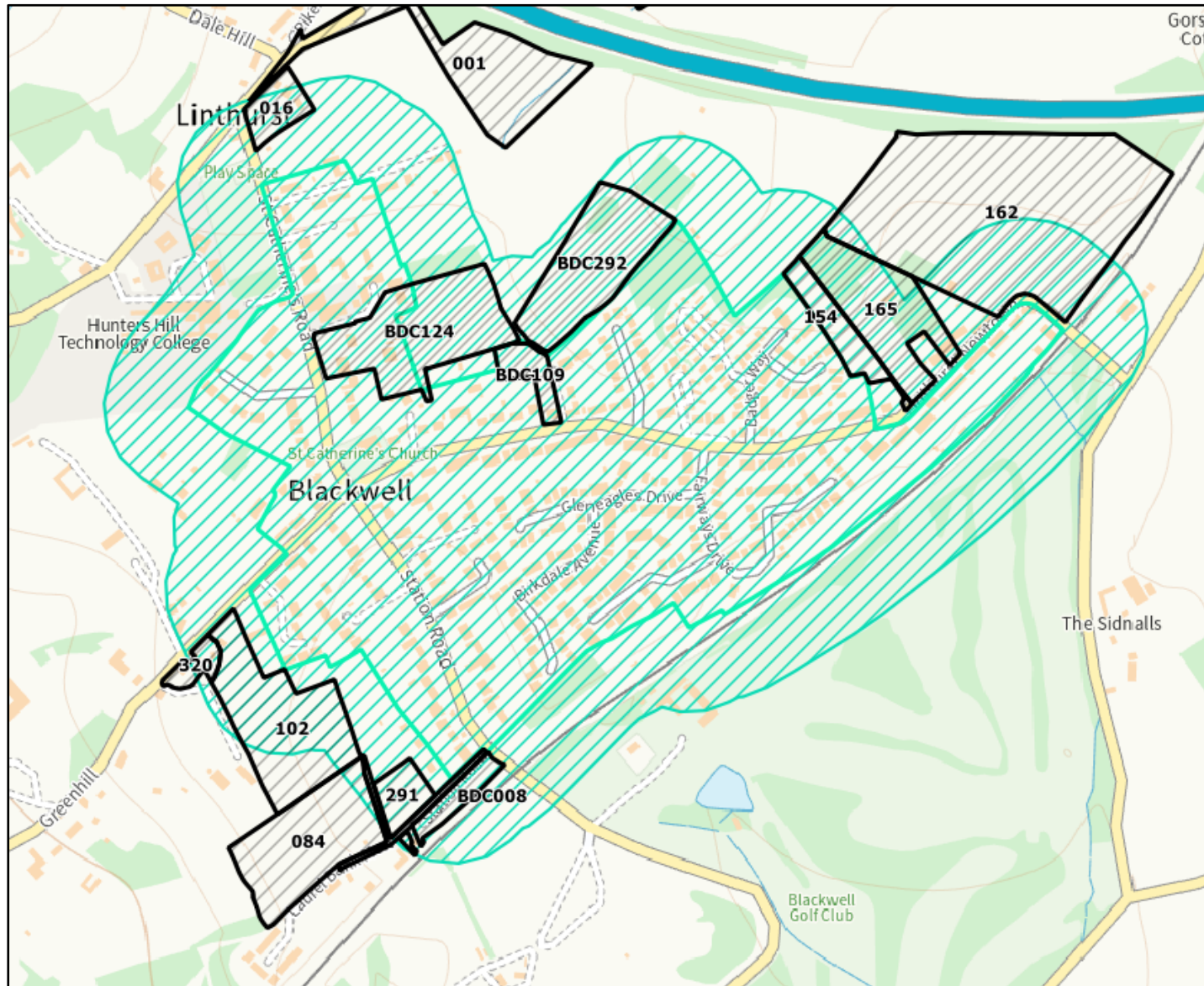


Appendix 9: Blackwell



Blackwell: Summary of Initial Sift and Significant Constraints

Initial Sift/ Site No.	016	084	102	154	162	165	291	320	BDC008	BDC109	BDC124	BDC292
Site size												
Proximity to existing settlement												
Flood Risk												
SSSI												
Ancient Woodland												
Country Park												
SM / Registered Park & Garden												
Significant Constraints												
Priority Habitat												
Noise		N/A										
Green Belt Harm												
Landscape Sensitivity									N/A	N/A		

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

Site No.	Address	Reason dismissed
084	Land north of Laurel Bank Mews	Site remote from existing settlement. Could be reconsidered at a later date if comprehensive sites development to the south west of Blackwell is considered an option.
162	Land at Blackwell House Farm, 93 Linthurst Newton	High percentage of site covered by priority habitat.
165	Land to rear 73 Linthurst Newton	High percentage of site covered by priority habitat.

Blackwell: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	016	102	154	291	320	BDC008	BDC109	BDC124	BDC292
Priority Habitats									
Noise									
Green Belt Harm									
Landscape Sensitivity						N/A	N/A		
LSA Opportunities for development	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A
Detailed Considerations criteria:									
Minerals									
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								

Blackwell: Site Analysis and Planning Judgement Discussion

Site 016 - 26 St Catherines Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/ No	<p>Context: The site is located to the north of Blackwell, close to Blackwell First School, with a small gap between the northern edge of the village and the site. The site is surrounding by residential to the west and north, and vacant land to the south, and greenfield land to the east. The current use of the site is a large dwelling and garden land. The site is in a village location. There is a village shop nearby and there is an hourly bus service to Bromsgrove.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>If this site were to be developed it would be partly on previously developed land which would make little difference to the current impact on the Green Belt, especially if the existing house was retained and converted into apartments as suggested by the applicant.</p> <p>The site is in an area of Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses:</p> <p>There are very few limiting constraints associated with this site. However, the site is within a Mineral Consultation area for sand and gravel & solid sand and within a Mineral Safeguarding area for solid sand. Consultation with Worcestershire County Council (WCC) will be required.</p> <p>This site is wholly within Groundwater Source Protection Zone 3. The location of development and drainage options would need further consideration and appropriate mitigation may be needed to ensure development does not harm groundwater.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0% of the site is covered by Priority Habitat.	
	Noise: (Day=57dB) 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. Wholly within solid sand MSAs and S&G MCA. Resource in vicinity of site is sterilised to an extent, and 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 and will not be subject to further assessment	
	TPOs: No TPOs within the site and is unlikely to require further assessment. There are some highlighted at the northern edge of 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: Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required. Site is within the 2km buffer of the Barnt Green conservation area.	

Site 016 - 26 St Catherines Road		
RAG	Constraint commentary	Conclusion
		<p>The site is within a Land Fill buffer. A Risk assessment and site investigation may be required. Remediation of site may also be required.</p> <p>There is a moderate potential risk to the historic environment, which might require some mitigation.</p>
Conclusion Outcome:		<p>In summary, this site could be suitable for future development due to its limited constraints, especially if the existing building was retained and converted into apartments as suggested by the site promoter. Conversion would have a smaller impact on the site and surrounding area.</p>

Site 102 - Land between Greenhill and Laurel Bank Mews		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: The site is located to the south west of Blackwell, close but not currently adjacent to the settlement edge. The site sits adjacent to the extent of the settlement's built form and is currently in agricultural/ equestrian use.</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: There are very few limiting constraints associated with this site.</p> <p>However, the site is located within Groundwater Source Protection Zone 3. Further consideration will need to be had to the use being proposed, the location of development and drainage options.</p> <p>The site is located within both a Mineral Consultation Area and a Mineral Safeguarding Area. The best use of any on site resources should be considered in consultation with WCC.</p> <p>This site is wholly within Groundwater Source Protection Zone 3. The location of development and drainage options would need further consideration and appropriate mitigation may be needed to ensure development does not harm groundwater.</p> <p>Northern most part of site is within a 400m buffer of Blackwell First School. Access roads to site are narrow and single lane in places, which may cause access issues. There is a moderate potential risk to the historic environment, which might require some mitigation.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 3.73% of the site is covered by Priority Habitat (Lowland mixed deciduous woodland). The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward.	
	Noise: Daytime level = 40 decibels, nighttime level = 40 decibels. 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. Wholly within key solid sand resource and almost wholly within key silica sand resource. Wider resource (inc S&G) already sterilised, 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	
	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	
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment. Site lies within the Barnt Green Conservation Area 2km Buffer Zone.</p> <p>Site lies within the Barnt Green Conservation Area 2km Buffer Zone. A listed building lies to the north of the site. Potential surviving earthwork ridge and furrow. Part of landscaped grounds of Leahurst on historic mapping. Despite some boundary loss associated with area of small scale fields with established boundary hedgerows.</p>	

Site 102 - Land between Greenhill and Laurel Bank Mews		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, this site could be suitable for future development. However, it is a fairly large site for the size of the settlement, and there may be better options for a settlement of this size.

Site 154 - Land to rear 67 Linthurst Newton		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: The site lies just to the northeast of the existing settlement boundary of Blackwell. It is relatively well contained by existing residential properties in the vicinity of the site. To the north and east is agricultural land. It is currently used for pasture and grazing.</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 Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p> <p>However, the site is located within both a Mineral Consultation Area and a Mineral Safeguarding Area. The best use of any on site resources should be considered in consultation with WCC.</p> <p>This site is wholly within Groundwater Source Protection Zone 3. The location of development and drainage options would need further consideration and appropriate mitigation may be needed to ensure development does not harm groundwater.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0% of the site is covered by Priority Habitat.	
	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. Within solid sand/silica sand MSA. No impact on S&G. Would not materially increase sterilisation of wider solid sand resource, 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	
	TPOs: No TPOs within the site. However a number of TPOs are present on the adjacent land to the east of the site which may require consideration.	
	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. Adjacent to site of Brick and Pipe Works, recorded on historic mapping. These sites are likely to be suitable for development, but some mitigation may be required. The site lies within the 2km buffer zone for Barnt Green Conservation Area.	
Conclusion Outcome:		In summary, this site could be suitable for future development.

Site 291 - Land adjacent to 36 Station Road / Laurel Bank Mews		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/ No	<p>Context: The site is located to the south of Blackwell, close but not currently adjacent to the settlement edge. Surrounding the site, there are residential properties along Station Road to the north and east, Laurel Bank Mews to the south, and agricultural land to the west. The site is currently being used as garden land.</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.	
	<p>Noise: Daytime level = 40 decibels, nighttime level = 40 decibels Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.</p>	<p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p>
	<p>Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within solid and silica sand MSAs. Wider resources negligible or already sterilised. Site would not materially increase sterilisation, but should use on site.</p>	<p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this 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.	<p>However, the site is located within both a Mineral Consultation Area and a Mineral Safeguarding Area. The best use of any on site resources should be considered in consultation with WCC.</p>
	TPOs: No TPOs within the site	<p>This site is wholly within Groundwater Source Protection Zone 3. The location of development and drainage options would need further consideration and appropriate mitigation may be needed to ensure development does not harm groundwater.</p>
	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: This Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment</p> <p>Site is wholly within the Barnt Green Conservation Area 2km Buffer Zone.</p>	<p>There is a potential access issue as currently accessed via a single lane track. There is a moderate potential risk to the historic environment, which might require some mitigation.</p>
Conclusion Outcome:		<p>In summary, the site would be a reasonable site to allocate for small scale development, as long as a suitable access could be established and the minerals issues could be resolved.</p>

Site 320 - 42 Greenhill		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: The site is located to the south west of Blackwell. It is surrounded by a mixture of residential and agricultural land, and the site is currently in residential use with a dwelling and garden land.</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: The site is located within both a Mineral Consultation Area and a Mineral Safeguarding Area. The best use of any on site resources should be considered in consultation with WCC.</p> <p>This site is wholly within Groundwater Source Protection Zone 3. The location of development and drainage options would need further consideration and appropriate mitigation may be needed to ensure development does not harm groundwater.</p> <p>47.65% of the site is covered by Priority Habitat (Lowland mixed deciduous woodland). The area covered by Priority Habitat would leave this site disconnected from adjacent site submissions and access between sites a challenge to establish.</p> <p>The site is small if considered on its own, but the applicant has asked for the site to be considered with sites 084, 102 and 291 with all landowners in agreement, but this will be dependent on BDC analysis of the adjacent sites.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 47.65% 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	
	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 Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within solid and silica sand MSAs, and partially within S&G MSA. Resources already sterilised in vicinity of site. 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	
	TPOs: No TPOs within the site and is unlikely to require further assessment. There are some highlighted at the northern edge of 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: Small-scale designed landscape associated with 19th century house – Leahyrst. Area of Palaeolithic Potential. This site is likely to be suitable for development, but some mitigation may be required. Site is within the 2km buffer of Barnt Green conservation area.	

Site 320 - 42 Greenhill		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, whilst this site could be considered comprehensively with adjacent sites, the location of Priority Habitat within the site leaves the remainder of the site disconnected from those adjacent sites and should be discounted at this stage.

Site BDC008 - Land west of Station Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/ No	<p>Context: The site is located to the south west of Blackwell. The surrounding uses are: residential to the north, trainline and agriculture to the south, agriculture/green fields to the east and residential to the west. The site is currently vacant, greenfield land.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>The site also is in an area not assessed for Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: The site is located within both a Mineral Consultation Area and a Mineral Safeguarding Area. The best use of any on site resources should be considered in consultation with WCC.</p> <p>This site is wholly within Groundwater Source Protection Zone 3. The location of development and drainage options would need further consideration and appropriate mitigation may be needed to ensure development does not harm groundwater.</p> <p>Site is located directly adjacent to the railway and there is potential contaminated land on the site, a risk assessment and site investigation will be required with remediation of the site likely to be required.</p> <p>Access to this site may be a challenge but could be investigated further.</p>
	Landscape Sensitivity: The site falls within an area that was not assessed for Landscape Sensitivity.	
	LWS and Priority Habitats: 12.27% of the site is covered by Priority Habitat (Lowland mixed deciduous woodland, Lowland meadows). Further assessment is required and a reduction in net developable area is likely.	
	Noise: Daytime level = 40 decibels, nighttime level = 40 decibels 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. Wholly within solid/silica sand MSAs and partially within S&G MSAs. Resources already sterilised in vicinity of site. 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 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: Moderate or unknown risk to the historic environment Site is located within the Barnt Green 2km Conservation Area buffer zone	
Conclusion Outcome:		In summary, the site would be a reasonable site to allocate for small scale development, as long as a suitable access could be found and the minerals issues could be resolved.

Site BDC109 - 9, 11, 11a & 15 Linthurst Newtown		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/ No	<p>Context: The site is located to the north of Blackwell, with grazing land to the north, residential properties to the east, Linthurst Newton to the south, and residential properties along Linthurst Newton to the west. It is currently in residential use, with a dwelling and its associated curtilage and garden land.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>The site also is in an area not assessed for Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses:</p> <p>The site is located within both a Mineral Consultation Area and a Mineral Safeguarding Area. The best use of any on site resources should be considered in consultation with WCC.</p> <p>This site is wholly within Groundwater Source Protection Zone 3. The location of development and drainage options would need further consideration and appropriate mitigation may be needed to ensure development does not harm groundwater.</p>
	Landscape Sensitivity: The site falls within an area that was not assessed for Landscape sensitivity.	
	LWS and Priority Habitats: 0% of the site is covered by Priority Habitat.	
	Noise: 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. Wholly within solid sand MSA and 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 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: Unknown archaeological potential. This site is likely to be suitable for development, but some mitigation may be required.	
Conclusion Outcome:		In summary, this site could be suitable for future development, considering it is already within the village boundary.

Site BDC124 - 4, 4a,6,8&10 St Catherine's Road & Land to rear		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/ No	<p>Context: The site is located in the north of Blackwell village and is partly within the settlement. There is the first school to the north, agricultural to the east and residential to the south and west. The site's current use is residential and vacant land to the rear.</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 and partially falls within a Primary area for housing opportunity.</p> <p>Main Strengths and Weaknesses:</p> <p>The site is located within both a Mineral Consultation Area and a Mineral Safeguarding Area. The best use of any on site resources should be considered in consultation with WCC.</p> <p>This site is wholly within Groundwater Source Protection Zone 3. The location of development and drainage options would need further consideration and appropriate mitigation may be needed to ensure development does not harm groundwater.</p> <p>6.01% of the site is covered by Priority Habitat (Lowland mixed deciduous woodland, Hedgerows). This may be linked to the blanket TPO (TPO (26) 2003) across approx. half of the site (1.05ha) which covers 4-10 St Catherine's Road properties and gardens. Further ecological assessments may need to be undertaken and potential reduction to net developable area.</p> <p>Ownership of the properties within the site may have changed hands since the SHLAA form was submitted in 2008, therefore the availability of the whole site for development will need to be investigated further.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing. The site partially falls within a Primary area for housing opportunity.	
	LWS and Priority Habitats: 6.01% of the site is covered by Priority Habitat (Lowland mixed deciduous woodland, Hedgerows). Further assessment is required and a reduction in net developable area is likely.	
	Noise: Daytime level = 40 decibels, nighttime level = 43 decibels 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. Wholly within solid sand MSA and 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 and will not be subject to further assessment	
	TPOs: TPOs within the site. Net developable area may need to be reduced. Further assessment required	
	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: Moderate or unknown risk to the historic environment</p> <p>Site lies wholly within the Barnt Green Conservation Area 2km Buffer Zone.</p>	

Site BDC124 - 4, 4a,6,8&10 St Catherine's Road & Land to rear		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, the site would be a reasonable site to allocate, providing all landowners are still in agreement to develop the site and the minerals and TPO issues could be resolved.

Site BDC292 - Land to rear of Linthurst Newton		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: The site is located to the north of Blackwell. There is agricultural grazing land to the north with M42 beyond, a small wooded area to the east, residential properties within settlement of Blackwell to the south, and grazing land to the west. The site is currently used for agricultural purposes as grazing land.</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 Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: The site is located within both a Mineral Consultation Area and a Mineral Safeguarding Area. The best use of any on site resources should be considered in consultation with WCC.</p> <p>This site is wholly within Groundwater Source Protection Zone 3. The location of development and drainage options would need further consideration and appropriate mitigation may be needed to ensure development does not harm groundwater.</p> <p>There is a small area of unknown filled ground on site. Within multiple LF buffers.</p> <p>Access to the site appears to be a challenge as current access is via a single track and remote from the highway network.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 5.68% of the site is covered by Priority Habitat (Lowland mixed deciduous woodland, Hedgerows, Lowland dry acid grassland). Further assessment is required and a reduction in net developable area is likely.	
	Noise: Day noise level: 49db, night noise level: 54db. 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 solid sand MSA and within silica sand and S&G MCAs. 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 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: Unknown archaeological potential. Site is likely to be suitable for development, but some mitigation may be required. Site is within 2km of Barnt Green Conservation Area.	
Conclusion Outcome:		In summary, the site should no longer be considered for allocation due to its inaccessibility.

Blackwell: Summary of Site Analysis and Planning Judgement Discussion

016	102	154	291	320	BDC008	BDC109	BDC124	BDC292