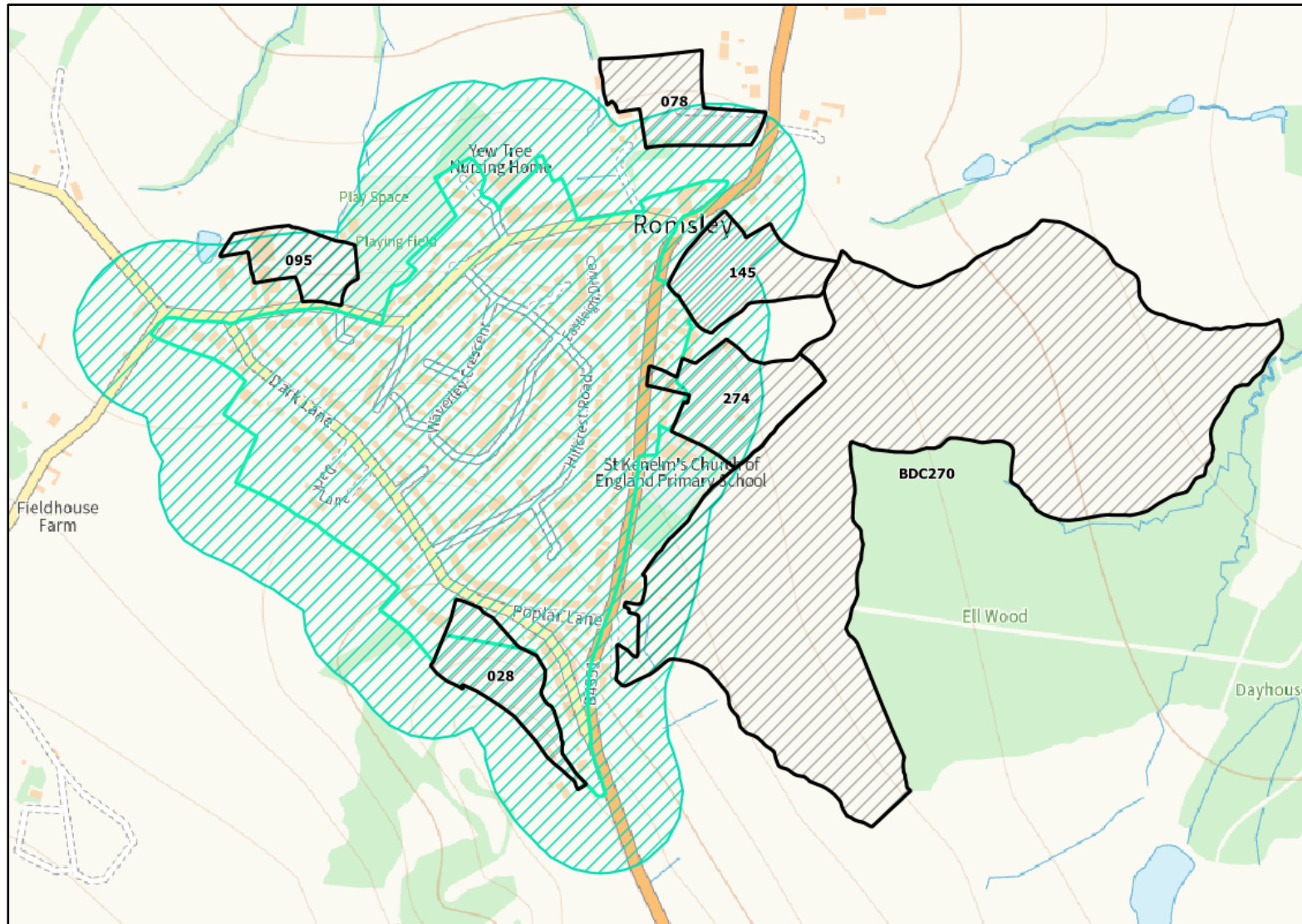


## Appendix 16: Romsley



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

Initial Sift / Site No.	028	078	095	145	274	BDC270
Site size						
Proximity to existing settlement						
Flood Risk						
SSSI						
Ancient Woodland						
Country Park						
SM / Registered Park & Garden						
<b>Significant Constraints</b>						
Priority Habitat						
Noise						
Green Belt Harm						
Landscape Sensitivity						

### Romsley: Sites discounted at Initial Sift/ Significant Constraints stage

Site No.	Site Name	Reason site discounted
028	Land to the west of Dark Lane	The site falls within a High Landscape Sensitivity area for housing.
BDC270	Land east of Bromsgrove Road	The majority of the site is located outside a settlement buffer zone.

## Romsley: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	078	095	145	274
Priority Habitats				
Noise				
Green Belt Harm				
Landscape Sensitivity				
LSA Opportunities for development				
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			

## Romsley: Site Analysis and Planning Judgement Discussion

Site 078 - Land at Yew Tree Farm, Bromsgrove Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> The site lies just to the northeast of the existing settlement boundary of Romsley. It is adjacent to some existing residential properties in the vicinity of the site, as well as Bromsgrove Road to the east and The Sun Public House to the south.</p> <p><b>Green Belt Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> The site itself has very few limiting constraints and is considered to present a good opportunity for future development.</p> <p>The site falls within a SSSI IRZ for the following criterion: Rural Resi: Any residential development of 50 or more houses outside existing settlements/urban areas. Therefore, consultation with Natural England may be required if the site yield exceeds 50 dwellings.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity area for housing.	
	<b>LWS and Priority Habitats:</b> 3.85% 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.	
	<b>Noise:</b> Less than 49.9dB Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	<b>Minerals:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	<b>Ancient/Veteran Trees:</b> 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.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Moderate or unknown risk to the historic environment. 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.	

Site 078 - Land at Yew Tree Farm, Bromsgrove Road		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, this site is considered to present a good opportunity for future development.

Site 095 - Backlane Farm, St Kenelm's Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Low/No	<p><b>Context:</b> Site is located to the north west of Romsley. The site that has been submitted is part agricultural greenfield land and partly PDL, however the PDL part of the site (a country shop) it to be retained, not developed. Therefore, the only part of the site included is proposed for residential development.</p> <p><b>Green Belt Boundaries:</b> The site falls within an area of Low/No Green Belt Harm.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> The site lies close to an area of ancient woodland (a small area of woodland approximately 50m to the north of the site, leading to the much larger Uffmoor Wood) and may be subject to a reduction in net developable area and / or further assessment.</p> <p>The site falls within a SSSI IRZ for the following criterion: Rural Resi: Any residential development of 50 or more houses outside existing settlements/urban areas. Therefore, consultation with Natural England may be required if the site yield exceeds 50 dwellings.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity area for housing.	
	<b>LWS and Priority Habitats:</b> 0% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows.	
	<b>Noise:</b> Less than 49.9dB Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	<b>Minerals:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	<b>Ancient/Veteran Trees:</b> 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.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 095 - Backlane Farm, St Kenelm's Road		
RAG	Constraint commentary	Conclusion
	<p><b>Risk to the Historic Environment:</b> Traditional Farmstead. Likely to be suitable for development, but some mitigation may be required.</p>	<p>In terms of the historic environment, the site is a Traditional Farmstead. Likely to be suitable for development, but some mitigation may be required.</p> <p>There is potential for contaminated land associated with farm buildings. The site has some potential for residential development, if the above constraints can be addressed. The site might also be suitable for commercial uses considering the development already present on the rest of the site.</p> <p>Following a site visit the owner of the business has suggested they no longer wish to bring the site forward for residential development, as it may be needed to further extend the business use. Therefore, at this stage deliverability is uncertain and it not considered a suitable option for future development.</p>
<b>Conclusion Outcome:</b>		<b>In summary, due to the potential deliverability issues with this site it does not present a good option for development.</b>

Site 145 - Sun Fields, east of Bromsgrove Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> The site lies just to the east of the existing settlement boundary of Romsley. It is adjacent to some existing residential properties to the north and south. Bromsgrove Road runs to the west of the site.</p> <p><b>Green Belt Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> The site itself has very few limiting constraints. However, due to its position in the settlement access to the site and the position of frontages on to the main road may present a challenge.</p> <p>The site falls within a SSSI IRZ for the following criterion: Rural Resi: Any residential development of 50 or more houses outside existing settlements/urban areas. Therefore, consultation with Natural England may be required if the site yield exceeds 50 dwellings.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity area for housing.	
	<b>LWS and Priority Habitats:</b> Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows	
	<b>Noise:</b> Less than 49.9dB Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	<b>Minerals:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	<b>Ancient/Veteran Trees:</b> 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.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Associated with piecemeal enclosed landscape with well preserved small-medium scale fields with established hedgerow boundaries. This site is likely to be suitable for development, but some mitigation may be required.	
<b>Conclusion Outcome:</b>		<b>In summary, although there are very few limiting constraints with this site, it is less preferable for development than other sites in the settlement.</b>



Site 274 - Land at and to rear 76 Bromsgrove Road		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> Site is located to the east of Romsley. It is a greenfield site (there is one existing dwelling towards the site entrance).</p> <p><b>Green Belt Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> The site itself has very few limiting constraints, although investigation and further consultation/mitigation may be required of the following factors:</p> <ul style="list-style-type: none"> <li>• The site being adjacent, to the west, to a primary habitat on the priority habitat network</li> <li>• The proximity of traditional farmsteads to the site and any impact on the historic environment</li> <li>• There is potential contaminated land associated with the poultry farm. Risk assessment and site investigation likely to be required. Remediation of site may be required.</li> <li>• There is a PROW within the site boundary, which may need to be incorporated or diverted.</li> <li>• The site falls within a SSSI IRZ for the following criterion: Rural Resi: Any residential development of 50 or more houses outside existing settlements/urban areas. Therefore, consultation with Natural England may be required if the site yield exceeds 50 dwellings.</li> </ul> <p>The location of the site is predominately back land development and does not provide a good opportunity to integrate itself well with existing development at Romsley.</p>
	<b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity area for housing.	
	<b>LWS and Priority Habitats:</b> 41.65% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Lowland meadows, Hedgerows	
	<b>Noise:</b> Day 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)	
	<b>Minerals:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	<b>Ancient/Veteran Trees:</b> 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.	
	<b>TPOs:</b> No TPOs within the site.	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> Associated with piecemeal enclosed landscape with well preserved small-medium scale fields with established hedgerow boundaries. This site is likely to be suitable for development, but some mitigation may be required.	

Site 274 - Land at and to rear 76 Bromsgrove Road		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, due to its location this site does not provide an opportunity to integrate well into the existing form of the Romsley settlement and is discounted from further consideration.

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

078	095	145	274