



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

Initial Sift / Site No.	048	087	121	BDC131	151	WR04
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						

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

Site No.	Site Name	Reason site discounted
087	Land to the east of Redditch Road	Excessive noise levels for residential development.
121	Mayfield Farm - Land between canal and B4120 Bittell Road/Redditch Road	Very High Green Belt Harm. Less than 10% of the site falls within a settlement or its buffer zone and is discounted from further assessment.
BDC 131	Land east of Birmingham Road and north of canal	Excessive noise levels for residential development. Very High Green Belt Harm.
151	Land at The Grange, Redditch Road	Excessive noise levels for residential development.

## Hopwood: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	048	WR04
Priority Habitats		
Noise		
Green Belt Harm		
Landscape Sensitivity		
LSA Opportunities for development	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	N/A	N/A
Major Accident Hazard Site/ Major Accident Hazard Pipeline	N/A	N/A
High Voltage Electricity Infrastructure	N/A	N/A

## Hopwood: Site Analysis and Planning Judgement Discussion

Site 048 – Land adjacent to Hopwood Garden Centre, Ash Lane		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> Site sits between residential uses and an adjacent garden centre to the north of Ash Lane. A planning application for the site was previously recommended for approval for residential use by Officers. The application was refused by Members, which was upheld at appeal. The grounds for refusal were design and impact on the green belt. Removing this site from the green belt would address the second matter and the matter of design would be addressed through the development management process.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The site does have defensible boundaries and would form an effective infill parcel which could provide a continuation of the existing street scene.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are very few limiting constraints associated with this site.</p> <p>Allocating the site could provide for limited infilling</p>
	<b>Landscape Sensitivity:</b> The site falls within a Medium Landscape Sensitivity area for housing.	
	<b>LWS and Priority Habitats:</b> 2.01% 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> Day level 49db, night level 48db. 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> Unknown archaeological potential. Site likely to be suitable for development, but some mitigation may be required. The site is within the 2km buffer of Alvechurch Conservation Area.	

Site 048 – Land adjacent to Hopwood Garden Centre, Ash Lane		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, this site could be suitable for future development.

Site WR04 – Land Between The Croft And Hopwood Garden Centre, Ash Lane		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> Moderate	<p><b>Context:</b> Site sits between residential uses and an adjacent garden centre to the north of Ash Lane and wraps around to the rear of the garden centre. The site overlaps with site 048.</p> <p>A planning application for the site was previously recommended for approval for residential use by Officers. The application was refused by Members, which was upheld at appeal. The grounds for refusal were design and impact on the green belt. Removing this site from the green belt would address the second matter and the matter of design would be addressed through the development management process.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p><b>Main Strengths and Weaknesses:</b> There are very few limiting constraints associated with this site. As this site has been added to the assessment process at a late stage, Minerals, Waste, Contaminated Land and Historic Environment will need to be followed up with colleagues.</p> <p>However, this site fully encompasses site 048, no significant constraints were identified for that smaller site.</p> <p>This larger site would need to be followed up in terms of its location in an SSSI IRZ as its size triggers the following criteria: Rural resi - Any residential development of 10 or more houses outside existing settlements/urban areas.</p>
	<b>Landscape Sensitivity:</b> The site falls within a 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 and the site is not adjacent to a Locally Important Site. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. Habitats include: Eutroic standing water, 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> No assessment has been undertaken at this stage.	
	<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> No assessment has been undertaken at this stage.	

Site WR04 – Land Between The Croft And Hopwood Garden Centre, Ash Lane		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, this site could be suitable for future development.

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

048	WR04