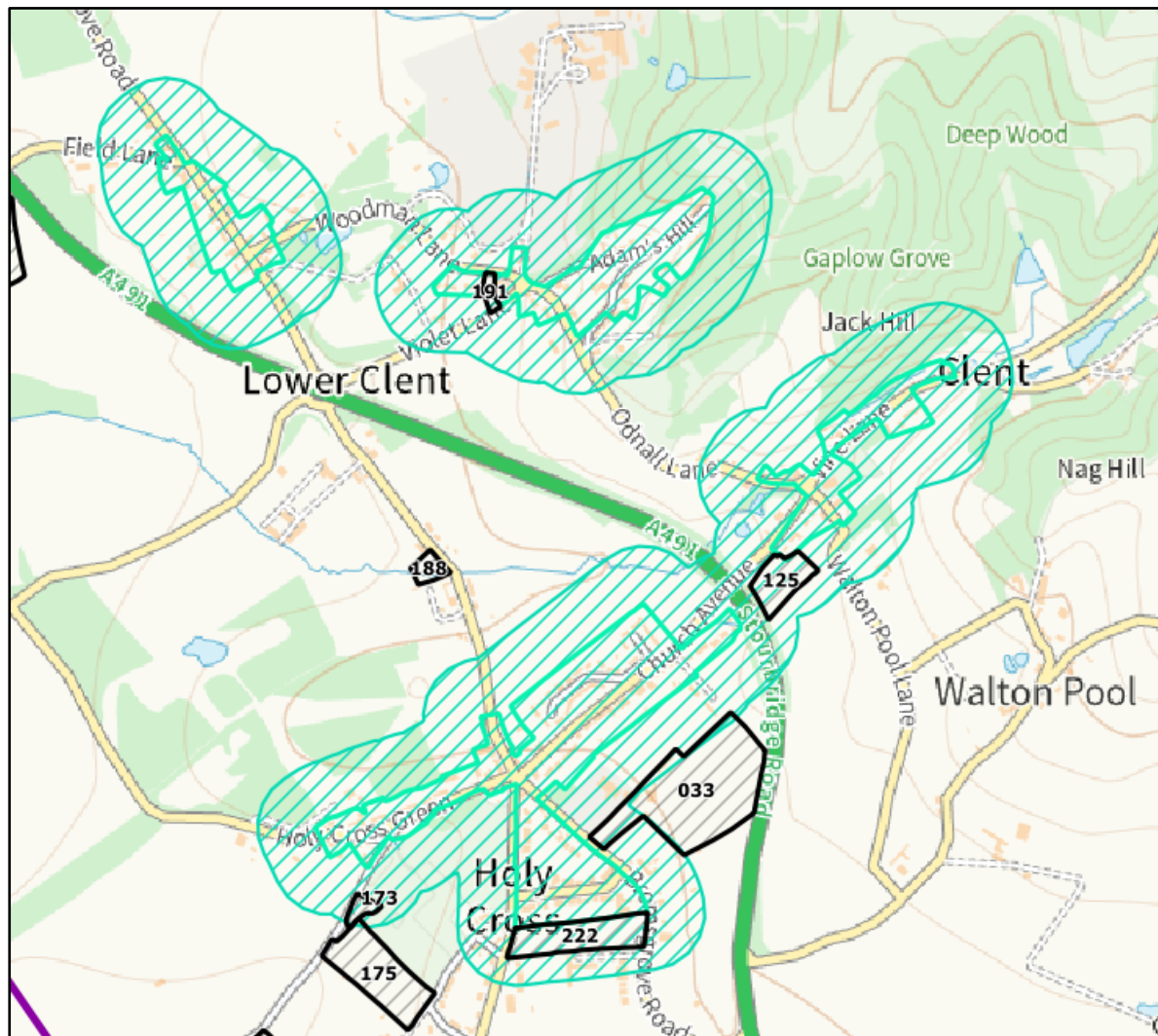


Appendix 13: Holy Cross, Clent & Lower Clent



Holy Cross, Clent & Lower Clent: Summary of Initial Sift and Significant Constraints

Initial Sift / Site No.	033	125	173	222	191
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					

Holy Cross, Clent & Lower Clent: Sites discounted at Initial Sift/ Significant Constraints stage:

Site No.	Site Name	Reason site discounted
125	Land adjacent Lea Cottage, Church Avenue, Lower Clent	Excessive road noise levels Very High Harm to the Green Belt High Landscape Sensitivity for housing
191	Land at Underhill, Woodman Lane, Clent	Site falls below site size threshold High Landscape Sensitivity for housing

Holy Cross, Clent & Lower Clent: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	033	173	222
Priority Habitats			
Noise			
Green Belt Harm			
Landscape Sensitivity			
LSA Opportunities for development		N/A	
Detailed Considerations criteria:			
Minerals			
Ancient/Veteran Trees			
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		

Holy Cross, Clent & Lower Clent: Site Analysis and Planning Judgement Discussion

Site 033 - Land north of Bromsgrove Road, Holy Cross		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/No	<p>Context: This is a mixed brownfield and greenfield site (disused farm buildings with a field behind) that lies towards the centre of Holy Cross, adjacent to the Primary School / Nursery. The majority of the site is separated from the existing built form by large rear gardens (north eastwards). But a portion is situated between existing developments. The site extends to the A491 to the east and open fields to the south.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>The site is in an area of Medium Landscape Sensitivity. In terms of Landscape Sensitivity, this site represents a good option for allocation as the majority of the site has been identified as being in a Primary area of development opportunity.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. Those that have been identified, such as potentially higher noise levels, are very likely to be capable of mitigation at planning application stage.</p> <p>The site could appear disconnected with the existing settlement and could potentially be too large an expansion of Holy Cross if the site were fully utilised.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing. The majority of the site falls within a Primary area for housing opportunity.	
	LWS and Priority Habitats: 0.34% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows, Lowland mixed deciduous woodland	
	Noise: (60 dB) Site suitable for residential development, consideration may need to be given to glazing and ventilation specifications to ensure internal noise levels as per BS8233:2014 are achieved. Noise within outdoor amenity spaces should be able to achieve WHO guidance values with standard mitigation measures (less than 50dB LAeq16hr).	
	Minerals: 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. Site does not fall close to or overlap with an area of ancient woodland or its 15m buffer zone and will not be subject to further assessment.	
	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.	

Site 033 - Land north of Bromsgrove Road, Holy Cross		
RAG	Constraint commentary	Conclusion
	Risk to the Historic Environment: Unknown archaeological potential. Sites is likely to be suitable for development, but some mitigation may be required. The site is within a 2km buffer zone around Holy Cross Conservation area.	
	Conclusion Outcome:	In summary, this site (or a portion of it) could provide an opportunity for development.

Site 173 - Land off Hossil Lane, Holy Cross		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site that lies to the west of Holy Cross, some distance from the existing built form, but within the settlement buffer zone.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: Whilst there are few limiting constraints, allocation of this site would create an isolated development in relation to the existing settlement and there would be a potential risk to the historic environment.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.2% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Lowland mixed deciduous woodland	
	Noise: (Day=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: 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. Site does not fall close to or overlap with an area of ancient woodland or its 15m buffer zone and will not be subject to further assessment	
	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.	
	Risk to the Historic Environment: Adjacent to Holy Cross Conservation Area and very old pack-horse track called Honal Lane.	

Site 173 - Land off Hossil Lane, Holy Cross		
RAG	Constraint commentary	Conclusion
	<p>This site is likely to be suitable for development, but some mitigation may be required.</p> <p>The site is within a 2km buffer zone around Holy Cross Conservation area and the site's northern boundary abuts the Conservation Area.</p> <p>Might want to do a site visit to check the topography in this area and assess whether there might be impact on The Birches, Grade II (1348595) to the north.</p>	
Conclusion Outcome:		In summary, due to the isolation of the site from the existing settlement, this site should no longer be considered for development.

Site 222 - Land between Belbroughton Road and Bromsgrove Road, Holy Cross		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/No	<p>Context: This is a greenfield strip of scrub land that lies to the south of the centre of Holy Cross, between existing developments.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>Allocation of this site would infill land between existing developments within Holy Cross and between two roads.</p> <p>The site is in an area of Medium Landscape Sensitivity. In terms of Landscape Sensitivity, this site represents a good option for allocation as all of the site has been identified as being in a Primary area of development opportunity.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage. By way of example:</p> <ul style="list-style-type: none"> • Creating an appropriate buffer around trees under TPOs.
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing. The site falls within a Primary area for housing opportunity.	
	LWS and Priority Habitats: 0.61% 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: Hedgerows	
	Noise: Day noise level – 45db. 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: 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	
	TPOs: There are areas of TPO protected trees within and along the eastern, southern and western boundary of the site, and there are some just outside of the boundary of the site to the north (TPO (4) 2018). Net developable area may need to be reduced. Further assessment required	

Site 222 - Land between Belbroughton Road and Bromsgrove Road, Holy Cross		
RAG	Constraint commentary	Conclusion
	<p>Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p> <p>Note: this site was previously considered natural and semi natural open space but was removed from the list of open spaces in the District during the 2020 audit, as it was considered that the site was inaccessible.</p>	
	<p>Risk to the Historic Environment:</p> <p>Unknown archaeological potential, likely to be suitable for development, but some mitigation may be required.</p> <p>The site also falls within the 2km buffer for three Conservation Areas: Belbroughton; Holy Cross; and Clent.</p>	
Conclusion Outcome:		In summary, this site could provide an opportunity for development.

Holy Cross, Clent & Lower Clent: Summary of Site Analysis and Planning Judgement Discussion

033	173	222