

BARNT GREEN PARISH COUNCIL
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Dear Resident

You may by now have seen that Bromsgrove District Council (BDC) has launched a public consultation on its Draft Development Strategy to 2043. This Plan is BDC's response to the Government's call for increased housing and proposes the sites within the Council's area where new housing should be built.

Barnt Green Parish Council (BGPC) recommends that you look at these plans, please see link and QR Code on Page 12.

There are different ways in which you can convey your thoughts on the proposals.

We recommend that you respond by 22 September to the public consultation <https://bromsgroveplan.commonplace.is/>

This is your opportunity to comment individually on the draft plan direct to BDC. The link and QR code are also on Page 12.

In addition, BGPC will be responding to the Consultation to represent the views of the residents of Barnt Green. We encourage you to participate in a short survey. This can be accessed via the link and QR Code on Page 12. Paper copies of the survey can be obtained at the BGPC office at 80 Hewell Road, Barnt Green [open 09.00 to 13.00 Monday – Thursday]. This survey will close on 22 August.

BGPC will also be hosting a meeting to hear your thoughts on the proposals. This will be held at The Parish Centre, St Andrew's Church, Sandhills Road B45 8NR on Tuesday 29 July 2025 at 19.00. Here, you will be able to discuss the proposals with fellow residents and parish councillors. The meeting will be structured along the following lines:

- What are your overall thoughts and views on the housing developments proposed for the Barnt Green area?
- What do you see as the main benefits that would arise from the proposals?
- What do you see as the drawbacks and issues arising?
- What infrastructure improvements do you think would be required in order to make these proposals viable?
- Of the three sites proposed for the Barnt Green area, which do you think are the most and least suitable, and why?

BDC is intending to host a walk in session in Barnt Green during the consultation period. The date, timings and venue are not yet known. We will post them on our website when they are available.

These proposals are important for the future of Barnt Green. They are probably the key opportunity for residents to influence the shape and future of the village to 2043. We, therefore, encourage you make your views known.

Barnt Green Parish Councillors

Some Important Points of Context

- The number of homes to be allocated for future development has been set by central Government. For BDC, it already has identified sites for 3,000. The new requirement is for 12,000 to be identified, an increase of 9,000. The Draft Strategic Development proposes the sites on which the additional 9,000 homes should be built by 2043.
- A significant element of BDC's methodology has been to prefer potential sites where there is existing infrastructure, such as those with proximity to village centres, their shops and railway stations.
- With 89% of BDC's land in Green Belt, 'exceptional circumstances' have been invoked to release land for the mandated 9,000 homes. As part of this process, Brownfield Sites have been assessed but the number of new homes they contribute is minimal.
- The boundaries of Barnt Green Parish Council are tightly drawn and only 1 of the 3 sites identified for possible development is within these boundaries. That is the Sandhills Farm site (Ref: BAR003).

- BDC uses a greater Barnt Green approach. As all 3 sites will have an impact on Barnt Green, BGPC will be responding to the consultation on all 3 sites. The sites outside Barnt Green are in Lickey & Blackwell Parish Council (BAR01) and Cofton Hackett Parish Council (BAR02). Please see the following map.
- There has been media comment on a ‘Groveley Garden Village’ development of up to 1450 homes. This is a separate issue which is at the early stages of investigation into the land’s feasibility for development. It is not currently subject to any consultation. It does not form part of BDC’s Draft Strategic Development.

Summary of Sites in Barnt Green

Site Ref.	Site Name	Indicative Capacity
BARNT GREEN		
BAR01	Land between Twatling Road and Cherry Hill Road	140
BAR02	Land north of Kendal End Road	50
BAR03	Sandhills Farm	150
SUB TOTAL		340

**Extract from Bromsgrove District Council – Site Assessment & Site Selection
Methodology: Site BAR01 (also reference 160)**

Site 160 Land between Twatling Road and Cherry Hill Road		
RAG	Constraint Commentary	Conclusion
Yellow	Green Belt Harm: Low/No	Context: This site is located in the centre of the Barnt Green settlement. The site is bounded by the existing residential development at Pinfield Drive to the north, Twatling Road to the east and Cherry Hill Road to the south. The eastern boundary abuts Pinfield Wood at Lickey Hills Country Park. Green Belt Boundaries: The site falls within an area of Low/ No Green Belt Harm.
Yellow	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
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. The site contains the following Priority Habitat: Lowland mixed deciduous woodland.	The site is well bound to the north, south and west by existing residential development and roads. The east also has the very strong boundary of Pinfield Wood. The site falls within a Medium Landscape Sensitivity area for housing and has been identified as a Primary Opportunity Area for development.
Green	Noise: Day noise level: 40db, Night noise level: 48db. 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).	Main strengths and weaknesses: There are very few limiting constraints associated with this site. However, the site is within a Mineral Consultation area and a Mineral Safeguarding area. Consultation with Worcestershire County Council (WCC) will be required, and on site use of any resources taken into consideration.
Yellow	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within key solid sand resource. Will not materially increase sterilisation of wider resource, but should use on site.	The site yield will exceed the 50 dwelling threshold associated with the SSSI Impact Risk Zone and Natural England will need to be consulted.
Green	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.	Between 1% and 24.9% of the site falls within an area determined to have Surface Water Flooding risk, which will need further consideration when masterplanning.
Red	SSSI Impact Risk Zone: The entire site falls within two SSSI Impact Risk Zones. They both share the following development category consultation thresholds: Residential: Residential development of 50 units or more. Rural Residential: Any residential development of 50 or more houses outside existing settlements/urban areas.	Furthermore, a setting assessment will be needed due to proximity of the Barnt Green Conservation Area.

Site 160 Land between Twatling Road and Cherry Hill Road		Conclusion
RAG	Constraint Commentary	
Red	Further assessment, including consultation with Natural England, is required.	
Green	TPOs: No TPOs within the site.	
Green	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
Green	Risk to the Historic Environment: Moderate or Unknown Risk to the Historic Environment On boundary of Barnet Green Conservation Area. Potential for new development to erode the setting of the CA which is characterised by large plots with architect designed houses set within landscaped gardens. Site is likely to be suitable for development, but some mitigation may be required. Setting assessment required. Any development would have to respect the character of Twatling Road/Cherry Hill Road, ie large houses large plots.	
Conclusion:		In summary, this site could provide a good option for development if impacts on the historic and natural environments and surface water flooding can be adequately addressed.

Extract from Bromsgrove District Council – Site Assessment & Site Selection Methodology:
Site BAR02 (also reference 019)

Site 019 - Land north of Kendal End Road		
RAG	Constraint Commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site lying to the northeast of Barnt Green's built form. The site is located on Kendal End Road, opposite the Barnt Green Inn and the new development at Butterwick Close.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>Site boundary to the North of the site is weak and therefore adequate defensible boundaries need to be considered.</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 very few limiting constraints associated with this site.</p> <p>However, the site is within a Mineral Consultation area and a Mineral Safeguarding area. Consultation with Worcestershire County Council (WCC) will be required, and on site use of any resources taken into consideration.</p> <p>The site yield will more than likely exceed the 10 dwelling threshold associated with the SSSI Impact Risk Zone and Natural England will need to be consulted.</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: 0.05% 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: Limited or no potential to sterilise mineral sites or supporting infrastructure. Majority of site is within solid sand MSAs and S&G and silica sand MCAs. 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.	

Site 019 - Land north of Kendal End Road		
RAG	Constraint Commentary	Conclusion
	<p>SSSI Impact Risk Zone: The site falls entirely within the SSSI Impact Risk Zone around Bittell Reservoirs SSSI. Consultation with Natural England would be required as residential development of 10 or more houses outside existing settlements/urban areas is being proposed.</p>	<p>Between 1% and 24.9% of the site falls within an area determined to have Surface Water Flooding risk, which will need further consideration when masterplanning.</p> <p>Furthermore, a setting assessment will be needed due to proximity to the Barnt Green Inn Grade II Listed building.</p>
	<p>TPOs: No TPOs within the site.</p>	
	<p>Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p>	
	<p>Risk to the Historic Environment: Close to Grade II Listed Barnt Green House, now pub, which has 16th century origins, bounded by railway in east. Modern expansion in area has a mostly linear nature.</p> <p>A setting assessment would be required with regard to the potential impact on the Grade II listed Barnt Green House. The site is separated from the Barnt Green Conservation Area by modern development on Fiery Hill Road.</p>	
	<p>Conclusion:</p>	<p>In summary, this site could provide a good option for development if impacts on the historic and natural environments and surface water flooding can be adequately addressed.</p>

**Extract from Bromsgrove District Council – Site Assessment & Site Selection Methodology:
Site BAR03 (also reference 255)**

Site 255 - Land at Sandhills Farm		
RAG	Constraint Commentary	Conclusion
	Green Belt Harm: High	<p>Context: This site lies to the south of the settlement and lies behind the residential development on Sandhills Lane in the north and Sandhills Green to the east. The site's southern boundary runs parallel with the M42 motorway. The railway severs this site from the existing settlement.</p> <p>Green Belt Boundaries: The site predominantly falls within an area of High Green Belt Harm. However, there is an area of Moderate Harm to the west of the site, rear of Blackwell Road. The eastern third of the site falls within an area of Very High Green Belt Harm.</p> <p>The M42 Motorway would provide a strong defensible boundary if the settlement were to be extended in this vicinity.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing. A portion of the site closest to the existing development on Sandhills Lane 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.</p> <p>The site is within a Mineral Consultation area and a Mineral Safeguarding area. Consultation with Worcestershire County Council (WCC) will be required, and on site use of any resources taken into consideration.</p> <p>The site yield will exceed the 50 dwelling threshold associated with the SSSI Impact Risk Zone and Natural England will need to be consulted.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	LWS and Priority Habitats: 10.6% 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, Rivers. The Cock's Croft Wood Local Wildlife Site lies adjacent to the western edge of the site.	
	Noise: Day: 62dB, Night: 60dB Continuous noise levels between 60-64.9dB LAeq, 16hr, should be considered with caution. Good acoustic design principles must be employed together with consideration of thermal comfort which may require the installation of mechanical ventilation. Noise levels in outdoor amenity spaces may exceed the LOAEL of 50dB LAeq, 16hr but fall beneath the SOAEL of 55dB LAeq, 16hr, the level of amenity afforded to future residents would be acceptable only where development is deemed 'desirable' by the LPA. 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 dbLAeq16hr) for outdoor amenity space but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr).	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Site includes part of solid and silica sand MSAs and part of building stone MCA. Resources in vicinity of site already sterilised. Site would not materially increase sterilisation, but should use on site.	

Site 255 - Land at Sandhills Farm		
RAG	Constraint Commentary	Conclusion
	<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>	<p>Road noise from the M42 Motorway would require development to be pulled back from the noise source, which would require additional masterplanning.</p>
	<p>SSSI Impact Risk Zone: The whole site falls within the Impact Risk Zone surrounding the Bittell Reservoirs SSSI. The western half of the site falls one part of the zone meaning that consultation with Natural England is required in the following instances:</p> <ul style="list-style-type: none"> Residential: Residential development of 50 units or more Rural residential: Any residential of 50 or more homes outside existing settlements/urban areas <p>The eastern part of the site is in closer proximity to the SSSI and therefore the criteria requiring consultation with Natural England are more stringent, as follows:</p> <ul style="list-style-type: none"> Rural residential: And residential development of 10 or more houses outside existing settlements/urban areas Residential: Residential development of 50 units or more 	<p>Part of site is former Sandhills Farm Landfill. Further information required in relation to landfill site in order to make full assessment. Remainder of site in LF buffer with 2x small areas of unknown filled ground. Former landfill area requires Red Classification. Remainder of the site Amber1/Amber 2. This may affect the yield for this site if development has to be pulled back from landfill areas.</p> <p>Furthermore, a setting assessment will be needed due to proximity of Conservation Areas and Listed Buildings.</p> <p>Site access may be a challenge. The current masterplan indicates that the existing Barnt Green Social Club will be demolished to secure access on to Blackwell Road, very close to the existing Hewell Lane junction and the railway bridge. Further advice needs to be sought from WCC as Highways Authority with regard to the appropriateness of a junction for the level of development in this location.</p>
	<p>TPOs: No TPOs within the site</p>	
	<p>Public Open Space: Site does not overlap with any areas 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>Bounded to south by M42. Contains numerous earthworks of ridge and furrow, trackways and clay pits.</p> <p>The site lies within the 2km buffer zone of both Alvechurch and Barnt Green Conservation areas, with Barnt Green CA being 600m away (straight line distance).</p> <p>Gaunts, Grade II (1100230) is located between 255/275. 275 is to the north but separated from the LB by the railway line, so any impact may</p>	

Site 255 - Land at Sandhills Farm		
RAG	Constraint Commentary	Conclusion
	be minimal and could probably be obscured by landscaping. The eastern end of 255 is to the west, so it maybe that most of the site is developable with some thought given to any impact on the LB at the east end, so a setting assessment may not be required.	
Conclusion:		In summary, this site could provide an option for development if impacts on the historic and natural environments and appropriate access can be adequately addressed. However, the extent of development would need to be pulled back from the noise source at the M42, take account of landfill areas and avoid areas of Very High Green Belt Harm

Acronyms

CA	conservation area
LAeq	A-weighted, equivalent continuous sound test
LB	listed building
LF	land fill
LOAEL	lowest observed adverse effect level
LPA	local planning authority
LWS	local wildlife sites
MCA	mineral consultation area
MSA	mineral safeguarding area
RAG	red, amber, green
SOAEL	significant observed adverse effect level
SSSI	site of special scientific interest
TPO	tree preservation order
WCC	Worcestershire County Council
WHO	World Health Organisation

Links and QR Codes for your response.

This is the link and QR Code to the detailed documents outlining **all** the information for Bromsgrove District Councils (BDC) Local Plan Draft Development Strategy to 2043.

https://www.bromsgrove.gov.uk/media/axrfhe4n/bdc_localplanconsultationdocjune25_webrev.pdf



This is the link and QR Code to **respond directly** to Bromsgrove District Councils (BDC) **public consultation** on its Draft Local Plan Development Strategy to 2043, have your say on the plans.

<https://bromsgroveplan.commonplace.is/>



This is the link and QR Code to Barnt Green Parish Councils survey for residents opinions about Bromsgrove District Councils (BDC) Local Plan Draft Development Strategy to 2043. This survey is to gather residents opinions to support the parish council's response. This will count as one response from the parish council, **residents also need to respond to BDC directly on the link / QR Code ABOVE.**

Link to parish council survey only <https://forms.cloud.microsoft/r/DhxVm9xGGe>

(Paper copies of the Barnt Green Parish Council survey are available from the parish council office, 80 Hewell Rd.)

