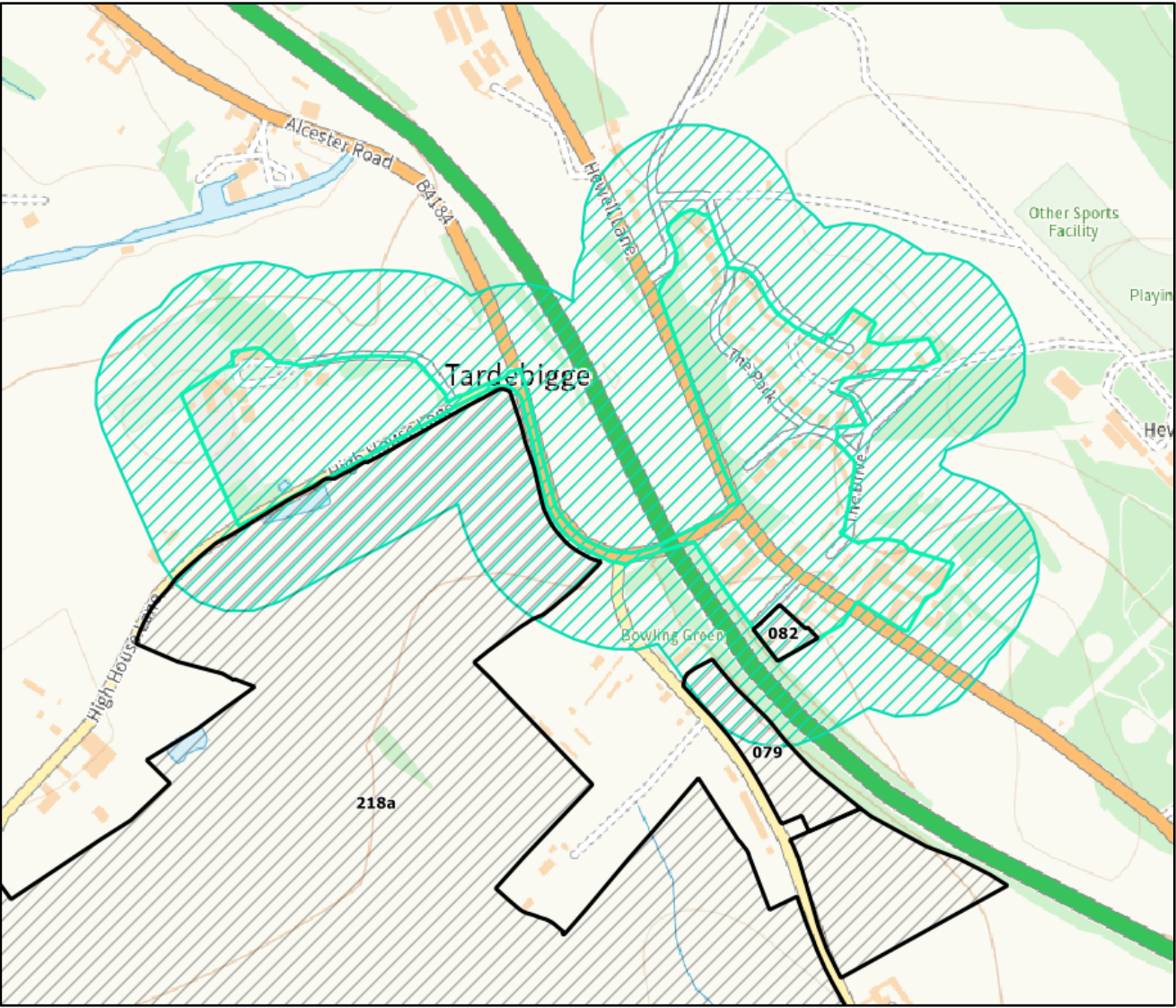


# Appendix 18: Tardebigge



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

Initial Sift / Site No.	079	082	218a
Site size			
Proximity to existing settlement			
Flood Risk			
SSSI			
Ancient Woodland			
Country Park			
SM / Registered Park & Garden			
<b>Significant Constraints</b>			
Priority Habitat			
Noise			
Green Belt Harm			
Landscape Sensitivity		N/A	

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

Site No.	Site Name	Reason site discounted
082	Land south of Hewell Close	Excessive noise levels for residential development.
218a	Land south of High House Lane, west Holyoakes Lane and north of Sheltwood Lane	Assessed under 'Edge of Redditch'

## Tardebigge: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	079
Priority Habitats	
Noise	
Green Belt Harm	
Landscape Sensitivity	
LSA Opportunities for development	
Detailed Considerations criteria:	
Minerals	
Ancient/Veteran Trees	
SSSI Impact Risk Zone	
TPOs	
Public Open Space	
Risk to the Historic Environment	
Proximity of AQMA/ AQCZ	N/A
Major Accident Hazard Site/	
High Voltage Electricity Infrastructure	N/A

Site 079 - Land to the east of Holyoakes Lane, Tardebigge		
RAG	Constraint commentary	Conclusion
	<b>Green Belt Harm:</b> High	<p><b>Context:</b> This is a greenfield site, which lies to the south west of Tardebigge's built form. The site is severed from the existing settlement by the A448 Bromsgrove Highway and does not offer a good opportunity for a residential extension to the existing Tardebigge settlement.</p> <p><b>Green Belt and Boundaries:</b> The site falls within an area of High Green Belt Harm.</p> <p>The site is in an area of High/Medium Landscape Sensitivity. However, it has also been identified as a secondary area for housing opportunity. Very limited housing in linear form with large rear gardens may be able to be accommodated south east of the bowling green but no further south than existing dwellings and the existing hedge. Houses should reflect or be sensitive to the rural estate style including front boundaries.</p> <p><b>Main Strengths and Weaknesses:</b> There are limiting constraints associated with this site. Key issues relate to noise and the historic environment. The site is located adjacent to the A448 Bromsgrove Highway and could be noisy, especially in relation to garden space, which would face the road. The highway also severs this site's connectivity to the wider Tardebigge settlement.</p> <p>In terms of connectivity, this site falls within the buffer zones around both Redditch and Tardebigge, however its proximity to either settlement leaves it isolated without offering a logical extension to either settlement.</p> <p>Whilst the Landscape Sensitivity Assessment has identified this site as a secondary opportunity for housing, this could be in</p>
	<p><b>Landscape Sensitivity:</b> The site falls within a High/Medium Landscape Sensitivity area for housing. The site falls within a High/Medium Landscape Sensitivity area for employment. The site is also identified as a Secondary area for housing opportunity.</p>	
	<p><b>LWS and Priority Habitats:</b> 0.75% 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</p>	
	<p><b>Noise:</b> Day noise level: 64db. Night noise level: 56db 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 dBAeq16hr) for outdoor amenity space but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr).</p>	
	<p><b>Minerals:</b> Limited or no potential to sterilise mineral sites or supporting infrastructure.</p>	
	<p><b>Ancient/Veteran Trees:</b> Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment</p>	
	<p><b>SSSI Impact Risk Zone:</b> Site does fall within a relevant SSSI IRZ but is below the threshold requiring action and therefore is unlikely to require further assessment</p>	
	<p><b>TPOs:</b> No TPOs within the site.</p>	
	<p><b>Public Open Space:</b> Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p>	

Site 079 - Land to the east of Holyoakes Lane, Tardebigge		
RAG	Constraint commentary	Conclusion
	<p><b>Risk to the Historic Environment:</b></p> <p>Within 15m of Hewell Grange Registered Parkland.</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 is also adjacent to Hewell Grange Conservation Area, fully within the 2km buffer zone. This site has the potential to impact on the Hewell CA and the Walled Garden, so a setting assessment would be required.</p>	<p>conflict with the heritage assets located in this vicinity and further assessment would be required.</p>
	<p><b>Conclusion Outcome:</b></p>	<p><b>In summary, whilst this site might provide a limited opportunity for housing in terms of landscape sensitivity, impacts on the historic environment could outweigh this. Furthermore, the site is isolated from an adjoining settlement and should no longer be considered suitable for allocation.</b></p>

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

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