated with developing this land parcel.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity area for housing.	
	<b>LWS and Priority Habitats:</b> 0% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward.	
	<b>Noise:</b> Daytime level = 45 decibels, night time level = 53 decibels Residential development sites that are within the continuous noise range of 50-59.9dB LAeq, 16hr, present a noise climate that could be delivered in compliance with BS 8233:2014 without excessive mitigation whilst maintaining a modern standard of living and outdoor amenity.	
	<b>TPOs:</b> TPOs within the site. Net developable area may need to be reduced. Further assessment required.	
	<b>Public Open Space:</b> Site overlaps with an area of Public Open Space and will require further assessment and possible reduction in net developable area.	
	<b>Risk to the Historic Environment:</b> Moderate or unknown risk to the historic environment  Site is outside of any Conservation Area or Conservation Area 2km buffer zone.	
<b>Conclusion Outcome:</b>		<b>In summary, this site could be considered for housing if the loss of Open Space can be justified.</b>



Site 333 - Land off Gunner Lane, Rubery		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> This is a greenfield site which lies in between Rubery's existing built form to the east and the Waseley Hills Country Park to the east. However, the site is remote from the existing built form. It is unlikely that this site would come forward for development without additional land being allocated to breach the gap to Rubery's existing built form.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>Allocation of this site would breach an already strong, defensible Green Belt boundary and offer limited opportunities to create new strong, defensible boundaries.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> Whilst there are very few limiting constraints associated with this site, the sites remoteness from the existing built form make this a less favourable site for allocation.</p> <p>Furthermore, landownership has been flagged as a potential issue for this site. A Land Registry search reveals the site has been subdivided into many small parcels with titles owned by different parties. Comprehensive land assembly presents a barrier to delivery which could mean that even if the site was to be allocated, it may not come forward in a timely fashion.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity area for housing.	
	<b>LWS and Priority Habitats:</b> 0% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows	
	<b>Noise:</b> Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<p><b>Risk to the Historic Environment:</b> Adjacent to Ridgeway Running north-south from Kitwell House to Romsley. Potential setting issue to openness of Waseley Hills Country Park. Possible enclosure, identified to the east.</p> <p>The site is not close to a Conservation Area.</p>	
<b>Conclusion Outcome:</b>		<b>In summary, due to the potential land assembly issues and the site's remoteness from Rubery's existing built form, this site should no longer be considered for allocation.</b>



Site BDC065 - The Avenue, Rubery		
RAG	Constraint commentary	Conclusion
N/A	<b>Green Belt Harm:</b> As this site is located within the existing urban area, it falls beyond the scope of the Green Belt Harm Assessment.	<p><b>Context:</b> This is a brownfield site located within the existing urban form of Rubery. It is surrounded by residential development on three sides, with Callowbrook Park forming its north eastern boundary. The site is currently a designated employment area containing multiple operating businesses.</p> <p><b>Green Belt and Boundaries:</b> Due to this site's location within the urban area, there would be no impact on the Green Belt, its boundaries or the surrounding landscape.</p> <p><b>Main Strengths and Weaknesses:</b> There are very few limiting constraints associated with this site. However, there is a significant potential for contaminated land on site with low to medium risk to human health and the environment. Risk assessment and site investigation will be required. Remediation of site very likely to be required.</p> <p>This site was submitted in 2007 for residential use and the opportunity to discuss the site with Planning Officers in the autumn of 2022 was not taken up by the site promoter. The employment site is home to operating businesses and it is unclear how realistic an option it would be to relocate these businesses. Policy BDP14 – Designated Employment, offers the opportunity for development of non-employment uses providing the policy's criteria can be met. There are no reasons why a proposal of this nature could not come forward at any time. Therefore, it can be concluded that the employment designation in its current form offers a suitable location for viable businesses.</p>
N/A	<b>Landscape Sensitivity:</b> As this site is located within the existing urban area, it falls beyond the scope of the Landscape Sensitivity Assessment.	
	<b>LWS and Priority Habitats:</b> 1.56% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows	
	<b>Noise:</b> Less than 49.9dB  Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Moderate or unknown risk to the historic environment.  Site lies outside of any Conservation Area or 2km Conservation Area buffer.	
<b>Conclusion Outcome:</b>		<b>In summary, as this site is currently operating as a viable employment area and the opportunity for change of use to non-employment uses already exists, this site should no longer be considered for allocation.</b>

Site BDC078 - Chadwick Manor Farm, Gunner Lane, Rubery		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate.	<b>Context:</b> This is a greenfield site which nestles between Rubery's existing built form to the east and the Waseley Hills Country Park to the east.
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity area for housing.	
	<b>LWS and Priority Habitats:</b> 0.04% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows	<b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.  Allocation of this site would breach an already strong, defensible Green Belt boundary at Gunner Lane and may not present the best or most logical extension of Rubery. The existing hedgerow boundaries, especially at the site's westernmost edge, may not offer such a strong boundary should this site be allocated.
	<b>Noise:</b> Day noise level: 40db, Night noise level: 40db. Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	The site falls within a High/Medium Landscape Sensitivity area for housing.
	<b>TPOs:</b> No TPOs within the site.	<b>Main Strengths and Weaknesses:</b> There are very few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage. By way of example: <ul style="list-style-type: none"> <li>The site's proximity to the adjacent Waseley Hills Country Park will need to be considered to ensure that future development has no impact on the Country Park.</li> </ul>
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required.	
<b>Conclusion Outcome:</b>		<b>In summary, due to the potential to breach of an already strong and defensible Green Belt boundary, this site should no longer be considered for allocation.</b>

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

037	085	292	333	BDC065	BDC078