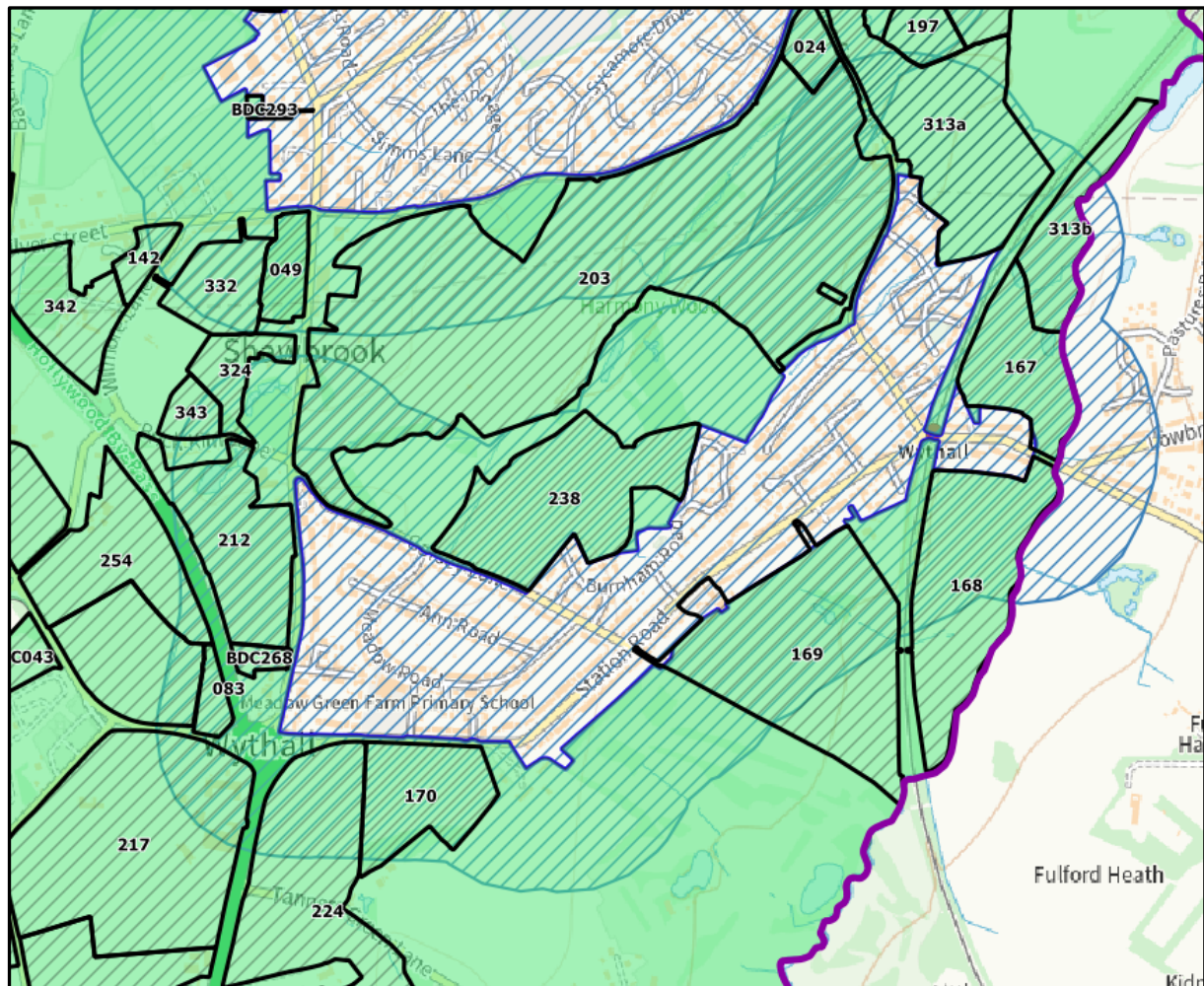


Appendix 7: Wythall

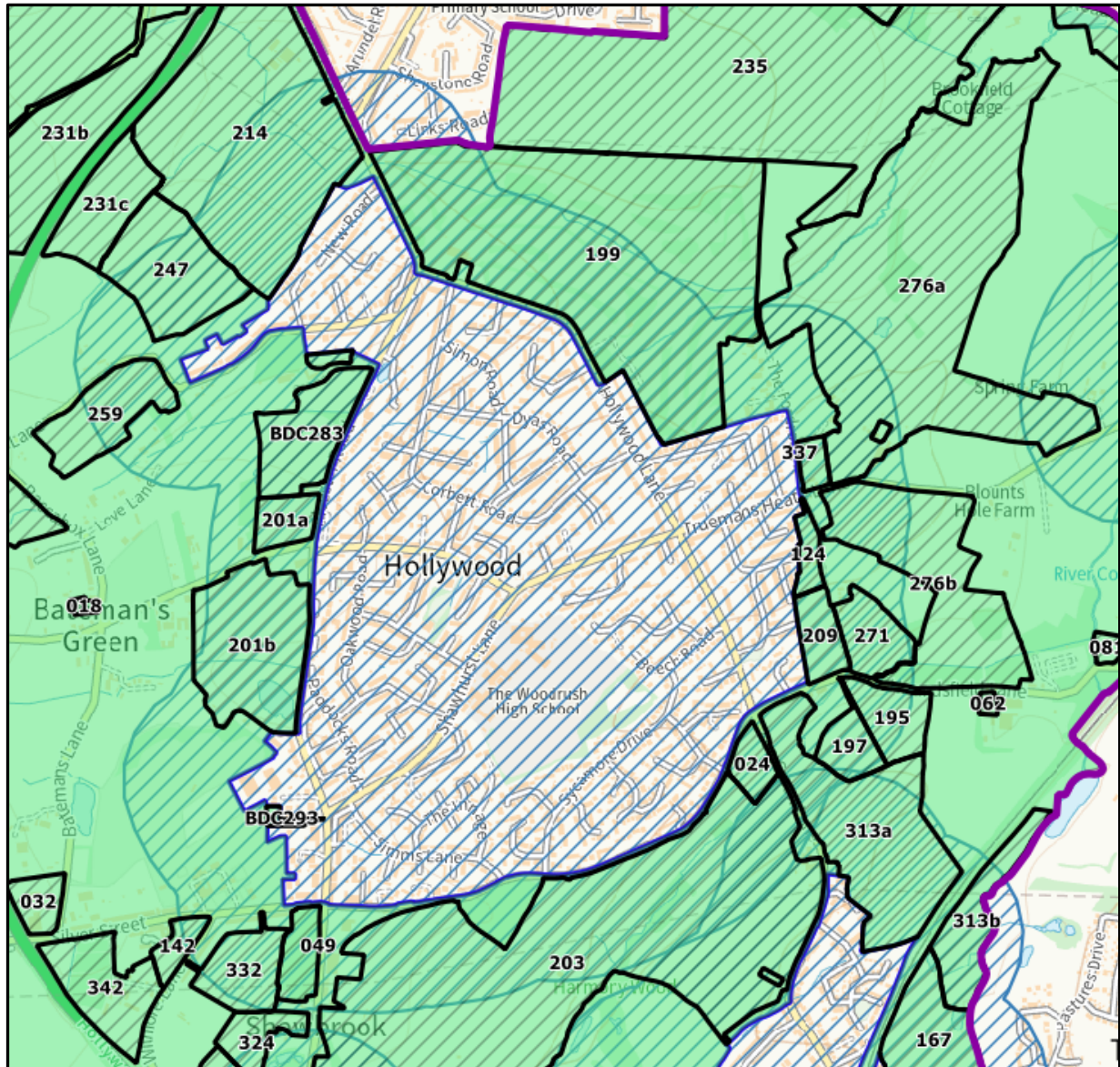
Settlement description

Wythall 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. Wythall lies to the very northeast of the district and includes the settlements of Hollywood and Majors Green. The settlements are in close proximity to the West Midlands conurbation and Solihull, lying around 7 miles south of Birmingham City Centre, via the A435 and Alcester Road. Wythall has a railway station, which runs northwards via Whitlock's End but does not benefit from the service frequency that Whitlock's End has access to.

Wythall



Hollywood



Wythall: Summary of Initial Sift and Significant Constraints

Initial Sift / Site No.	083	167	168	169	170	212	217	224	238	254	313a	313b	324	343	BDC043	BDC268
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																

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

Site No.	Site Name	Reason site discounted
313b	Land off Houndsfield Lane and Lea Green Lane, Wythall	100% of the site falls within Flood Zone 2 or 3
BDC268	326 Alcester Road, Wythall	Excessive noise levels for residential development
Sites that will NOT be discounted at Initial Sift/ Significant Constraints stage, despite receiving RED ratings:		
083	Land adjacent to Hollywood Bypass, Wythall	Excessive noise levels for residential development, but will be assessed for employment development
BDC043	Middle Lane, Wythall	Remote from existing settlement to be considered suitable for residential development, but is being promoted for employment development and will be assessed therein

Hollywood: Summary of Initial Sift and Significant Constraints

Initial Sift / Site No.	024	049	124	142	195	197	199	201a	201b	203	209	214	247	259	271
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															

Initial Sift / Site No.	276a	276b	332	337	BDC283	BDC293
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						

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

Site No.	Site Name	Reason site discounted
195	Land adjacent to Hollybrook Farm, Houndsfield Lane, Hollywood	98.18% of the site is covered by Priority Habitat. >50% of the site overlaps with either a Locally Important Site or a Priority Habitat. The site contains the following Priority Habitat: Lowland meadows, Hedgerows, Eutrophic standing waters
209	Land north of Houndsfield Lane, east of Houndsfield Close, Hollywood	91.03% of the site is covered by Priority Habitat. >50% of the site overlaps with either a Locally Important Site or a Priority Habitat. The site contains the following Priority Habitat: Hedgerows, Lowland meadows, Lowland mixed deciduous woodland
276a	Land north of Truemans Heath Lane, Hollywood	73.18% of the site is covered by Priority Habitat. >50% of the site overlaps with either a Locally Important Site or a Priority Habitat. The site contains the following Priority Habitat: Not recorded, Purple moor-grass and rush pastures, Lowland meadows, Lowland mixed deciduous woodland, Eutrophic standing waters, Hedgerows, Rivers
BDC283	Land west of Alcester Road, Hollywood	52.72% of the site is covered by Priority Habitat. >50% of the site overlaps with either a Locally Important Site or a Priority Habitat. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows, Lowland meadows

Major's Green

Initial Sift / Site No.	120a	120b	120c	127	BDC274
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					

Major's Green: Sites discounted at Initial Sift/ Significant Constraints stage:

Site No.	Site Name	Reason site discounted
120c	Land west of Tilehouse Lane, Major's Green	63.48% of the site is covered by Priority Habitat. >50% of the site overlaps with either a Locally Important Site or a Priority Habitat. The site contains the following Priority Habitat: Eutrophic standing waters, Hedgerows, Lowland mixed deciduous woodland
BDC274	Land south of Haslucks Green Rd, Major's Green	Below site size threshold

Wythall: Detailed Considerations Desktop Summary

Significant Constraints / Site No.	083	167	168	169	170	212	217	224	238	254	313a	324	343	BDC043
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
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													

Hollywood: Detailed Considerations Desktop Summary

Significant Constraints / Site No.	024	049	124	142	197	199	201a	201b	203	214	247	259	271
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													
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												

Hollywood: Detailed Considerations Desktop Summary cont'd

Significant Constraints / Site No.	276b	332	337	BDC293
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			

Major's Green: Detailed Considerations Desktop Summary:

Show stopper criteria/ Site No.	120a	120b	127
Priority Habitats			
Noise			
Green Belt Harm			
Landscape Sensitivity			
LSA Opportunities for development			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	N/A	N/A	N/A
Major Accident Hazard Site/ Major Accident Hazard Pipeline	N/A	N/A	N/A
High Voltage Electricity Infrastructure	N/A	N/A	N/A

Wythall: Site Analysis and Planning Judgement Discussion

Site 083 - Land adjacent to Hollywood Bypass, Wythall		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a greenfield site, which lies to the south west of Wythall's built form. The site is severed from the existing settlement by the A435 Hollywood By Pass and does not offer a good opportunity for a residential extension to the existing Wythall settlement. Therefore, at this time, this site should only be considered for employment allocation in the context of adjoining sites that have been proposed for employment uses.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The site is remote from the existing Wythall settlement and establishing a strong Green Belt boundary to incorporate this site would be a challenge.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. The key issue that has been flagged is related to noise. However, if this site were to be considered alongside adjacent sites for suitability for employment, then noise levels would be less of an issue.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 2.54% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows	
	Noise: Noise levels within outdoor amenity spaces are likely to exceed the SOAEL, (Note: Screening is inclusive of a -10dB reduction applied for potential acoustic barriers) as such we would deem these sites unacceptable for residential development. Internal noise levels as per BS8233:2014 may be achievable with good acoustic design and suitable acoustic glazing and ventilation units. Detailed Noise Impact Assessments would be required to justify further consideration of these locations.	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action and therefore is unlikely to require further assessment	

Site 083 - Land adjacent to Hollywood Bypass, Wythall		
RAG	Constraint commentary	Conclusion
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Unknown archaeological potential. Site likely to be suitable for development, but some mitigation may be required.	
Conclusion Outcome:		In summary, this site should no longer be considered for residential uses but will be assessed alongside adjacent sites for potential employment allocation.

Site 167 - Land north of Norton Lane, Wythall		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/No	<p>Context: This is a greenfield site that lies to the east of the existing Wythall settlement. It is bounded by the railway line along its western boundary and by the River Cole to the east, which also forms the administrative boundary between Bromsgrove District Council and Solihull Metropolitan Borough Council. The site is sustainably located in very close proximity to a convenience store and Wythall railway station, however the frequency of train services stopping at stations on this line is more frequent at Whitlocks End.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>It would be possible to create a strong Green Belt boundary along the River Cole to contain this site. However, the railway line is considered to offer a stronger visual boundary for containing the extent of Wythall settlement.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing and has been identified as a Primary Opportunity Area for development.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <p>Development would need to be pulled back from the extent of the flood plain. In terms of Minerals, specific policy wording in the Plan would be required to ensure that the best use is made of any on-site mineral resources.</p> <p>However, there is a large former gravel pit on site, possibly infilled with unknown material/landfill. More information is required about infilling of former gravel pit to made full assessment.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	LWS and Priority Habitats: 12.53% 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: Not recorded, Eutrophic standing waters, Rivers	
	Noise: Daytime level = 40 decibels, nighttime = 40 decibels 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: Limited or no potential to sterilise mineral sites or supporting infrastructure. Majority of site within significant S&G resource. Largely sterilised in vicinity of site, but should use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: The whole of the site falls within a Water Supply SSSI IRZ. Further assessment, including consultation with Natural England, is not required for residential developments.	
	TPOs: No TPOs within the site	

Site 167 - Land north of Norton Lane, Wythall		
RAG	Constraint commentary	Conclusion
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment. Site outside of any Conservation Area 2km buffer zone.	
Conclusion Outcome:		In summary, this site breaches the railway line, as a strong, defensible boundary and should no longer be considered for allocation.

Site 168 - Land south of Norton Lane, Wythall		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site that lies to the south east of the existing Wythall settlement. It is bounded by the railway line along its western boundary and by the River Cole to the east, which also forms the administrative boundary between Bromsgrove District Council and Solihull Metropolitan Borough Council. The site is sustainably located in very close proximity to a convenience store and Wythall railway station, however the frequency of train services stopping at stations on this line is more frequent at Whitlocks End.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>It would be possible to create a strong Green Belt boundary along the River Cole to contain this site. However, the railway line is considered to offer a stronger visual boundary for containing the extent of Wythall settlement.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <p>Development would need to be pulled back from the extent of the flood plain.</p> <p>In terms of Minerals, specific policy wording in the Plan would be required to ensure that the best use is made of any on-site mineral resources.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.21% 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: Rivers	
	Noise: Daytime level = 40 decibels, nighttime level = 40 decibels Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within significant S&G resource. Some degree of sterilisation in vicinity of site. Should use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: >50% of the site falls within a Water Supply SSSI IRZ. Further assessment, including consultation with Natural England, is not required for residential developments.	
	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	

Site 168 - Land south of Norton Lane, Wythall		
RAG	Constraint commentary	Conclusion
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment Site is not within any Conservation Area 2km buffer zones.	
	Conclusion Outcome:	In summary, this site breaches the railway line, as a strong, defensible boundary and should no longer be considered for allocation.

Site 169 - Land at and to rear Manor Farm, 163-165 Station Road, Wythall		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site which lies to the south east of Wythall's built up area. It is bounded by the railway line to the east and a heavily wooded tree line to the south west. The site is sustainably located in very close proximity to the Local Centre and Wythall railway station, however the frequency of train services stopping at stations on this line is more frequent at Whitlocks End.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>It would be possible to create a strong Green Belt boundary along the railway line and the tree lined boundary to the south west.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing and has been identified as a Secondary Opportunity Area for development.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> The site is located in two SSSI IRZs, consultation with Natural England would be required. The main IRZ coverage relates to employment uses. The secondary IRZ coverage relates to development of 50 houses or more. This threshold is unlikely to affect the portion of the site covered by this IRZ. <p>In terms of Minerals, specific policy wording in the Plan would be required to ensure that the best use is made of any on-site mineral resources.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing. It is recognised as a Secondary Opportunity Area for residential development.	
	LWS and Priority Habitats: 6.09% 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, Eutrophic standing waters, Rivers	
	Noise: (40dB) Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within significant S&G resource. Some degree of sterilisation in vicinity of site. Should use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: The site is covered by two SSSI IRZ and the following development categories will apply. <ul style="list-style-type: none"> Residential development of 100 units or more. Any residential development of 50 or more houses outside existing settlements/urban areas. 	

Site 169 - Land at and to rear Manor Farm, 163-165 Station Road, Wythall		
RAG	Constraint commentary	Conclusion
	<ul style="list-style-type: none"> • Water Supply: Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply. <p>As this site has been proposed for residential, consultation with Natural England will be required for residential developments over 50 dwellings.</p>	
	<p>TPOs: No TPOs within the site.</p>	
	<p>Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p> <p>The site is adjacent to Fulford Heath golf course.</p>	
	<p>Risk to the Historic Environment: Earthworks of ponds/clay pits. 2014 archaeological investigations of moated farmstead to the Northwest. These sites are likely to be suitable for development, but some mitigation may be required.</p>	
Conclusion Outcome:		In summary, this site could provide a good option for allocation.

Site 170 - Land opposite Meadow Green School, south of Station Road, Wythall		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	Context: This is a greenfield site which lies to the south of the existing built up area of Wythall, opposite Meadow Green Farm Primary School. The proposal allows for extension/relocation of the school, however this may be dependent on the full suite of promoted sites (167-170) coming forward comprehensively for allocation.
	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: 14.31% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows	Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm. It may be possible to create a strong tree lined Green Belt boundary to the south of the site, however the western and south eastern boundaries would present more of a challenge.
	Noise: Less than 49.9dB Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within S&G MCA, but no resource on site. Wider resource already sterilised.	Main Strengths and Weaknesses: There are no notable limiting constraints associated with this site, which makes it a good option for allocation. Furthermore, it has been identified as being in an area of development opportunity in terms of landscape sensitivity. An issue that would need careful consideration is the opportunity to establish strong and enduring Green Belt boundaries. Whilst there are no identified flooding issues, Google Maps Street View does indicate a large area of standing water within the site, which should be raised with the site promoters for further investigation and potential mitigation.
	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	
	SSSI Impact Risk Zone: Site does fall within a SSSI IRZ (71409) however this IRZ is relevant only to large warehouse/industrial proposals and not residential development as proposed by this submission. Therefore, is unlikely to require further assessment.	

Site 170 - Land opposite Meadow Green School, south of Station Road, Wythall		
RAG	Constraint commentary	Conclusion
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required. The site is not within any 2km buffers for Bromsgrove District Conservation Areas.	
Conclusion Outcome:		In summary, this site could provide a good option for allocation if strong, defensible Green Belt boundaries could be created.

Site 212 - Land south of Brick Kiln Lane, Wythall		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/No	<p>Context: This is a greenfield site lying to the west of Wythall's built up area. It is sandwiched between the Alcester Road to the east and the A435 dual carriageway to the west.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>A strong, defensible Green Belt boundary could be established along the route of the dual carriageway.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing and has been identified as a Primary Opportunity Area for development.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. The presence of TPOs within the site could easily be worked into a scheme layout which would be acceptable in terms of securing planning consent. However, the site is affected by high levels of road noise from the A435 dual carriageway, which runs along the western boundary of the site, making this site less desirable for residential development. A Noise Impact Assessment and mitigation strategy has been submitted by the site promoter to inform any decision regarding allocation.</p> <p>The above would need to be balanced with the opportunities to develop in an area with low levels of harm in terms of both Green Belt and Landscape Sensitivity.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	LWS and Priority Habitats: 6.38% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows, Eutrophic standing waters	
	Noise: Daytime level = 63 decibels, nighttime level = 55 decibels. Continuous noise levels between 60-64.9dB LAeq, 16hr, should be considered with caution. Good acoustic design principles must be employed together with consideration of thermal comfort which may require the installation of mechanical ventilation. Noise levels in outdoor amenity spaces may exceed the LOAEL of 50dB LAeq, 16hr but fall beneath the SOAEL of 55dB LAeq, 16hr, the level of amenity afforded to future residents would be acceptable only where development is deemed 'desirable' by the LPA.	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within S&G 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 and will not be subject to further assessment	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action and therefore is unlikely to require further assessment	

Site 212 - Land south of Brick Kiln Lane, Wythall		
RAG	Constraint commentary	Conclusion
	TPOs: TPOs within the site. Net developable area may need to be reduced. Further assessment required	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Historic ponds, possibly former extraction pits associated with Brick Works to the North. Despite some boundary loss, remaining hedgerows appear generally well established. Site is likely suitable for development, but some mitigation may be required. Site is not within any Conservation Area buffer zones.	
Conclusion Outcome:		In summary, this site offers a good location for development in terms of lower levels of Green Belt Harm and Landscape Sensitivity. Approval by WRS of the submitted Noise Impact Assessment and mitigation strategy would be required before this site could be considered further for allocation.

Site 217 - Land at and adjacent Becketts Farm, Wythall		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High.	<p>Context: This is a mixed use site comprising business and leisure uses. It is located to the south west of the A435 roundabout. The roundabout and A435 dual carriageway, leave this site remote from the existing built up area of Wythall, making it a less desirable option for extending the current settlement boundary.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>Creating strong defensible Green Belt boundaries to contain this site would be a challenge.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site. However, justification for the loss of Open Space in favour of development would need to be provided.</p> <p>An overriding factor for consideration of this site for development is its remoteness from the existing Wythall settlement and the barrier for connectivity to the settlement in terms of the A435 dual carriageway.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.23% 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, Eutrophic standing waters	
	Noise: Day noise level: 56db. Night noise level: 49db Site suitable for residential development, consideration may need to be given to glazing and ventilation specifications to ensure internal noise levels as per BS8233:2014 are achieved. Noise within outdoor amenity spaces should be able to achieve WHO guidance values with standard mitigation measures (less than 50dB LAeq16hr).	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: Around 1% of the site to the south east is within a SSSI Impact Risk Zone, for the development category water supply: Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m ² or more. If any industrial uses are considered for this area of the site, consultation with Natural England may be required.	
	TPOs: No TPOs within the site.	

Site 217 - Land at and adjacent Becketts Farm, Wythall		
RAG	Constraint commentary	Conclusion
	<p>Public Open Space: Site overlaps with an area of Public Open Space (Outdoor Sports Facilities make up around 50% of the site along the centres) and will require further assessment and possible reduction in net developable area. In order for the site to be considered for development further, if the area of open space is proposed to be built on, it must adhere to BDP25 and provide robust and up-to-date evidence that there is a proven surplus of provision and the site is no longer needed, the benefit of the development to the community outweighs the harm caused by the loss of the facility or an alternative facility of equal quantity and quality will be provided.</p>	
	<p>Risk to the Historic Environment: Unknown archaeological potential. Site likely to be suitable for development, but some mitigation may be required.</p> <p>Site is adjacent to four Grade II listed buildings to the west across Chapel Lane.</p>	
Conclusion Outcome:		In summary, due to the site's remoteness from the existing settlement and the dual carriageway barrier to settlement connectivity, this site should be discounted from further consideration.

Site 224 - Land at Heath Farm, east of A435, Wythall		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a greenfield site which lies to the east of the A435 dual carriageway adjacent to the large Wythall roundabout. Heading southwards, the site straddles Tanners Green Lane towards Inkford.</p> <p>Green Belt and Boundaries: Just over half of the site falls within an area of Moderate Green Belt Harm and partially within an area of High Green Belt Harm.</p> <p>The site is very flat and field boundaries are particularly sparse. Therefore, creating strong, defensible Green Belt boundaries would be a challenge to the south.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing and has been identified as a Primary Opportunity Area for development.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. By way of example: The presence of TPOs within the site could easily be worked into a scheme layout which would be acceptable in terms of securing planning consent.</p> <p>The site as a whole has returned a noise rating that would be acceptable in terms of residential development. However, the land to the north of Tanners Green Lane, which represents the better option for allocation appears to be heavily affected by road noise from the adjacent dual carriageway. A revised noise assessment would be preferable before a decision is reached regarding allocation of this site.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	LWS and Priority Habitats: 12.22% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows, Eutrophic standing waters, Lowland meadows	
	Noise: Daytime level: 57 dB, nighttime level = 50 dB 50-59.9dB Residential development sites that are within the continuous noise range of 50-59.9dB LAeq, 16hr, present a noise climate that could be delivered in compliance with BS 8233:2014 without excessive mitigation whilst maintaining a modern standard of living and outdoor amenity.	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Majority of site within S&G 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 and will not be subject to further assessment	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action and therefore is unlikely to require further assessment	
	TPOs: TPOs within the site. Net developable area may need to be reduced. Further assessment required	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 224 - Land at Heath Farm, east of A435, Wythall		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment</p> <p>Site is located outside of any Conservation Areas or Conservation Area 2km buffer zones.</p>	
	Conclusion Outcome:	<p>In summary, this site offers a good location for development in terms of lower levels of Green Belt harm and Landscape Sensitivity, although establishing a strong, defensible Green Belt boundary could be a challenge. A Noise Impact Assessment would help to inform whether this site should be allocated for development.</p>

Site 238 - Land at Bleakhouse Farm, Wythall		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a greenfield site which lies to the north of the existing built form of Wythall, lying to the rear of the recent Bleakhouse Farm development.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The existing Green Belt boundary that envelopes the existing development isn't particularly strong. There are some good tree lined field boundaries in this site that could offer a stronger revised Green Belt boundary if the site is allocated.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> The presence of TPOs within the site could easily be worked into a scheme layout which would be acceptable in terms of securing planning consent. <p>In terms of Minerals, specific policy wording in the Plan would be required to ensure that the best use is made of any on-site mineral resources.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 15.01% 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, Eutrophic standing waters	
	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: Limited or no potential to sterilise mineral sites or supporting infrastructure. Parts of site within S&G MSAs. Resource negligible size. Site would not materially increase sterilisation, but should use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ.	
	TPOs: TPO (16) 2002 covers around 30% of the site to the southwest and TPO (2) 1973 runs across the western boundary. Net developable area may need to be reduced. Further assessment required. The site promoter acknowledges that there are TPOs on the site and an Arboricultural study will need to be undertaken and that trees and hedgerows will be retained where possible. However, the accompanying masterplan does not appear to reflect this.	

Site 238 - Land at Bleakhouse Farm, Wythall		
RAG	Constraint commentary	Conclusion
	<p>Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p> <p>Site is adjacent to Burnham Road amenity green space.</p>	
	<p>Risk to the Historic Environment: Coherent piecemeal enclosure pattern with small-medium scale irregular fields with well-established hedgerow boundaries. These sites are likely to be suitable for development, but some mitigation may be required.</p>	
Conclusion Outcome:		In summary, this site could provide a good option for allocation.

Site 254 - Land north of junction of Chapel Lane and Middle Lane, Wythall		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High.	<p>Context: This is a greenfield site, which lies to the west of Wythall's built form. The site is severed from the existing settlement by the A435 Hollywood By Pass and does not offer a good opportunity for a residential extension to the existing Wythall settlement. However, this site is being promoted for employment uses and will be considered as such with adjoining sites in the vicinity.</p> <p>At this point in time, no further assessment will be undertaken within this table. Assessment of this site can be found within the Assessment of Employment Sites.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 1.14% 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, Eutrophic standing waters, Lowland mixed deciduous woodland	
	Noise: (60 dB) With suitable glazing and ventilation internal noise levels as per BS8233:2014 should be achievable. Noise levels within outdoor amenity space may exceed the LOAEL (50 dbLAeq16hr) for outdoor amenity space but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr).	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ	
	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.	

Site 254 - Land north of junction of Chapel Lane and Middle Lane, Wythall		
RAG	Constraint commentary	Conclusion
	Risk to the Historic Environment: CAT2 - High risk to the historic environment Moated Site at Wythwood Farm. Earthwork ridge and furrow, south of moated site. (Updated Aug 2023 to reflect expanded site boundary)	
	Conclusion Outcome:	In summary, this site will be assessed alongside adjacent sites for potential employment allocation.

Site 313a - Land off Houndsfield Lane and Lea Green Lane, Wythall		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a greenfield site which lies to the north east of Wythall/ south east of Hollywood.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>A revised, smaller master plan has been submitted for this site, which would extend Wythall without compromising the gap between Wythall and Hollywood. The railway line to the south east of the site would provide a strong Green Belt boundary, however establishing a strong, defensible boundary to the east and north of the site will be a challenge.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> Specific policy wording in the Plan would be required to ensure that the best use is made of any on-site mineral resources.
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.54% 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, Lowland meadows	
	Noise: Daytime level = 40 decibels, nighttime level = 40 decibels Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site within S&G MSA, but resource in vicinity of site negligible or already sterilised. Site 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	
	SSSI Impact Risk Zone: <50% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, may be required	
	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.	

Site 313a - Land off Houndsfield Lane and Lea Green Lane, Wythall		
RAG	Constraint commentary	Conclusion
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment Site is not within any Conservation Area or 2km Conservation Area buffer	
	Conclusion Outcome:	In summary, this site could provide a good option for allocation if strong, defensible Green Belt boundaries could be created.

Site 324 - 'The Paddocks', Alcester Road, Wythall		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a greenfield site which lies to the north west of Wythall. It is set back from Brick Kiln Lane and Alcester Road and offers no connectivity to the existing settlement.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>It would be a challenge to incorporate this site within a revised, comprehensive settlement boundary despite strong tree lined boundaries to the north and west of the site.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> The presence of TPOs within the site could easily be worked into a scheme layout which would be acceptable in terms of securing planning consent.
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 18.78% 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	
	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: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ and therefore is unlikely to require further assessment	
	TPOs: TPOs within the site. An area of woodland in the southern part of the site (and adjacent to the southeast) is covered by TPO 5319791. The net developable area of the site may need to be reduced. Further assessment is required	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required.	

Site 324 - 'The Paddocks', Alcester Road, Wythall		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, this site is remote from the existing settlement and should no longer be considered for allocation.

Site 343 - The Paddocks, Brick Kiln Lane, Wythall		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a greenfield site which lies to the north west of Wythall. It fronts onto Brick Kiln Lane and offers no connectivity to the existing settlement.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>It would be a challenge to incorporate this site within a revised, comprehensive settlement boundary.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> The site is affected by high levels of road noise from the A435 dual carriageway, which close to the western boundary of the site, making this site less desirable for residential development. A Noise Impact Assessment and mitigation strategy would be needed to inform any decision regarding allocation.
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0% of the site is covered by Priority Habitat. 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.	
	Noise: 60-64.9dB Continuous noise levels between 60-64.9dB LAeq, 16hr, should be considered with caution. Good acoustic design principles must be employed together with consideration of thermal comfort which may require the installation of mechanical ventilation. Noise levels in outdoor amenity spaces may exceed the LOAEL of 50dB LAeq, 16hr but fall beneath the SOAEL of 55dB LAeq, 16hr, the level of amenity afforded to future residents would be acceptable only where development is deemed 'desirable' by the LPA.	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within S&G MCA. Site would not materially increase sterilisation.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment relating to this	
	SSSI Impact Risk Zone: Site does not fall within a SSSI IRZ and therefore is unlikely to require further assessment	
	TPOs: No TPOs within the site From CFS form "There is a large wooded area to the right of the field which has very recently had a TPO placed on the trees in the last few months."	

Site 343 - The Paddocks, Brick Kiln Lane, Wythall		
RAG	Constraint commentary	Conclusion
	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 c. 145m west of The Portway, an ancient road running north to south through Wythall and Beoley.	
Conclusion Outcome:		In summary, this site is remote from the existing settlement and should no longer be considered for allocation.

Site BDC043 - Middle Lane, Wythall		
RAG	Constraint commentary	Conclusion
Yellow	Green Belt Harm: Low/No.	<p>Context: This is a greenfield site, which lies adjacent to Wythall Business Park. This site is being promoted for employment uses and will be considered as such with adjoining sites in the vicinity.</p> <p>At this point in time, no further assessment will be undertaken within this table. Assessment of this site can be found within the Assessment of Employment Sites.</p>
Orange	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
Orange	LWS and Priority Habitats: 7.33% 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	
Green	Noise: 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)	
Green	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
Green	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	
Green	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ and therefore is unlikely to require further assessment	
Green	TPOs: No TPOs within the site.	
Green	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site BDC043 - Middle Lane, Wythall		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment.</p> <p>Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required.</p> <p>The site is not within any 2km buffers for Bromsgrove District Conservation Areas.</p>	
Conclusion Outcome:		In summary, this site should be assessed alongside adjacent sites for potential employment allocation.

Wythall: Summary of Site Analysis and Planning Judgement Discussion

083	167	168	169	170	212	217	224	238	254	313a	324	343	BDC043

Hollywood: Site Analysis and Planning Judgement Discussion

Site 024 - Land at junction of Houndsfield Lane and Lea Green Lane, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site, which lies to the south east of Hollywood's built form. The site lies on the junction of Houndsfield Lane and Lea Green Lane.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The existing Green Belt boundary along Houndsfield Lane would be breached, however the site itself is fairly well contained by dense tree planting along its southern boundaries.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.27% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows	
	Noise: Daytime level = 40 decibels, nighttime level = 40 decibels Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Within S&G MCA, but not MSA. Resource already sterilised.	
	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	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action and therefore is unlikely to require further assessment	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 024 - Land at junction of Houndsfield Lane and Lea Green Lane, Hollywood		
RAG	Constraint commentary	Conclusion
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment Site is not within a Conservation Area or a 2km Conservation Area buffer.	
	Conclusion Outcome:	In summary, this site could provide a good option for allocation.

Site 049 - Land adjacent 260 Alcester Road, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This was a greenfield site that is scattered with mature tress throughout. It lies to the south west of Hollywood's existing built form, adjacent to existing development, some of which is washed over by Green Belt.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The existing Green Belt boundary along Alcester Road would be breached, however the site itself is fairly well contained by dense tree planting along its western boundary, which could mirror the settlement pattern to the north of Silver Street. There would be an opportunity to reconsider and redefine the Green Belt boundary opposite this site, which includes a public house and a timber yard.</p> <p>The site is in an area of Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. Despite the scattered mature tree cover, there is no TPO affecting the site.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 4.03% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows	
	Noise: Less than 49.9dB 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: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: Site falls within a SSSI IRZ (71409) however this is not relevant for the type and scale of development proposed for this site and therefore is unlikely to require further assessment	
	TPOs: No TPOs within the site	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 049 - Land adjacent 260 Alcester Road, Hollywood		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment</p> <p>Earthworks of ridge and furrow, possibly orchard remains but not recorded as such on OS Maps. Adjacent to historic routeway and opposite site of now demolished public inn.</p> <p>These sites are likely to be suitable for development, but some mitigation may be required.</p> <p>The site does not fall within any 2km buffers for Bromsgrove District Conservation Areas.</p>	
	Conclusion Outcome:	In summary, this site could provide a good option for allocation.

Site 124 - Land east of Berrymound View and Mayhurst Close, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site that lies to the east of Hollywood, immediately adjacent to the settlement's existing built form.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The existing Green Belt boundary isn't particularly strong in this location as it currently runs to the rear of existing gardens.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p> <p>However, access to this site may present a challenge and there may be easier sites to access in preference to this.</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 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: Limited or no potential to sterilise mineral sites or supporting infrastructure. Negligible area within S&G MCA, but no resource on site. Would not materially increase sterilisation of wider resource.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: Site falls across two SSSI IRZs, however the scale of development proposed for this site is below the threshold requiring action and therefore is unlikely to require further assessment	
	TPOs: No TPOs within the site	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 124 - Land east of Berrymound View and Mayhurst Close, Hollywood		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment.</p> <p>Borders possible route of forest enclosure bank dating to circa 1324. These sites are likely to be suitable for development, but some mitigation may be required.</p> <p>The site is not within any 2km buffers for Bromsgrove District Conservation Areas.</p>	
	Conclusion Outcome:	In summary, this site could provide a good option for allocation if a suitable access could be identified.

Site 142 - Land between Silver Street, Silvermead Court and Wilmore Lane, Hollywood		
RAG	Constraint commentary	Conclusion
Yellow	Green Belt Harm: Low/No	<p>Context: This is a greenfield site which nestles between existing residential development in the Green Belt to the south west of Hollywood.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>It may be a challenge to redraw the Green Belt boundary this far west of the existing settlement boundary. However, it could be possible to consider this site as infill development.</p> <p>The site is in an area of Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p> <p>However, the site has been identified as an area of natural and semi natural open space. Loss of Open Space would need to be justified before this site was allocated.</p>
Yellow	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
Orange	LWS and Priority Habitats: 6.15% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Hedgerows	
Green	Noise: 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)	
Green	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
Green	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	
Green	SSSI Impact Risk Zone: The north east 10% of the site is within an SSSI IRZ. However, the only development category this includes is water supply: Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m ² or more. As the proposed use of this site is residential, it is unlikely to require further assessment	
Green	TPOs: No TPOs within the site.	
Red	Public Open Space: Site overlaps with Silvermead Crescent Natural and Semi Natural Public Open Space and will require further assessment	

Site 142 - Land between Silver Street, Silvermead Court and Wilmore Lane, Hollywood		
RAG	Constraint commentary	Conclusion
	Risk to the Historic Environment: Close to site of Silvermead School. Potential otherwise unknown. Site is likely to be suitable for development, but some mitigation may be required.	
	Conclusion Outcome:	In summary, this site could be considered for allocation if the loss of Open Space can be justified, and other more suitable sites are not sufficient to meet identified housing needs.

Site 197 - Land to rear of Hollybrook Farm, Houndsfield Lane, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site located to the south east of Hollywood and is remote from the existing built form of the settlement. The site is set back from Houndsfield Lane and is only accessible from a narrow track.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is not connected to the settlement that is inset from the Green Belt and redefining Green Belt boundaries around this site would be a challenge.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. However, the disconnect from the existing settlement will make integration into the settlement's built form difficult.</p> <p>Furthermore, the site is located on Little Trueman's Heath Farm Landfill site. Further information regarding land fill is required to make full assessment.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 2.36% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Lowland meadows	
	Noise: Less than 49.9dB Daytime level: 40 dB, Nighttime level: 40 dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site is within MCA for significant S&G resource. Some existing sterilisation.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action and therefore is unlikely to require further assessment	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 197 - Land to rear of Hollybrook Farm, Houndsfield Lane, Hollywood		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment.</p> <p>Site lies outside of any Conservation Area or 2km Conservation Area buffer.</p>	
	Conclusion Outcome:	In summary, this site does not present a strong option for allocation due to its remoteness from existing built form.

Site 199 - Hollywood Golf Club, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High/Moderate	Context: This is a golf course site to the north of Hollywood, which is adjacent to the existing built form of both Hollywood and the West Midlands conurbation.
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 22.11% 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, Rivers, Hedgerows	Green Belt and Boundaries: In terms of Green Belt harm, this site was given a split rating in the Green Belt Assessment. The eastern third of the site has been given a Moderate Harm rating, whilst the remaining two thirds of the site has been rated as High Harm. This is due to the very close proximity of the West Midlands conurbation and the risk of settlement merging in this location.
	Noise: Day noise level: 40db, Night noise level: 40db.	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within S&G MCA and includes some compromised and significant resources. Resources are limited in scale and partially sterilised. Use on site.	Areas of High Green Belt Harm would need to be avoided for development in this location, to ensure that Hollywood and the West Midlands conurbation do not merge. Trying to establish a strong, defensible Green Belt boundary bisecting the golf course to take advantage of the area of Moderate Green Belt Harm will be a challenge as the boundary separating the High and Moderate Harm designations is a very minor watercourse.
	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	The site is in an area of High/Medium Landscape Sensitivity. Allocation of land with a High/Medium rating applies to many sites around Hollywood.
	SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required	Main Strengths and Weaknesses: There are a few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example: <ul style="list-style-type: none"> • Consultation with Natural England in relation to the SSSI Impact Risk Zone. • The presence of TPOs within the site could easily be worked into a scheme layout which would be acceptable in terms of securing planning consent.
	TPOs: TPOs within the site. Net developable area may need to be reduced. Further assessment required	
	Public Open Space: Site overlaps with an area of Public Open Space and will require further assessment and possible reduction in net developable area	

Site 199 - Hollywood Golf Club, Hollywood		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment</p> <p>Site lies outside of any Conservation Areas or 2km Conservation Area buffer zones.</p>	Furthermore, the site promoter has addressed the issue regarding loss of Open Space, which is no longer considered a barrier to development.
	Conclusion Outcome:	In summary, due to the High Green Belt Harm rating across two thirds of this site, and the significant risk to settlements merging, alternative allocations should be considered in preference.

Site 201a - Land north of the junction with Packhorse Lane and Alcester Road, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a greenfield site located to the west of the existing Hollywood settlement.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The existing Green Belt boundary along Alcester Road would be breached, however the site itself is fairly well contained by dense tree planting along its western and northern boundaries.</p> <p>The site is in an area of Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 2.94% 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, Eutrophic standing waters, Lowland meadows	
	Noise: 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)	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to, nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: 100% of the site falls within a relevant SSSI IRZ. The site is however below the threshold requiring action and therefore is unlikely to require further assessment.	
	TPOs: No TPOs within the site. Some TPO's have been identified at the north eastern boundary which may need further assessment.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 201a - Land north of the junction with Packhorse Lane and Alcester Road, Hollywood		
RAG	Constraint commentary	Conclusion
	Risk to the Historic Environment: Unknown potential. Located adjacent to a meeting house and graveyard where a chapel has stood since at least 1703. These sites are likely to be suitable for development, but some mitigation may be required.	
	Conclusion Outcome:	In summary, this site could provide a good option for allocation.

Site 201b - Land south of the junction of Packhorse Lane and Alcester Road, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a greenfield site located to the west of the existing Hollywood settlement.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The existing Green Belt boundary along Alcester Road would be breached, however the site itself is fairly well contained by dense tree planting along its western and southern boundaries.</p> <p>The site is in an area of Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are a few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Consultation with Natural England in relation to the SSSI Impact Risk Zone. <p>The southern half of the site is affected by the presence of Priority Habitats, which offer an opportunity for BNG. This has been acknowledged in accompanying submitted documentation whereby built development is limited to the northern half of the site.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	<p>LWS and Priority Habitats: 34.11% 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, Eutrophic standing waters, Hedgerows, Lowland meadows.</p> <p>Part of these Habitats are also identified as a Local Wildlife Site.</p>	
	Noise: 40dB: Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	<p>SSSI Impact Risk Zone: 100% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required.</p> <p>The relevant development categories are: Rural Residential: Any residential development of 100 or more houses outside existing settlements/ urban areas</p>	

Site 201b - Land south of the junction of Packhorse Lane and Alcester Road, Hollywood		
RAG	Constraint commentary	Conclusion
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Site contains ridge and furrow and several ponds. The largest is recorded as a fishpond on 2nd edition OS but may have been quarry pits before this. Adjacent to historic routeway. Piecemeal enclosure and interrupted row settlement. Edge of modern expansion. This site is likely to be suitable for development, but some mitigation may be required.	
Conclusion Outcome:		In summary, this site could provide a good option for allocation.

Site 203 - Land south of Houndsfield Lane, west of Lea Green Lane, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a very large greenfield site which lies between Hollywood and Wythall.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>Development of this site would result in the loss of Green Belt separating Hollywood and Wythall. In terms of the national Green Belt Purposes, the Part 2 Green Belt Assessment only considers Hollywood as appropriate for assessment against those Purposes. Therefore, the loss of the Green Belt gap between Hollywood and Wythall is considered to be less significant. However, the local distinction and separation of these settlements will be a matter for local consideration.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are a few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Consultation with Natural England in relation to the SSSI Impact Risk Zone. • There are several pockets of Priority Habitat identified within the site. The site is large enough to be masterplanned to avoid and improve these areas.
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 14.25% 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, Eutrophic standing waters, Hedgerows	
	Noise: (40dB) Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within S&G MCA. Resources are 'not significant' and already partially sterilised. Should use on site.	
	Ancient/Veteran Trees: Site is adjacent to a veteran tree (Wild Black Poplar). The accompanying masterplan for the site indicates that the location of this tree is in an area of existing tree canopy and will remain as is. This is not considered to affect the development potential of this site.	
	SSSI Impact Risk Zone: The site crosses two SSSI IRZs. The IRZ (71409) covering the majority of the site (>90%) requires NE consultation for the following:	

Site 203 - Land south of Houndsfield Lane, west of Lea Green Lane, Hollywood		
RAG	Constraint commentary	Conclusion
	<ul style="list-style-type: none"> • Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more. <p>The IRZ (31254) covering the minority of the site (<10%) requires NE consultation for the following:</p> <ul style="list-style-type: none"> • Residential: Residential development of 100 units or more. • Rural Residential: Any residential development of 50 or more houses outside existing settlements/urban areas. <p>Whilst the area affected by IRZ (31254) may accommodate some residential development, it is unclear as to whether it would exceed the consultation threshold. It may be pertinent to take advice on further consultation from NE.</p>	
	<p>TPOs: There are a number of TPOs to the south western edge of the site. TPO (15) 2020, TPO (2) 1973. The accompanying masterplan indicates that this area will remain undeveloped, and this is not considered to affect the development potential of this site.</p>	
	<p>Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p>	
	<p>Risk to the Historic Environment: Former flax growing landscape. Possible earthwork ridge and furrow Southwest of Barn Hill. Coherent piecemeal enclosure pattern with small-medium scale irregular fields with well-established hedgerow boundaries. These sites are likely to be suitable for development, but some mitigation may be required.</p>	
Conclusion Outcome:		In summary, this site could provide a good option for allocation.

Site 214 - Land between Alcester Road South and A435, Maypole, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a greenfield site which nestles between the A435 Hollywood Bypass and Alcester Road and extends from the north west edge of Hollywood up to the West Midlands Conurbation.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm. This is due to the very close proximity of the West Midlands conurbation and the risk of settlement merging in this location.</p> <p>Trying to establish a strong, defensible Green Belt boundary that maintains separation of the settlements will be a challenge.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are a few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Consultation with Natural England in relation to the SSSI Impact Risk Zone. <p>However, maintaining separation of settlements is a challenge that can't be overcome if this site is allocated for development.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 3.57% 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, Rivers, Lowland meadows	
	Noise: Daytime level: 56 decibels, nighttime level: 47 decibels 50-59.9dB Residential development sites that are within the continuous noise range of 50-59.9dB LAeq, 16hr, present a noise climate that could be delivered in compliance with BS 8233:2014 without excessive mitigation whilst maintaining a modern standard of living and outdoor amenity.	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Site includes some compromised S&G resource. Wider resource already sterilised, but should use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required	
	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.	

Site 214 - Land between Alcester Road South and A435, Maypole, Hollywood		
RAG	Constraint commentary	Conclusion
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment Site lies outside of any Conservation Area 2km buffer zones.	
	Conclusion Outcome:	In summary, due to the potential to merge key settlements, this site should no longer be considered for allocation.

Site 247 - Land to rear 42-82 Dark Lane, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a greenfield site which located to the north of Hollywood, between the A435 Hollywood Bypass and Alcester Road. It is located to the rear of existing gardens and not adjacent to the existing built form of Hollywood.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>Due to the lack of connectivity of this site from the existing settlement boundary, establishing a revised and strong Green Belt boundary will be a challenge.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Consultation with Natural England in relation to the SSSI Impact Risk Zone. <p>However, the site doesn't offer a logical extension to the existing settlement.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.81% of the site is covered by 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: Eutrophic standing waters, Hedgerows, Lowland mixed deciduous woodland	
	Noise: 57dB: Site suitable for residential development, consideration may need to be given to glazing and ventilation specifications to ensure internal noise levels as per BS8233:2014 are achieved. Noise within outdoor amenity spaces should be able to achieve WHO guidance values with standard mitigation measures (less than 50dB LAeq16hr).	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Parts of site within S&G MCAs. Site would not materially increase sterilisation.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: 100% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required. The relevant development category is as follows: Rural residential: Any residential development of 100 or more houses outside existing settlements/urban areas.	
	TPOs: No TPOs within the site.	

Site 247 - Land to rear 42-82 Dark Lane, Hollywood		
RAG	Constraint commentary	Conclusion
	<p>Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p>	
	<p>Risk to the Historic Environment: A small number of trackways cross through the field on 1st edition OS or are evident from Lidar, Slaugh Lane green road bounds the west of the parcel. Some quarrying but otherwise unknown potential. Retains a small amount of piecemeal enclosure character, potentially linked to flax growing field systems in Hollywood.</p> <p>These sites are likely to be suitable for development, but some mitigation may be required.</p>	
Conclusion Outcome:		In summary, due to the lack of connectivity to the existing settlement, this site should no longer be considered for allocation.

Site 259 - Land south of Dark Lane, adjacent to Fir Tree Farm, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a greenfield site which is located to the east of the A435 Hollywood Bypass and to the north west of Hollywood but is not adjacent to the existing built up area.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>Due to the lack of connectivity of this site from the existing settlement boundary, establishing a revised Green Belt boundary will be a challenge.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Consultation with Natural England in relation to the SSSI Impact Risk Zone. <p>However, the site doesn't offer a logical extension to the existing settlement.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Lowland meadows	
	Noise: (Day: 49dB) 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: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site within S&G MCA, but resource already sterilised. Site would not materially increase sterilisation.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	<p>SSSI Impact Risk Zone: The entire site is within a SSSI IRZ, which includes the following development categories thresholds for consultation.</p> <p>Rural Residential: Any residential development of 100 or more houses outside existing settlements/urban areas.</p> <p>Further assessment, including consultation with Natural England, is required.</p>	

Site 259 - Land south of Dark Lane, adjacent to Fir Tree Farm, Hollywood		
RAG	Constraint commentary	Conclusion
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required.	
Conclusion Outcome:		In summary, due to the lack of connectivity to the existing settlement, this site should no longer be considered for allocation.

Site 271 - Land north of Houndsfield Lane, south of Little Truman's Heath Farm, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a greenfield site which lies to the east of the built up area of Hollywood, although not directly connected to the built up area.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>Allocation of this site on its own is unlikely as it is not adjacent to the existing built form, unless there is opportunity to allocate additional sites in this location to provide a more comprehensive site allocation. Connectivity to the existing settlement could be a challenge due to the location of Priority Habitat to the west of this site. Furthermore, establishing a strong, defensible Green Belt boundary to the east may present a challenge as there would be a reliance on hedgerow field boundaries.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Consultation with Natural England in relation to the SSSI Impact Risk Zone.
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.16% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Lowland mixed deciduous woodland	
	Noise: Less than 49.9dB Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site within S&G MCAs, but resource negligible or already sterilised. Site would not materially increase sterilisation.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ (31254 and 52871) and further assessment, including consultation with Natural England, is required. These IRZs are relevant to the following proposed development on this site: • Any residential development of 50 or more houses outside existing settlements / urban areas	

Site 271 - Land north of Houndsfield Lane, south of Little Truman's Heath Farm, Hollywood		
RAG	Constraint commentary	Conclusion
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment Impact to setting of Traditional Farmstead. Coherent piecemeal enclosure pattern with small - medium irregular fields. These sites are likely to be suitable for development, but some mitigation may be required. The site is not within a 2km buffer for Bromsgrove District Conservation Areas.	
Conclusion Outcome:		In summary, due to the lack of connectivity to the existing settlement, this site should no longer be considered for allocation.

Site 276b - Land south of Truemans Heath Lane, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a greenfield site which lies to the east of the built up area of Hollywood, although not directly connected to the built up area.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>Allocation of this site on its own is unlikely as it is not adjacent to the existing built form, unless there is opportunity to allocate additional sites in this location to provide a more comprehensive site allocation. Connectivity to the existing settlement could be a challenge due to the location of Priority Habitat to the west of this site. Furthermore, establishing a strong, defensible Green Belt boundary to the east may present a challenge as there would be a reliance on hedgerow field boundaries.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Consultation with Natural England in relation to the SSSI Impact Risk Zone.
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 8.43% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows, Eutrophic standing waters	
	Noise: Daytime levels = 40 decibels, nighttime levels = 40 decibels Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site within S&G MSA and MCA. Wider resource negligible or already sterilised. Site would not materially increase sterilisation, but should use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: The whole site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required	
	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.	

Site 276b - Land south of Truemans Heath Lane, Hollywood		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment. Site is likely to be suitable for development, but some mitigation may be required.</p> <p>Site is outside of a Conservation Area 2km Buffer Zone.</p>	
	Conclusion Outcome:	In summary, this site does not present a strong option for allocation due to its remoteness from existing built form.

Site 332 - Land south of Silver Street, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a greenfield site that lies to the rear of Silver Street and Wilmore Lane. The northern and western boundaries of the site abut existing development that is washed over by Green Belt.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>It would be a challenge to redefine the Green Belt boundary in this location as the site is remote from the existing non-Green Belt settlement. There may be an opportunity to allocate additional sites in this location to provide a more comprehensive site allocation. However, establishing a strong, defensible Green Belt boundary to the south west may present a challenge as there would be a reliance on hedgerow field boundaries.</p> <p>The site is in an area of Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.02% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Lowland mixed deciduous woodland	
	Noise: Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ and therefore is unlikely to require further assessment	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required.	

Site 332 - Land south of Silver Street, Hollywood		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, this site could present an opportunity for allocation if there were an opportunity to bring it forward with adjacent sites.

Site 337 - Land at Orchards House, Truemans Heath Lane, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a greenfield site that lies to the east of Hollywood, immediately adjacent to the settlement's existing built form.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The existing Green Belt boundary along The Fordrough isn't particularly strong. Existing development along The Fordrough, offers a lower density at the edge of the urban/rural fringe. The site itself is fairly well contained by dense tree planting along its eastern boundary.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Consultation with Natural England in relation to the SSSI Impact Risk Zone.
	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. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows	
	Noise: Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within S&G MCA. Site would not materially increase sterilisation.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: 100% of the site falls within an SSSI IRZ and the following development categories are those that would require consultation with Natural England; <ul style="list-style-type: none"> • Any residential development of 10 or more houses outside existing settlements/urban areas. • Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply. 	

Site 337 - Land at Orchards House, Truemans Heath Lane, Hollywood		
RAG	Constraint commentary	Conclusion
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment</p> <p>Listed 17th century farmstead to east. Adj. to possible route of forest enclosure bank dating to circa 1324.</p> <p>The Grade II Listed Truemans Heath Farmhouse lies a short distance to the east of the site. Site is not within any Conservation Area or 2km Conservation Area buffer</p>	
Conclusion Outcome:		In summary, density intensification in this location would compromise the lower density of the urban/rural fringe. Therefore, this site should no longer be considered for allocation.

Site BDC293 - 206 Alcester Road, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This site comprises a residential property and associated garden land located to the west of the existing Hollywood settlement.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The existing Green Belt boundary cuts through the property's garden. A realignment of the boundary to include this site within the settlement boundary would represent a logical amendment to the current Green Belt boundary.</p> <p>The site is in an area of Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 1.49% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows	
	Noise: 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)	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: The entire site is within a SSSI IRZ, which includes the following development categories thresholds for consultation. Rural Non-Residential: Large non residential developments outside existing settlements/urban areas where footprint exceeds 1ha. Rural Residential: Any residential development of 100 or more houses outside existing settlements/urban areas.	

Site BDC293 - 206 Alcester Road, Hollywood		
RAG	Constraint commentary	Conclusion
	<p>Water Supply: Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.</p> <p>As this site is relatively small and not able to yield such a large scale of development, it is unlikely to require further assessment.</p>	
	<p>TPOs: No TPOs within the site.</p>	
	<p>Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p>	
	<p>Risk to the Historic Environment: Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required.</p>	
Conclusion Outcome:		In summary, this site could provide a good option for development.

Hollywood: Summary of Site Analysis and Planning Judgement Discussion

024	049	124	142	197	199	201a	201b	203	214	247	259	271	276b	332	337	BDC293

Major's Green: Site Analysis and Planning Judgement Discussion

Site 120a - Land at junction of Haslucks Green Road and Bills Lane, Major's Green		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a greenfield site (Christmas tree plantation) that lies to the south of Major's Green and adjacent to Whitlocks End railway station. The site has no direct connectivity with the existing built form of Majors Green.</p> <p>Green Belt and Boundaries: 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 at Haslucks Green Road. The site is remote from the existing built form as it is separated by an additional land parcel to the north. Whilst the railway line to the east and the tree line to the south could provide strong, defensible boundaries, there is more of a challenge to the west of the site.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing. In terms of Landscape Sensitivity, this site represents a good option for allocation as the northern half of the site has been identified as being in a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Consultation with Natural England in relation to the SSSI Impact Risk Zone.
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	LWS and Priority Habitats: 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, Eutrophic standing waters	
	Noise: Less than 49.9dB Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site is within compromised S&G resource. Would not materially increase sterilisation of wider resource, but should use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ (31254) and further assessment, including consultation with Natural England, is required. The IRZ is relevant to the following proposed development on the site:	

Site 120a - Land at junction of Haslucks Green Road and Bills Lane, Major's Green		
RAG	Constraint commentary	Conclusion
	<ul style="list-style-type: none"> Residential development of 100 units or more Any residential development of 50 or more houses outside existing settlements / urban area 	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required. The site does not fall within any 2km buffers for Bromsgrove District Conservation Areas.	
Conclusion Outcome:		In summary, this site does not present a strong option for allocation due to its remoteness from existing built form.

Site 120b - Land at junction of Haslucks Green Road and Tilehouse Lane, Major's Green		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a greenfield site that lies to the south of Major's Green and in close proximity to Whitlocks End railway station.</p> <p>Green Belt and Boundaries: 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 at Haslucks Green Road. Creating a new strong, defensible boundary would be possible along the railway line and Tilehouse Lane.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing. In terms of Landscape Sensitivity, this site represents a good option for allocation as the northern half of the site has been identified as being in a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> Ensuring best on site use of mineral resources.
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	LWS and Priority Habitats: 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	
	Noise: 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)	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Small part of site is within S&G resource. Would not materially increase sterilisation of wider resource, but should use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: 100% of the site falls within an SSSI IRZ and the following development categories would normally apply; <ul style="list-style-type: none"> Residential development of 100 units or more. 	

Site 120b - Land at junction of Haslucks Green Road and Tilehouse Lane, Major's Green		
RAG	Constraint commentary	Conclusion
	<ul style="list-style-type: none"> Any residential development of 50 or more houses outside existing settlements/urban areas. Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply. <p>However, the site is expected to yield less than 50 dwellings and is therefore below the required threshold and consultation with Natural England will NOT be required.</p>	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required.	
Conclusion Outcome:		In summary, this site could provide a good option for allocation.

Site 127 - Land adjacent to 33 Peterbrook Road, Major's Green		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a greenfield site which lies to the west of Major's Green.</p> <p>Green Belt and Boundaries: 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 at Peterbrook Road. Creating a new strong, defensible boundary would be possible along the line of the River Cole.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are a few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> Ensuring best on site use of mineral resources. <p>However, in terms of flood risk, it is considered that the land falling beyond the identified flood plain would leave limited space for garden amenity areas. Areas subject to flood risk should be avoided.</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. 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: Rivers, Hedgerows, Lowland mixed deciduous woodland	
	Noise: 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)	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Within S&G MCA, but no resource on site. Would not materially increase sterilisation of wider resource.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: Site is within two SSSI Impact Risk Zones, both of which contain the same thresholds for consultation and development categories, which are: Residential: Residential development of 100 units or more. Rural Residential: Any residential development of 50 or more houses outside existing settlements/urban areas.	

Site 127 - Land adjacent to 33 Peterbrook Road, Major's Green		
RAG	Constraint commentary	Conclusion
	<p>Water Supply: Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply .</p> <p>Therefore, if the site were to yield more than 50 dwellings, consultation with Natural England will be required.</p>	
	<p>TPOs:</p> <p>No TPOs within the site.</p>	
	<p>Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p>	
	<p>Risk to the Historic Environment:</p> <p>HER record of enclosure. Earthworks identifiable on APs and LiDAR. Ridge and furrow and rectangular (?) enclosure. Bronze-Age Looped Palstave found in- between Brookhouse Farm and the sand-pit (mapped location tentative). Site likely to be suitable for development, but some mitigation may be required.</p>	
Conclusion Outcome:		In summary, due to the potential impacts from flood risk, this site should no longer be considered for allocation.

Major's Green: Summary of Site Analysis and Planning Judgement Discussion

120a	120b	127