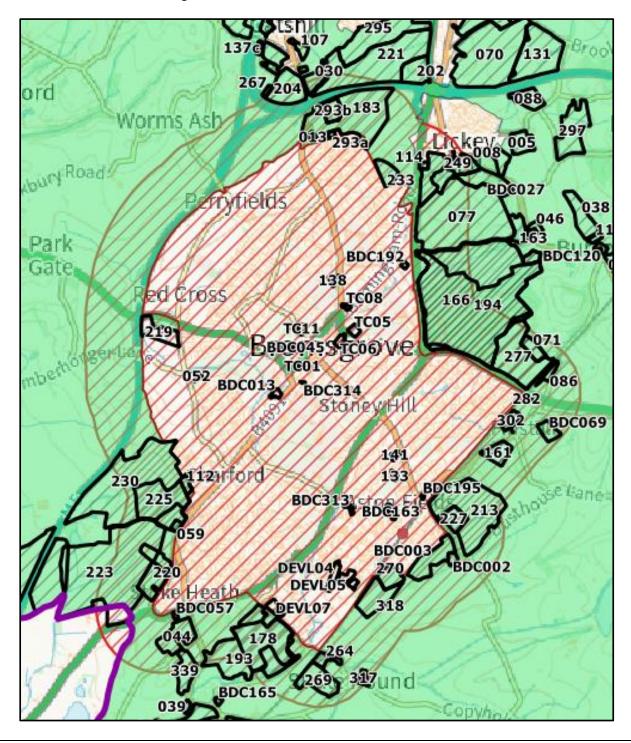
# **Appendix 1: Bromsgrove**

#### **Settlement description**

Bromsgrove Town is the primary urban area and largest settlement inset from the Green Belt in Bromsgrove District, identified as such due to the greatest range of available/accessible services and facilities. Bromsgrove sits towards the southwest of the district, albeit with good accessibility and links to other parts of the district. The Green Belt boundary is drawn tightly around the settlement, which offers limited opportunities for growth within the existing urban area on non-Green Belt land. The northernmost part of Bromsgrove sits adjacent to the intersection of the M5 and M42 motorways, with close proximity to M42 Junction 1. The southernmost part of Bromsgrove is in relatively close proximity to M5 Junction 5. The urban area is bisected by the A38 running north to south, to the east of Bromsgrove town.



# **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						
Proximity to existing settlement																			
Flood Risk													Finstall						
SSSI																			
Ancient Woodland													ses						
Country Park													Assessme						
SM / Registered Park & Garden													nt						
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			See			
Proximity to existing settlement																		
Flood Risk												Finstall			Finstall			
SSSI												III Ass						
Ancient Woodland												ssess			Assessm			
Country Park												3			sme			
SM / Registered Park & Garden												ent			ent			
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						
Proximity to existing settlement													
Flood Risk							nsta						
SSSI							Finstall Assessment						
Ancient Woodland							sses						
Country Park							sme						
SM / Registered Park & Garden							nŧ						
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
<u> </u>		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							
Detailed Considerations criteri	a:															
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**

RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	Context: This is a greenfield site on the southern edge of Bromsgrove, in
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity Area for housing. It is recognised as a Primary Opportunity Area for residential development.	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.
	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	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.  Green Belt and Boundaries: The site falls within an area of Moderate Green
	<b>Noise:</b> 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.	Belt Harm.  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.
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure.	The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.
	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 Biok Zone: The antigo site falls within the SSSI IRZ in relation to	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
	<ul> <li>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> <li>Residential – Residential development of 100 units or more</li> <li>Rural Residential – Any residential development of 50 or more houses outside existing settlements/urban areas.</li> </ul> </li> </ul>	as part of a local plan allocation. By way of example:  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.
	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 0	44 – Land west of Hanbury Road, Stoke Heath	
RAG	Constraint commentary	Conclusion
	<b>Risk to the Historic Environment:</b> Moderate or Unknown risk to the historic environment.	The site also has priority habitat hedgerows along its boundaries and is adjacent to a traditional orchard priority habitat.
	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.	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.
	<b>Proximity of AQMA/ AQCZ:</b> 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.	
Concl	usion 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 0	52 – Land rear of Whitford Farm House, Whitford Road	
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/ No	Context: This is a small greenfield site on the western side of Bromsgrove town
	Landscape Sensitivity: N/A	within the urban area settlement boundary. The site lies to the rear of a small
	<b>LWS and Priority Habitats:</b> Less than 5% of the site overlaps with a Locally	number of residential properties on Whitford Road to the west, with Battlefield
	Important Site or a Priority Habitat. The habitat should be retained and	Brook and wider Sanders Park area to the north and east, and more dense
	incorporated into the development, but this is unlikely to prevent the site	residential development along Deansway to the south.
	from coming forward. The site contains the following Priority Habitat:	
	Lowland mixed deciduous woodland	Being within the settlement boundary and in close proximity to the centre of
	<b>Noise:</b> 50 – 59.9 dB - residential development sites that are within the	Bromsgrove town on the opposite side of Sanders Park, the site is in a
	continuous noise range of 50-59.9dB LAeq, 16hr, present a noise climate	sustainable location for residential development.
	that could be delivered in compliance with BS 8233:2014 without	
	excessive mitigation whilst maintaining a modern standard of living and	Green Belt and Boundaries: The site sits within the Bromsgrove settlement
	outdoor amenity.	boundary and will therefore have No Harm on the Green Belt.
	Minerals Infrastructure and Safeguarding: Limited or no potential to	
	sterilise mineral sites or supporting infrastructure.	The site was not assessed as part of the landscape sensitivity work due to being
	Limited or no potential to sterilise mineral resources.	wholly within the settlement boundary and built-up area of Bromsgrove.
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	Main Chromatha and Marking accept Thomas are your fave limiting acceptanints
	or veteran trees or their associated buffer zones.	Main Strengths and Weaknesses: There are very few limiting constraints
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is	associated with this site and indeed any proposed residential development
	below the threshold requiring action.	would be in accordance with the existing Bromsgrove District Plan settlement
	<b>TPOs:</b> No TPOs within the site or along its boundary.	hierarchy.
	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.	
Concl	usion 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 0	Site 071 – Caspidge Pines Farm, Pikes Pool Lane									
RAG	Constraint commentary	Conclusion								
	Green Belt Harm: High  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	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.  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.								
	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.	Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.  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.  The site falls within a High/Medium Landscape Sensitivity area for housing.								
	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.	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.								
Concl	usion 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 0	77 – Land north of Old Burcot Lane	
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Very High	Context: This is a very large greenfield site to the east of Bromsgrove urban
	Landscape Sensitivity: The site falls within a High/Medium Landscape	area. The site is currently in use as productive agricultural land and is bounded
	Sensitivity Area for housing.	by woodland and agricultural grazing land to the north, woodland and the
	<b>LWS and Priority Habitats:</b> 0.43% of the site is covered by Priority Habitat.	B4096 Alcester Road to the east, Old Burcot Lane to the south, and the A38 to
	The habitat should be retained and incorporated into the development,	the west with the urban area of Bromsgrove beyond.
	but this is unlikely to prevent the site from coming forward. The site	
	contains the following Priority Habitats: Lowland mixed deciduous	The scale of the site proposed would form an urban extension to the east of
	woodland, Hedgerows, Eutrophic standing waters, Lowland meadows.	Bromsgrove urban area, especially if in conjunction with additional site(s)
	Noise: Daytime level: 54dB. Nighttime level: 53dB. Residential	submitted to the south of Old Burcot Lane, with development to the
	development sites that are within the continuous noise range of 50-	west/southwest of the site being in closer proximity and more connected to
	59.9dB LAeq, 16hr, present a noise climate that could be delivered in	services in Bromsgrove town.
	compliance with BS 8233:2014 without excessive mitigation whilst	
	maintaining a modern standard of living and outdoor amenity.	Green Belt and Boundaries: The site falls within an area of Very High Green
	Minerals Infrastructure and Safeguarding: Limited or no potential to	Belt Harm. As set out in the 'Site Assessment & Site Selection Methodology
	sterilise mineral sites or supporting infrastructure.	Addendum 1' document, due to the site's sustainable location on the edge of
	Within S&G MCA, but no resource on site. Resource already sterilised.	Bromsgrove town and the opportunity for a comprehensive site allocation to be
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	delivered alongside site submissions to the south, in this instance the potential
	or veteran trees or their associated buffer zones.	for development is deemed to outweigh the prospect of harm to the Green Belt
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is	by way of being within a Very High harm parcel.
	below the threshold requiring action.	Existing woodland and the B4096 Alcester Road beyond provides a strong
	TPOs: No TPOs within the site or along its boundary.	boundary to contain the site to the north and east.
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open	boundary to contain the site to the north and east.
	Space and is unlikely to require further assessment.	The site falls within a High/Medium Landscape Sensitivity Area for housing.
	Risk to the Historic Environment: Moderate or Unknown risk to the	The site rails within a riight meatain Earlascape sensitively thea for measing.
	historic environment. Setting assessment required, 077 NW Corner &	Main Strengths and Weaknesses: With the exception of Green Belt harm, there
	BDC027, west corner might impact on Crows Mill House Grade II	are very few limiting on site constraints associated with this site, particularly
	(1348490), Crows Mill Grade II (1166935) and Barn southeast of Crows Mill House Grade II (1100365). Site is likely to be suitable for	considering the scale of the site. Issues such as risk to historic environment and
	development, but some mitigation may be required.	the potential need for a setting assessment will be capable of being addressed
	Proximity of AQMA/ AQCZ: Site not within or immediately adjacent	at planning application stage or through policy provision as part of a local plan
	AQMA or AQCZ.	allocation.
	Maint of Mac.	
		There is an opportunity to consider this site in conjunction with adjacent
		submitted sites to create a comprehensive and carefully master planned urban

Site 0	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.					
Concl	lusion 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 1	Site 112 – Land southwest of Foxwalks Avenue	
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	Context: This is a relatively small greenfield site on the southwestern edge of
	Landscape Sensitivity: The site falls within a High/Medium Landscape	Bromsgrove urban area. The site is underused semi-natural greenspace and is
	Sensitivity Area for housing.	bounded to the north, east and south by residential development located within
	LWS and Priority Habitats: 12.05% of the site is covered by Priority	the settlement boundary of Bromsgrove urban area, and to the west by open
	Habitat. Between 5 and 50% of the site overlaps with either a Locally	agricultural land.
	Important Site or a Priority Habitat. Further assessment is required and a	
	reduction in net developable area is likely. The site contains the	Whilst not in immediate proximity to the centre of Bromsgrove town, the site is
	following Priority Habitat: Lowland mixed deciduous woodland,	near to a number of key local services in the south Bromsgrove area, making the
	Eutrophic standing waters, Hedgerows, Lowland meadows	site a sustainable location for residential development.
	<b>Noise:</b> 50 – 59.9 dB - residential development sites that are within the	
	continuous noise range of 50-59.9dB LAeq, 16hr, present a noise climate	<b>Green Belt and Boundaries:</b> The site falls within an area of High Green Belt Harm.
	that could be delivered in compliance with BS 8233:2014 without	
	excessive mitigation whilst maintaining a modern standard of living and	Despite the site being adjacent to the built-up area to the east, there is little in
	outdoor amenity.	the way of a defensible boundary to the west where land is more open.
	Minerals Infrastructure and Safeguarding: Limited or no potential to	
	sterilise mineral sites or supporting infrastructure.	The site falls within a High/Medium Landscape Sensitivity area for housing.
	Within building stone MCAs, but no resource on site and wider resources	
	are already sterilised.	

Site 1	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.  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	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.
Concl	AQMA or AQCZ. usion 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 1	Site 138 – Former Greenscope Nursery, 49 Stourbridge Road		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: N/A	Context: This is a small brownfield site just to the north of Bromsgrove town	
	Landscape Sensitivity: N/A	centre, within the urban area settlement boundary. The site lies to the rear of	
	<b>LWS and Priority Habitats:</b> 0.36% of the site is covered by Priority Habitat.	residential properties on Stourbridge Road, and is bounded to the north, south	
	Less than 5% of the site overlaps with a Locally Important Site or a Priority	and west by Parkside Middle School and its grounds, including car park and	
	Habitat. The habitat should be retained and incorporated into the	sports pitches.	
	development, but this is unlikely to prevent the site from coming forward.		
	The site contains the following Priority Habitat: Hedgerows	Being within the settlement boundary and in close proximity to the centre of	
	<b>Noise:</b> Residential development sites that are within the continuous noise	Bromsgrove town, the site is in a sustainable location for residential	
	range of 50-59.9dB LAeq, 16hr, present a noise climate that could be	development.	
	delivered in compliance with BS 8233:2014 without excessive mitigation		
	whilst maintaining a modern standard of living and outdoor amenity.	Green Belt and Boundaries: The site sits within the Bromsgrove settlement	
	Minerals Infrastructure and Safeguarding: Limited or no potential to	boundary and is therefore not in the Green Belt.	
	sterilise mineral sites or supporting infrastructure.	The site of the state of the least of the state of the st	
	Within S&G MCA, but no resource on site. Would not materially increase	The site was not assessed as part of the landscape sensitivity work due to being	
	sterilisation of wider resource.	wholly within the settlement boundary and built-up area of Bromsgrove.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	Main Strengths and Weaknesses: There are very few limiting constraints	
	or veteran trees or their associated buffer zones.	associated with this site. However, land contamination may be a factor due to	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is	its previous use as a plant nursery and therefore risk assessment and site	
	below the threshold requiring action.	investigation may be required if redevelopment of the site was proposed. Any	
	TPOs: No TPOs within the site or along its boundary.	proposed residential development would be in accordance with the existing	
	Public Open Space: Site does not overlap with any areas of Public Open	Bromsgrove District Plan settlement hierarchy.	
	Space and is unlikely to require further assessment.	- District Flatt settlement merareny.	
	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		
Canada	AQMA or AQCZ.	In a constant the site officers are added to the site of the site	
Conci	usion 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.	
		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.	
		required if redevelopinent of the site was proposed.	

Site 1	Site 141 – The Birches, 98 New Road		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: N/A	<b>Context:</b> This is a small brownfield site in the Aston Fields area to the southeast	
	Landscape Sensitivity: N/A	of Bromsgrove town, within the urban area settlement boundary. The site	
	LWS and Priority Habitats: 8.61% of the site is covered by Priority Habitat.	comprises a former social services building, last used as a 'family support	
	Between 5 and 50% of the site overlaps with either a Locally Important	centre', and car park. It is bounded by residential properties on all sides and	
	Site or a Priority Habitat. Further assessment is required and a reduction	accessed from New Road to the east of the site.	
	in net developable area is likely. The site contains the following Priority		
	Habitat: Hedgerows	Being within the settlement boundary and in close proximity to key local	
	<b>Noise:</b> Less than 49.9dB - Site suitable for residential development, should	services in Aston Fields, including Bromsgrove train station, the site is in a	
	any part of the proposed plot be in close proximity to the traffic network	sustainable location for residential development.	
	consideration may need to be given to glazing and ventilation		
	specifications. Noise within outdoor amenity spaces should be able to	Green Belt and Boundaries: The site sits within the Bromsgrove settlement	
	achieve WHO guidance values. (less than 50dB LAeq16hr)	boundary and is therefore not in the Green Belt.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to		
	sterilise mineral sites or supporting infrastructure.	The site was not assessed as part of the landscape sensitivity work due to being	
	Limited or no potential to sterilise mineral resources.	wholly within the settlement boundary and built-up area of Bromsgrove.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	The second secon	
	or veteran trees or their associated buffer zones.	Main Strengths and Weaknesses: There are very few limiting constraints	
	<b>SSSI Impact Risk Zone:</b> Site does not fall within a relevant SSSI IRZ or is	associated with this site and indeed any proposed residential development	
	below the threshold requiring action.	would be in accordance with the existing Bromsgrove District Plan settlement	
	<b>TPOs:</b> No TPOs within the site or along its boundary.	hierarchy.	
	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 of detached villa and garden has since 1950s		
	been demolished and overlain with residential flats and a car park.		
	Charles that the late of the forest and the control of the control		
	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 141 – The Birches, 98 New Road		
RAG	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 1	83 – Land at Former Barnsley Hall Hospital	
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High  Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	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.
	<b>LWS and Priority Habitats:</b> 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	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.
	<b>Noise:</b> (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	Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.
	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.	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.  The site falls within a High/Medium Landscape Sensitivity area for housing.
	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.	Main Strengths and Weaknesses: There are several limiting constraints associated with this site, and some of those present are significant.
	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	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.
	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	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.
	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.	<ul> <li>In terms of reducing a net developable area:</li> <li>Careful consideration will need to be given to impacts from the M42 noise source.</li> <li>The loss of Public Open Space would need to be justified</li> </ul>

Site 1	Site 183 – Land at Former Barnsley Hall Hospital		
RAG	Constraint commentary	Conclusion	
	<b>Proximity of AQMA/ AQCZ:</b> Adjacent to Lickey End AQMA, part of site in AQCZ. Boundary with M42	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 1	ite 193 (inc. 178) – Land north of Fish House Lane, Bromsgrove		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: High and Moderate  Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity Area for housing.  It is recognised as a Primary Opportunity Area for residential development.	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	
	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	agricultural land to the west.  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.	
	<b>Noise:</b> Less than 49.9dB  Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	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.  The River Salwarp could form a strong, defensible Green Belt boundary to the	
	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.	south of the site.  The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	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.	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	
	<ul> <li>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:</li> <li>Rural Residential – Any residential development of 100 or more houses outside existing settlements/urban areas.</li> <li>TPOs: No TPOs within the site or along its boundary.</li> </ul>	Iocal plan allocation, such as making best use of any on site mineral resources.  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.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.		

Site 1	Site 193 (inc. 178) – Land north of Fish House Lane, Bromsgrove		
RAG	Constraint commentary	Conclusion	
	Risk to the Historic Environment: High risk to the historic environment.  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.  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.  Close to St Michael's as above, Aldham House, Grade II (1348552) and Church Mill House, Grade II (1100178), so setting assessment required  Proximity of AQMA/ AQC2: Not within AQMA, part of site in AQCZ. Large Site. Proximity to Redditch Road AQMA.	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.  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.	
Concl	usion Outcome:	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.	

RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	Context: This is a greenfield site on the eastern edge of Bromsgrove urban area,
	Landscape Sensitivity: The site falls within a High/Medium Landscape	in close proximity to the Aston Fields area of Bromsgrove town and Bromsgrove
	Sensitivity Area for housing.	railway station. The site is in agricultural use and within the former landscaped
	It is recognised as a Secondary Opportunity Area for residential	parkland of Finstall Park. It is bounded by sports pitches used by Bromsgrove
	development.	Rugby Club to the north, open agricultural land to the east and south beyond
	<b>LWS and Priority Habitats:</b> 0.14% of the site is covered by Priority Habitat.	Dusthouse Lane, and residential properties along the B4184 Finstall Road to the
	Less than 5% of the site overlaps with a Locally Important Site or a Priority	west and off St Godwald's Road to the southwest, adjacent to Bromsgrove
	Habitat. The habitat should be retained and incorporated into the	Cricket, Hockey and Tennis Club.
	development, but this is unlikely to prevent the site from coming forward.	
	The site contains the following Priority Habitat: Wood-pasture and	Green Belt and Boundaries: The site falls within an area of Moderate Green
	parkland, Hedgerows, Lowland mixed deciduous woodland, Eutrophic	Belt Harm.
	standing waters	
	<b>Noise:</b> (40Db) Site suitable for residential development, should any part of	Establishing strong, defensible Green Belt boundaries could be a challenge in
	the proposed plot be in close proximity to the traffic network	this location.
	consideration may need to be given to glazing and ventilation	The site falls within a High /Madisus Landscape Consitivity area for housing It is
	specifications. Noise within outdoor amenity spaces should be able to	The site falls within a High/Medium Landscape Sensitivity area for housing. It is
	achieve WHO guidance values. (less than 50dB LAeq16hr)	recognised as a Secondary Opportunity Area for residential development.
	Minerals Infrastructure and Safeguarding: Limited or no potential to	Main Strengths and Weaknesses: With the exception of the TPO designation
	sterilise mineral sites or supporting infrastructure.	across the site, for which further investigation would be required as to how
	Limited or no potential to sterilise mineral resources.	layout of any potential development may affect this constraint and what
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	mitigation may be required, the site is relatively free of constraints.
		integration may be required, the site is relatively free or constraints.
	<b>SSSI Impact Risk Zone:</b> Site does not fall within a SSSI IRZ or is below the	Whilst the site is more remote from Bromsgrove town centre and other key
	threshold requiring action.	services, it is in close proximity to local services in the Aston Fields area and
	<b>TPOs:</b> 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	very close walking distance to Bromsgrove railway station. Given the limited
	along St Godwald's Road on the western boundary of the site.	constraints and potential for sustainable transport and active travel
	Public Open Space: Site does not overlap with any areas of Public Open	connections to be improved in the local area to maximise the sustainability of
	Space and is unlikely to require further assessment.	the location, the site is considered suitable for allocation.

Site 2	Site 213 – Land between St Godwald's Road and Dusthouse Lane		
RAG	Constraint commentary	Conclusion	
	<b>Risk to the Historic Environment:</b> 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.		
	These sites are likely to be suitable for development, but some mitigation may be required.		
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ.		
Concl	usion Outcome:	In summary, this site could be considered for allocation.	

Site 2	Site 220 – Land west of Worcester Road (Phase 1)		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: High	Context: This is a greenfield site on the southwestern edge of Bromsgrove	
	Landscape Sensitivity: The site falls within a High/Medium Landscape	urban area. The site is in use as agricultural land and is bounded by open	
	Sensitivity Area for housing.	agricultural land to the north, south and west with a small number of large,	
	<b>LWS and Priority Habitats:</b> 1.68% of the site is covered by Priority Habitat.	individual plot residential dwellings immediately to the north and south. The	
	Less than 5% of the site overlaps with a Locally Important Site or a Priority	B4094 Worcester Road borders the site to the east, beyond which are higher	
	Habitat. The habitat should be retained and incorporated into the	density residential dwellings within Bromsgrove urban area.	
	development, but this is unlikely to prevent the site from coming forward.		
	The site contains the following Priority Habitat: Lowland mixed deciduous	Key local services exist in south Bromsgrove, particularly around the Charford	
	woodland	Road area, however the site is some distance from these and further still from	
	<b>Noise:</b> 50 – 59.9 dB	services in Bromsgrove town centre.	
	58 dB - Site suitable for residential development, consideration may need		
	to be given to glazing and ventilation specifications to ensure internal	Green Belt and Boundaries: The site falls within an area of High Green Belt	
	noise levels as per BS8233:2014 are achieved. Noise within outdoor	Harm.	
	amenity spaces should be able to achieve WHO guidance values with		
	standard mitigation measures (less than 50dB LAeq16hr).	Creating a strong and defensible Green Belt boundary to contain this site in	
	Minerals Infrastructure and Safeguarding: Limited or no potential to	isolation would be a challenge, although it has been submitted with the	
	sterilise mineral sites or supporting infrastructure.	potential to be part of a larger master planned area.	
	Limited or no potential to sterilise mineral resources.	The site fells within a High / Additional Landscape Consistinity and feet because	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	The site falls within a High/Medium Landscape Sensitivity area for housing.	
	or veteran trees or their associated buffer zones.	Main Strongthe and Manky access There are your favy limiting constraints	
	SSSI Impact Risk Zone: The site falls within two relevant SSSI IRZs	Main Strengths and Weaknesses: There are very few limiting constraints associated with this site, some of which are very likely to be capable of	
	(approximately a 50/50 split), and further assessment, including		
	consultation with Natural England, is required. The IRZs relate to 'any	mitigation at planning application stage or through policy provision as part of a local plan allocation.	
	residential development of 100 or more houses outside existing		
	settlements' (northern half of site) and 'any residential development of 50	However, the site is in relative proximity to the Upton Warren Pools SSSI and	
	or more houses outside existing settlements' (southern half).	sits within two separate impact risk zones which would require further	
	TPOs: No TPOs within the site or along its boundary.	investigation and consultation with Natural England to ensure no adverse	
	Public Open Space: Site does not overlap with any areas of Public Open	impacts arise from any potential development.	
	Space and is unlikely to require further assessment.	impacts arise from any potential development.	

Site 2	Site 220 – Land west of Worcester Road (Phase 1)	
RAG	Constraint commentary	Conclusion
	<b>Risk to the Historic Environment:</b> 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.	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.
	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.	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.
	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.	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ.	
Concl	usion Outcome:	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.

Site 2	Site 223 – Land west of Worcester Road (Phase 2)		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: High	Context: This is a very large greenfield site on the southwestern edge of	
	Landscape Sensitivity: The site falls within a High/Medium Landscape	Bromsgrove urban area, proposed as the second of three phases of	
	Sensitivity area for housing.	development forming an urban extension to Bromsgrove urban area.	
	<b>LWS and Priority Habitats:</b> 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	The site is in use as agricultural land and is bounded by Grafton Lane to the	
	Habitat. The habitat should be retained and incorporated into the	north with the Grade II* Grafton Manor and agricultural land beyond and the	
	development, but this is unlikely to prevent the site from coming forward.	B4094 Worcester Road to the east, beyond which are higher density residential	
	The site contains the following Priority Habitat: Hedgerows, Eutrophic	dwellings within Bromsgrove urban area. The M5 borders the site to the west	
	standing waters, Lowland mixed deciduous woodland	and open agricultural land to the south.	
	Noise: Day noise level: 63db, Night noise level: 60db.		
	With suitable glazing and ventilation internal noise levels as per	Key local services exist in south Bromsgrove, particularly around the Charford	
	BS8233:2014 should be achievable. Noise levels within outdoor amenity	Road area, however the site is some distance from these and further still from	
	space may exceed the LOAEL (50 dbLAeq16hr) for outdoor amenity space	services in Bromsgrove town centre.	
	but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr).		
	Minerals Infrastructure and Safeguarding: Limited or no potential to	Green Belt and Boundaries: The site falls within an area of High Green Belt	
	sterilise mineral sites or supporting infrastructure.	Harm.	
	Small parts of site within building stone MCA. Site would not increase	Constitute a standard and defensible Constant Politics and demands as a static their sites in	
	sterilisation.	Creating a strong and defensible Green Belt boundary to contain this site in	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	isolation would be a challenge, although it has been submitted with the	
	or veteran trees or their associated buffer zones.	potential to be part of a larger master planned area.	
	SSSI Impact Risk Zone: The site falls within four separate SSSI IRZs and	The site is not immediately adjacent to the urban area/settlement boundary of	
	further assessment, including consultation with Natural England, is	Bromsgrove and sits within a more open landscape aspect, albeit the M5 to the	
	required.	west would act as a strong defensible boundary to prevent further sprawl.	
	TPOs: No TPOs within the site or along its boundary.	west would act as a strong deterisible boundary to prevent further sprawi.	
	Public Open Space: Site does not overlap with any areas of Public Open	The site falls within a High/Medium Landscape Sensitivity area for housing.	
	Space and is unlikely to require further assessment.		
	opara and to animally to require factors appearing the		

Site 2	Site 223 – Land west of Worcester Road (Phase 2)		
RAG	Constraint commentary	Conclusion	
	Risk to the Historic Environment: Very high risk to the historic environment.  Within 150m of Grafton Manor Grade II* listed and directly adjacent to its	Main Strengths and Weaknesses: There are several limiting constraints associated with this site.	
	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	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.	
	manor from the cumulative impacts of the other areas proposed to the north and east.  Proximity of AQMA/ AQCZ: Southernmost part of site falls in AQCZ	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.	
	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.	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.	
	<b>Public Safety Constraints:</b> 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.	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	
		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.	
Concl	usion Outcome:	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.	

Site 2	Site 225 – Land to rear 84 Rock Hill		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: High	Context: This is a large greenfield site on the southwestern edge of Bromsgrove	
	Landscape Sensitivity: The site falls within a High/Medium Landscape	urban area, proposed as the third of three phases of development forming an	
	Sensitivity area for housing.	urban extension to Bromsgrove urban area.	
	<b>LWS and Priority Habitats:</b> 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	The site is in use as agricultural land and is bounded by agricultural land to the	
	Habitat. The habitat should be retained and incorporated into the	north and west, Grafton Lane to the south with agricultural land beyond, and	
	development, but this is unlikely to prevent the site from coming forward.	residential development along the B4091 Rock Hill to the east, within the	
	The site contains the following Priority Habitat: Eutrophic standing	settlement boundary of Bromsgrove urban area.	
	waters, Lowland mixed deciduous woodland, Hedgerows  Noise: Day noise level: 60.99db, Night noise level: 57.44db.	Key local services exist in south Bromsgrove, particularly around the Charford	
	With suitable glazing and ventilation internal noise levels as per	Road area, however the site is some distance from these and further still from	
	BS8233:2014 should be achievable. Noise levels within outdoor amenity	services in Bromsgrove town centre.	
	space may exceed the LOAEL (50 dbLAeq16hr) for outdoor amenity space		
	but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr).	Green Belt and Boundaries: The site falls within an area of High Green Belt	
	Minerals Infrastructure and Safeguarding: The site falls within a	Harm.	
	High/Medium Landscape Sensitivity area for housing.		
	Partially within building stone quarry MCA. Little existing sterilisation, but	Creating a strong and defensible Green Belt boundary to contain this site in	
	lower level of confidence in precise location of resource. Opportunities for	isolation would be a challenge, although it has been submitted with the	
	use on site likely to be more limited than for sand and gravel/solid sand	potential to be part of a larger master planned area.	
	but could explore.	The site falls within a High/Medium Landscape Sensitivity area for housing.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	The site rails within a high/wiedidin tandscape sensitivity area for housing.	
	or veteran trees or their associated buffer zones.	Main Strengths and Weaknesses: There are a few limiting constraints	
	<b>SSSI Impact Risk Zone:</b> <50% of the site (within the easternmost part of the site) falls within a relevant SSSI IRZ and further assessment, including	associated with this site, some of which are very likely to be capable of	
	consultation with Natural England, may be required.	mitigation at planning application stage or through policy provision as part of a	
	TPOs: No TPOs within the site or along its boundary.	local plan allocation. However, the site lies between the Redditch Road AQMA	
	Public Open Space: Site does not overlap with any areas of Public Open	and the Worcester Road AQMA which could introduce development to an	
	Space and is unlikely to require further assessment.	already sensitive location for air quality.	
		1	

Site 225 – Land to rear 84 Rock Hill		
RAG	Constraint commentary	Conclusion
	<b>Risk to the Historic Environment:</b> Moderate or Unknown risk to the historic environment. Ridge and furrow in field. Close to conjected route of Roman road. Unevaluated pipeline cuts through site visible on Lidar.	
	These sites are likely to be suitable for development, but some mitigation may be required.	
	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.	
Concl	usion 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.

RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	Context: This is a greenfield site on the eastern edge of Bromsgrove
	Landscape Sensitivity: The site falls within a High/Medium Landscape	urban area, in close proximity to the Aston Fields area of Bromsgrove
	Sensitivity Area for housing.	town and Bromsgrove railway station. The site is in agricultural use and
	It is recognised as a Secondary Opportunity Area for residential development.	within the former landscaped parkland of Finstall Park, albeit the site is
	<b>LWS and Priority Habitats:</b> 0.37% of the site is covered by Priority Habitat. Less	an enclosed paddock to the rear of residential properties along St
	than 5% of the site overlaps with a Locally Important Site or a Priority Habitat.	Godwald's Road.
	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	It is bounded by agricultural land to the north (also within the former
	following Priority Habitat: Hedgerows, Lowland mixed deciduous woodland	Finstall Park) and east, and a hospice site and small rural employment
	Noise: Day noise level: 40db. Night noise level: 30db	units to the south, with sports pitches used by Bromsgrove Cricket,
	Site suitable for residential development, should any part of the proposed plot	Hockey and Tennis Club further to the south on the opposite side of St
	be in close proximity to the traffic network consideration may need to be given	Godwald's Road. To the west the site is bounded by residential
	to glazing and ventilation specifications. Noise within outdoor amenity spaces	properties along St Godwald's Road and the road itself.
	should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise	<b>Green Belt and Boundaries:</b> The site falls within an area of Moderate
	mineral sites or supporting infrastructure.	Green Belt Harm.
	Limited or no potential to sterilise mineral resources.	Constitute a standard and defensible Constant Bolt beautiful and a standard the
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or	Creating a strong and defensible Green Belt boundary to contain this
	veteran trees or their associated buffer zones.	site in isolation would be a challenge.
	SSSI Impact Risk Zone: Site does not fall within a SSSI IRZ or is below the	The site falls within a High Madium Landscane Consitivity area for
	threshold requiring action.	The site falls within a High/Medium Landscape Sensitivity area for
	<b>TPOs:</b> TPOs within the site (TPO (1) 1950) covers the entire site area, and a	housing. It is recognised as a Secondary Opportunity Area for residential
	further are of the same TPO number covers the entrance to the site. Although	development.
	the TPO covers the entire site area, from satellite imagery it is clear the only	Main Strongthe and Waaknesses: There are very few limiting
	trees on the site are around the boundaries, as the rest is an open field. Net	Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.
	developable area may need to be reduced. Further assessment required	Constraints associated with this site.
	Public Open Space: Site does not overlap with any areas of Public Open Space	The TPO designation across the site, would further investigation with
	and is unlikely to require further assessment.	regard to how layout of any potential development may affect this
	Risk to the Historic Environment: Moderate or Unknown risk to the historic	constraint and what mitigation may be required.
	environment. Within 19th century parkland of Finstall Park however this has	Constraint and what midgation may be required.
	been degraded.	

Site 2	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	
	<b>Proximity of AQMA/ AQCZ:</b> Site not within or immediately adjacent AQMA or AQCZ.	area and very close walking distance to Bromsgrove railway station.	
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 2	Site 230 – Land north of Grafton Lane	
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	Context: This is a large greenfield site on the southwestern edge of Bromsgrove
	Landscape Sensitivity: The site falls within a High/Medium Landscape	urban area, proposed as the third of three phases of development forming an
	Sensitivity Area for housing.	urban extension to Bromsgrove urban area.
	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	The site is in use as agricultural land and is bounded by agricultural land to the
	Important Site or a Priority Habitat. Further assessment is required and a	north (although there is an extant planning permission for residential
	reduction in net developable area is likely. The site contains the following	development on this land adjacent to Whitford Road), the M5 motorway to the
	Priority Habitat: Lowland meadows, Hedgerows, Traditional orchards,	west with agricultural land beyond, Grafton Lane to the south with agricultural
	Rivers, Lowland mixed deciduous woodland, Eutrophic standing waters	land beyond, and residential development off the B4091 Rock Hill to the east,
	<b>Noise:</b> Daytime level = 64 decibels, nighttime level = 61 decibels	within the settlement boundary of Bromsgrove urban area.
	Continuous noise levels between 60-64.9dB LAeq, 16hr, should be	
	considered with caution. Good acoustic design principles must be	Key local services exist in south Bromsgrove, particularly around the Charford
	employed together with consideration of thermal comfort which may	Road area, however the site is some distance from these and further still from
	require the installation of mechanical ventilation. Noise levels in outdoor	services in Bromsgrove town centre.
	amenity spaces may exceed the LOAEL of 50dB LAeq, 16hr but fall beneath	
	the SOAEL of 55dB LAeq, 16hr.	Green Belt and Boundaries: The site falls within an area of High Green Belt
	Minerals Infrastructure and Safeguarding: Limited or no potential to	Harm.
	sterilise mineral sites or supporting infrastructure.	To the court of the cite is made and Cross Bolt land while to the west the cite.
	Partially within building stone quarry MCA. Little existing sterilisation, but	To the south of the site is more open Green Belt land, while to the west the site
	lower level of confidence in precise location of resource. Opportunities for	is bounded by the M5 motorway which would act as a defensible Green Belt boundary.
	use on site likely to be more limited than for sand and gravel/solid sand,	boundary.
	but could explore.	The site falls within a High/Medium Landscape Sensitivity area for housing.
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	The site rails within a riight vieulum Lanuscape sensitivity area for flousing.
	or veteran trees or their associated buffer zones.	Main Strengths and Weaknesses: There are a few limiting constraints
	<b>SSSI Impact Risk Zone:</b> <50% of the site (within the easternmost part of	associated with this site, some of which are very likely to be capable of
	the site) falls within a relevant SSSI IRZ and further assessment, including	mitigation at planning application stage or through policy provision as part of a
	consultation with Natural England, may be required.	local plan allocation. However, the site lies between the Redditch Road AQMA
	TPOs: No TPOs within the site or along its boundary.	and the Worcester Road AQMA which could introduce development to an
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open	already sensitive location for air quality.
	Space and is unlikely to require further assessment.	
	<b>Risk to the Historic Environment:</b> High risk to the historic environment. Site is within 110m of Grade II* listed Grafton Manor and immediately	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
	adjacent to its parkland and setting. Site contains earthworks and	<u> </u>

Site 2	30 – Land north of Grafton Lane	
RAG	Constraint commentary	Conclusion
	fishponds probably related to manor or DMV. Ridge and furrow. Close to Roman road. Piecemeal enclosure.	sustainable location for development, it is more remote from Bromsgrove town centre and other key services.
	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.	
	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.	
Concl	usion 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.

RAG	33 – Land adjacent Norton Way and Copse Wood Way  Constraint commentary	Conclusion
RAG	Green Belt Harm: High  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	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.  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
	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.	location for residential development.  Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.  Creating a strong and defensible Green Belt boundary to contain this site could be a challenge.  The site falls within a High/Medium Landscape Sensitivity area for housing. It is recognised as a Secondary Opportunity Area for residential development.
	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.	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.

Site 2	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 2	Site 269 – Land north of Stoke Pound Lane		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: High	<b>Context:</b> This is a greenfield site to the south of Bromsgrove, on the edge of the	
	Landscape Sensitivity: The site falls within a High/Medium Landscape	Hamlet of Stoke Pound and not immediately adjacent to the settlement	
	Sensitivity Area for housing.	boundary of the urban area. The site is in agricultural use and is bounded by	
	<b>LWS and Priority Habitats:</b> 0.28% of the site is covered by Priority Habitat.	Sugarbrook Pumping Station (Severn Trent Water) and other commercial uses	
	Less than 5% of the site overlaps with a Locally Important Site or a Priority	to the north, the canal and Stoke Pound Lane to the east, agricultural land to	
	Habitat. The habitat should be retained and incorporated into the	the south, and the Birmingham-Worcester railway line to the west.	
	development, but this is unlikely to prevent the site from coming forward.	The State of the S	
	The site contains the following Priority Habitat: Hedgerows, Eutrophic	The site has reasonable proximity to employment units at Buntsford	
	standing waters	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	
	<b>Noise:</b> Day level = 40db, Night level = 40db.  Site suitable for residential development, should any part of the proposed	Bromsgrove.	
	plot be in close proximity to the traffic network consideration may need to	Biomsgrove.	
	be given to glazing and ventilation specifications. Noise within outdoor	Green Belt and Boundaries: The site falls within an area of High Green Belt	
	amenity spaces should be able to achieve WHO guidance values. (less than	Harm.	
	50dB LAeq16hr)		
	Minerals Infrastructure and Safeguarding: Limited or no potential to	The site is disconnected from the existing urban area in both distance terms	
	sterilise mineral sites or supporting infrastructure.	and through physical severance as a result of the railway line forming the	
	Part of site within S&G MSA and MCAs, but resource negligible or already	western boundary of the site, albeit a public footpath does run along the	
	sterilised. Site would not materially increase sterilisation, but should use	northern boundary of the site and cross the railway line to link Stoke Pound	
	on site.	Lane/the canal with Fish House Lane. Therefore, connectivity to the existing	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	settlement and creation of a strong and defensible Green Belt boundary to	
	or veteran trees or their associated buffer zones.	contain this site could be a challenge.	
	SSSI Impact Risk Zone: The western half (60% approx.) of the site falls	The site falls within a High/Medium Landscape Sensitivity area for housing.	
	within an SSSI IRZ. As such, consultation with Natural England is required	The site rails within a riight Medium Lanuscape Sensitivity area for housing.	
	in the following development scenarios:	Main Strengths and Weaknesses: There are very few limiting constraints	
	Rural Residential – Any residential development of 100 or more houses outside existing settlements (urban areas)	associated with this site, some of which are very likely to be capable of	
	houses outside existing settlements/urban areas. <b>TPOs:</b> No TPOs within the site or along its boundary.	mitigation at planning application stage or through policy provision as part of a	
	Public Open Space: Site does not overlap with any areas of Public Open	local plan allocation, such as making best use of any on site mineral resources.	
	Space and is unlikely to require further assessment.		
	Space and is animoly to require farther assessment.	1	

Site 2	Site 269 – Land north of Stoke Pound Lane	
RAG	Constraint commentary	Conclusion
	<b>Risk to the Historic Environment:</b> Site likely to be suitable for development, but some mitigation may be required.	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.
	The site is adjacent to the Worcester and Birmingham Canal Conservation	effects from any proposed development on the natural asset.
	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	
	<b>Proximity of AQMA/ AQCZ:</b> 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.	
Conclusion Outcome:		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.

Site 2	Site 270 – Land to south of Rutherford Road		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: Moderate	Context: This is a greenfield site on the southeastern edge of Bromsgrove urban	
	Landscape Sensitivity: The site falls within a Medium Landscape	area and adjacent to the settlement boundary, in close proximity to the Aston	
	Sensitivity Area for housing.	Fields area of Bromsgrove town and Bromsgrove railway station. The site is in	
	It is recognised as a Primary Opportunity Area for residential	agricultural use and is bounded by residential development to the north, sports	
	development.	pitches used by Bromsgrove Cricket, Hockey and Tennis Club to the east, open	
	<b>LWS and Priority Habitats:</b> 0.24% of the site is covered by Priority Habitat.	agricultural land to the south, and the Birmingham-Worcester railway line to	
	Less than 5% of the site overlaps with a Locally Important Site or a Priority	the west.	
	Habitat. The habitat should be retained and incorporated into the		
	development, but this is unlikely to prevent the site from coming forward.	Green Belt and Boundaries: The site falls within an area of Moderate Green	
	The site contains the following Priority Habitat: Lowland mixed deciduous	Belt Harm.	
	woodland, Hedgerows, Rivers		
	<b>Noise:</b> (Day=40dB) Site suitable for residential development, should any	The site is contained by a strong defensible boundary to the west in the form of	
	part of the proposed plot be in close proximity to the traffic network	the railway line. There is a more open aspect to the south/southeast of the site	
	consideration may need to be given to glazing and ventilation	where creating a strong, defensible Green Belt boundary could be a challenge.	
	specifications. Noise within outdoor amenity spaces should be able to	The size followithing Madicus Landerson Countries to come for because It is	
	achieve WHO guidance values. (less than 50dB LAeq16hr)	The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to	recognised as a Primary Opportunity Area for residential development.	
	sterilise mineral sites or supporting infrastructure.	Main Strongths and Wooknesses, There are very few limiting constraints	
	Limited or no potential to sterilise mineral resources.	Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	associated with this site.	
	or veteran trees or their associated buffer zones.	However, the TPO designations on the northern boundary of the site, would	
	SSSI Impact Risk Zone: Site does not fall within a SSSI IRZ.	require further investigation regarding layout of any potential development and	
	<b>TPOs:</b> Two separate TPO designations exist on the northern boundary of	how this may affect this constraint and what mitigation may be required.	
	the site bordering the existing residential development at Turntable	now this may affect this constraint and what mitigation may be required.	
	Avenue/Rutherford Road/Sidings Close. Further investigation will be	Whilst the site is more remote from Bromsgrove town centre and other key	
	required and net developable area may need to be reduced.	services, it is in close proximity to local services in the Aston Fields area and	
	Public Open Space: Site does not overlap with any areas of Public Open	almost adjacent to Bromsgrove railway station, especially as pedestrian access	
	Space and is unlikely to require further assessment.	can be achieved via footbridge to the south of the station.	
	Risk to the Historic Environment: Moderate or Unknown risk to the		
	historic environment. Part of surviving block of Parliamentary Enclosure.	Notwithstanding the lack of constraints, the site will need to demonstrate	
	These sites are likely to be suitable for development, but some mitigation	suitable highways access can be achieved, with the most likely option being via	
	may be required.	the adjacent residential development (Rutherford Road) to the northeast.	
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	, , , , , , , , , , , , , , , , , , , ,	

Site 2	Site 270 – Land to south of Rutherford Road		
RAG	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 2	Site 277 – Land between Pikes Pool Lane and Bromsgrove Golf Centre		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: High	<b>Context:</b> This is a large greenfield site to the east of Bromsgrove urban area.	
	Landscape Sensitivity: The site falls within a Medium Landscape	The site is in agricultural use and comprises land around Caspidge Pines Farm,	
	Sensitivity Area for housing.	but not the farm buildings themselves. It is bounded by Bromsgrove Golf Centre	
	<b>LWS and Priority Habitats:</b> 0.11% of the site is covered by Priority Habitat.	to the north and west and the Worcester-Birmingham railway line to the east	
	Less than 5% of the site overlaps with a Locally Important Site or a Priority	with agricultural land beyond and to the northeast. To the south it is bounded	
	Habitat. The habitat should be retained and incorporated into the	by the A448 Bromsgrove Highway, with residential development in the 'Oakalls'	
	development, but this is unlikely to prevent the site from coming forward.	area of Bromsgrove beyond.	
	The site contains the following Priority Habitat: Lowland mixed deciduous		
	woodland	In isolation, the site is remote from the existing Bromsgrove urban area,	
	<b>Noise:</b> Day: 51.69 Night: 48.43	especially considering the severance effect of the A448, and sits within open	
	Site suitable for residential development, consideration may need to be	countryside/Green Belt, some distance from local services in Bromsgrove town	
	given to glazing and ventilation specifications to ensure internal noise	centre and the surrounding built up area.	
	levels as per BS8233:2014 are achieved. Noise within outdoor amenity	Crean Balt and Boundaries. The site falls within an area of High Crean Balt	
	spaces should be able to achieve WHO guidance values with standard	<b>Green Belt and Boundaries:</b> The site falls within an area of High Green Belt Harm.	
	mitigation measures (less than 50dB LAeq16hr).	naiii.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to	In isolation, it would be a challenge to visualise this site as a logical extension to	
	sterilise mineral sites or supporting infrastructure.	the settlement, albeit strong defensible boundaries could be achieved to the	
	Part of site within building stone MCA. Resource already sterilised. Site would not materially increase sterilisation.	south and east due to the location of the A448 and railway line in relation to	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	the site.	
	or veteran trees or their associated buffer zones.		
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is	The site falls within a Medium Landscape Sensitivity area for housing.	
	below the threshold requiring action.		
	TPOs: No TPOs within the site or along its boundary.	Main Strengths and Weaknesses: There are very few limiting constraints	
	Public Open Space: Site does not overlap with any areas of Public Open	associated with this site.	
	Space and is unlikely to require further assessment.		
	Risk to the Historic Environment: Moderate or Unknown risk to the	However, the site as proposed sits in isolation from the existing urban area and	
	historic environment. Contains earthworks of ridge and furrow, possibly of	would be incompatible with surrounding land uses unless land to the west was	
	orchard origin. Contains possible holloway in south of site. Site is likely to	allocated for development, thus delivering an urban extension in this area to	
	be suitable for development, but some mitigation may be required.	the east of Bromsgrove.	
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.		

Site 2	Site 277 – Land between Pikes Pool Lane and Bromsgrove Golf Centre	
RAG	Constraint commentary	Conclusion
Conc	usion 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.

RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	Context: This is a very small site within the recreation grounds of the former
	Landscape Sensitivity: The site falls within a High/Medium Landscape	Barnsley Hall Hospital and adjacent to the former chapel, which is now used
	Sensitivity Area for housing.	by a commercial occupier as office space. The site comprises of a children's
	<b>LWS and Priority Habitats:</b> 14.83% of the site is covered by Priority Habitat.	playground surrounded by amenity green space and is used as public open
	Between 5 and 50% of the site overlaps with either a Locally Important Site	space.
	or a Priority Habitat. Further assessment is required and a reduction in net	
	developable area is likely. The site contains the following Priority Habitat:	The site is bounded by the chapel to the east, open recreation ground to the
	Lowland mixed deciduous woodland	north and west, and Barnsley Hall Road to the south with residential
	<b>Noise:</b> Day noise level: 63db, Night noise level: 63db.	properties within the settlement boundary of Bromsgrove urban area beyond.
	With suitable glazing and ventilation internal noise levels as per	
	BS8233:2014 should be achievable. Noise levels within outdoor amenity	Green Belt and Boundaries: The site falls within an area of High Green Belt
	space may exceed the LOAEL (50 dbLAeq16hr) for outdoor amenity space	Harm.
	but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr).	Whilet there are strong treed become arise to the south and seet of the site
	Minerals Infrastructure and Safeguarding: Limited or no potential to	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
	sterilise mineral sites or supporting infrastructure.	be a challenge.
	Wholly within S&G, solid and silica sand MCAs. Resources already sterilised.	be a chancinge.
	Site would not materially increase sterilisation.	The site falls within a High/Medium Landscape Sensitivity area for housing.
	<b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	The site falls within a riight wearant Earlascape sensitivity area for nousing.
		Main Strengths and Weaknesses: The site has a number of constraints which
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ.	may be capable of mitigation at planning application stage or through policy
	<b>TPOs:</b> TPO designations within the site along the southern and eastern boundaries (TPO (1) 2000). Further assessment required and net	provision as part of a local plan allocation, such as mitigation of noise levels
	developable area may need to be reduced.	associated with the nearby M42 to the north.
	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	The site is more heavily constrained by two separate TPO designations as well
	Amenity Green Space (70%).	as its existing use as public open space, including provision for children and
	Risk to the Historic Environment: Moderate or Unknown risk to the historic	young people. The loss of Public Open Space would need to be justified
	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	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 3	Site 318 – Stoke Court Farm		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: Moderate	Context: This is a greenfield site on the southeastern edge of Bromsgrove urban	
	Landscape Sensitivity: The site falls within a Medium Landscape	area and adjacent to the settlement boundary, in close proximity to the Aston	
	Sensitivity Area for housing.	Fields area of Bromsgrove town and Bromsgrove railway station. The site is in	
	It is recognised as a Primary Opportunity Area for residential	agricultural use and is bounded by residential development to the north, sports	
	development.	pitches used by Bromsgrove Cricket, Hockey and Tennis Club to the east, open	
	<b>LWS and Priority Habitats:</b> 0.04% of the site is covered by Priority Habitat.	agricultural land to the south, and the Birmingham-Worcester railway line to	
	Less than 5% of the site overlaps with a Locally Important Site or a Priority	the west.	
	Habitat. The habitat should be retained and incorporated into the	Construction of December 21 to The city falls with the construction of Manda and Construction	
	development, but this is unlikely to prevent the site from coming forward.	<b>Green Belt and Boundaries:</b> The site falls within an area of Moderate Green Belt Harm.	
	The site contains the following Priority Habitat: Hedgerows	Beit Haffii.	
	<b>Noise:</b> (Day=40dB) Site suitable for residential development, should any	The site is contained by a strong defensible boundary to the west in the form of	
	part of the proposed plot be in close proximity to the traffic network	the railway line but has a more open aspect to the south/southeast of the site,	
	consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to	albeit this is contained to a large extent by a ridge line.	
	achieve WHO guidance values. (less than 50dB LAeq16hr)	discretifis is contained to a large extent by a riage line.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to	The site falls within a Medium Landscape Sensitivity area for housing. It is	
	sterilise mineral sites or supporting infrastructure.	recognised as a Primary Opportunity Area for residential development.	
	Part of site is within S&G MCA. Resources already sterilised. Site would not		
	materially increase sterilisation.	Main Strengths and Weaknesses: There are very few limiting constraints	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	associated with this site, some of which are very likely to be capable of	
	or veteran trees or their associated buffer zones.	mitigation at planning application stage or through policy provision as part of a	
	<b>SSSI Impact Risk Zone:</b> Site does not fall within a SSSI IRZ or is below the	local plan allocation.	
	threshold requiring action.		
	<b>TPOs:</b> No TPOs within the site or along its boundary.	The site is in close proximity to the 'Bromsgrove Bulking Bays' Waste Transfer	
	Public Open Space: Site does not overlap with any areas of Public Open	Station to the southwest of the site. Should the site be allocated for residential	
	Space and is unlikely to require further assessment.	development, policy provision may well be required to ensure that the	
	<b>Risk to the Historic Environment:</b> This site is likely to be suitable for	continued operation of the waste site is not compromised.	
	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	
	The site is within the 2km buffer zone of the Worcester and Birmingham	almost adjacent to Bromsgrove railway station, especially as pedestrian access	
	Canal Conservation Area and Bromsgrove Town Conservation Area. Look	can be achieved via footbridge to the south of the station.	
	at topography for potential impact on CA, but will also need a setting	Tan Da da nata na nata naga ta the sauth of the station	

Site 3	Site 318 – Stoke Court Farm		
RAG	Constraint commentary	Conclusion	
	assessment regarding impact on Stoke Court, Grade II (1100184) and curtilage listed barns.  Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	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.	
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 3	Site 339 – Land off Brickhouse Lane, Stoke Prior		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: High	Context: This is a greenfield site to the south of Bromsgrove, some distance	
	Landscape Sensitivity: The site falls within a Medium Landscape	from the settlement boundary of Bromsgrove urban area but with the northern	
	Sensitivity Area for housing.	part of the site within a 500m buffer of the settlement boundary. The site is in	
	<b>LWS and Priority Habitats:</b> 4.86% of the site is covered by Priority Habitat.	agricultural use and is bounded by Brickhouse Lane and a small number of large	
	Less than 5% of the site overlaps with a Locally Important Site or a Priority	residential properties to the north, a small area of agricultural land and	
	Habitat. The habitat should be retained and incorporated into the	Hanbury Road to the east, Stoke Prior Village Hall and other rural properties to	
	development, but this is unlikely to prevent the site from coming forward.	the south, and open agricultural land to the west.	
	The site contains the following Priority Habitat: Hedgerows		
	<b>Noise:</b> Less than 49.9dB - locations with a continuous noise level less than	The site is beyond what is considered a reasonable walking distance to	
	49.9dB LAeq, 16hr should require no specific noise mitigation measures.	employment land and supermarkets off the A38 and is a much further distance	
	Minerals Infrastructure and Safeguarding: Limited or no potential to	to other key services towards the centre of Bromsgrove. There are additional	
	sterilise mineral sites or supporting infrastructure.	local services within Stoke Prior village settlement which are closer to the site	
	Limited or no potential to sterilise mineral resources.	and could be considered to be a reasonable walking distance, however this	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	would be via a rural route with concerns over the suitability of this as a regular	
	or veteran trees or their associated buffer zones.	active travel route for accessing key services.	
	<b>SSSI Impact Risk Zone:</b> The entire site falls within the SSSI IRZ in relation to	Green Balt and Boundaries. The cite falls within an area of High Creen Balt	
	Upton Warren Pools SSSI. As such, consultation with Natural England is	Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.	
	required in the following development scenarios:	naiii.	
	Residential – Residential development of 100 units or more	The site is disconnected from the existing urban area, therefore, connectivity to	
	Rural Residential – Any residential development of 50 or more houses	the existing settlement and creation of a strong and defensible Green Belt	
	outside existing settlements/urban areas.	boundary to contain this site could be a challenge.	
	<b>TPOs:</b> There are two TPOs in the north of the site, close to Brickhouse	boundary to contain this site could be a chancinge.	
	Lane.	The site falls within a Medium Landscape Sensitivity area for housing.	
	Public Open Space: Site does not overlap with any areas of Public Open	The site tand the arms a median Editadape densitivity area for flowship.	
	Space and is unlikely to require further assessment.	Main Strengths and Weaknesses: There are some limiting constraints	
	Risk to the Historic Environment: High Risk to historic environment.	associated with this site, some of which are very likely to be capable of	
	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 3	Site 339 – Land off Brickhouse Lane, Stoke Prior	
RAG	Constraint commentary	Conclusion
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	mitigation at planning application stage or through policy provision as part of a local plan allocation.
	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.	<ul> <li>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.</li> <li>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.</li> </ul>
Concl	usion 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 B	Site BDC002 – Land adjacent Bromsgrove Cricket, Tennis & Hockey Club		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: Moderate	Context: This is a greenfield site on the eastern edge of Bromsgrove urban area,	
	Landscape Sensitivity: The site falls within a High/Medium Landscape	in close proximity to the Aston Fields area of Bromsgrove town and Bromsgrove	
	Sensitivity Area for housing.	railway station. The site is in recreational/sports pitch use as part of	
	<b>LWS and Priority Habitats:</b> 1.35% of the site is covered by Priority Habitat.	Bromsgrove Cricket, Hockey and Tennis Club. It is bounded by sports pitches	
	Less than 5% of the site overlaps with a Locally Important Site or a Priority	used by the Cricket, Hockey and Tennis Club to the north and west, Lower	
	Habitat. The habitat should be retained and incorporated into the	Gambolds Lane to the south including a small number of large, rural dwellings	
	development, but this is unlikely to prevent the site from coming forward.	and agricultural buildings, and St Godwald's Road to the east.	
	The site contains the following Priority Habitat: Hedgerows		
	<b>Noise:</b> Less than 49.9dB - locations with a continuous noise level less than	Whilst the site is more remote from Bromsgrove town centre and other key	
	49.9dB LAeq, 16hr should require no specific noise mitigation measures.	services, it is in close proximity to local services in the Aston Fields area,	
		including Bromsgrove railway station.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to	Green Belt and Boundaries: The site falls within an area of Moderate Green	
	sterilise mineral sites or supporting infrastructure.	Belt Harm.	
	Limited or no potential to sterilise mineral resources.	Beit nami.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	In isolation, it would be a challenge to visualise this site as a logical extension to	
	or veteran trees or their associated buffer zones.	the settlement, due to its remoteness from the existing built form.	
	<b>SSSI Impact Risk Zone:</b> Site does not fall within a SSSI IRZ and therefore is	the settlement, due to its remoteness from the existing built form.	
	unlikely to require further assessment.	The site falls within a High/Medium Landscape Sensitivity area for housing.	
	<b>TPOs:</b> No TPOs within the site or along its boundaries.	The site rails within a ringry meatain zarrassage sensitivity area for nousing.	
	Public Open Space: Site entirely overlaps with an area of Public Open	Main Strengths and Weaknesses: There are very few limiting constraints	
	Space (much larger area of outdoor sports facility connected to the	associated with this site.	
	adjacent Bromsgrove Cricket, Tennis and Hockey Club) and will require		
	further assessment and possible reduction in net developable area.	However, the site is designated as public open space and is in use as a sports	
	Risk to the Historic Environment: Moderate or Unknown risk to the	pitch connected to Bromsgrove Cricket, Hockey and Tennis Club. In the absence	
	historic environment. These sites are likely to be suitable for	of evidence demonstrating the open space is surplus to requirements or that	
	development, but some mitigation may be required.	equivalent or better provision can be accommodated elsewhere, the site is not	
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	considered suitable for allocation.	
Concl	usion 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 B	Site BDC003 – Bromsgrove Cricket, Tennis and Hockey Club		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: Moderate	Context: This is a greenfield site on the eastern edge of Bromsgrove urban area,	
	Landscape Sensitivity: The site falls within a High/Medium Landscape	in close proximity to the Aston Fields area of Bromsgrove town and Bromsgrove	
	Sensitivity Area for housing.	railway station. The site is in recreational/sports pitch use and is long term	
	<b>LWS and Priority Habitats:</b> 8.04% of the site is covered by Priority Habitat.	occupied by Bromsgrove Cricket, Hockey and Tennis Club. It is bounded by	
	Between 5 and 50% of the site overlaps with either a Locally Important	residential development within the Bromsgrove settlement boundary to the	
	Site or a Priority Habitat. Further assessment is required and a reduction	north, agricultural land to the west with the railway line beyond, Lower	
	in net developable area is likely. The site contains the following Priority	Gambolds Lane to the south including a small number of large, rural dwellings	
	Habitat: Lowland mixed deciduous woodland, Rivers, Hedgerows	and agricultural buildings, and St Godwald's Road to the east.	
	Noise: Day noise level:40 db. Night noise level:40 db	Whilet the site is made upweets from Duggesters to the same and attended	
	Site suitable for residential development, should any part of the proposed	Whilst the site is more remote from Bromsgrove town centre and other key	
	plot be in close proximity to the traffic network consideration may need to	services, it is in close proximity to local services in the Aston Fields area,	
	be given to glazing and ventilation specifications. Noise within outdoor	including Bromsgrove railway station.	
	amenity spaces should be able to achieve WHO guidance values. (less than	Green Belt and Boundaries: The site falls within an area of Moderate Green	
	50dB LAeq16hr)	Belt Harm.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to	beit natiti.	
	sterilise mineral sites or supporting infrastructure.	This site is adjacent to the existing built form and could make a logical	
	Limited or no potential to sterilise mineral resources.	extension to the existing built form and could make a logical	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	edges could help to form a strong, defensible Green Belt boundary.	
	or veteran trees or their associated buffer zones.	eages could help to form a strong, determine dreem belt boundary.	
	SSSI Impact Risk Zone: Site does not fall within a SSSI IRZ or is below the	The site falls within a High/Medium Landscape Sensitivity area for housing.	
	threshold requiring action.	The site rails within a riight Mediant Lanascape Sensitivity area for nousing.	
	<b>TPOs:</b> TPOs within the site (areas of TPO (5) 2010 are running along the	Main Strengths and Weaknesses: There are some limiting constraints	
	northern boundary of the site. Further assessment required and net	associated with this site, some of which are very likely to be capable of	
	developable area may need to be reduced.	mitigation at planning application stage or through policy provision as part of a	
	<b>Public Open Space:</b> The entire site is in use as outdoor sports public open	local plan allocation.	
	space occupied by Bromsgrove Cricket, Tennis and Hockey Club.	There are two separate TPO designations on the northern boundary of the	
	Communication from the sports club has indicated that there may be a	site which will need to be carefully considered in the layout of any	
	desire to relocate the club to a new facility, however to date no site has been identified.	potential development of the site.	
	Risk to the Historic Environment: Moderate or Unknown risk to the	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	
	historic environment. These sites are likely to be suitable for	absence of evidence demonstrating the open space is surplus to	
	development, but some mitigation may be required.	absence of evidence demonstrating the open space is surplus to	

Site B	Site BDC003 – Bromsgrove Cricket, Tennis and Hockey Club		
RAG	Constraint commentary	Conclusion	
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	requirements or that equivalent or better provision can be accommodated elsewhere, the site is not considered suitable for allocation.  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.	
Concl	usion 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 B	Site BDC013 – 86-96 Worcester Road		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: N/A	Context: This is a brownfield site just to the south of Bromsgrove town centre,	
	Landscape Sensitivity: N/A	within an area containing a mixture of employment units off Worcester Road,	
	<b>LWS and Priority Habitats:</b> 0.45% of the site is covered by Priority Habitat.	and within the settlement boundary of Bromsgrove urban area. The site	
	Less than 5% of the site overlaps with a Locally Important Site or a Priority	comprises of an office building fronting Worcester Road, with a range of car	
	Habitat. The habitat should be retained and incorporated into the	parking and storage/service yards to the rear. It is bounded by additional	
	development, but this is unlikely to prevent the site from coming forward.	commercial units to the east and west, Worcester Road to the south, and the	
	The site contains the following Priority Habitat: Rivers	grounds of St John's Middle School to the north. The Spadesbourne Brook	
	<b>Noise:</b> Daytime level = 40 decibels, nighttime levels = 41 decibels	runs along the site's northern boundary.	
	Less than 49.9dB		
	Locations with a continuous noise level less than 49.9dB LAeq, 16hr should	Being within the urban area settlement boundary and in close proximity to	
	require no specific noise mitigation measures.	key local services in the town centre, the site is in a sustainable location for	
	Minerals Infrastructure and Safeguarding: Limited or no potential to	residential development.	
	sterilise mineral sites or supporting infrastructure.		
	Small part of site within S&G MSA. Wider resources already sterilised in	Green Belt and Boundaries: The site sits within the Bromsgrove settlement	
	vicinity of site. Site would not materially increase sterilisation. Use on site.	boundary and is therefore not in the Green Belt.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or	The site was not accessed as next of the landscape consitivity would due to	
	veteran trees or their associated buffer zones.	The site was not assessed as part of the landscape sensitivity work due to	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is	being wholly within the settlement boundary and built-up area of Bromsgrove.	
	below the threshold requiring action.	biomsgrove.	
	TPOs: No TPOs within the site or along its boundary.	Main Strengths and Weaknesses: The site is in a sustainable location for	
	Public Open Space: Site does not overlap with any areas of Public Open	development, not in the Green Belt and as any proposed residential	
	Space and is unlikely to require further assessment.	development would be in accordance with the existing Bromsgrove District	
	<b>Risk to the Historic Environment:</b> Moderate or Unknown risk to the historic	Plan settlement hierarchy, allocation of the site would not necessarily be	
	environment. Site is likely to be suitable for development, but some	required.	
	mitigation may be required.	- regarded	
	<b>Proximity of AQMA/ AQCZ:</b> Site within the AQCZ adjacent to the Worcester	However the site is immediately adjacent to the Worcester Road AQMA and	
	Road AQMA.	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.	
		Furthermore, the majority of the site is a designated Town Centre	
		Development Opportunity Site (TC10) in the current Bromsgrove District Plan,	
	Dunanceurs District Local Diam City Accesses		

Site B	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.	
Concl	usion 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	Context: This is a brownfield site immediately to the west of Bromsgrove town
	Landscape Sensitivity: N/A	centre, within the urban area settlement boundary, and adjacent to the
	<b>LWS and Priority Habitats:</b> Less than 5% of the site overlaps with a Locally	grounds of St John's Church. The site comprises of a mixture of office and
	Important Site or a Priority Habitat. The habitat should be retained and	residential care buildings currently occupied by the Stroke Association. It is
	incorporated into the development but this is unlikely to prevent the site	bounded to the north by several residential properties along Church Lane and
	from coming forward.	Bromsgrove Old Cemetery, to the east and south by the grounds of St John's
	<b>Noise:</b> Less than 49.9dB - locations with a continuous noise level less than	including Amphlett Hall and St John's Court, and to the west by further
	49.9dB LAeq, 16hr should require no specific noise mitigation measures.	residential development along Church Lane.
	Minerals Infrastructure and Safeguarding: Limited or no potential to	Being within the urban area settlement boundary and in close proximity to key
	sterilise mineral sites or supporting infrastructure.	local services in the town centre, the site is in a sustainable location for
	Wholly within building stone and S&G MCAs. No resources on site.	residential development.
	Resources in vicinity of site already sterilised. Site would not materially	
	increase sterilisation.	Green Belt and Boundaries: The site sits within the Bromsgrove settlement
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	boundary and is therefore not in the Green Belt.
	or veteran trees or their associated buffer zones.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is	The site was not assessed as part of the landscape sensitivity work due to being
	below the threshold requiring action.	wholly within the settlement boundary and built-up area of Bromsgrove.
	<b>TPOs:</b> No TPOs within the site or along its boundary.	And Character and Washington The State of the State of the Indian
	Public Open Space: Site does not overlap with any areas of Public Open	Main Strengths and Weaknesses: The site is in a sustainable location for
	Space and is unlikely to require further assessment.	development, not in the Green Belt and as any proposed residential development would be in accordance with the existing Bromsgrove District Plan
	<b>Risk to the Historic Environment:</b> High risk to the historic environment.	settlement hierarchy, allocation of the site would not necessarily be required.
	The site lies within 100m of the Grade I Listed church of St John. The	settlement meralicity, anotation of the site would not necessarily be required.
	churchyard is possibly the site of the Saxon burgh and below ground	However, the site is immediately adjacent to the Worcester Road AQMA and
	archaeological potential in this area is considered moderate to high,	advice from WRS is that residential development sites should be discouraged in
	although a previous watching brief on part of the site found nothing	these areas. Development of the site would also present a high risk to the
	significant. The site is also within the St John's Conservation Area.	historic environment due to proximity to St John's Church and grounds.
	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	

Site B	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 B	Site BDC057 – 36-46 Redditch Road		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: Moderate	Context: This is a small site on the southern edge of Bromsgrove, adjacent to	
	Landscape Sensitivity: The site falls within a Medium Landscape	the urban area settlement boundary. It is comprised of a row of terraced	
	Sensitivity Area for housing.	housing fronting on to the A38 Redditch Road and the rear gardens of these	
	<b>LWS and Priority Habitats:</b> 0.5% of the site is covered by Priority Habitat.	properties. The site is bounded by neighbouring residential properties along	
	Less than 5% of the site overlaps with a Locally Important Site or a Priority	Redditch Road to the east and west, Redditch Road itself to the north, and	
	Habitat. The habitat should be retained and incorporated into the	agricultural land to the south.	
	development, but this is unlikely to prevent the site from coming forward.	December 19 to 19	
	The site contains the following Priority Habitat: Hedgerows	Despite being on the southwestern edge of the Bromsgrove urban area and	
	<b>Noise:</b> 58dB: Site suitable for residential development, consideration may	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	
	need to be given to glazing and ventilation specifications to ensure	towards the centre of Bromsgrove.	
	internal noise levels as per BS8233:2014 are achieved. Noise within outdoor amenity spaces should be able to achieve WHO guidance values	towards the centre of bromsgrove.	
	with standard mitigation measures (less than 50dB LAeq16hr).	Green Belt and Boundaries: The site falls within an area of Moderate Green	
	Minerals Infrastructure and Safeguarding: Limited or no potential to	Belt Harm.	
	sterilise mineral sites or supporting infrastructure.		
	Limited or no potential to sterilise mineral resources.	Creating a Green belt boundary for this site in isolation, given its position in an	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	area of other development may be a challenge.	
	or veteran trees or their associated buffer zones.		
	SSSI Impact Risk Zone: The site falls within a relevant SSSI IRZ however	The site falls within a Medium Landscape Sensitivity area for housing.	
	further assessment is not required as the site falls below the consultation		
	thresholds.	Main Strengths and Weaknesses: There are very few limiting constraints	
	<b>TPOs:</b> No TPOs within the site or along its boundary.	associated with this site. However, it does front on to the Redditch Road AQMA	
	Public Open Space: Site does not overlap with any areas of Public Open	and any (re)development of the site for residential dwellings would increase	
	Space and is unlikely to require further assessment.	the potential for additional exposure of sensitive receptors to poor air quality.	
	<b>Risk to the Historic Environment:</b> 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.		
	of sensitive receptors to poor all quality.		

Site B	Site BDC057 – 36-46 Redditch Road	
RAG	RAG Constraint commentary Conclusion	
Concl	usion 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 B	Site BDC163 – Finstall Training Centre, Stoke Road		
RAG	Constraint commentary	Conclusion	
	Green Belt Harm: N/A	Context: This is a small brownfield site in the Aston Fields area to the southeast	
	Landscape Sensitivity: N/A	of Bromsgrove town, within the urban area settlement boundary. The site	
	LWS and Priority Habitats: 17.25% of the site is covered by Priority	comprises a former school building, recently used as a training centre, and car	
	Habitat. Between 5 and 50% of the site overlaps with either a Locally	park. It is bounded by residential properties on all sides, with Stoke Road	
	Important Site or a Priority Habitat. Further assessment is required and a	bordering to the north and Stoke Road Allotments to the southwest.	
	reduction in net developable area is likely. The site contains the following		
	Priority Habitat: Hedgerows	Being within the settlement boundary and in close proximity to key local	
	<b>Noise:</b> (Day = 40dB) Site suitable for residential development, should any	services in Aston Fields, including Bromsgrove train station, the site is in a	
	part of the proposed plot be in close proximity to the traffic network	sustainable location for residential development.	
	consideration may need to be given to glazing and ventilation		
	specifications. Noise within outdoor amenity spaces should be able to	Green Belt and Boundaries: The site sits within the Bromsgrove settlement	
	achieve WHO guidance values. (less than 50dB LAeq16hr)	boundary and is therefore not in the Green Belt.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to	The site of the last of the la	
	sterilise mineral sites or supporting infrastructure.	The site was not assessed as part of the landscape sensitivity work due to being	
	Limited or no potential to sterilise mineral resources.	wholly within the settlement boundary and built-up area of Bromsgrove.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	Main Strongths and Weaknesses. There are few limiting constraints associated	
	or veteran trees or their associated buffer zones.	Main Strengths and Weaknesses: There are few limiting constraints associated with this site and indeed any proposed residential development would be in	
	<b>SSSI Impact Risk Zone:</b> Site does not fall within a relevant SSSI IRZ or is	accordance with the existing Bromsgrove District Plan settlement hierarchy.	
	below the threshold requiring action.	decordance with the existing bromsgrove district Flan settlement hierarchy.	
	TPOs: No TPOs within the site or along its boundary.	The site has recently secured planning permission for 6no. residential units and	
	<b>Public Open Space:</b> Site does not overlap with any areas of Public Open	should therefore no longer be considered suitable for allocation as its	
	Space and is unlikely to require further assessment.	contribution to meeting the Local Housing Need requirement will form part of	
	Risk to the Historic Environment: Moderate or Unknown risk to the	the 'existing commitments' contribution.	
	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.	-	
Canada	Proximity of AQMA/ AQCZ: Site not within AQMA or AQCZ.		
Conci	usion Outcome:	In summary, as this site has secured planning permission for residential	
		development, it should no longer be considered for allocation.	

RAG	Constraint commentary	Conclusion
	Green Belt Harm: N/A  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	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.
	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.	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.  Green Belt and Boundaries: The site sits within the Bromsgrove settlement boundary and is therefore not in the Green Belt.  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.  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.  However, on-site use of any minerals resources would need to be investigated.
Concl	usion Outcome:	In summary, this site could be considered suitable for allocation.

Site B	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	Context: This is a very large, predominantly greenfield site to the east of	
	proposed developable area)	Bromsgrove urban area. The site is currently in use as a golf course and	
	Landscape Sensitivity: The site falls within both a Medium Landscape	associated facilities which together form Bromsgrove Golf Centre. The site also	
	Sensitivity Area for housing and a High/Medium Landscape Sensitivity	contains some agricultural land to the north and southeast of the golf course. It	
	Area for housing.	is bounded by Old Burcot Lane to the north with agricultural land beyond,	
	It is recognised as a Primary Opportunity Area for residential	agricultural land to the east in addition to the Worcester-Birmingham railway	
	development.	line to the southeast, the A448 Bromsgrove Highway to the south, and the A38	
	<b>LWS and Priority Habitats:</b> 11.42% of the site is covered by Priority	to the west with the urban area of Bromsgrove beyond leading to Bromsgrove	
	Habitat. Between 5 and 50% of the site overlaps with either a Locally	town centre.	
	Important Site or a Priority Habitat. Further assessment is required and a		
	reduction in net developable area is likely. The site contains the following	The scale of the site proposed would form an urban extension to the east of	
	Priority Habitat: Lowland mixed deciduous woodland, Hedgerows,	Bromsgrove urban area, with development to the west/southwest of the site	
	Eutrophic standing waters	being in closer proximity and more connected to services in Bromsgrove town.	
	<b>Noise:</b> Daytime level = 40-54 decibels, night time level = 43-55 decibels 50-59.9dB	Green Belt and Boundaries: The site falls within an area of High and Very High	
	Residential development sites that are within the continuous noise range	Green Belt Harm. The area of agricultural land to the north of the site (north of	
	of 50-59.9dB LAeq, 16hr, present a noise climate that could be delivered in	the golf course) is within an area of Very High Green Belt Harm and would need	
	compliance with BS 8233:2014 without excessive mitigation whilst	to be excluded from the net developable area of any site proposals.	
	maintaining a modern standard of living and outdoor amenity.	, , , , , , , , , , , , , , , , , , , ,	
	Minerals Infrastructure and Safeguarding: Limited or no potential to	The railway line provides a strong boundary to contain the site to the south	
	sterilise mineral sites or supporting infrastructure.	east. However, land is more open and rural in character to the north and east	
	Partially within building stone quarry MCA. Little existing sterilisation, but	where strong defensible boundaries would be required should the site be	
	lower level of confidence in precise location of resource. Opportunities for	allocated.	
	use on site likely to be be more limited than for sand and gravel/solid		
	sand, but could explore.	The site falls within both a Medium Landscape Sensitivity Area for housing and	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient	a High/Medium Landscape Sensitivity Area for housing.	
	or veteran trees or their associated buffer zones.	It is recognised as a Primary Opportunity Area for residential development.	
	<b>SSSI Impact Risk Zone:</b> <50% of the site (a very small proportion along the	The state of the s	
	northern boundary of Old Burcot Lane) falls within a relevant SSSI IRZ and	Main Strengths and Weaknesses: There are some limiting constraints	
	further assessment, including consultation with Natural England, may be	associated with this site, some of which are very likely to be capable of	
	required.	mitigation at planning application stage or through policy provision as part of a local plan allocation. However, further assessment would be required to	
	TPOs: No TPOs within the site or along its boundary.	iocai pian anocation. nowever, further assessment would be required to	

Site B	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.  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.	determine the impact of development on an SSSI impact risk zone and risks to the historic environment.  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)	