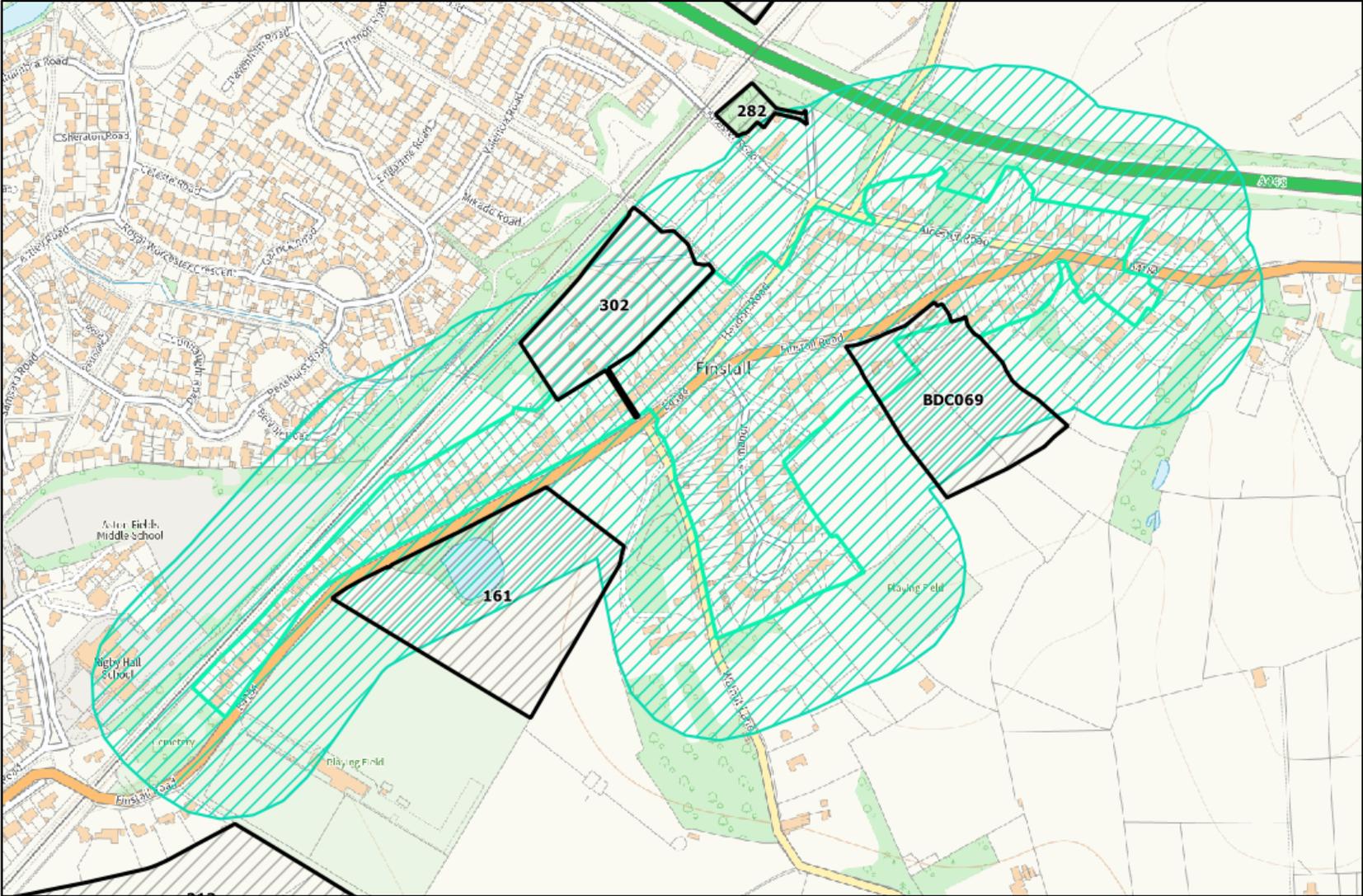


Appendix 12: Finstall



Bromsgrove District Local Plan: Site Assessments: Appendix 12 Finstall (Feb 2025)

Finstall: Summary of Initial Sift and Significant Constraints

Initial Sift / Site No.	161	282	302	BDC069
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				

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

Site No.	Site Name	Reason site discounted
161	Land adjacent Bromsgrove Rugby Club, Finstall Road	>50% of the site overlaps with either a Locally Important Site or a Priority Habitat (combination of wood pasture and parkland, hedgerows, eutrophic standing waters, and lowland mixed deciduous woodland).
282	Land between Alcester Road and Bromsgrove Highway	>50% of the site overlaps with either a Locally Important Site or a Priority Habitat (lowland mixed deciduous woodland).

Finstall: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	302	BDC069
Priority Habitats		
Noise		
Green Belt Harm		
Landscape Sensitivity		
LSA Opportunities for development		
Detailed Considerations criteria:		
Minerals		
Ancient/Veteran Trees		
TPOs		
Public Open Space		
Risk to the Historic Environment		
Proximity of AQMA/ AQCZ	N/A	N/A
Major Accident Hazard Site/ Major Accident Hazard Pipeline	N/A	N/A
High Voltage Electricity Infrastructure	N/A	N/A

Finstall: Site Analysis and Planning Judgement Discussion

Site 302 – Land at 129 Finstall Road		
RAG	Constraint commentary	Conclusion
Yellow	Green Belt Harm: Low/No	<p>Context: This is a greenfield site comprising a residential property (129 Finstall Road) and its curtilage, in addition to adjacent grazing land and agricultural outbuildings. The site is bounded by the Worcester-Birmingham railway line to the north/northwest, with Bromsgrove urban area beyond, and the settlement boundary of Finstall to the south/southeast. It is bounded by grazing land to the east and west with residential properties along Finstall Road and Heydon Road 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 well contained lying between the railway line and Bromsgrove urban area to the north and residential development in Finstall to the south, with more limited boundaries to the east and west.</p> <p>The site is in an area 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>The site is within a reasonable walking distance to local services in Aston Fields, including Bromsgrove train station.</p> <p>This site is in close proximity to historic assets and therefore would require setting assessment and possible mitigation measures.</p>
Orange	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
Green	LWS and Priority Habitats: Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development but this is unlikely to prevent the site from coming forward.	
Green	Noise: Less than 49.9dB - locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
Green	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Almost wholly within building stone MCA. Resource already sterilised. Site would not materially increase sterilisation.	
Green	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
Green	TPOs: No TPOs within the site or along its boundary.	
Green	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
Orange	Risk to the Historic Environment: Finstall deserted medieval village possibly in wider area, location untraced. Site is close to Finstall Park and Rigby Hall Parkland. These sites are likely to be suitable for development, but some mitigation may be required. Site is within the 2km buffer zone of Bromsgrove Town Centre conservation area, St.John's conservation area and Worcester and Birmingham canal conservation area. Close to Fairways, Grade II (1389125) maybe a site visit to determine whether a setting assessment is required.	

Site 302 – Land at 129 Finstall Road		
RAG	Constraint commentary	Conclusion
		The site is proposed to be accessed by means of the existing narrow, single lane track to access 129 Finstall Road, lying between 127 and 131 Finstall Road. The site access as proposed would not appear to be suitable for the size of site or scale of development that could be accommodated.
	Conclusion Outcome:	In summary, due to the lack of suitable access, the site is therefore not considered to be suitable for allocation.

Site BDC069 – 100 Finstall Road and surrounds		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a predominantly greenfield site comprising two residential properties fronting Finstall Road with paddock/grazing land to the rear enclosed by an established tree belt. The site is disconnected from the settlement boundary of Bromsgrove urban area but is adjacent to (and partially within) the Finstall settlement boundary to the north. It is bounded by Finstall Road and residential properties to the north, a small amount of agricultural land adjacent to residential and commercial properties to the east, open agricultural land to the south, and some agricultural/grazing land to the west.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is relatively well contained by existing residential development in Finstall and is well screened from the south by an established line of trees, albeit land is more open to the south.</p> <p>The site is in an area High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.67% 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: Daytime level = 40 decibels, nighttime level = 40 decibels 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.	
	TPOs: No TPOs within the site or along its boundary.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	<p>Risk to the Historic Environment: Contains ridge and furrow earthworks. Unknown archaeological potential.</p> <p>Sites is likely to be suitable for development, but some mitigation may be required.</p> <p>Site is wholly within the Worcester and Birmingham Canal Conservation Area 2km Buffer Zone. The eastern side of the site is within the Hewell Grange Conservation Area 2km Buffer Zone and the western side of the site is within</p>	

Site BDC069 – 100 Finstall Road and surrounds		
RAG	Constraint commentary	Conclusion
	the Bromsgrove Town Centre Conservation Area 2km Buffer Zone. A small section in the middle of the site is within all three of these Buffer Zones.	
Conclusion Outcome:		In summary, this site could be considered suitable for allocation.

Finstall: Summary of Site Analysis and Planning Judgement Discussion

302	BDC069