

Cofton Hackett: Summary of Initial Sift and Significant Constraints

Initial Sift/ Site No.	069	211	257a	296	335
Site size					
Proximity to existing settlement					
Flood Risk					
SSSI					
Ancient Woodland					
Country Park					
SM / Registered Park & Garden					
Significant Constraints					
Priority Habitat					
Noise					
Green Belt Harm					
Landscape Sensitivity					

Cofton Hackett: Sites discounted at Initial Sift/ Significant Constraints stage:

Site No.	Address	Reason dismissed
069	Land north of Cofton Church Lane	Site remote from existing settlement.

Cofton Hackett: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	211	257a	296	335
Priority Habitats				
Noise				
Green Belt Harm				
Landscape Sensitivity				
LSA Opportunities for development	N/A	N/A	N/A	N/A
Detailed Considerations criteria:				
Minerals				
Ancient/Veteran Trees				
SSSI Impact Risk Zone				
TPOs				
Public Open Space				
Risk to the Historic Environment				
Proximity of AQMA/ AQCZ	Not relevant to any site in this settlement			
Major Accident Hazard Site/ Major Accident Hazard Pipeline	Not relevant to any site in this settlement			
High Voltage Electricity Infrastructure	Not relevant to any site in this settlement			

Cofton Hackett: Site Analysis and Planning Judgement Discussion

Site 211 - Land to east Cofton Lake Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This site is located to the south of Cofton Hackett, with Cofton Reservoir to the north, agricultural land to the east and south, and residential properties along Cofton Lake Road to the west. The site is greenfield and currently being used as grazing land for agricultural purposes.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site lies in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: Site faces very limited constraints.</p> <p>The site falls within SSSI IRZs, with a threshold of 50 dwellings and may need follow up with Natural England.</p> <p>It would also need to be established if access is feasible off of Cofton Lake Road, or if not if the site could be delivered as part of a wider scheme with other submitted sites in the vicinity if they were to be allocated.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0% of the site is covered by Priority Habitat.	
	Noise: Less than 49.9dB - locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Negligible part of site within solid sand MCA. Site would not increase sterilisation.	
	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 or along its boundary.	
	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: Located adjacent to a 19th century or earlier reservoir, potential otherwise unknown. This site is likely to be suitable for development, but some mitigation may be required. Site falls within the 2km buffer zone of Barnt Green Conservation Area	
Conclusion Outcome:		In summary, this site could reasonably be considered for allocation, if access arrangements are feasible.

Site 257a - Land north of Cofton Church Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: Site 257a is located to the south of Cofton. There is existing residential development to the north as well as an agricultural field, an area of woodland to the west, more residential to the south west, Cofton Church Lane to the south with further agricultural fields beyond that, and a footpath and further fields to the east. The site is currently being used for arable farming.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The site lies in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: Whilst there are few limiting constraints associated with this site, it is a category 2 Risk to Historic Environment.</p> <p>Furthermore, it has recorded a Red rating for SSSI IRZ and would need to be followed up with Natural England.</p> <p>The site is slightly more remote from the settlement than other submitted sites, and would comprise a very large extension to a currently modest sized settlement which would come with infrastructure and services demands.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.32% of the site overlaps with priority habitat (hedges/ line of trees). The site does not overlap with a Local Wildlife Site or other important natural assets.	
	Noise: Less than 49.9dB - locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site within solid sand MCA, but resource already sterilised. Part of site within crushed rock MCA, but would not materially increase sterilisation.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones	
	TPOs: No TPOs within the site or along its boundary.	
	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: Site lies wholly within the Barnt Green Conservation Area 2km buffer zone. Setting Assessment would be required [for site 257b section at least] due to the proximity of Cofton Hall Grade II* (1167600), Barn and stables associated with Cofton Hall Grade II (1100212), Church of St Michael Grade II* (1348568) and two other Grade II structures in the churchyard. High risk to the historic environment.	
Conclusion Outcome:		In summary, this site could be considered suitable for allocation if historic environment risks could be mitigated and other constraints overcome. However, consideration needs to be given to the appropriateness of such a large extension to the existing settlement.

Site 296 - 119 & 123 Barnt Green Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: this site currently includes two residential dwellings and their associated curtilage to the north. There is woodland to south and fields to east.</p> <p>Green Belt and Boundaries: The site is within an area where development would be likely to lead to a High level of Green Belt harm. However, only the northern half of the site and part of the southern is in the current green belt, around 50% of the site is not in the Green Belt.</p> <p>The site lies in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: The site has relatively few limiting constraints.</p> <p>An ecological assessment would need to be made to ensure that the Priority Habitat would not be impacted by development of the site, and allocation of this site would have to ensure that this part of the site was left out of the developable area.</p> <p>The site lies adjacent to Lickey Hills Country Park (to the west across Barnt Green Road). However, as part of the site comprises PDL and is set behind existing dwellings, this constraint should not impact on development.</p> <p>The site is within a Mineral Consultation area for sand and gravel & solid sand and within a Mineral Safeguarding area for solid sand. Consultation with Worcestershire County Council (WCC) will be required.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 12.53% of the site overlaps with priority habitat (broadleaved woodland and deciduous woodland). The site does not overlap with a Local Wildlife Site or other important natural assets.	
	Noise: (Day=40dB) Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site within solid sand MSA, but resource already sterilised. Part of site within crushed rock MCA, but would not materially increase sterilisation. Use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones	
	TPOs: No TPOs within the site or along its boundary.	
	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 a 2km buffer zone of Barnt Green conservation area.	

Site 296 - 119 & 123 Barnt Green Road		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, this site could reasonably be considered for allocation, however given the site size and existing residential development, capacity could be limited.

Site 335 - Land east of Barnt Green Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a heavily wooded site to the south of Cofton Hackett, located predominantly to the rear of properties on Barnt Green Road and Cofton Church Lane.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The site lies in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: Whilst this is a heavily wooded site, there are limited other constraints relating to this site. However, its release as a stand-alone site would not present a logical extension to the existing settlement.</p> <p>The location of the priority Habitat would negate frontage development on to Barnt Green Road and backland development in isolation would be inappropriate.</p> <p>There may be an opportunity to consider this site for BNG if site 257a was considered an appropriate option for development but with limited built form located within this site.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 39.81% 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. In addition, the site lies adjacent to the Lickey Hills Local Wildlife Site (across Barnt Green Road).	
	Noise: Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site within solid sand MSA, but resource already sterilised. Part of site within crushed rock MCA, but would not materially increase sterilisation. Use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	TPOs: No TPOs within the site although satellite and Google Street View imagery show that the site is heavily wooded.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment	
	<p>Risk to the Historic Environment: Low or no risk to the historic environment</p> <p>Potential for below ground archaeology largely unknown. Little known in the surrounding landscape. Likely disturbance to any below ground archaeology by woodland. Impact to woodland.</p>	

Site 335 - Land east of Barnt Green Road		
RAG	Constraint commentary	Conclusion
	Area of plantation woodland. No archaeological or historic landscape barriers for development.	
Conclusion Outcome:		In summary, this site may offer some secondary benefits if a wider site allocation was to be considered appropriate in this vicinity. However, as a stand-alone site for development, it should be discounted at this stage as it does not present a logical extension to the existing settlement.

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