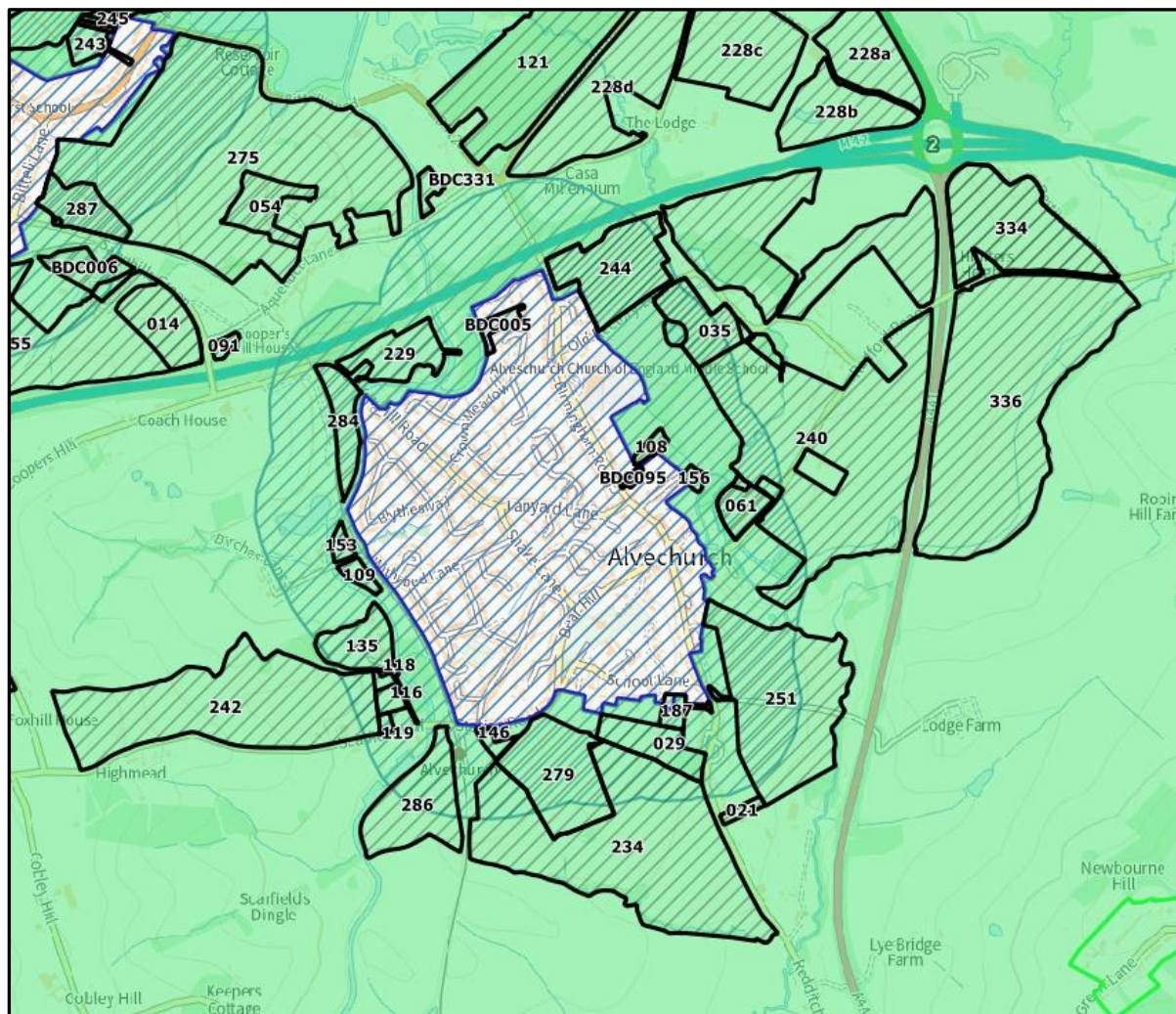


Appendix 2: Alvechurch

Settlement description

Alvechurch is one of six larger sustainable settlements inset from the Green Belt in Bromsgrove District, identified as such due to the higher level of available/accessible services and facilities, making it the focus for new development over the Plan period. Alvechurch village lies immediately south of the M42 and has good access to the motorway network via the A441 at Junction 2.

Alvechurch has a railway station which lies to the south west of the village and has half-hourly services to Redditch and Birmingham New Street stations. The village has a First and Middle School which are co-located on the same site on the eastern side of the village off Birmingham Road. The village has a vibrant local centre with a variety of shops and facilities coupled with a low level of vacancies.



Alvechurch: Summary of Initial Sift and Significant Constraints

Initial Sift/ Site No.	021	029	035	061	108	109	116	118	119	135	146	153	156	187	229	234	240	242	244	251	279	284	286	BDC005	BDC095	
Site size																										
Proximity to existing settlement																										
Flood Risk																										
SSSI																										
Ancient Woodland																										
Country Park																										
SM / Registered Park & Garden																										
Significant Constraints																										
Priority Habitat																										
Noise																										
Green Belt Harm																										
Landscape Sensitivity																										

Alvechurch: Sites discounted at Initial Sift/ Significant Constraints stage

Site No.	Address	Reason dismissed
21	47 Redditch Road and adjacent land	Site remote from existing settlement 100% of site identified as Priority Habitat (Lowland meadow)
061	Land north of Radford Road	Green Belt rating of Very High Harm
109	Land south of Withybed Lane (between canal and railway line)	Site falls within a High Landscape Sensitivity area for housing
118	Land to northeast of Hill Cottage	Below site size threshold
153	Land north of Withybed Lane (between canal and railway line)	Site falls within a High Landscape Sensitivity area for housing
229	Land east of Callow Hill Road	Excessive noise levels for residential development Site falls within a High Landscape Sensitivity area for housing
240	Land around Old Rectory Lane and Radford Road, west of A441	Approximately 56% of the site falls in an area of Very High Green Belt Harm (GB Part 2 Assessment parcels AL3 and OA10). The remaining 44% of the site which lies in GB parcel AL2 has been assessed as Moderate GB harm, however this part of the site is not adjacent to any existing built development or the settlement edge and is also disconnected from the road network.
242	Land north of Scarfield Hill	Site remote from existing settlement Green Belt rating of Very High Harm
244	Land adjacent and to rear 116-118 Birmingham 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.
251	Land east of Swan Street	Very high risk to the historic environment. Directly adjacent to Scheduled Monument 1018334, Moated site and fishponds at the Bishop's Palace
284	Land south of Callow Hill Road	Site falls within a High Landscape Sensitivity area for housing
286	Land west of Alvechurch Railway Station	Site falls within a High Landscape Sensitivity area for housing
BDC005	Land adj Oaktree Close	100% of site identified as Priority Habitat (Lowland mixed deciduous woodland)

Alvechurch: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	029	035	108	116	119	135	146	156	187	234	244	279	BDC095
Priority Habitats													
Noise													
Green Belt Harm													N/A
Landscape Sensitivity													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		Not relevant to any site in this settlement											
Major Accident Hazard Site/ Major Accident Hazard Pipeline		Not relevant to any site in this settlement											
High Voltage Electricity Infrastructure		Not relevant to any site in this settlement											

Alvechurch: Site Analysis and Planning Judgement Discussion

Site 029 - Land to the south of 28 Redditch Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Site is largely within a parcel of Moderate Harm, although the easternmost portion of the site, fronting Redditch Road has a High Harm rating.	<p>Context: This 2.52ha site lies close to the existing defined settlement boundary of Alvechurch, with part of the site fronting onto Redditch Road. It is a greenfield site predominantly made up of pasture land, but with a wooded area closest to Redditch Road. The site is generally well located close to the southern edge of Alvechurch and within walking distance of the village amenities and the train station.</p> <p>Green Belt and Boundaries: The site falls largely within an area of Moderate Green Belt Harm.</p> <p>The Green Belt boundaries on the northern and western edges appear particularly weak (sporadic tree line and fencing). The southern boundary to the site is a more continuous tree line but does not appear strong. The wooded area to the east and Redditch Road does form a strong boundary.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: Whilst the site is relatively free from constraints, there are a few issues to be overcome, namely:</p> <ul style="list-style-type: none"> • The desire to retain the wooded part of the site and the TPO trees. It may therefore be difficult to access the site from Redditch Road as envisaged by the site promoter without having a negative impact on one or more of the protected trees. • Due to proximity to the Alvechurch Conservation Area and listed buildings on School Lane, notably the Church of St Lawrence Grade II*, a heritage setting assessment is likely to be required.
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 16.87% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Lowland meadows, Lowland mixed deciduous woodland	
	Noise: Day = 40dB, Night = 40dB Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Within S&G MCA, but not MSA. Resource already sterilised.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	

Site 029 - Land to the south of 28 Redditch Road		
RAG	Constraint commentary	Conclusion
	<p>SSSI Impact Risk Zone: 80% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required. Rural Resi – Any residential development of 50 or more houses outside existing settlements/ urban areas</p>	<ul style="list-style-type: none"> The site is largely classed as Grade 3a Agricultural Land, which is seen as Best and Most Versatile, but at 2.5ha the potential loss of BMV agricultural land which is not in use for food production is not deemed to be significant. Whilst the site falls on the outer edge of the SSSI IRZ, Natural England should still be consulted.
	<p>TPOs: 8 trees within the north eastern portion of the site adjacent to Redditch Road are protected by TPO (5) 2021.</p>	
	<p>Public Open Space: Site does not overlap with an area of Public Open Space and is unlikely to require further assessment</p>	
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment. This site is likely to be suitable for development, but some mitigation may be required. In the wider landscape, ridge and furrow earthworks and metal detecting finds of RB and Medieval date.</p> <p>A Heritage Impact Assessment was submitted for the site in March 2022. WCC were satisfied with this report and have no objection in archaeological terms to the site moving forward to allocation. They agree with the HIA that an archaeological mitigation strategy would be required.</p> <p>Site is within 2km of Alvechurch Conservation Area. May require a setting assessment due to the proximity of the CA and LBs, notably the Church of St Lawrence Grade II* (1100225) or any buildings nearby on the emerging Local List.</p>	
Conclusion Outcome:		<p>In summary, whilst the site is relatively free from constraints, there are a few issues to be overcome. If site 029 was to be allocated, a comprehensive development including land to the south would need to be proposed to achieve an access onto Redditch Road without compromising the wooded area as currently indicated on the site submission plan.</p>

Site 035 - Land west of Old Rectory Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a relatively small 3.71ha site which is bounded by Old Rectory Lane on two sides. It is separate from the settlement edge of Alvechurch, with the playing fields of Alvechurch First and Middle Schools lying in between.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>There does not appear to be the potential to create strong Green Belt boundaries. Although the site is bounded by Old Rectory Lane, this is a minor road which would not create a strong and enduring boundary.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: Whilst the site is relatively free from constraints, that could potentially be overcome. There are some key issues affecting the allocation of this site, namely:</p> <ul style="list-style-type: none"> • The potential High Risk to the historic environment due to its proximity to the Bishops Palace Scheduled Monument. • The site's relationship with the settlement edge and the poor access via Old Rectory Lane. Old Rectory Lane is narrow and not a suitable access for serving the number of homes envisaged on the site.
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 15.74% 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, Eutrophic standing waters	
	Noise: 59.6db (Day), 57.3db (Night) 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. Adjacent 'not significant' S&G is largely sterilised.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment.	
	SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required.	
	Rural Resi – Any residential development of 50 or more houses outside existing settlements/ urban areas	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment in this regard.	

Site 035 - Land west of Old Rectory Lane		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: High risk to the historic environment</p> <p>Within setting of Grade II listed Old Rectory and site of Old Rectory Mills. Linear watercourse associated with mill site and historic pond/old clay pit within site.</p>	
	<p>Conclusion Outcome:</p>	<p>In summary, the site should be discounted from further consideration as it would not create a contiguous extension to Alvechurch village, highway access via Old Rectory Lane would not be acceptable and there is a high risk to the historic environment.</p>

Site 108 - Land to rear 2 Birmingham Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/No	<p>Context: This is a small 0.39ha site which appears to be a mix of brownfield and greenfield land, lying adjacent to Alvechurch Cricket Club, with access to be taken from Birmingham Road, either from the narrow lane serving the Cricket Club or via site BDC095, through Alvechurch garage. The site lies adjacent to the existing settlement boundary at Alvechurch. In 2014, a planning application was submitted on this site and site BDC095 for 35 retirement living housing units, plus 3 retirement bungalows and 2 retirement houses, along with a new cricket pavilion and parking spaces. That planning application was withdrawn in 2015.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>A wooded area lies to the rear of the site which separates it from the Wiggin Memorial Fields open space. The woodland which wraps around the site to the east and south east could form a strong Green Belt boundary.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site. However, development on the site would need to be thoughtfully designed, having regard to the adjacent Conservation Area and a heritage asset setting assessment would be required. Access to the site from Birmingham Road is limited, with the narrow lane to Alvechurch Cricket Club being unsuitable as the main access to any development. Since the planning application referred to above was submitted in 2014, the ex-Veterinary Surgery at no.2 Birmingham Road has been sold and converted into five flats, so the amount of development envisaged in the previous planning application would be reduced. Given the access issues, the site would need to come forward with BDC095, but this is not referred to on the Call for Sites form.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.8% of the site is covered by Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Lowland mixed deciduous woodland	
	Noise: 54.1db (Day) 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).	
	<p>Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure.</p> <p>Wholly within not compromised S&G. Would not materially increase sterilisation, but should use on site.</p>	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment.	
	SSSI Impact Risk Zone: 100% of the site falls within a relevant SSSI IRZ (residential) and further assessment, consultation with Natural England, would normally be required. However, the site size means any proposed development is unlikely to exceed the 50 unit threshold Natural England require to be consulted.	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment in this regard.	

Site 108 - Land to rear 2 Birmingham Road		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Unknown archaeological potential. Site likely to be suitable for development, but some mitigation may be required.</p> <p>The site also lies very close to Alvechurch Conservation Area, with the southern site boundary adjoining the northern most boundary of the Conservation Area.</p>	
	Conclusion Outcome:	In summary, whilst the site is well positioned and free from major constraints, there are question marks over the delivery of the site without it being in partnership with site BDC095.

Site 116 - Land adjacent to Hill Cottage, Scarfield Hill		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a small 0.5ha greenfield site located to the north of Scarfield Hill, to the west of Alvechurch. Whilst it does not front onto Scarfield Hill, access is proposed from the road which serves the Old Brickworks at Kiln Court. The site lies some distance from the existing settlement edge which lies to the east of the canal and railway line and some distance from the village amenities and schools.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>If the site was to be allocated and removed from the Green Belt in isolation, it would create an island of non-Green Belt land. The boundaries around the site are not strong.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site and it is in a good location for accessing Alvechurch station. However, access to all sites off Scarfield Hill is a concern because of the constraints of the bridges over the canal and railway line which are pinch points reducing traffic down to single lane. There are also no footpaths on either bridge leaving an unsatisfactory route for pedestrians into the village.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0% of the site is covered by Priority Habitat.	
	Noise: 40db (Day), 52.2db (Night) Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment.	
	SSSI Impact Risk Zone: 100% of the site falls within a relevant SSSI IRZ (residential) and further assessment, consultation with Natural England, would normally be required. However, the site size means any proposed development is unlikely to exceed the 50 unit threshold Natural England require to be consulted.	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment in this regard.	
	Risk to the Historic Environment: Unknown, but enclosure recorded on the hillside above. Site likely to be suitable for development, but some mitigation may be required.	
Conclusion Outcome:		In summary, the site should be discounted from further consideration for allocation due to the constrained access of the location.

Site 119 – Land adjacent to 6 Greenfield Cottages, Scarfield Hill		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a very small 0.18ha site fronting onto Scarfield Hill, to the west of Alvechurch. It has the potential to yield 5 dwellings. The site lies some distance from the existing settlement edge which lies to the east of the canal and railway line and some distance from the village amenities and schools. It is a garden land within the curtilage of an existing dwelling.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>If the site was to be allocated and removed from the Green Belt in isolation, it would create an island of non-Green Belt land. The boundaries around the site are not strong.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site and it is in a good location for accessing Alvechurch station. However, access to all sites off Scarfield Hill is a concern because of the constraints of the bridges over the canal and railway line which are pinch points reducing traffic down to single lane. There are also no footpaths on either bridge leaving an unsatisfactory route for pedestrians into the village.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0% of the site is covered by Priority Habitat.	
	Noise: Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment.	
	SSSI Impact Risk Zone: 100% of the site is within the NE SSSI IRZ. However, the development thresholds requiring consultation with Natural England would not be reached, and as such consultation with Natural England would not be necessary.	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment in this regard.	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment. The site is along a historic routeway at base of hill. Enclosure recorded on the slopes above. The site is within a 2km buffer zone of Alvechurch conservation area. Consultation with the Conservation team will be required.	
Conclusion Outcome:		In summary, the site should be discounted from further consideration for allocation due to the constrained access of the location.

Site 135 – The Old Brickworks, Kiln Court, Scarfield Hill		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a 2.58ha site off Scarfield Hill, to the west of Alvechurch. It is a former quarry and clay brick and tile works. The site is therefore brownfield land within the Green Belt and is currently used for storing large containers (use class B8). The site lies some distance from the existing settlement edge which lies to the east of the canal and railway line and some distance from the village amenities and schools.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>If the site was to be allocated and removed from the Green Belt in isolation, it would create an island of non-Green Belt land. The boundaries around the site are strong with the nature of the former quarry forming an enclosed area surrounded by wooded banks. The canal forms the eastern boundary.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing and has been identified as a Primary Opportunity Area for development.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site. It is one of a few brownfield sites being considered, it is in a good location for accessing Alvechurch station and has been identified as an area of development opportunity in terms of landscape sensitivity.</p> <p>However, access to all sites off Scarfield Hill is a concern because of the constraints of the bridges over the canal and railway line which are pinch points reducing traffic down to single lane. There are also no footpaths on either bridge leaving an unsatisfactory route for pedestrians into the village.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	LWS and Priority Habitats: 23.55% 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, Open mosaic habitats on previously developed land	
	Noise: 40db (Day), 46.9db (Night) Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Within S&G MCA, but no resource on site. Would not materially increase sterilisation of wider resource.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment.	
	SSSI Impact Risk Zone: 100% of the site does falls within a SSSI Impact Risk Zone. The development types of particular concern are as follows: • Residential - Residential development of 50 units or more.	

Site 135 – The Old Brickworks, Kiln Court, Scarfield Hill		
RAG	Constraint commentary	Conclusion
	<ul style="list-style-type: none"> • Rural Residential - Any residential development of 50 or more houses outside existing settlements/urban areas. 	<p>As a former quarry, claypit and subsequent landfill, the site is likely to be contaminated. Worcester Regulatory Services would require further information about landfill prior to making a full assessment of the suitability of the site. Information submitted on the Call for Sites form states that a geo-technical report submitted in support of a previous planning application concluded that the site could be redeveloped for residential purposes. This report would need to be refreshed and considered again for the site to progress at any future planning application stage.</p> <p>The site lies adjacent to the Worcester and Birmingham Canal Local Wildlife Site and there is also a Priority Habitat present on the site. Development should avoid this area of Priority Habitat.</p> <p>Despite being within a high/medium landscape sensitivity parcel, the site was identified in the Landscape Sensitivity Assessment as an opportunity for residential development. It is suggested that “any development should address the canal in a positive way with appropriate high quality built form fronting the canal, preferably with public access. The road access should avoid standard highway detailing and lighting and respond to the canal edge location.”</p>
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment in this regard.	
	<p>Risk to the Historic Environment: Site falls entirely within a discussed quarry so there would be minimal or no impact on the historic environment.</p> <p>The site does fall within the 2km buffer around the Alvechurch Conservation Area so the views of the Conservation Officer should be sought.</p>	
Conclusion Outcome:		<p>In summary, whilst brownfield sites should be prioritised for consideration ahead of release of other greenfield Green Belt sites, this site is not without constraints. The likely presence of contaminated land on the site plus the existence of Priority Habitats both act as constraints to be overcome. As with other sites in this vicinity, there are concerns over the access into Alvechurch village via the two bridges over the canal and railway line. Improvements to these bridges would likely be required if the number of homes envisaged on the site were to be delivered.</p> <p>Therefore, the site should be discounted from further consideration.</p>

Site 146 – Land adjacent and rear of Alvechurch Almshouses, Station Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a 0.39ha greenfield site located to the south of Station Road. The site lies adjacent to the current settlement boundary. It wraps around the Alvechurch Almshouses and is being promoted by the Almshouses Charity. In line with the interests of the charity, a care/extra care use is being proposed. The site is in close proximity to Alvechurch station, and it is also a 10 minute walk to the village centre.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The boundary to the south of the site does not appear strong but the western boundary is heavily tree lined. A much stronger boundary in the form of the railway line lies one further field parcel to the west.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p> <p>Between 25% and 49.9% of the site falls within an area determined to have Surface Water Flooding risk. Flood risk is deemed to be low and there may be potential to reduce flood risk off site through the management of surface water on site as part of the detailed drainage design. A site specific FRA will be required for sites classified as major or at risk of any type of flooding.</p> <p>In the site submission it is stated that as the site is owned by the Alvechurch Almshouse Charity and so it would need to be used for a similar type of low cost, community housing or an approval of the Charity Commission would be required.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0% of the site is covered by Priority Habitat.	
	Noise: 40db (Day), 40b (Night) Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site is within S&G MCA, but wider resource is already sterilised.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment.	
	SSSI Impact Risk Zone: 100% of the site falls within a relevant SSSI IRZ (residential) and further assessment, consultation with Natural England, would normally be required. However, the site size means any proposed development is unlikely to exceed the 50 unit threshold Natural England require to be consulted.	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment in this regard.	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment Area south of Alvechurch. In the wider landscape, ridge and furrow earthworks and metal detecting finds of RB and Medieval date. Site likely to be suitable for development but some mitigation required.	

Site 146 – Land adjacent and rear of Alvechurch Almshouses, Station Road		
RAG	Constraint commentary	Conclusion
	The site falls within a 2km buffer of Alvechurch Conservation Area, with the centre of the site being less than 250m from the southern tip of the Conservation Area.	
Conclusion Outcome:		In summary, this site would provide a good option for development, offering the opportunity to extend the Almshouse provision in Alvechurch, to create homes for older persons with a connection to Alvechurch.

Site 156 – Land adjacent 16 Meadow Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/No	<p>Context: This is a 0.27ha greenfield site lying adjacent to the east of the settlement edge. The site lies at the end of Meadow Lane off Birmingham Road, and is adjacent to the Wiggin Memorial Playing Field. It is also well located between the First/Middle Schools and the village amenities in the local centre.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>Boundaries to the south east are made up of a small wooded area. The northern boundary is with the playing field and this does not appear to be as strong.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: The site is largely free from constraints, although it does lie adjacent to a Local Wildlife Site.</p> <p>The main weakness is the site's proximity to Alvechurch historic village centre and the Bishop's Palace Scheduled Monument mean that an archaeological desk based assessment / heritage impact assessment would likely be required to assess the potential impact of development on the setting of the Scheduled Monument.</p> <p>Between 1% and 24.9% of the site falls within an area determined to have Surface Water Flooding risk. Flood risk is deemed to be low; there may be pockets of flood risk which can be managed through a detailed drainage design or drainage assets which can be avoided as part of detailed design. A site specific FRA will be required for sites classified as major or at risk of any type of flooding.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	<p>LWS and Priority Habitats: The site is overlapped by a very small area of Priority Habitat, namely Broadleaved woodland on the north eastern edge.</p> <p>The site also lies adjacent to the Alvechurch Playing Fields Local Wildlife Site.</p>	
	<p>Noise: 40db (Day), 40b (Night)</p> <p>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)</p>	
	<p>Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure.</p> <p>Within S&G MCA, but no resource on site. Wider resource already sterilised.</p>	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment.	
	SSSI Impact Risk Zone: 100% of the site falls within a relevant SSSI IRZ (residential) and further assessment, consultation with Natural England, would normally be required. However, the site size means any proposed development is unlikely to exceed the 50 unit threshold Natural England require to be consulted.	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment in this regard.	

Site 156 – Land adjacent 16 Meadow Lane		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: High risk to the historic environment</p> <p>Close to Alvechurch medieval village and the scheduled moated site.</p> <p>The majority of sites in this category will be suitable for development, but there is a higher risk that more detailed assessment will determine that they are not suitable, or a risk that part of the site is not suitable. If deemed suitable for development, there are likely to be caveats, such as lower housing density to ensure that the historic character of an area is not eroded, or archaeological mitigation in the form of excavation or recording.</p> <p>The site also falls largely within the Alvechurch Conservation Area. Whilst this does not mean development cannot proceed, it would need to be carefully designed to preserve and enhance the character and appearance of the existing area.</p>	
	Conclusion Outcome:	<p>In summary, subject to satisfactory assessment of the potential impact of development on nearby heritage and archaeological assets plus sensitive design to reflect the site's position within the Conservation Area, this small site offers an opportunity for a small amount of development that would have a minimal impact on the Green Belt and the landscape.</p>

Site 187 - Land to rear St Mary's Catholic Church, School Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This 0.64 greenfield site is scrub land to the rear of St Mary's Catholic Church on School Lane. The site is partially within the settlement boundary, and there is an access to the site between houses on Redditch Road. There is also a secondary access from School Lane via the church car park. The site is well located within easy walking distance of the village amenities.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm. The proposed access to the site falls within an area of Low/No Green Belt Harm.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: The site is largely free from constraints, but it is fairly close to the Alvechurch Conservation Area. Development at the site also has the moderate risk of harm to the historic environment, and would need to be sensitively designed to respect the historic character of properties on School Lane.</p> <p>Additionally the land is shown as mostly Grade 3a (Good) agricultural land quality. It is not currently in agricultural use and given its small size the loss of BMV land is not seen to be significant.</p> <p>The red line boundary submitted with the Call for Sites shows access can be taken between two properties on Redditch Road, but Google Streetview shows the houses are raised up above the road on a small embankment with a shared driveway for a small number of properties. There may be legal issues</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0% of the site is covered by Priority Habitat.	
	Noise: 40db (Day), 40b (Night) Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within S&G MCAs, but resources are negligible and already sterilised.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment.	
	SSSI Impact Risk Zone: 100% of the site falls within a relevant SSSI IRZ (residential) and further assessment, consultation with Natural England, would normally be required. However, the site size means any proposed development is unlikely to exceed the 50 unit threshold Natural England require to be consulted.	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment in this regard.	

Site 187 - Land to rear St Mary's Catholic Church, School Lane		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment – site is likely to be suitable for development, but some mitigation may be required. In the wider landscape, ridge and furrow earthworks and metal detecting finds of RB and Medieval date</p> <p>Site is within 2km of Alvechurch Conservation Area, with the centre of the site being approximately 300m from the nearest features in the Conservation Area.</p>	<p>to overcome to create a new access off the existing properties' access, unless this is already covered in the newer properties' deeds. A separate access through land to the south of the site would be more desirable.</p>
Conclusion Outcome:		<p>In summary, the site offers an opportunity to accommodate a small number of homes on a site which is well located in relation to the existing village. There are two possible access routes into the site, although both appear narrow and with constraints. There is an opportunity to link through to sites to the south (029 and 234), where access onto Redditch Road could be better achieved.</p>

Site 234 - Land west of Redditch Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This 22.52ha greenfield site lies south of Station Road and west of Redditch Road, but is largely separated from existing development and the settlement edge by other intervening sites. The site is located adjacent to the railway station, and within approximately a 10 minute walk of the local centre. It would be approximately one mile or a 20minute walk to the First and Middle Schools from the northern part of the site.</p> <p>Access is proposed from Redditch Road, with pedestrian/cycle access onto Station Road, utilising land outside of the site boundary but in the control of the site promoter between Station Road and the railway line. This additional land is proposed as a station car park on the promotional material for the site.</p> <p>Reference is also made in the promotional material to the proposals at Site 279, suggesting a comprehensive development could be achieved involving both sites. Later submissions from the site promoter have provided a high level masterplan which brings both sites together as one comprehensive development.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The well-treed hedgerow enclosing the southern edge of the parcel is a relatively strong boundary feature.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: Whilst the site is largely free from constraints, the following will require some consideration:</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 5.59% 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: Eutrophic standing waters, Lowland mixed deciduous woodland, Hedgerows	
	Noise: 40db (Day), 40b (Night) Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Small parts of site within S&G MCAs. Site would not materially increase sterilisation.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment.	
	SSSI Impact Risk Zone: Approximately 20% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required. Site falls within the Impact Risk Zone for Bittell Reservoirs SSSI, where residential development of greater than 50 dwellings would require consultation with NE.	

Site 234 - Land west of Redditch Road		
RAG	Constraint commentary	Conclusion
	<p>TPOs: No TPOs within the site.</p> <p>There is however a band of substantial mature trees, including small clusters of woodland along the southern boundary of the site which would require further investigation.</p>	<ul style="list-style-type: none"> The site is within 250m of a biological waste treatment site at Lye Bridge on Redditch Road. WCC has not stated that the site should not be allocated despite the southern part of the site being in close proximity to the waste treatment plant. The site is mostly ALC Grade 3b – Moderate but a small area of Best and Most Versatile Agricultural land (Grade 3a – Good) in the north east of the site. Between 1% and 24.9% of the site falls within an area determined to have Surface Water Flooding risk. Flood risk is deemed to be low; there may be pockets of flood risk which can be managed through a detailed drainage design or drainage assets which can be avoided as part of detailed design. A site specific FRA will be required for sites classified as major or at risk of any type of flooding. With regard to the historic environment, the impact of development on the Scheduled Monument (Bishops Palace) and locally listed buildings on School Lane will need to be taken into account, as will views of the Grade II* listed Church of St Laurence. <p>The rating of High Harm to the Green Belt should this land be released for development is a weakness of this site being allocated. Strengthening of the southern Green Belt boundary would be necessary, and the visual impact of development on the southern part of the south would need to be carefully managed.</p> <p>The potential for the development to provide car parking for Alvechurch station is an advantage of development in this part of Alvechurch.</p>
	<p>Public Open Space: Site does not overlap with an area of Public Open Space and is unlikely to require further assessment.</p>	
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment.</p> <p>Area south of Alvechurch. In the wider landscape, ridge and furrow earthworks. Includes metal detecting finds of RB and Medieval date.</p> <p>This site is likely to be suitable for development, but some mitigation required.</p> <p>Site is also approximately 200m from the southern tip of Alvechurch Conservation Area, and its nearest point. The entire site lies within the 2km buffer around the Conservation Area. The Grade II* Listed Church of St Laurence lies 295m north of the site, so the impact of any development on the setting of the church would need to be considered.</p>	
Conclusion Outcome:		<p>In summary, this site could provide a good option for development if impacts on Green Belt Harm and historic environment in particular, can be addressed. It also offers excellent opportunities to link to Alvechurch station and expand the station car park.</p>

Site 244 - Land adjacent and to rear 116-118 Birmingham Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site lying between the existing settlement edge of Alvechurch and the M42 motorway. It is bounded by the M42 to the north, the River Arrow and woodland to the east, Old Rectory Lane to the south, and Birmingham Road and residential dwellings on Rectory Gardens to the west.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm. Strong Green Belt boundaries are provided to the north and east of the site by a combination of the M42 and River Arrow/existing woodland.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: As set out in the 'Site Assessment & Site Selection Methodology Addendum 1' document, the full extent of the site boundary as submitted would need to be redrawn to reduce the developable area. This is to avoid the area of the site that would exceed 'Significant Observed Adverse Effect Level' for continuous (road) noise. Subsequently however, due to the site's sustainable location on the edge of Alvechurch and subject to satisfactory access being secured to the site, the reduced site area could provide a suitable option for development.</p> <p>There are also other key issues on site that would need to be satisfactorily addressed such as consultation with Natural England in relation to the SSSI impact risk zone. The presence of any priority habitats on site should also be investigated and avoided or mitigated where necessary. However given the reduced site area to avoid noise constraints, a reduced developable area would be likely to also avoid the majority of the priority habitat.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 23.03% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows, Lowland meadows.	
	Noise: 66.6db (Day), 63.5db (Night) Noise levels within outdoor amenity spaces are likely to exceed the SOAEL, (Note: Screening is inclusive of a -10dB reduction applied for potential acoustic barriers) as such we would deem these sites unacceptable for residential development. Internal noise levels as per BS8233:2014 may be achievable with good acoustic design and suitable acoustic glazing and ventilation units. Detailed Noise Impact Assessments would be required to justify further consideration of these locations.	
	Minerals Infrastructure and Safeguarding: Majority of site is within S&G MSAs. Wider resource already sterilised. Site would not materially increase sterilisation but should use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment.	
	SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required.	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment in this regard.	

Site 244 - Land adjacent and to rear 116-118 Birmingham Road		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Unknown or moderate risk to the historic environment.</p> <p>Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required.</p>	
	<p>Conclusion Outcome:</p>	<p>In summary, given the site's sustainable location and subject to mitigation of identified constraints, including where the site's developable area may need to be reduced, the site could be considered suitable for allocation.</p>

Site 279 - Land to rear of Sunnymead, Station Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High and Moderate	<p>Context: This 6.15ha greenfield site located to the south of Station Road. It abuts site 146 and is surrounded by site 234. The site is located close to the railway station, and within approximately a 10 minute walk of the local centre. It would be approximately one mile or a 20minute walk to the First and Middle Schools from the northern part of the site.</p> <p>Green Belt and Boundaries: The site falls within areas of High and Moderate Green Belt Harm, with the Moderate area being closest to the existing settlement.</p> <p>The boundaries to the east, south and west are not strong, and release of this land on its own could lead to further encroachment into the Green Belt south of Station Road.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: Whilst the site is largely free from constraints, due to the proximity to the Alvechurch Conservation Area and listed buildings on School Lane, notably the Church of St Lawrence Grade II*, a heritage asset setting assessment is likely to be required.</p> <p>The site promoters have stated that the site could come forward on its own or as a comprehensive development with site 234. Given the lack of strong Green Belt boundaries around this site, comprehensible development may be preferable.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 1.61% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Eutrophic standing waters, Hedgerows	
	Noise: 40db (Day), 40b (Night) Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site within S&G MCA. Resource already sterilised. Site would not materially increase sterilisation.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment.	
	SSSI Impact Risk Zone: Approximately 80% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required. Site falls within the Impact Risk Zone for Bittell Reservoirs SSSI, where residential development of greater than 50 dwellings would require consultation with NE.	

Site 279 - Land to rear of Sunnymead, Station Road		
RAG	Constraint commentary	Conclusion
	TPOs: No TPO protected trees within the site. There are a few trees within the hedgerows on the site boundary, and a small area of trees at the north east corner of the site. These may require further consideration to determine their quality and health.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment in this regard.	
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment.</p> <p>Site includes ridge and furrow earthworks. Wider landscape has metal detecting finds of RB and Medieval date.</p> <p>Site is in close proximity to the southern tip of the Alvechurch Conservation area and the heritage assets within it, notably the Grade II* Church of St Laurence. Further consideration by Conservation officers will be required including a site visit to look at topography and the interrelationship with the CA, and may require a setting assessment due to the proximity of the CA and LBs, notably the Church of St Lawrence Grade II* (1100225).</p> <p>Northern part of site fairly close to southern most tip of Alvechurch Conservation Area on Bear Hill. May require a setting assessment due to the proximity of the CA and LBs, notably the Church of St Lawrence Grade II* (1100225) or any buildings nearby on the emerging Local List.</p>	
Conclusion Outcome:		In summary, the site offers a good opportunity for development in a sustainable location, but in order that newly created Green Belt boundaries will endure and not need to be altered in the short-medium term, it may be prudent to bring this site forward alongside surrounding sites that have been submitted.

Site BDC095 - Rear of 50-54 Red Lion Street		
RAG	Constraint commentary	Conclusion
N/A	Green Belt Harm: Site is not in the Green Belt	<p>Context: This is a small 0.17ha site that lies within the existing settlement boundary and is therefore not within the Green Belt. The site incorporates the garage on Red Lion Street and is well located in relation to the village centre and First and Middle Schools.</p> <p>Green Belt and Boundaries: Site is not in the Green Belt</p> <p>Main Strengths and Weaknesses: As a brownfield site, the land is mostly free from constraints. The rear of the site is partially within and adjacent to the Alvechurch Conservation Area so any development would need to be sympathetic to adjacent historic assets.</p> <p>As the site is outside of the Green Belt, it could come forward for development without needing to be specifically allocated in the Local Plan. The site has previously been identified in the Council's SHLAA (Strategic Housing Land and Availability Assessment), but has not come forward for development which raises questions about its deliverability.</p>
N/A	Landscape Sensitivity: Not assessed as part of this study as not in the Green Belt	
	LWS and Priority Habitats: 0% of the site is covered by Priority Habitat.	
	Noise: 40db (Day), 49b (Night) Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within S&G MSA. Resource already sterilised. Will not materially increase sterilisation, but use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment.	
	SSSI Impact Risk Zone: 100% of the site falls within a relevant SSSI IRZ (residential) and further assessment, consultation with Natural England, would normally be required. However, the site size means any proposed development is unlikely to exceed the 50 unit threshold Natural England require to be consulted.	
	TPOs: No TPOs within the site and is unlikely to require further assessment.	
	Public Open Space: Site does not overlap with an area of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment. The site lies at the edge of the medieval settlement of Alvechurch.	

Site BDC095 - Rear of 50-54 Red Lion Street		
RAG	Constraint commentary	Conclusion
	<p>Narrow, regular tenement plots are identifiable on 1792 and 1884 maps. These tenement plots are probably medieval in date. They are defined by street frontage, watercourse to south and regular linear boundary to east. North-west limit is not certain, but mapped limit is based on limits of plots in 1792. There is good potential for below-ground archaeological remains. Site is likely to be suitable for development, but some mitigation may be required. Will be subject to a programme of archaeological works, but not objection.</p> <p>The northernmost 10% of the site falls within Alvechurch Conservation Area, and the entire site is within the 2km buffer.</p>	
Conclusion Outcome:		In summary, this small brownfield site is free from physical constraints and offers an opportunity for a small number of homes in a sustainable location in Alvechurch village.

Alvechurch: Summary of Site Analysis and Planning Judgement Discussion

029	035	108	116	119	135	146	156	187	234	244	279	BDC095