

Bromsgrove: Summary of Initial Sift and Significant Constraints

Initial Sift/ Site No.	013	044	052	059	071	077	086	112	114	133	138	141	161	166 (see BDC321a)	183	193 (inc. 178)	194 (see BDC321a)	213	219
Site size													See Finstall Assessment						
Proximity to existing settlement																			
Flood Risk																			
SSSI																			
Ancient Woodland																			
Country Park																			
SM / Registered Park & Garden																			
Significant Constraints																			
Priority Habitat																			
Noise																			
Green Belt																			N/A
Landscape			N/A							N/A	N/A	N/A							N/A

Initial Sift/ Site No.	220	223	225	227	230	233	249	264	269	270	277	282	293a	293b	302	317	318	339	
Site size												See Finstall Assessment			See Finstall Assessment				
Proximity to existing settlement																			
Flood Risk																			
SSSI																			
Ancient Woodland																			
Country Park																			
SM / Registered Park & Garden																			
Significant Constraints																			
Priority Habitat																			
Noise																			
Green Belt																			
Landscape																		N/A	

Initial Sift/ Site No.	BDC002	BDC003	BDC013	BDC027	BDC045	BDC057	BDC069	BDC163	BDC192	BDC195	BDC313	BDC314	BDC321a (inc. 166/194)
Site size							See Final Assessment						
Proximity to existing settlement													
Flood Risk													
SSSI													
Ancient Woodland													
Country Park													
SM / Registered Park & Garden													
Significant Constraints													
Priority Habitat													
Noise													
Green Belt													
Landscape			N/A		N/A			N/A	N/A	N/A	N/A	N/A	

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

Site No.	Address	Reason dismissed
013	Land north of Mallow Drive	96.59% of site identified as Priority Habitat (lowland mixed deciduous woodland)
059	The Elms, 96 Rock Hill	96.49% of site identified as Priority Habitat (lowland mixed deciduous woodland and hedgerows)
077	Land north of Old Burcot Lane	Green Belt rating of Very High Harm * See further explanation regarding this site in the 'Site Assessment & Site Selection Methodology Addendum 1' document, paragraph 4.0.8.
086	Land west of Pikes Pool Lane	Green Belt rating of Very High Harm Site falls within a High Landscape Sensitivity area for housing * See further explanation regarding this site in the 'Site Assessment & Site Selection Methodology Addendum 1' document, paragraph 4.0.8.
114	Land south of 206 Birmingham Road	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation.
133	Land off 7 Marlborough Avenue	99.83% of site identified as Priority Habitat (lowland mixed deciduous woodland)
219	Land to rear Holiday Inn Hotel, Kidderminster Road	Excessive noise levels for residential development * See further explanation regarding this site in the 'Site Assessment & Site Selection Methodology Addendum 1' document, paragraph 4.0.9.
249	Land between Alcester Road and Birmingham Road	53.39% of site falls within flood zones 2 and 3 combined
264	Land at Sugarbrook Nurseries	Site falls within a High Landscape Sensitivity area for housing
293b	Land off Barnsley Hall Road	Excessive noise levels for residential development and redrawn site area to avoid constraint not suitable for allocation.
317	Land next to Hillborough, Copyholt Lane	Green Belt rating of Very High Harm * See further explanation regarding this site in the 'Site Assessment & Site Selection Methodology Addendum 1' document, paragraph 4.0.8.
BDC027	Land west of Alcester Road	Green Belt rating of Very High Harm * See further explanation regarding this site in the 'Site Assessment & Site Selection Methodology Addendum 1' document, paragraph 4.0.8.
BDC195	Banner Foods, 6 Finstall Lane	Below site size threshold
BDC313	Land rear of 1-5 Sherwood Road	52.13% of site identified as Priority Habitat (lowland mixed deciduous woodland)
BDC314	Land rear of 47-49 Worcester Road	Below site size threshold 100% of site identified as Priority Habitat (lowland mixed deciduous woodland and hedgerows)

Bromsgrove: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	044	052	071	077	112	138	141	183	193 (inc 178)	213	220	223	225	227	230	233
Priority Habitats																
Noise																
Green Belt Harm																
Landscape Sensitivity		N/A				N/A	N/A									
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	
Detailed Considerations criteria:																
Minerals Safeguarding																
Ancient/Veteran Trees																
SSSI Impact Risk Zone																
TPOs																
Public Open Space																
Risk to the Historic Environment																
Proximity of AQMA/AQCZ																
Major Accident Hazard Site/ Major Accident Hazard Pipeline																
High Voltage Electricity Infrastructure																

Significant Constraints/ Site No.	269	270	277	293a	318	339	BDC002	BDC003	BDC013	BDC045	BDC057	BDC163	BDC192	BDC321a (inc 166/194)
Priority Habitats														
Noise														
Green Belt Harm														
Landscape Sensitivity									N/A	N/A		N/A	N/A	
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	
Detailed Considerations criteria:														
Minerals Safeguarding														
Ancient/Veteran Trees														
SSSI Impact Risk Zone														
TPOs														
Public Open Space														
Risk to the Historic Environment														
Proximity of AQMA/AQCZ														
Major Accident Hazard Site/ Major Accident Hazard Pipeline														
High Voltage Electricity														

Bromsgrove: Site Analysis and Planning Judgement Discussion

Site 044 – Land west of Hanbury Road, Stoke Heath		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site on the southern edge of Bromsgrove, in agricultural use and being a relatively large, ‘U shaped’ site, wrapped around a large agricultural retail warehouse unit located on Brickhouse Lane. The site is bounded by residential and public open space/sports pitch use to the north and east, with more open agricultural land to the west and southwest.</p> <p>Despite being on the southwestern edge of the Bromsgrove urban area and with reasonable proximity to two supermarkets on the A38, the site is some distance to other key services towards the centre of Bromsgrove.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is adjacent to existing urbanising influences on the edge of Bromsgrove urban area, albeit with a more open aspect to the west of the site where development would present high harm to the Green Belt.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are some 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>It is in close proximity to Upton Warren Pools SSSI (sitting within the impact risk zone), which would need careful consideration through consultation with Natural England to ensure no adverse effects from any proposed development on the natural asset.</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: 0.84% 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: Traditional orchards, Hedgerows	
	Noise: 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.	
	Minerals Infrastructure and Safeguarding: 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.	
	SSSI Impact Risk Zone: The entire site falls within the SSSI IRZ in relation to Upton Warren Pools SSSI. As such, consultation with Natural England is required in the following development scenarios: <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. 	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 044 – Land west of Hanbury Road, Stoke Heath		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Moderate or Unknown risk to the historic environment.</p> <p>Site of early 19th century parkland related to The Grange. Bounded on east side by conjectured route of Roman road. Isolated block of small irregular rectilinear fields.</p>	<p>The site also has priority habitat hedgerows along its boundaries and is adjacent to a traditional orchard priority habitat.</p> <p>The site is in very close proximity to the Redditch Road AQMA (sitting within the consultation zone) along the A38 just to the north of the site.</p>
	<p>Proximity of AQMA/ AQCZ: The site lies within an AQCZ, as it lies in close proximity to the Redditch Road AQMA. Advice from Worcester Regulatory Service (WRS) states that strategic development sites within these areas should be discouraged to minimise the impact on existing poor air quality and reduce the potential for additional exposure of sensitive receptors to poor air quality.</p>	
Conclusion Outcome:		<p>In summary, given the site's more remote location from most key services within Bromsgrove town and the advice from WRS regarding the allocation of sites in close proximity to an AQMA, the site is not considered to be suitable for allocation.</p>

Site 052 – Land rear of Whitford Farm House, Whitford Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/ No	<p>Context: This is a small greenfield site on the western side of Bromsgrove town within the urban area settlement boundary. The site lies to the rear of a small number of residential properties on Whitford Road to the west, with Battlefield Brook and wider Sanders Park area to the north and east, and more dense residential development along Deansway to the south.</p> <p>Being within the settlement boundary and in close proximity to the centre of Bromsgrove town on the opposite side of Sanders Park, the site is in a sustainable location for residential development.</p> <p>Green Belt and Boundaries: The site sits within the Bromsgrove settlement boundary and will therefore have No Harm on the Green Belt.</p> <p>The site was not assessed as part of the landscape sensitivity work due to being wholly within the settlement boundary and built-up area of Bromsgrove.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site and indeed any proposed residential development would be in accordance with the existing Bromsgrove District Plan settlement hierarchy.</p>
	Landscape Sensitivity: N/A	
	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 mixed deciduous woodland	
	Noise: 50 – 59.9 dB - 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 Infrastructure and Safeguarding: 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.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. Located at edge of 20th century public park. Site covers area where main farmhouse of Whitford Farm stood on 1st edition OS Map. Site is likely to be suitable for development, but some mitigation may be required.	
	Proximity of AQMA/ AQCZ: Not within AQMA or AQCZ.	
Conclusion Outcome:		In summary, the site offers a good opportunity for development in a sustainable location, as any proposed residential development would be in accordance with the existing Bromsgrove District Plan settlement hierarchy.

Site 071 – Caspidge Pines Farm, Pikes Pool Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a greenfield site to the east of Bromsgrove’s urban area. The site is in agricultural use and includes some agricultural buildings. It is bounded by agricultural land immediately on all sides, with Bromsgrove Golf Centre just beyond to the west, and Worcester-Birmingham railway line just beyond to the east. The A448 Bromsgrove Highway runs to the south of the site in relative proximity.</p> <p>In isolation the site is removed from the existing Bromsgrove urban area and sits within open countryside/Green Belt, some distance from local services in Bromsgrove town centre and the surrounding built up area.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The site, in isolation is in an area with very limited urbanising influences and is bounded by field hedgerows, which while established would be unlikely to constitute defensible boundaries for Green Belt release.</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, however the site as proposed sits in isolation from the existing urban area and would be incompatible with surrounding land uses unless other adjacent sites were allocated for development.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: The site is adjacent to a priority habitat (lowland mixed deciduous woodland) and further assessment may be required.	
	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 Infrastructure and Safeguarding: 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.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. Site is likely to be suitable for development, but some mitigation may be required.	
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent AQMA or AQCZ.	
Conclusion Outcome:		<p>In summary, given the site’s more remote location from key local services within Bromsgrove town and the existing urban area, it should only be considered for allocation if it is possible to bring the site forward comprehensively with adjacent sites, thus delivering an urban extension in this area to the east of Bromsgrove.</p>

Site 077 – Land north of Old Burcot Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Very High	<p>Context: This is a very large greenfield site to the east of Bromsgrove urban area. The site is currently in use as productive agricultural land and is bounded by woodland and agricultural grazing land to the north, woodland and the B4096 Alcester Road to the east, Old Burcot Lane to the south, and the A38 to the west with the urban area of Bromsgrove beyond.</p> <p>The scale of the site proposed would form an urban extension to the east of Bromsgrove urban area, especially if in conjunction with additional site(s) submitted to the south of Old Burcot Lane, with development to the west/southwest of the site being in closer proximity and more connected to services in Bromsgrove town.</p> <p>Green Belt and Boundaries: The site falls within an area of Very High Green Belt Harm. As set out in the 'Site Assessment & Site Selection Methodology Addendum 1' document, due to the site's sustainable location on the edge of Bromsgrove town and the opportunity for a comprehensive site allocation to be delivered alongside site submissions to the south, in this instance the potential for development is deemed to outweigh the prospect of harm to the Green Belt by way of being within a Very High harm parcel.</p> <p>Existing woodland and the B4096 Alcester Road beyond provides a strong boundary to contain the site to the north and east.</p> <p>The site falls within a High/Medium Landscape Sensitivity Area for housing.</p> <p>Main Strengths and Weaknesses: With the exception of Green Belt harm, there are very few limiting on site constraints associated with this site, particularly considering the scale of the site. Issues such as risk to historic environment and the potential need for a setting assessment will be capable of being addressed at planning application stage or through policy provision as part of a local plan allocation.</p> <p>There is an opportunity to consider this site in conjunction with adjacent submitted sites to create a comprehensive and carefully master planned urban</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 0.43% 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 Habitats: Lowland mixed deciduous woodland, Hedgerows, Eutrophic standing waters, Lowland meadows.	
	Noise: Daytime level: 54dB. Nighttime level: 53dB. 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 Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Within S&G MCA, but no resource on site. 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.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. Setting assessment required, 077 NW Corner & BDC027, west corner might impact on Crows Mill House Grade II (1348490), Crows Mill Grade II (1166935) and Barn southeast of Crows Mill House Grade II (1100365). Site is likely to be suitable for development, but some mitigation may be required.	
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent AQMA or AQCZ.	

Site 077 – Land north of Old Burcot Lane		
RAG	Constraint commentary	Conclusion
		extension to ensure areas at likelihood of highest Green Belt Harm and most sensitive to landscape impacts, for example on higher ground to the north/northeast of the site, are avoided and/or mitigated as necessary.
	Conclusion Outcome:	In summary, subject to careful consideration and master planning of site constraints and given the site's potential to improve sustainable transport and active travel connections towards Bromsgrove town centre and other key trip attractors, this site could be considered suitable for allocation.

Site 112 – Land southwest of Foxwalks Avenue		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a relatively small greenfield site on the southwestern edge of Bromsgrove urban area. The site is underused semi-natural greenspace and is bounded to the north, east and south by residential development located within the settlement boundary of Bromsgrove urban area, and to the west by open agricultural land.</p> <p>Whilst not in immediate proximity to the centre of Bromsgrove town, the site is near to a number of key local services in the south Bromsgrove area, making the site a sustainable location for residential development.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>Despite the site being adjacent to the built-up area to the east, there is little in the way of a defensible boundary to the west where land is more open.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 12.05% 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	
	Noise: 50 – 59.9 dB - 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 Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Within building stone MCAs, but no resource on site and wider resources are already sterilised.	

Site 112 – Land southwest of Foxwalks Avenue		
RAG	Constraint commentary	Conclusion
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. The site is accessible to local services in the south Bromsgrove area, as well as Bromsgrove town centre slightly further afield. However, there are limited opportunities to create new, strong and defensible Green Belt boundaries to contain this site.
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. Ridge and Furrow and Roman Road just over 100m to southeast. Site is likely to be suitable for development, but some mitigation may be required.	
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent AQMA or AQCZ.	
Conclusion Outcome:		In summary, there are very few limiting constraints associated with this site, however it should not be considered in isolation for development as there are limited opportunities to create a new strong, defensible Green Belt boundary.

Site 138 – Former Greenscope Nursery, 49 Stourbridge Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: N/A	<p>Context: This is a small brownfield site just to the north of Bromsgrove town centre, within the urban area settlement boundary. The site lies to the rear of residential properties on Stourbridge Road, and is bounded to the north, south and west by Parkside Middle School and its grounds, including car park and sports pitches.</p> <p>Being within the settlement boundary and in close proximity to the centre of Bromsgrove town, the site is in a sustainable location for residential development.</p> <p>Green Belt and Boundaries: The site sits within the Bromsgrove settlement boundary and is therefore not in the Green Belt.</p> <p>The site was not assessed as part of the landscape sensitivity work due to being wholly within the settlement boundary and built-up area of Bromsgrove.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. However, land contamination may be a factor due to its previous use as a plant nursery and therefore risk assessment and site investigation may be required if redevelopment of the site was proposed. Any proposed residential development would be in accordance with the existing Bromsgrove District Plan settlement hierarchy.</p>
	Landscape Sensitivity: N/A	
	LWS and Priority Habitats: 0.36% 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: Hedgerows	
	Noise: 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 Infrastructure and Safeguarding: 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.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. Site is likely to be suitable for development, but some mitigation may be required.	
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent AQMA or AQCZ.	
Conclusion Outcome:		<p>In summary, the site offers a good opportunity for development in a sustainable location, as any proposed residential development would be in accordance with the existing Bromsgrove District Plan settlement hierarchy. However, land contamination may be a factor due to its previous use as a plant nursery and therefore risk assessment and site investigation may be required if redevelopment of the site was proposed.</p>

Site 141 – The Birches, 98 New Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: N/A	<p>Context: This is a small brownfield site in the Aston Fields area to the southeast of Bromsgrove town, within the urban area settlement boundary. The site comprises a former social services building, last used as a ‘family support centre’, and car park. It is bounded by residential properties on all sides and accessed from New Road to the east of the site.</p> <p>Being within the settlement boundary and in close proximity to key local services in Aston Fields, including Bromsgrove train station, the site is in a sustainable location for residential development.</p> <p>Green Belt and Boundaries: The site sits within the Bromsgrove settlement boundary and is therefore not in the Green Belt.</p> <p>The site was not assessed as part of the landscape sensitivity work due to being wholly within the settlement boundary and built-up area of Bromsgrove.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site and indeed any proposed residential development would be in accordance with the existing Bromsgrove District Plan settlement hierarchy.</p>
	Landscape Sensitivity: N/A	
	LWS and Priority Habitats: 8.61% 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	
	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 Infrastructure and Safeguarding: 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.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<p>Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. Site of detached villa and garden has since 1950s been demolished and overlain with residential flats and a car park.</p> <p>Site is likely to be suitable for development, but some mitigation may be required.</p>	
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent AQMA or AQCZ.	

Site 141 – The Birches, 98 New Road		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, the site offers a good opportunity for development in a sustainable location, as any proposed residential development would be in accordance with the existing Bromsgrove District Plan settlement hierarchy.

Site 183 – Land at Former Barnsley Hall Hospital		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a predominantly greenfield site to the north of Bromsgrove town. It lies to the north of the settlement boundary, adjacent to existing residential development and is bounded by the M42 to the north.</p> <p>Despite being outside the current settlement boundary, the site is within reasonable walking distance of a variety of key services to the north of and within Bromsgrove town centre, and therefore the site is in a sustainable location for residential development.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The M42 would provide a strong, defensible boundary to the north of the site, however, some consideration would need to be given to a net developable area to ensure properties are pulled back from the M42 noise source.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are several limiting constraints associated with this site, and some of those present are significant.</p> <p>WCC minerals site analysis indicates that there is significant potential to sterilise mineral resources. WCC would object to the allocation on minerals safeguarding grounds unless/until a minerals resource assessment is provided that satisfies the requirements set out in the MLP.</p> <p>The proximity of the site to the Lickey End AQMA, presents a significant challenge, especially given the size of the site and its potential dwelling yield.</p> <p>In terms of reducing a net developable area:</p> <ul style="list-style-type: none"> Careful consideration will need to be given to impacts from the M42 noise source. The loss of Public Open Space would need to be justified
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 7.57% 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, Rivers, Hedgerows, Lowland meadows	
	Noise: (Day=64dB) 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	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within key solid sand/silica sand resource and not significant S&G. Some existing sterilisation of wider resource in vicinity of site, but extensive areas of solid/silica sands not currently sterilised.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ.	
	TPOs: There is an area of TPO's located to the southern boundary of the site-TPO (1) 2000. Net developable area may need to be reduced and further assessment required	
	Public Open Space: Around 30% of the site to the west overlaps with an area of Public Open Space (outdoor sports facility) and will require further assessment and possible reduction in net developable area	
	Risk to the Historic Environment: Site adjacent to site of Barnsley Hall and was part of its grounds, containing isolation hospital demolished in 2011 and second world war administration blocks. Also, area of Paleolithic potential. These sites are likely to be suitable for development, but some mitigation may be required.	

Site 183 – Land at Former Barnsley Hall Hospital		
RAG	Constraint commentary	Conclusion
	Proximity of AQMA/ AQCZ: Adjacent to Lickey End AQMA, part of site in AQCZ. Boundary with M42	<ul style="list-style-type: none"> In terms of land contamination, there is a former factory and road haulage on part of site. Sewage works on another part of site. Multiple small areas of unknown filled ground across site. Site in Landfill buffer
Conclusion Outcome:		In summary, given the identified constraints, the site is not considered to be suitable for allocation.

Site 193 (inc. 178) – Land north of Fish House Lane, Bromsgrove		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High and Moderate	<p>Context: This is a large greenfield site on the southern edge of Bromsgrove, in agricultural use and lying immediately to the south of the Avoncroft ‘open-air’ museum site. The site is bounded by Avoncroft Museum to the north, Buntsford Hill and employment units to the east, the River Salwarpe, Fish House Lane and agricultural land to the south, and Hanbury Road and agricultural land to the west.</p> <p>Despite being on the southern edge of the Bromsgrove urban area and with reasonable proximity to nearby employment units and two supermarkets on the A38, the site is some distance to other key services towards the centre of Bromsgrove.</p> <p>Green Belt and Boundaries: Approximately the western half of the site falls within an area of High Green Belt Harm, whilst the eastern half is within an area of Moderate Green Belt Harm.</p> <p>The River Salwarpe could form a strong, defensible Green Belt boundary to the south of the site.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation, such as making best use of any on site mineral resources.</p> <p>The site is in reasonably close proximity to Upton Warren Pools SSSI (sitting within the impact risk zone), which would need careful consideration through consultation with Natural England to ensure no adverse effects from any proposed development on the natural asset.</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: 3.04% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows, Rivers, Lowland meadows, 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 Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within S&G and building stone MCAs, but resources are negligible and already sterilised. Should use on site.	
	Ancient/Veteran Trees: Site is close to a number of ancient or veteran trees (one approximately 100m to the northwest of the site, and two approximately 100m to the southwest) and will be subject to further assessment and a possible reduction in net developable area.	
	SSSI Impact Risk Zone: The entire site falls within the SSSI IRZ in relation to Upton Warren Pools SSSI. As such, consultation with Natural England is required in the following development scenarios: <ul style="list-style-type: none"> Rural Residential – Any residential development of 100 or more houses outside existing settlements/urban areas. 	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 193 (inc. 178) – Land north of Fish House Lane, Bromsgrove		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: High risk to the historic environment.</p> <p>Borders Avoncroft Museum with several listed buildings. Contains 19th century parkland and conjectured route of roman road. Mill ponds and leats on south border as well as conjectured location of medieval settlement. Slightly isolated parcel of a group of fields that retain character of parliamentary enclosure.</p> <p>The majority of sites in this category will be suitable for development, but there is a higher risk that more detailed assessment will determine that they are not suitable, or a risk that part of the site is not suitable. If deemed suitable for development, there are likely to be caveats, such as lower housing density to ensure that the historic character of an area is not eroded, or archaeological mitigation in the form of excavation or recording.</p> <p>Close to St Michael's as above, Aldham House, Grade II (1348552) and Church Mill House, Grade II (1100178), so setting assessment required</p>	<p>The site is also in very close proximity to the Redditch Road AQMA (sitting within the consultation zone) along the A38 just to the north/northwest of the site, which presents a significant challenge, especially given the size of the site and its dwelling yield.</p> <p>Additionally, a number of veteran trees are in close proximity to the site which would require careful consideration, and the site borders Avoncroft Museum to the north which means any proposed development in this location may present a high risk to the historic environment.</p>
	<p>Proximity of AQMA/ AQCZ: Not within AQMA, part of site in AQCZ. Large Site. Proximity to Redditch Road AQMA.</p>	
	<p>Conclusion Outcome:</p>	<p>In summary, given the site's more remote location from most key services within Bromsgrove town and other identified constraints, the site is not considered to be suitable for allocation.</p>

Site 213 – Land between St Godwald's Road and Dusthouse Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site on the eastern edge of Bromsgrove urban area, in close proximity to the Aston Fields area of Bromsgrove town and Bromsgrove railway station. The site is in agricultural use and within the former landscaped parkland of Finstall Park. It is bounded by sports pitches used by Bromsgrove Rugby Club to the north, open agricultural land to the east and south beyond Dusthouse Lane, and residential properties along the B4184 Finstall Road to the west and off St Godwald's Road to the southwest, adjacent to Bromsgrove Cricket, Hockey and Tennis Club.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>Establishing strong, defensible Green Belt boundaries could be a challenge in this location.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing. It is recognised as a Secondary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: With the exception of the TPO designation across the site, for which further investigation would be required as to how layout of any potential development may affect this constraint and what mitigation may be required, the site is relatively free of constraints.</p> <p>Whilst the site is more remote from Bromsgrove town centre and other key services, it is in close proximity to local services in the Aston Fields area and very close walking distance to Bromsgrove railway station. Given the limited constraints and potential for sustainable transport and active travel connections to be improved in the local area to maximise the sustainability of the location, the site is considered suitable for allocation.</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: 0.14% 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: Wood-pasture and parkland, Hedgerows, Lowland mixed deciduous woodland, Eutrophic standing waters	
	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 Infrastructure and Safeguarding: 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.	
	SSSI Impact Risk Zone: Site does not fall within a SSSI IRZ or is below the threshold requiring action.	
	TPOs: TPOs within the site. A wider TPO covers the entire site area as part of the Finstall Park TPO. A more specific TPO exists for the line of tress along St Godwald's Road on the western boundary of the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 213 – Land between St Godwald's Road and Dusthouse Lane		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. Within 19th century parkland of Finstall Park however this has been degraded. Earthworks of ridge and furrow. Site of Park Cottage.</p> <p>These sites are likely to be suitable for development, but some mitigation may be required.</p>	
	<p>Proximity of AQMA/ AQCZ: Site not within or immediately adjacent AQMA or AQCZ.</p>	
Conclusion Outcome:		In summary, this site could be considered for allocation.

Site 220 – Land west of Worcester Road (Phase 1)		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a greenfield site on the southwestern edge of Bromsgrove urban area. The site is in use as agricultural land and is bounded by open agricultural land to the north, south and west with a small number of large, individual plot residential dwellings immediately to the north and south. The B4094 Worcester Road borders the site to the east, beyond which are higher density residential dwellings within Bromsgrove urban area.</p> <p>Key local services exist in south Bromsgrove, particularly around the Charford Road area, however the site is some distance from these and further still from services in Bromsgrove town centre.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>Creating a strong and defensible Green Belt boundary to contain this site in isolation would be a challenge, although it has been submitted with the potential to be part of a larger master planned area.</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, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation.</p> <p>However, the site is in relative proximity to the Upton Warren Pools SSSI and sits within two separate impact risk zones which would require further investigation and consultation with Natural England to ensure no adverse impacts arise from any potential development.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 1.68% 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: 50 – 59.9 dB 58 dB - 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 Infrastructure and Safeguarding: 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.	
	SSSI Impact Risk Zone: The site falls within two relevant SSSI IRZs (approximately a 50/50 split), and further assessment, including consultation with Natural England, is required. The IRZs relate to ‘any residential development of 100 or more houses outside existing settlements’ (northern half of site) and ‘any residential development of 50 or more houses outside existing settlements’ (southern half).	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 220 – Land west of Worcester Road (Phase 1)		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: High risk to the historic environment. Contains route of Roman road and earthworks of possible settlement activity. Close to junction of two Roman roads. Close to farm and fishponds probably related to Grafton Manor.</p> <p>The majority of sites in this category will be suitable for development, but there is a higher risk that more detailed assessment will determine that they are not suitable, or a risk that part of the site is not suitable. If deemed suitable for development, there are likely to be caveats, such as lower housing density to ensure that the historic character of an area is not eroded, or archaeological mitigation in the form of excavation or recording.</p> <p>This site falls within the 2km buffer zones relating to the Worcester and Birmingham Canal Conservation Area. The 2km buffer zones of the Bromsgrove Town Centre and St Johns Conservation Areas overlap with the northernmost third of this site.</p>	<p>Any development of the site could also lead to a high risk to the historic environment, owing to the site's location in relation to a Roman road and possible former settlement, as well as its relative proximity to Grafton Manor.</p> <p>Whilst the site is on the edge of a reasonable walking distance to local services in the south Bromsgrove area, it is more remote from Bromsgrove town centre and other key services.</p>
	<p>Proximity of AQMA/ AQCZ: Site not within or immediately adjacent AQMA or AQCZ.</p>	
<p>Conclusion Outcome:</p>		<p>In summary, given the site's more remote location from key services within Bromsgrove town and the potential for impacts on the historic environment and SSSIs, this site is not considered suitable for allocation.</p>

Site 223 – Land west of Worcester Road (Phase 2)		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a very large greenfield site on the southwestern edge of Bromsgrove urban area, proposed as the second of three phases of development forming an urban extension to Bromsgrove urban area.</p> <p>The site is in use as agricultural land and is bounded by Grafton Lane to the north with the Grade II* Grafton Manor and agricultural land beyond and the B4094 Worcester Road to the east, beyond which are higher density residential dwellings within Bromsgrove urban area. The M5 borders the site to the west and open agricultural land to the south.</p> <p>Key local services exist in south Bromsgrove, particularly around the Charford Road area, however the site is some distance from these and further still from services in Bromsgrove town centre.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>Creating a strong and defensible Green Belt boundary to contain this site in isolation would be a challenge, although it has been submitted with the potential to be part of a larger master planned area.</p> <p>The site is not immediately adjacent to the urban area/settlement boundary of Bromsgrove and sits within a more open landscape aspect, albeit the M5 to the west would act as a strong defensible boundary to prevent further sprawl.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.82% 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: Day noise level: 63db, Night noise level: 60db. 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 Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Small parts of site within building stone 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.	
	SSSI Impact Risk Zone: The site falls within four separate SSSI IRZs and further assessment, including consultation with Natural England, is required.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 223 – Land west of Worcester Road (Phase 2)		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Very high risk to the historic environment.</p> <p>Within 150m of Grafton Manor Grade II* listed and directly adjacent to its gardens which retain 16th century features. Site also contains fishponds and stews related to Grafton manor and is adjacent to roman road, possible deserted medieval village and moated sites. There is the potential for significant impact on the Grade II* manor, particularly if the Phase 1 site is developed to the north. Also significant risk to the setting of the manor from the cumulative impacts of the other areas proposed to the north and east.</p>	<p>Main Strengths and Weaknesses: There are several limiting constraints associated with this site.</p> <p>The site is in relative proximity to the Upton Warren Pools SSSI and sits within four separate impact risk zones which would require further investigation and consultation with Natural England to ensure no adverse impacts arise from any potential development.</p> <p>The site is also in relative proximity to three separate AQMAs, being very close to the Redditch Road AQMA and the southern part of the site being within the AQCZ for the Wychbold AQMA.</p> <p>Any development of the site could also lead to a very high risk to the historic environment, owing to the site's location in relation to a Roman road and possible former settlement, as well as its likelihood of an adverse impact on the setting of the Grade II* Grafton Manor.</p> <p>Furthermore, a small part of site on Bowling Green Farm Landfill site. Further information required to make further assessment of this part of site, currently considered Red. Remainder of site - part in LF buffer, 2x small areas of unknown filled ground - Amber 2</p> <p>Whilst the site is on the edge of a reasonable walking distance to local services in the south Bromsgrove area, it is more remote from Bromsgrove town centre and other key services. Given this location and the identified limiting constraints, the site is not considered to be suitable for allocation.</p>
	<p>Proximity of AQMA/ AQCZ: Southernmost part of site falls in AQCZ associated with Wychbold AQMA. Site also in proximity to Redditch Road AQMA and Worcester Road AQMA. Proposal will have negative impact on air quality and/or introduce sensitive receptors to existing poor air quality. Strategic development sites within these areas should be discouraged to minimise the impact on existing poor air quality and reduce the potential for additional exposure of sensitive receptors to poor air quality.</p>	
	<p>Public Safety Constraints: Site includes high voltage electricity overhead lines, pylons, or substations towards the southwest. Consultation with National Grid required, and net developable area may need to be reduced.</p>	
Conclusion Outcome:		<p>In summary, given the site's more remote location from key services within Bromsgrove town and the potential for adverse impacts on the historic environment and SSSIs, this site is not considered suitable for allocation.</p>

Site 225 – Land to rear 84 Rock Hill		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a large greenfield site on the southwestern edge of Bromsgrove urban area, proposed as the third of three phases of development forming an urban extension to Bromsgrove urban area.</p> <p>The site is in use as agricultural land and is bounded by agricultural land to the north and west, Grafton Lane to the south with agricultural land beyond, and residential development along the B4091 Rock Hill to the east, within the settlement boundary of Bromsgrove urban area.</p> <p>Key local services exist in south Bromsgrove, particularly around the Charford Road area, however the site is some distance from these and further still from services in Bromsgrove town centre.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>Creating a strong and defensible Green Belt boundary to contain this site in isolation would be a challenge, although it has been submitted with the potential to be part of a larger master planned area.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are a few limiting constraints associated with this site, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. However, the site lies between the Redditch Road AQMA and the Worcester Road AQMA which could introduce development to an already sensitive location for air quality.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 1.03% 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: Eutrophic standing waters, Lowland mixed deciduous woodland, Hedgerows	
	Noise: Day noise level: 60.99db, Night noise level: 57.44db. 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 Infrastructure and Safeguarding: The site falls within a High/Medium Landscape Sensitivity area for housing. Partially within building stone quarry MCA. Little existing sterilisation, but lower level of confidence in precise location of resource. Opportunities for use on site likely to be more limited than for sand and gravel/solid sand but could explore.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	SSSI Impact Risk Zone: <50% of the site (within the easternmost part 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 or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 225 – Land to rear 84 Rock Hill		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. Ridge and furrow in field. Close to conjectured route of Roman road. Unevaluated pipeline cuts through site visible on Lidar.</p> <p>These sites are likely to be suitable for development, but some mitigation may be required.</p>	
	<p>Proximity of AQMA/ AQCZ: Site in proximity to Redditch Road AQMA and Worcester Road AQMA. Proposal will have negative impact on air quality and/or introduce sensitive receptors to existing poor air quality. Strategic development sites within these areas should be discouraged to minimise the impact on existing poor air quality and reduce the potential for additional exposure of sensitive receptors to poor air quality. There may be cumulative negative impacts associated with multiple developments in these areas.</p>	
Conclusion Outcome:		In summary, given the site's more remote location from key services within Bromsgrove town and impacts on the AQMAs, this site is not considered suitable for allocation.

Site 227 – Land to rear 25-47 St Godwald's Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site on the eastern edge of Bromsgrove urban area, in close proximity to the Aston Fields area of Bromsgrove town and Bromsgrove railway station. The site is in agricultural use and within the former landscaped parkland of Finstall Park, albeit the site is an enclosed paddock to the rear of residential properties along St Godwald's Road.</p> <p>It is bounded by agricultural land to the north (also within the former Finstall Park) and east, and a hospice site and small rural employment units to the south, with sports pitches used by Bromsgrove Cricket, Hockey and Tennis Club further to the south on the opposite side of St Godwald's Road. To the west the site is bounded by residential properties along St Godwald's Road and the road itself.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>Creating a strong and defensible Green Belt boundary to contain this site in isolation would be a challenge.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing. It is recognised as a Secondary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p> <p>The TPO designation across the site, would further investigation with regard to how layout of any potential development may affect this constraint and what mitigation may be required.</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: 0.37% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows, Lowland mixed deciduous woodland	
	Noise: Day noise level: 40db. Night noise level: 30db Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. 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.	
	SSSI Impact Risk Zone: Site does not fall within a SSSI IRZ or is below the threshold requiring action.	
	TPOs: TPOs within the site (TPO (1) 1950) covers the entire site area, and a further are of the same TPO number covers the entrance to the site. Although the TPO covers the entire site area, from satellite imagery it is clear the only trees on the site are around the boundaries, as the rest is an open field. 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: Moderate or Unknown risk to the historic environment. Within 19th century parkland of Finstall Park however this has been degraded.	

Site 227 – Land to rear 25-47 St Godwald's Road		
RAG	Constraint commentary	Conclusion
	These sites are likely to be suitable for development, but some mitigation may be required.	Whilst the site is more remote from Bromsgrove town centre and other key services, it is in close proximity to local services in the Aston Fields area and very close walking distance to Bromsgrove railway station.
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent AQMA or AQCZ.	
Conclusion Outcome:		In summary, given the limited constraints and potential for sustainable transport and active travel connections to be improved in the local area to maximise the sustainability of the location, the site could be considered suitable for allocation.

Site 230 – Land north of Grafton Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a large greenfield site on the southwestern edge of Bromsgrove urban area, proposed as the third of three phases of development forming an urban extension to Bromsgrove urban area.</p> <p>The site is in use as agricultural land and is bounded by agricultural land to the north (although there is an extant planning permission for residential development on this land adjacent to Whitford Road), the M5 motorway to the west with agricultural land beyond, Grafton Lane to the south with agricultural land beyond, and residential development off the B4091 Rock Hill to the east, within the settlement boundary of Bromsgrove urban area.</p> <p>Key local services exist in south Bromsgrove, particularly around the Charford Road area, however the site is some distance from these and further still from services in Bromsgrove town centre.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>To the south of the site is more open Green Belt land, while to the west the site is bounded by the M5 motorway which would act as a defensible Green Belt boundary.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are a few limiting constraints associated with this site, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. However, the site lies between the Redditch Road AQMA and the Worcester Road AQMA which could introduce development to an already sensitive location for air quality.</p> <p>Whilst the site (on its eastern side) is within a reasonable walking distance to local services in the south Bromsgrove area and could be considered a</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 12.25% 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 meadows, Hedgerows, Traditional orchards, Rivers, Lowland mixed deciduous woodland, Eutrophic standing waters	
	Noise: Daytime level = 64 decibels, nighttime level = 61 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.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within building stone quarry MCA. Little existing sterilisation, but lower level of confidence in precise location of resource. Opportunities for use on site likely to be more limited than for sand and gravel/solid sand, but could explore.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	SSSI Impact Risk Zone: <50% of the site (within the easternmost part 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 or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: High risk to the historic environment. Site is within 110m of Grade II* listed Grafton Manor and immediately adjacent to its parkland and setting. Site contains earthworks and	

Site 230 – Land north of Grafton Lane		
RAG	Constraint commentary	Conclusion
	<p>fishponds probably related to manor or DMV. Ridge and furrow. Close to Roman road. Piecemeal enclosure.</p> <p>The majority of sites in this category will be suitable for development, but there is a higher risk that more detailed assessment will determine that they are not suitable, or a risk that part of the site is not suitable. If deemed suitable for development, there are likely to be caveats, such as lower housing density to ensure that the historic character of an area is not eroded, or archaeological mitigation in the form of excavation or recording.</p>	sustainable location for development, it is more remote from Bromsgrove town centre and other key services.
	<p>Proximity of AQMA/ AQCZ: Site in proximity to Redditch Road AQMA and Worcester Road AQMA. Proposal will have negative impact on air quality and/or introduce sensitive receptors to existing poor air quality. Strategic development sites within these areas should be discouraged to minimise the impact on existing poor air quality and reduce the potential for additional exposure of sensitive receptors to poor air quality. There may be cumulative negative impacts associated with multiple developments in these areas.</p>	
Conclusion Outcome:		In summary, given the site's more remote location from key services within Bromsgrove town and impacts on the historic environment and AQMAs, this site is not considered suitable for allocation.

Site 233 – Land adjacent Norton Way and Copse Wood Way		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a greenfield site on the northern edge of Bromsgrove town adjacent to the urban area settlement boundary. The site lies within the estate layout of the recently built (site allocation in current Bromsgrove District Plan) ‘Norton Farm’ residential development. The site is bounded by residential properties on the estate to the south and west, the rear of a former school building on Birmingham Road to the east, and an area of public open space to the north with agricultural land beyond.</p> <p>Despite being outside the current settlement boundary, the site is within reasonable walking distance of a variety of key services to the north of and within Bromsgrove town centre, and therefore the site is in a sustainable location for residential development.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>Creating a strong and defensible Green Belt boundary to contain this site could be a challenge.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing. It is recognised as a Secondary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site. However, the site is immediately adjacent to an area of public open space (comprising amenity green space, provision for children and young people, and natural/semi-natural greenspace) delivered as part of the recent ‘Norton Farm’ residential development to the south of this site. The impact of any proposed development for this site will require further assessment and possible reduction in net developable area.</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: 0% of the site is covered by Priority Habitat.	
	Noise: (Day=58dB) 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 Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Small part of site 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.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment	
	Risk to the Historic Environment: No or minimal impact to the historic environment. Strip, map and sample undertaken (2014). The only archaeological feature identified was a small ditch, likely a recently removed field boundary. Appears developed on MasterMap. Character of development is unknown as aerial mapping pre-dates development.	
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	

Site 233 – Land adjacent Norton Way and Copse Wood Way		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, the site is considered to be in a sustainable location for residential development due to its accessibility by reasonable walking distance to local services to the north of and within Bromsgrove town centre. The site could be considered suitable for allocation.

Site 269 – Land north of Stoke Pound Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a greenfield site to the south of Bromsgrove, on the edge of the Hamlet of Stoke Pound and not immediately adjacent to the settlement boundary of the urban area. The site is in agricultural use and is bounded by Sugarbrook Pumping Station (Severn Trent Water) and other commercial uses to the north, the canal and Stoke Pound Lane to the east, agricultural land to the south, and the Birmingham-Worcester railway line to the west.</p> <p>The site has reasonable proximity to employment units at Buntsford Hill/Buntsford Drive, with two supermarkets on the A38 just beyond, however it is a considerable distance to other key services towards the centre of Bromsgrove.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The site is disconnected from the existing urban area in both distance terms and through physical severance as a result of the railway line forming the western boundary of the site, albeit a public footpath does run along the northern boundary of the site and cross the railway line to link Stoke Pound Lane/the canal with Fish House Lane. Therefore, connectivity to the existing settlement and creation of a strong and defensible Green Belt boundary to contain this site could 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, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation, such as making best use 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: 0.28% 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 level = 40db, Night 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 Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site within S&G MSA and MCAs, but 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.	
	SSSI Impact Risk Zone: The western half (60% approx.) of the site falls within an SSSI IRZ. As such, consultation with Natural England is required in the following development scenarios: <ul style="list-style-type: none"> Rural Residential – Any residential development of 100 or more houses outside existing settlements/urban areas. 	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 269 – Land north of Stoke Pound Lane		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Site likely to be suitable for development, but some mitigation may be required.</p> <p>The site is adjacent to the Worcester and Birmingham Canal Conservation Area to the south east, and wholly within its 2km buffer. There is also a number of listed buildings in close proximity to the site. In terms of the CA, this site will need a setting assessment</p>	<p>The site is within an SSSI impact risk zone, which would need careful consideration through consultation with Natural England to ensure no adverse effects from any proposed development on the natural asset.</p>
	<p>Proximity of AQMA/ AQCZ: Site not in a AQMA or AQCZ but is in relatively close proximity to Redditch Road AQMA and therefore consideration of cumulative impact of development sites may be necessary.</p>	
<p>Conclusion Outcome:</p>		<p>In summary, given the site's remote location in relation to key services in the urban area and Bromsgrove town centre and lack of direct connectivity to the existing settlement, the site is not considered to be suitable for allocation.</p>

Site 270 – Land to south of Rutherford Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site on the southeastern edge of Bromsgrove urban area and adjacent to the settlement boundary, in close proximity to the Aston Fields area of Bromsgrove town and Bromsgrove railway station. The site is in agricultural use and is bounded by residential development to the north, sports pitches used by Bromsgrove Cricket, Hockey and Tennis Club to the east, open agricultural land to the south, and the Birmingham-Worcester railway line to the west.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is contained by a strong defensible boundary to the west in the form of the railway line. There is a more open aspect to the south/southeast of the site where creating a strong, defensible Green Belt boundary could be a challenge.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p> <p>However, the TPO designations on the northern boundary of the site, would require further investigation regarding layout of any potential development and how this may affect this constraint and what mitigation may be required.</p> <p>Whilst the site is more remote from Bromsgrove town centre and other key services, it is in close proximity to local services in the Aston Fields area and almost adjacent to Bromsgrove railway station, especially as pedestrian access can be achieved via footbridge to the south of the station.</p> <p>Notwithstanding the lack of constraints, the site will need to demonstrate suitable highways access can be achieved, with the most likely option being via the adjacent residential development (Rutherford Road) to the northeast.</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: 0.24% 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	
	Noise: (Day=40dB) Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. 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.	
	SSSI Impact Risk Zone: Site does not fall within a SSSI IRZ.	
	TPOs: Two separate TPO designations exist on the northern boundary of the site bordering the existing residential development at Turntable Avenue/Rutherford Road/Sidings Close. Further investigation will be required and net developable area may need to be reduced.	
	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. Part of surviving block of Parliamentary Enclosure. These sites are likely to be suitable for development, but some mitigation may be required.	
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	

Site 270 – Land to south of Rutherford Road		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, given the limited constraints and potential for sustainable transport and active travel connections to be improved in the local area to maximise the sustainability of the location, the site could be considered suitable for allocation, if suitable highways access can be secured.

Site 277 – Land between Pikes Pool Lane and Bromsgrove Golf Centre		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a large greenfield site to the east of Bromsgrove urban area. The site is in agricultural use and comprises land around Caspidge Pines Farm, but not the farm buildings themselves. It is bounded by Bromsgrove Golf Centre to the north and west and the Worcester-Birmingham railway line to the east with agricultural land beyond and to the northeast. To the south it is bounded by the A448 Bromsgrove Highway, with residential development in the 'Oakalls' area of Bromsgrove beyond.</p> <p>In isolation, the site is remote from the existing Bromsgrove urban area, especially considering the severance effect of the A448, and sits within open countryside/Green Belt, some distance from local services in Bromsgrove town centre and the surrounding built up area.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>In isolation, it would be a challenge to visualise this site as a logical extension to the settlement, albeit strong defensible boundaries could be achieved to the south and east due to the location of the A448 and railway line in relation to the site.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p> <p>However, the site as proposed sits in isolation from the existing urban area and would be incompatible with surrounding land uses unless land to the west was allocated for development, thus delivering an urban extension in this area to the east of Bromsgrove.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 0.11% 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: Day: 51.69 Night: 48.43 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 Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site within building stone MCA. 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.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. Contains earthworks of ridge and furrow, possibly of orchard origin. Contains possible holloway in south of site. Site is likely to be suitable for development, but some mitigation may be required.	
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	

Site 277 – Land between Pikes Pool Lane and Bromsgrove Golf Centre		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, given the site's more remote location from key local services within Bromsgrove town and the existing urban area, it should only be considered for allocation if it is possible to bring the site forward comprehensively with adjacent sites, thus delivering an urban extension in this area to the east of Bromsgrove.

Site 293a - Land to the west of the Chapel, Barnsley Hall Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a very small site within the recreation grounds of the former Barnsley Hall Hospital and adjacent to the former chapel, which is now used by a commercial occupier as office space. The site comprises of a children's playground surrounded by amenity green space and is used as public open space.</p> <p>The site is bounded by the chapel to the east, open recreation ground to the north and west, and Barnsley Hall Road to the south with residential properties within the settlement boundary of Bromsgrove urban area beyond.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>Whilst there are strong treed boundaries to the south and east of the site, creating a strong, defensible boundary to the north and west 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: The site has a number of constraints which may be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation, such as mitigation of noise levels associated with the nearby M42 to the north.</p> <p>The site is more heavily constrained by two separate TPO designations as well as its existing use as public open space, including provision for children and young people. The loss of Public Open Space would need to be justified</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 14.83% 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: Day noise level: 63db, Night noise level: 63db. 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 Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within S&G, solid and silica sand MCAs. Resources 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.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ.	
	TPOs: TPO designations within the site along the southern and eastern boundaries (TPO (1) 2000). Further assessment required and net developable area may need to be reduced.	
	Public Open Space: The site entirely overlaps with an area of public open space comprising of Children and Young Person's Play Provision (30%) and Amenity Green Space (70%).	
	Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. Adjacent to former chapel belonging to former Barnsley Hall Psychiatric Hospital. These sites are likely to be suitable for development, but some mitigation may be required.	
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	

Site 293a - Land to the west of the Chapel, Barnsley Hall Road		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, the site is more heavily constrained by two separate TPO designations as well as its existing use as public open space, including provision for children and young people. Therefore, the site is not considered to be suitable for allocation.

Site 318 – Stoke Court Farm		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site on the southeastern edge of Bromsgrove urban area and adjacent to the settlement boundary, in close proximity to the Aston Fields area of Bromsgrove town and Bromsgrove railway station. The site is in agricultural use and is bounded by residential development to the north, sports pitches used by Bromsgrove Cricket, Hockey and Tennis Club to the east, open agricultural land to the south, and the Birmingham-Worcester railway line to the west.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is contained by a strong defensible boundary to the west in the form of the railway line but has a more open aspect to the south/southeast of the site, albeit this is contained to a large extent by a ridge line.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation.</p> <p>The site is in close proximity to the 'Bromsgrove Bulking Bays' Waste Transfer Station to the southwest of the site. Should the site be allocated for residential development, policy provision may well be required to ensure that the continued operation of the waste site is not compromised.</p> <p>Whilst the site is more remote from Bromsgrove town centre and other key services, it is in close proximity to local services in the Aston Fields area and almost adjacent to Bromsgrove railway station, especially as pedestrian access can be achieved via footbridge to the south of the station.</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: 0.04% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows	
	Noise: (Day=40dB) Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site is within S&G MCA. Resources 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.	
	SSSI Impact Risk Zone: Site does not fall within a SSSI IRZ or is below the threshold requiring action.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<p>Risk to the Historic Environment: This site is likely to be suitable for development, but some mitigation may be required.</p> <p>The site is within the 2km buffer zone of the Worcester and Birmingham Canal Conservation Area and Bromsgrove Town Conservation Area. Look at topography for potential impact on CA, but will also need a setting</p>	

Site 318 – Stoke Court Farm		
RAG	Constraint commentary	Conclusion
	assessment regarding impact on Stoke Court, Grade II (1100184) and curtilage listed barns.	Highways access to the site is uncertain and would be likely to come via Rutherford Road to the northeast and through adjacent land (Site 270) if this were also to be allocated for residential development. It will need to be demonstrated that there would be no issues with ransom strips and that suitable highways access can be secured to allow the allocation of this site.
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	
Conclusion Outcome:		In summary, given the limited constraints and potential for sustainable transport and active travel connections to be improved in the local area to maximise the sustainability of the location, the site could be considered suitable for allocation, if suitable highways access can be secured.

Site 339 – Land off Brickhouse Lane, Stoke Prior		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a greenfield site to the south of Bromsgrove, some distance from the settlement boundary of Bromsgrove urban area but with the northern part of the site within a 500m buffer of the settlement boundary. The site is in agricultural use and is bounded by Brickhouse Lane and a small number of large residential properties to the north, a small area of agricultural land and Hanbury Road to the east, Stoke Prior Village Hall and other rural properties to the south, and open agricultural land to the west.</p> <p>The site is beyond what is considered a reasonable walking distance to employment land and supermarkets off the A38 and is a much further distance to other key services towards the centre of Bromsgrove. There are additional local services within Stoke Prior village settlement which are closer to the site and could be considered to be a reasonable walking distance, however this would be via a rural route with concerns over the suitability of this as a regular active travel route for accessing key services.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The site is disconnected from the existing urban area, therefore, connectivity to the existing settlement and creation of a strong and defensible Green Belt boundary to contain this site could be a challenge.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site, some of which are very likely to be capable of</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 4.86% 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 Infrastructure and Safeguarding: 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.	
	SSSI Impact Risk Zone: The entire site falls within the SSSI IRZ in relation to Upton Warren Pools SSSI. As such, consultation with Natural England is required in the following development scenarios: <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. 	
	TPOs: There are two TPOs in the north of the site, close to Brickhouse Lane.	
	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: High Risk to historic environment. Potential setting issues to Grade I St Michael's Church. c.40m west of possible alignment of Roman Road from Bromsgrove to the South-East.	

Site 339 – Land off Brickhouse Lane, Stoke Prior		
RAG	Constraint commentary	Conclusion
	<p>Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.</p> <p>The site lies close to the Redditch Road AQCZ and also the Upton Warren AQCZ (located in Wychavon District), which surrounds the AQMA of the same name. Approximately half of the site is within 500m of the Redditch Road AQMA.</p>	<p>mitigation at planning application stage or through policy provision as part of a local plan allocation.</p> <ul style="list-style-type: none"> The site has a number of constraints. It is in close proximity to Upton Warren Pools SSSI (sitting within the impact risk zone), which would need careful consideration through consultation with Natural England to ensure no adverse effects from any proposed development on the natural asset. The site also has priority habitat hedgerows along its boundaries and running through the centre of the site. The site is in close proximity to the Redditch Road AQMA along the A38 to the north of the site, albeit is not in the AQCZ.
Conclusion Outcome:		In summary, given the site's more remote location from most key services within Bromsgrove town, the site is not considered to be suitable for allocation.

Site BDC002 – Land adjacent Bromsgrove Cricket, Tennis & Hockey Club		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site on the eastern edge of Bromsgrove urban area, in close proximity to the Aston Fields area of Bromsgrove town and Bromsgrove railway station. The site is in recreational/sports pitch use as part of Bromsgrove Cricket, Hockey and Tennis Club. It is bounded by sports pitches used by the Cricket, Hockey and Tennis Club to the north and west, Lower Gambolds Lane to the south including a small number of large, rural dwellings and agricultural buildings, and St Godwald's Road to the east.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 1.35% 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 Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	<p>Whilst the site is more remote from Bromsgrove town centre and other key services, it is in close proximity to local services in the Aston Fields area, including Bromsgrove railway station.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p>
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	<p>In isolation, it would be a challenge to visualise this site as a logical extension to the settlement, due to its remoteness from the existing built form.</p>
	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 or along its boundaries.	<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.</p>
	Public Open Space: Site entirely overlaps with an area of Public Open Space (much larger area of outdoor sports facility connected to the adjacent Bromsgrove Cricket, Tennis and Hockey Club) and will require further assessment and possible reduction in net developable area.	
	Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. These sites are likely to be suitable for development, but some mitigation may be required.	<p>However, the site is designated as public open space and is in use as a sports pitch connected to Bromsgrove Cricket, Hockey and Tennis Club. In the absence of evidence demonstrating the open space is surplus to requirements or that equivalent or better provision can be accommodated elsewhere, the site is not considered suitable for allocation.</p>
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	
Conclusion Outcome:		<p>In summary, despite the limited constraints associated with this site, the absence of evidence demonstrating the open space is surplus to requirements or that equivalent or better provision can be accommodated elsewhere means that the site may not present the most suitable option for allocation.</p>

Site BDC003 – Bromsgrove Cricket, Tennis and Hockey Club		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site on the eastern edge of Bromsgrove urban area, in close proximity to the Aston Fields area of Bromsgrove town and Bromsgrove railway station. The site is in recreational/sports pitch use and is long term occupied by Bromsgrove Cricket, Hockey and Tennis Club. It is bounded by residential development within the Bromsgrove settlement boundary to the north, agricultural land to the west with the railway line beyond, Lower Gambolds Lane to the south including a small number of large, rural dwellings and agricultural buildings, and St Godwald's Road to the east.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 8.04% 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, Rivers, Hedgerows	
	Noise: Day noise level:40 db. Night noise level:40 db Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	<p>Whilst the site is more remote from Bromsgrove town centre and other key services, it is in close proximity to local services in the Aston Fields area, including Bromsgrove railway station.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p>
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	<p>This site is adjacent to the existing built form and could make a logical extension to the existing settlement. Dense tree coverage along the outer edges could help to form a strong, defensible Green Belt boundary.</p>
	SSSI Impact Risk Zone: Site does not fall within a SSSI IRZ or is below the threshold requiring action.	
	TPOs: TPOs within the site (areas of TPO (5) 2010 are running along the northern boundary of the site. Further assessment required and net developable area may need to be reduced.	<p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation.</p> <ul style="list-style-type: none"> There are two separate TPO designations on the northern boundary of the site which will need to be carefully considered in the layout of any potential development of the site. The site is designated as public open space and is in use as a key outdoor sports facility by Bromsgrove Cricket, Hockey and Tennis Club. In the absence of evidence demonstrating the open space is surplus to
	Public Open Space: The entire site is in use as outdoor sports public open space occupied by Bromsgrove Cricket, Tennis and Hockey Club. Communication from the sports club has indicated that there may be a desire to relocate the club to a new facility, however to date no site has been identified.	
	Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. These sites are likely to be suitable for development, but some mitigation may be required.	

Site BDC003 – Bromsgrove Cricket, Tennis and Hockey Club		
RAG	Constraint commentary	Conclusion
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	<p>requirements or that equivalent or better provision can be accommodated elsewhere, the site is not considered suitable for allocation.</p> <p>Furthermore, St Godwald's Road would need careful consideration in terms of adequate highway access to and from the site, especially given its size and potential yield.</p>
	Conclusion Outcome:	In summary, despite the limited constraints associated with this site, the absence of evidence demonstrating the open space is surplus to requirements or that equivalent or better provision can be accommodated elsewhere means that the site may not present the most suitable option for allocation.

Site BDC013 – 86-96 Worcester Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: N/A	<p>Context: This is a brownfield site just to the south of Bromsgrove town centre, within an area containing a mixture of employment units off Worcester Road, and within the settlement boundary of Bromsgrove urban area. The site comprises of an office building fronting Worcester Road, with a range of car parking and storage/service yards to the rear. It is bounded by additional commercial units to the east and west, Worcester Road to the south, and the grounds of St John's Middle School to the north. The Spadesbourne Brook runs along the site's northern boundary.</p> <p>Being within the urban area settlement boundary and in close proximity to key local services in the town centre, the site is in a sustainable location for residential development.</p> <p>Green Belt and Boundaries: The site sits within the Bromsgrove settlement boundary and is therefore not in the Green Belt.</p> <p>The site was not assessed as part of the landscape sensitivity work due to being wholly within the settlement boundary and built-up area of Bromsgrove.</p> <p>Main Strengths and Weaknesses: The site is in a sustainable location for development, not in the Green Belt and as any proposed residential development would be in accordance with the existing Bromsgrove District Plan settlement hierarchy, allocation of the site would not necessarily be required.</p> <p>However the site is immediately adjacent to the Worcester Road AQMA and advice from WRS is that residential development sites should be discouraged in these areas. Significant potential contaminated land on site is also likely, with a high to very high risk to human health and the environment if considering residential development proposals on this site.</p> <p>Furthermore, the majority of the site is a designated Town Centre Development Opportunity Site (TC10) in the current Bromsgrove District Plan,</p>
	Landscape Sensitivity: N/A	
	LWS and Priority Habitats: 0.45% 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 levels = 41 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 Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Small part of site within S&G MSA. Wider resources already sterilised in vicinity of site. 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.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. Site is likely to be suitable for development, but some mitigation may be required.	
	Proximity of AQMA/ AQCZ: Site within the AQCZ adjacent to the Worcester Road AQMA.	

Site BDC013 – 86-96 Worcester Road		
RAG	Constraint commentary	Conclusion
		which is proposed as a “long-term opportunity for employment-led redevelopment”. The site would therefore not be considered suitable for residential allocation.
Conclusion Outcome:		In summary, as the majority of the site has already been included within a “long-term opportunity for employment-led redevelopment”. The site is not considered suitable for residential allocation.

Site BDC045 – RMC House, Church Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: N/A	<p>Context: This is a brownfield site immediately to the west of Bromsgrove town centre, within the urban area settlement boundary, and adjacent to the grounds of St John's Church. The site comprises of a mixture of office and residential care buildings currently occupied by the Stroke Association. It is bounded to the north by several residential properties along Church Lane and Bromsgrove Old Cemetery, to the east and south by the grounds of St John's including Amphlett Hall and St John's Court, and to the west by further residential development along Church Lane.</p>
	Landscape Sensitivity: N/A	
	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.	
	Noise: Less than 49.9dB - locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	<p>Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure.</p> <p>Wholly within building stone and S&G MCAs. No resources on site.</p> <p>Resources in vicinity of site already sterilised. Site would not materially increase sterilisation.</p>	<p>Being within the urban area settlement boundary and in close proximity to key local services in the town centre, the site is in a sustainable location for residential development.</p>
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	<p>Green Belt and Boundaries: The site sits within the Bromsgrove settlement boundary and is therefore not in the Green Belt.</p>
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action.	<p>The site was not assessed as part of the landscape sensitivity work due to being wholly within the settlement boundary and built-up area of Bromsgrove.</p> <p>Main Strengths and Weaknesses: The site is in a sustainable location for development, not in the Green Belt and as any proposed residential development would be in accordance with the existing Bromsgrove District Plan settlement hierarchy, allocation of the site would not necessarily be required.</p> <p>However, the site is immediately adjacent to the Worcester Road AQMA and advice from WRS is that residential development sites should be discouraged in these areas. Development of the site would also present a high risk to the historic environment due to proximity to St John's Church and grounds.</p>
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<p>Risk to the Historic Environment: High risk to the historic environment. The site lies within 100m of the Grade I Listed church of St John. The churchyard is possibly the site of the Saxon burgh and below ground archaeological potential in this area is considered moderate to high, although a previous watching brief on part of the site found nothing significant. The site is also within the St John's Conservation Area.</p> <p>Given the location, there may be setting issues, which must be fully explored before the site is allocated. There is unlikely to be significant below-ground remains given the previous watching brief on part of the site, however, this cannot be ruled out and it is likely that there would be</p>	

Site BDC045 – RMC House, Church Lane		
RAG	Constraint commentary	Conclusion
	an archaeological condition on any grant of consent to ensure any below ground archaeology was dealt with.	
	Proximity of AQMA/ AQCZ: Site within the AQCZ for the Worcester Road AQMA. Proposal will have negative impact on air quality and/or introduce sensitive receptors to existing poor air quality. Strategic development sites within these areas should be discouraged to minimise the impact on existing poor air quality and reduce the potential for additional exposure of sensitive receptors to poor air quality. There may be cumulative negative impacts associated with multiple developments in these areas.	
Conclusion Outcome:		In summary, any proposed residential development would be in accordance with the existing Bromsgrove District Plan settlement hierarchy and allocation of the site would not necessarily be required. However, if this site were to come forward for development, then careful consideration would need to be given to negative impacts on the AQMA and the historic environment. As the site is currently occupied and in use, it is not considered suitable for allocation.

Site BDC057 – 36-46 Redditch Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a small site on the southern edge of Bromsgrove, adjacent to the urban area settlement boundary. It is comprised of a row of terraced housing fronting on to the A38 Redditch Road and the rear gardens of these properties. The site is bounded by neighbouring residential properties along Redditch Road to the east and west, Redditch Road itself to the north, and agricultural land to the south.</p> <p>Despite being on the southwestern edge of the Bromsgrove urban area and with reasonable proximity to employment units in the Buntsford Drive area and two supermarkets on the A38, the site is some distance to other key services towards the centre of Bromsgrove.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>Creating a Green belt boundary for this site in isolation, given its position in an area of other development may be a challenge.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. However, it does front on to the Redditch Road AQMA and any (re)development of the site for residential dwellings would increase the potential for additional exposure of sensitive receptors to poor air quality.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 0.5% 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: 58dB: 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 Infrastructure and Safeguarding: 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.	
	SSSI Impact Risk Zone: The site falls within a relevant SSSI IRZ however further assessment is not required as the site falls below the consultation thresholds.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. These sites are likely to be suitable for development, but some mitigation may be required.	
	Proximity of AQMA/ AQCZ: The site lies within an AQCZ, as it lies immediately adjacent to the Redditch Road AQMA. Advice from Worcester Regulatory Service (WRS) states that strategic development sites within these areas should be discouraged to minimise the impact on existing poor air quality and reduce the potential for additional exposure of sensitive receptors to poor air quality.	

Site BDC057 – 36-46 Redditch Road		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, given the site's more remote location from most key services within Bromsgrove town and the advice from WRS regarding the allocation of sites in close proximity to an AQMA, the site is not considered to be suitable for allocation.

Site BDC163 – Finstall Training Centre, Stoke Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: N/A	<p>Context: This is a small brownfield site in the Aston Fields area to the southeast of Bromsgrove town, within the urban area settlement boundary. The site comprises a former school building, recently used as a training centre, and car park. It is bounded by residential properties on all sides, with Stoke Road bordering to the north and Stoke Road Allotments to the southwest.</p> <p>Being within the settlement boundary and in close proximity to key local services in Aston Fields, including Bromsgrove train station, the site is in a sustainable location for residential development.</p> <p>Green Belt and Boundaries: The site sits within the Bromsgrove settlement boundary and is therefore not in the Green Belt.</p> <p>The site was not assessed as part of the landscape sensitivity work due to being wholly within the settlement boundary and built-up area of Bromsgrove.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site and indeed any proposed residential development would be in accordance with the existing Bromsgrove District Plan settlement hierarchy.</p> <p>The site has recently secured planning permission for 6no. residential units and should therefore no longer be considered suitable for allocation as its contribution to meeting the Local Housing Need requirement will form part of the 'existing commitments' contribution.</p>
	Landscape Sensitivity: N/A	
	LWS and Priority Habitats: 17.25% 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: Hedgerows	
	Noise: (Day = 40dB) Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. 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.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. The site does contain an undesignated heritage asset in the form of the former school building. Site is likely to be suitable for development, but some mitigation may be required.	
	Proximity of AQMA/ AQCZ: Site not within AQMA or AQCZ.	
Conclusion Outcome:		In summary, as this site has secured planning permission for residential development, it should no longer be considered for allocation.

Site BDC192 – All Saints Vicarage, Burcot Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: N/A	<p>Context: This is a small site just to the northeast of Bromsgrove town centre, within the urban area settlement boundary. The site comprises a residential dwelling and its curtilage and is well screened by large hedges and trees. The site is bounded on all sides by residential properties, including a recent residential development to the south on the former office site of Bromsgrove District Council, with All Saints Church in close proximity to the west and the A38 to the east.</p> <p>Being within the settlement boundary and in close proximity to the centre of Bromsgrove town, the site is in a sustainable location for residential development.</p> <p>Green Belt and Boundaries: The site sits within the Bromsgrove settlement boundary and is therefore not in the Green Belt.</p> <p>The site was not assessed as part of the landscape sensitivity work due to being wholly within the settlement boundary and built-up area of Bromsgrove.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. Any proposed residential development would be in accordance with the existing Bromsgrove District Plan settlement hierarchy.</p> <p>However, on-site use of any minerals resources would need to be investigated.</p>
	Landscape Sensitivity: N/A	
	LWS and Priority Habitats: 0.03% 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	
	Noise: 50-59.9dB 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 Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within S&G MSA. 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.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or Unknown risk to the historic environment. Site is likely to be suitable for development, but some mitigation may be required.	
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	
Conclusion Outcome:		In summary, this site could be considered suitable for allocation.

Site BDC321a – Land at and to north and east of Bromsgrove Golf Centre		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High (Very High to north of site but outside any proposed developable area)	<p>Context: This is a very large, predominantly greenfield site to the east of Bromsgrove urban area. The site is currently in use as a golf course and associated facilities which together form Bromsgrove Golf Centre. The site also contains some agricultural land to the north and southeast of the golf course. It is bounded by Old Burcot Lane to the north with agricultural land beyond, agricultural land to the east in addition to the Worcester-Birmingham railway line to the southeast, the A448 Bromsgrove Highway to the south, and the A38 to the west with the urban area of Bromsgrove beyond leading to Bromsgrove town centre.</p> <p>The scale of the site proposed would form an urban extension to the east of Bromsgrove urban area, with development to the west/southwest of the site being in closer proximity and more connected to services in Bromsgrove town.</p> <p>Green Belt and Boundaries: The site falls within an area of High and Very High Green Belt Harm. The area of agricultural land to the north of the site (north of the golf course) is within an area of Very High Green Belt Harm and would need to be excluded from the net developable area of any site proposals.</p> <p>The railway line provides a strong boundary to contain the site to the south east. However, land is more open and rural in character to the north and east where strong defensible boundaries would be required should the site be allocated.</p> <p>The site falls within both a Medium Landscape Sensitivity Area for housing and a High/Medium Landscape Sensitivity Area for housing. It is recognised as a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site, some of which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. However, further assessment would be required to</p>
	Landscape Sensitivity: The site falls within both a Medium Landscape Sensitivity Area for housing and a High/Medium Landscape Sensitivity Area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	LWS and Priority Habitats: 11.42% 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 = 40-54 decibels, night time level = 43-55 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 Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within building stone quarry MCA. Little existing sterilisation, but lower level of confidence in precise location of resource. Opportunities for use on site likely to be more limited than for sand and gravel/solid sand, but could explore.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	SSSI Impact Risk Zone: <50% of the site (a very small proportion along the northern boundary of Old Burcot Lane) falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, may be required.	
	TPOs: No TPOs within the site or along its boundary.	

Site BDC321a – Land at and to north and east of Bromsgrove Golf Centre		
RAG	Constraint commentary	Conclusion
	Public Open Space: Majority of site overlaps with an area of Public Open Space (outdoor sports facility currently occupied by Bromsgrove Golf Centre) and will require further assessment and possible reduction in net developable area.	determine the impact of development on an SSSI impact risk zone and risks to the historic environment.
	Risk to the Historic Environment: High risk to the historic environment. Cropmarks of enclosures in southwest corner with further ringditch cropmarks and finds of Bronze Age artefacts just outside site. Relic traditional orchards and farm buildings.	The site's current open space use as Bromsgrove Golf Centre would also need to be examined, with demonstration needed that the outdoor sports facility was either surplus to requirements or that equivalent or better provision could be provided elsewhere.
	Proximity of AQMA/ AQCZ: Site not within AQMA or AQCZ.	There is an opportunity to consider this site in conjunction with adjacent submitted sites to create a comprehensive and carefully master planned urban extension to ensure areas at likelihood of highest Green Belt Harm and most sensitive to landscape impacts were avoided and/or mitigated as necessary.
Conclusion Outcome:		In summary, subject to careful consideration and master planning of these site constraints and given the site's potential to improve sustainable transport and active travel connections towards Bromsgrove town centre and other key trip attractors, this site could be considered suitable for allocation.

Bromsgrove: Summary of Site Analysis and Planning Judgement Discussion

044	052	071	077	112	138	141	183	193 (inc 178)	213	220	223	225	227	230	233	269	270	277	293a

318	339	BDC 002	BDC 003	BDC 013	BDC 045	BDC 057	BDC 163	BDC 192	BDC321a (inc 166/194)