

East of the A435 (south of Maypole/Solihull Lodge): Summary of Initial Sift and Significant Constraints

Initial Sift/ Site No.	076	120c	199	214	231c	235	247	276a	311
Site size	Green	See Majors Green Assessment	See Hollywood Assessment	Green	Green	Green	See Hollywood Assessment	See Hollywood Assessment	Green
Proximity to existing settlement	Green			Green	Yellow	Green			Green
Flood Risk	Green			Green	Green	Green			Green
SSSI	Green			Green	Green	Green			Yellow
Ancient Woodland	Green			Green	Green	Green			Green
Country Park	Green			Green	Green	Green			Green
SM / Registered Park & Garden	Yellow			Green	Green	Green			Yellow
Significant Constraints									
Priority Habitat	Yellow			Green	Green	Yellow			Yellow
Noise	Yellow			Light Green	Light Green	Green			Green
Green Belt	Yellow			Blue	Blue	Yellow			Yellow
Landscape	Yellow			Yellow	Yellow	Yellow			Yellow

East of the A435 (south of Maypole/Solihull Lodge): Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	076	214	231c	235	311
Priority Habitats	Yellow	Green	Green	Yellow	Yellow
Noise	Yellow	Light Green	Light Green	Green	Green
Green Belt Harm	Yellow	Blue	Blue	Yellow	Yellow
Landscape Sensitivity	Yellow	Yellow	Yellow	Yellow	Yellow
LSA Opportunities for development	N/A	N/A	N/A	Blue	N/A
Detailed Considerations criteria:					
Minerals Safeguarding	Green	Yellow	Green	Yellow	Green
Ancient/Veteran Trees	Green	Green	Green	Green	Green
SSSI Impact Risk Zone	Red	Red	Red	Red	Red
TPOs	Red	Green	Green	Red	Red
Public Open Space	Green	Green	Green	Green	Green
Risk to the Historic Environment	Light Green	Light Green	Light Green	Yellow	Yellow
Proximity of AQMA/AQCZ	Green	Green	Green	Green	Green
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				

East of the A435 (south of Maypole/Solihull Lodge): Site Analysis and Planning Judgement Discussion

Site 076 – Land south of Peterbrook Road		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: High and Moderate	<p>Context: This is a greenfield, linear site and lies adjacent to the boundary with Solihull MB Council. There is a pond in the west of the site and a brook bisects the length of the site.</p> <p>Green Belt and Boundaries: The site falls both within an area of High and Moderate Green Belt Harm.</p> <p>Development south of Peterbrook Road would breach a strong boundary that forms a consistent edge to the Green Belt for some distance.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site.</p> <p>Areas of Flood Zone 2 and 3 exist around the pond in the east, and run through the centre of the site and a wider area in the west, in total affecting approximately 5% of the total site area. However any development would need to avoid these zones which could act to split the site in two.</p> <p>In relation to the natural environment, a band of TPO trees exist along the boundary with Peterbrook Road which would prevent an access being taken at this point. The pond area in the east is also identified as a standing water priority habitat. Proximity to the Berry Mound SSSI means that Natural England would need to be consulted on proposals for more than 50 homes.</p> <p>Other constraints noted in the full desktop assessment is that the site is the former Peterbrook Farm landfill site. It is likely that there is a significant potential for contaminated land on site, with a high to very high risk to human</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 16.33% 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, Not recorded, Hedgerows, Lowland meadows, Eutrophic standing waters, Rivers, Open mosaic habitats on previously developed land	
	Noise: 62.25dB (Day) 60-64.9dB 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 Infrastructure and Resources: Limited or no potential to sterilise mineral sites or supporting infrastructure. Within S&G MCA, but only small amount of MSA within site. Resource negligible and already sterilised.	
	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	
	SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ (31254) and further assessment, including consultation with Natural England, is required. This IRZ is relevant to the following types of development proposed for this site: <ul style="list-style-type: none"> Any residential development of 50 or more houses outside existing settlements / urban area 	

Site 076 – Land south of Peterbrook Road		
RAG	Constraint commentary	Officer's Conclusion
Red	TPOs: TPOs (5240308 – South side of Peterbrook Road) within the site, along the northeast and eastern boundary. Net developable area may need to be reduced. Further assessment required.	health and the environment. A risk assessment and site investigation would be required. Significant remediation of site likely to be required. Therefore, the site may only be suitable for industrial/commercial uses.
Green	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
Light Green	Risk to the Historic Environment: CAT 3 - Moderate or unknown risk to the historic environment Mill pond and related waterbodies associated with historic mill site. These sites are likely to be suitable for development, but some mitigation may be required.	
Green	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	
Conclusion Outcome:		In summary, the identified constraints make this a less suitable option for residential development and it should no longer be considered for allocation.

Site 214 - Land between Alcester Road South and A435, Maypole, Hollywood		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a greenfield site which nestles between the A435 Hollywood Bypass and Alcester Road and extends from the north west edge of Hollywood up to the West Midlands Conurbation.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>Trying to establish a strong, defensible Green Belt boundary that maintains separation of the settlements will be a challenge.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are a few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Consultation with Natural England in relation to the SSSI Impact Risk Zone. • Ensure that the best use is made of any on-site minerals. <p>However, maintaining separation of settlements is a challenge that can't be overcome if this site is allocated for development.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	<p>LWS and Priority Habitats:</p> <p>3.57% 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, Hedgerows, Rivers, Lowland meadows</p>	
	<p>Noise: Daytime level: 56 decibels, nighttime level: 47 decibels 50-59.9dB</p> <p>Residential development sites that are within the continuous noise range of 50-59.9dB LAeq, 16hr, present a noise climate that could be delivered in compliance with BS 8233:2014 without excessive mitigation whilst maintaining a modern standard of living and outdoor amenity.</p>	
	<p>Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure.</p> <p>Site includes some compromised S&G resource. Wider resource already sterilised, but should use on site.</p>	
	<p>Ancient/Veteran Trees:</p> <p>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>SSSI Impact Risk Zone:</p> <p>>50% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required</p>	
	<p>TPOs:</p> <p>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>	

Site 214 - Land between Alcester Road South and A435, Maypole, Hollywood		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment</p> <p>Site lies outside of any Conservation Area 2km buffer zones.</p>	
	<p>Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ. However, site shares a significant boundary with a motorway or A road or junction of such roads. Proposal may contribute to cumulative negative impact on air quality and/or create new areas of poor air quality due to size/location etc.</p>	
	<p>Conclusion Outcome:</p>	<p>In summary, due to the potential to merge key settlements, this site should no longer be considered for allocation.</p>

Site 231c – Land east of A435, Hollywood		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: High	<p>Context: This greenfield site lies to the north west of the Hollywood settlement and abuts the A435. The site is remote from any of the surrounding settlement edges and would require adjacent sites to be allocated in order to connect it to the existing built form.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The A435 could provide a strong, defensible boundary to the west of the site.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are a few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Consultation with Natural England in relation to the SSSI Impact Risk Zone. <p>However, the site is remote from any of the surrounding settlement edges and would require adjacent sites to be allocated in order to connect it to the existing built form.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 0.78% 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: Noise levels within outdoor amenity spaces are likely to exceed the SOAEL, (Note: Screening is inclusive of a -10dB reduction applied for potential acoustic barriers) as such we would deem these sites unacceptable for residential development. Internal noise levels as per BS8233:2014 may be achievable with good acoustic design and suitable acoustic glazing and ventilation units. Detailed Noise Impact Assessments would be required to justify further consideration of these locations.	
	Minerals Infrastructure and Resources: Limited or no potential to sterilise mineral sites or supporting infrastructure. Small part of site within S&G MCA. Site would not materially increase sterilisation.	
	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	
	SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required	
	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 potential. Possible disturbance from Hollywood Bypass construction	

Site 231c – Land east of A435, Hollywood		
RAG	Constraint commentary	Officer's Conclusion
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ. However, site shares a significant boundary with a motorway or A road or junction of such roads. Proposal may contribute to cumulative negative impact on air quality and/or create new areas of poor air quality due to size/location etc.	
	Conclusion Outcome:	In summary, as the site is remote from any of the surrounding settlement edges it should no longer be considered for allocation unless adjacent sites are considered suitable for allocation.

Site 235 – Land between Hollywood Golf Club and Maypole Lane		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a large (+44ha) greenfield site adjoining the Birmingham City Council boundary. The site contains a more densely wooded area and an area of relatively flat, open ground. The north and western elevations of that section are enclosed by existing urban development thus providing strong defensible boundaries.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is located in an area where the Green Belt gap between south Birmingham and the Wythall settlements is very narrow. The site boundaries to the east appear weak, broadly following the line of a small brook but with no strong defensible features identified. It is noted that the site's southern boundary aligns with the existing southernmost area of Birmingham in this vicinity (Links Road).</p> <p>The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are a few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Consultation with Natural England in relation to the SSSI Impact Risk Zone. • There are 58 TPOs throughout the site, plus group TPOs in the eastern portion of the site close to Peterbrook Road and also a group TPO on the site boundary with Hollywood Golf Course (site 199). • The east of the site is heavily constrained by Priority Habitat, which would require the developable area to be reduced.
	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: 23.98% 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, Lowland meadows, Hedgerows, Rivers, Eutrophic standing waters	
	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 Resources: Limited or no potential to sterilise mineral sites or supporting infrastructure. Majority of site is within S&G MCA and includes some significant resources. Resources are limited in scale and partially sterilised. 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.	
	SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required.	
	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.	

Site 235 – Land between Hollywood Golf Club and Maypole Lane		
RAG	Constraint commentary	Officer's Conclusion
	<p>Risk to the Historic Environment: High risk to the historic environment</p> <p>Within 100m of Scheduled Monument. Area of Palaeolithic Potential with Glaciofluvial deposits dating to Marine Isotope Stage 6 to Stage 2. Possible earthwork of forest enclosure bank dating to circa 1324</p>	<ul style="list-style-type: none"> The site is in close proximity to the Berry Mound Scheduled Monument and this coupled with the potential for archaeological deposits means there is a high risk to the historic environment from development. <p>The site is well located close to the southern edge of Birmingham, near to its border with Solihull and would offer good access to local amenities in both of these areas. It would also offer an opportunity to round off the urban form in the Birmingham suburbs, where development extends as far south as Links Road.</p>
	<p>Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.</p>	
<p>Conclusion Outcome:</p>		<p>In summary, although the site is well located in relation to the suburbs of Birmingham and Solihull and identified as having potential for housing in the Landscape Sensitivity Assessment, it faces several constraints, which would need to be mitigated.</p> <p>The site could be considered for allocation, but there may be better options which do not threaten the coalescence of Bromsgrove settlements with the conurbation as severely.</p>

Site 311 – 497 Peterbrook Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: The site is considered to be in a sustainable location on Peterbrook Road and adjacent to the Solihull MB Council boundary. There are a variety of local services and public transport options available. The site is largely greenfield with some detached dwellings and associated. outbuildings.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is bound by hedging to three sides, with Peterbrook Road defining the north-eastern elevation. However, these boundaries are not particularly strong.</p> <p>The site is in an area of High/Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are a few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Consultation with Natural England in relation to the SSSI Impact Risk Zone. • The south east of the site is heavily constrained by Priority Habitat, which would require the developable area to be reduced. • The site is in close proximity to the Berry Mound Scheduled Monument and this coupled with the potential for archaeological deposits means there is a high risk to the historic environment from development. <p>The site is well located to existing development on the edge of Solihull.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 35.46% 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 meadows, Lowland mixed deciduous woodland, Hedgerows, Eutrophic standing waters	
	Noise: Daytime 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 Resources: Limited or no potential to sterilise mineral sites or supporting infrastructure. Wholly within S&G MCA. Resources are limited in scale and partially sterilised.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones.	
	SSSI Impact Risk Zone: Site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required.	
	TPOs: An area of TPO protected trees are within the site, along the southern border (number 3634)/ TPO (19) 2014. 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.	

Site 311 – 497 Peterbrook Road		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: High risk to the Historic Environment</p> <p>Potential impact to the setting of Berry Mound Scheduled Monument. On the summit of a low gravel-capped hill overlooking the River Cole and surrounded on three sides by valleys which before drainage would have provided an effective natural defence.</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>	
	Proximity of AQMA/ AQCZ: Not in AQMA or AQCZ.	
Conclusion Outcome:		In summary, the site is well located close to the existing built up area and could be considered suitable for allocation.

East of the A435 (south of Maypole/Solihull Lodge): Summary of Site Analysis and Planning Judgement Discussion

076	214	231c	235	311

Between A435 and A441 (south of Druids Heath and Hawkesley): Summary of Initial Sift and Significant Constraints

Initial Sift/ Site No.	025	134	205	231a	231b	256b	256c	256d	256e	256f	261	340	BDC255	BDC271
Site size														
Proximity to existing settlement														
Flood Risk														
SSSI														
Ancient Woodland														
Country Park														
SM / Registered Park & Garden														
Significant Constraints														
Priority Habitat														
Noise														
Green Belt														
Landscape												N/A		

Between A435 and A441 (south of Druids Heath and Hawkesley): Sites discounted at Initial Sift/ Significant Constraints stage

Site Ref.	Address	Reason dismissed
256e	Land east of Goodrest Lane	Green Belt rating of Very High Harm * See further explanation regarding this site in the 'Site Assessment & Site Selection Methodology Addendum 1' document, paragraph 4.0.8
340	Land north and south of Weatheroak Hill	Less than 10% of the site falls within a settlement or its buffer zone and the site is discounted from further assessment. Green Belt rating of Very High Harm Two Scheduled Monuments lie adjacent to and within the site boundary
BDC271	Land between Redhill Road and Goodrest Lane	Green Belt rating of Very High Harm

Between A435 and A441 (south of Druids Heath and Hawkesley): Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	025	134	205	231a	231b	256b	256c	256d	256f	261	BDC255
Priority Habitats											
Noise											
Green Belt Harm											
Landscape Sensitivity											
LSA Opportunities for development	N/A				N/A	N/A	N/A				
Detailed Considerations criteria:											
Minerals Safeguarding											
Ancient/Veteran Trees											
SSSI Impact Risk Zone											
TPOs											
Public Open Space											
Risk to the Historic Environment											
Proximity of AQMA/AQCZ											
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										

Between A435 and A441 (south of Druids Heath and Hawkesley): Site Analysis and Planning Judgement Discussion

Site 025 – 19 Druids Lane and garages		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: Low/No	<p>Context: This is a small brownfield site accessed from Druids Lane, Birmingham. It is currently occupied by garages and is surrounded by development on three sides. It is in use for open storage/as a builder's yard.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>Removing this site from the Green Belt in isolation would not be practical due to the existing development between it and the existing boundary. The NPPF does allow for brownfield redevelopment in the Green Belt if all planning matters can be satisfied.</p> <p>The site is in an area of Medium Landscape Sensitivity for housing.</p> <p>Main Strengths and Weaknesses: There are a few limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> Worcestershire Regulatory Services indicated that the site is a former factory or works (unspecified use) and the presence of garages mean there is likely to be contamination present. There may be a low to medium risk to human health and the environment and a risk assessment and site investigation work would be required. Remediation of the site is also very likely to be required which could affect the viability of development on this small site.
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: <1% of the site is covered by 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 = 51 decibels, night time level = 42 decibels 50-59.9dB	
	Residential development sites that are within the continuous noise range of 50-59.9dB LAeq, 16hr, present a noise climate that could be delivered in compliance with BS 8233:2014 without excessive mitigation whilst maintaining a modern standard of living and outdoor amenity.	
	Minerals Infrastructure and Resources: 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	
	SSSI Impact Risk Zone: Site does fall within the SSSI IRZ around Berry Mound Pastures SSSI but it is below the threshold requiring action and therefore is unlikely to require 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 025 – 19 Druids Lane and garages		
RAG	Constraint commentary	Officer's Conclusion
	<p>Risk to the Historic Environment: Low or no risk to the historic environment</p> <p>Site is not within nor does it overlap with any Conservation Areas or 2km Conservation Area buffer zones.</p>	
	<p>AQMA/AQCZ: Site not within AQMA or AQCZ.</p>	
<p>Conclusion Outcome:</p>		<p>In summary, this site is free from most constraints, is well related to the existing urban area and could be considered for allocation.</p>

Site 134 - Land adjacent to Moundsley Hall Care Village, Walkers Heath Road		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: Low/No	<p>Context: This is a small greenfield site located off Walkers Heath Road, Birmingham. It is located to the north of the access road to Moundsley Hall Care Village and is covered by scrubland and trees. The site has been proposed for an extension to the Care facility or residential development.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>The site has strong Green Belt boundaries to two sides with residential development to the north and the Care Home to the east. The site's western boundary is the administrative border with Birmingham CC, but the Green Belt extends to Walkers Heath Road.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: The site is largely free from constraints with the exception of a blanket TPO covering the whole site. Comments from the BDC Tree Officer identify dense tree cover on the western most boundary and the north western corner of the site with some scattered individual mature trees and in other boundary hedge lines that would need to be retained. This would seriously limit the amount of development achievable on this already small site.</p> <p>The Landscape Sensitivity Assessment does identify the site as an opportunity for residential development providing that boundary buffer vegetation is retained and reinforced, particularly with regard to the nearby Walkers Heath Park. However this potential opportunity cannot overcome the TPO designation.</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: 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: 40dB day, 40dB night Locations with a continuous noise level less than 50dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Resources: 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.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action and therefore is unlikely to require further assessment	
	TPOs: Group TPO (TPO 9 - 2014) covers the entirety of 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.	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment Incorporates remnant parkland landscape of Moundsley Hall. Earthwork ridge and furrow.	
	AQMA/AQCZ: Site not within AQMA or AQCZ.	

Site 134 - Land adjacent to Moundsley Hall Care Village, Walkers Heath Road		
RAG	Constraint commentary	Officer's Conclusion
	Conclusion Outcome:	In summary, the existence of dense woodland and the blanket TPO applying to the whole site means that development would be severely restricted as these trees would need to be retained. The site should no longer be considered for allocation.

Site 205 - Land east of Redditch Road		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: High	<p>Context: This is a greenfield site adjacent to the border with Birmingham CC on the A441 Redditch Road. It is currently in use as agricultural pasture land. Whilst the west of the site is well located adjacent to existing development at West Heath, the site as a whole is largely disconnected from the existing built form due to the location of established sports facilities between the two.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The A441 to the west of the site already provides a strong, defensible Green Belt boundary in this location. Creating new strong, defensible boundaries to the south and east of the site could be a challenge due to the sloping nature of the landscape.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • There are areas of Priority Habitat along the northern border which would need to be avoided. • There is also the potential for the site to require an air quality assessment due to its location adjacent to the A441 which is three lanes wide at this point. • Part of the site is within 500m of the Hopwood Dingle SSSI and Ancient Woodland, and therefore the Forestry Commission and Natural England would need to be consulted.
	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: 5.32% 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, Eutrophic standing waters, Hedgerows	
	Noise: Day=52dB 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 Resources: 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	
	SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required <ul style="list-style-type: none"> • Rural residential: Any residential development of 50 or more houses outside existing settlements/urban areas 	
	TPOs: No TPOs within the site and is unlikely to require further assessment	
	Public Open Space: Site does not overlap with an area of Public Open Space and is unlikely to require further assessment	

Site 205 - Land east of Redditch Road		
RAG	Constraint commentary	Officer's Conclusion
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment</p> <p>Close to county boundary, numerous clay pits in area. This site is likely to be suitable for development, but some mitigation may be required.</p>	
	<p>AQMA/AQCZ: Not in AQMA or AQCZ. The Site has a boundary with A441.</p>	
	<p>Conclusion Outcome:</p>	<p>In summary, release of this site for development would breach an already strong Green Belt boundary (A441) and would leave this as an unrelated development, remote from adjacent built form. Therefore, this site should no longer be considered for allocation.</p>

Site 231a - Land south of Druids Lane		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: High and Moderate	<p>Context: This is a large greenfield site in agricultural use lying south of Druids Lane, adjacent to the border with Birmingham CC in the north west of the district. This site is well related to the Druids Heath area of Birmingham and close to the Maypole area with the public transport connections and retail facilities on offer there.</p> <p>Green Belt and Boundaries: The majority of the site, closest to the existing urban area falls within an area of Moderate Green Belt Harm. A land parcel to the south of the site falls within an area of High Green Belt Harm.</p> <p>The south eastern and eastern site boundaries are formed by Crabmill Lane which would be a defensible boundary, and the western boundary is formed by Chinn Brok and a small area of dense woodland which would also be a strong boundary. However the south western site boundary follows a Right of Way and lacks any strong features. The site would breach the already strong boundary of Druids Lane.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.</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 or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> Natural England would need to be contacted in relation to the Berry Mound SSSI.
	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: 1.3% 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, Hedgerows, Eutrophic standing waters	
	Noise: 46.45dB day Parcel 231a is deemed as less than 49.9dB and therefore 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 Resources: 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	
	SSSI Impact Risk Zone: <50% of the site falls within a relevant SSSI IRZ in relation to the Berry Mound Pastures SSSI and further assessment, including consultation with Natural England, is required. The IRZ is relevant to the following type of development proposed by this site submission: <ul style="list-style-type: none"> Any residential development of 100 or more houses outside existing settlements / urban areas 	
	TPOs: No TPOs within the site	

Site 231a - Land south of Druids Lane		
RAG	Constraint commentary	Officer's Conclusion
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment. However consideration may be required of Walkers Heath Park which is immediately adjacent to the western boundary of parcel 231a.	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment Potential archaeology associated with site of Kingswood Farm, clay pits and medieval farming (cropmark ridge and furrow). Some well-established hedgerow boundaries associated with moderately coherent piecemeal enclosure pattern. This site is likely to be suitable for development, but some mitigation may be required.	
	AQMA/AQCZ: Not in AQMA or AQCZ.	
Conclusion Outcome:		In summary, the site is largely free from constraints and could be considered as a suitable site for allocation.

Site 231b - Land east of Crabmill Lane		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: Mostly High Harm, transitioning to an area of Moderate Harm adjacent to the A435 and an area of Low/No Harm in the very north of the site adjacent to Maypole and the existing built form.	<p>Context: This is a linear greenfield arable site situated between Crabmill Lane and the A435, stretching up to the Maypole roundabout in the north in the north west of the district.</p> <p>Green Belt and Boundaries: Due to the linear nature of the site, it falls within an area of High Green Belt Harm, transitioning to an area of Moderate Green Belt Harm adjacent to the A435 and an area of Low/No Green Belt Harm in the very north of the site adjacent to Maypole and the existing built form.</p> <p>The site's eastern boundary is the A435 which is a very strong and defensible boundary, and the western boundary is Crabmill Lane which would also act as a strong boundary, but to a lesser extent than the A435. The site's southern boundary is the weakest in Green Belt terms, demarked only by a hedgerow.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing.</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 or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> Natural England would need to be contacted in relation to the Berry Mound SSSI. Road noise affects the site along its length and the narrowness of the site may mean the development yield is reduced, particularly to the north, leaving any development isolated from the existing urban form. The A435 as the eastern boundary also presents moderate air pollution concerns.
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.89% of the site is covered by 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, Hedgerows	
	Noise: 64.71dB daytime 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.	
	Minerals Infrastructure and Resources: 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 or nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ in relation to the Berry Mound Pastures SSSI and further assessment, including consultation with Natural England, is required. The IRZ is relevant to the following type of development proposed by this site submission: <ul style="list-style-type: none"> Any residential development of 100 or more houses outside existing settlements / urban area 	
	TPOs: No TPOs within the site	

Site 231b - Land east of Crabmill Lane		
RAG	Constraint commentary	Officer's Conclusion
	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 Unknown archaeological potential. These sites are likely to be suitable for development, but some mitigation may be required.	
	AQMA/AQCZ: Not in AQMA or AQCZ. Site shares a significant boundary with the A435.	
Conclusion Outcome:		In summary, the site is largely free from constraints but the noise pollution to the east of the site is a concern, and this may limit the development yield. There may be potential for this site to come forward comprehensively with adjacent sites (231a and 025) but not in isolation.

Site 256b - Land to the west of the junction of West Hills Lane with Redhill Road		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: The vast majority of the site falls in an area of Moderate harm, but a very small portion of the site at the most southerly tip is Very High harm.	<p>Context: This predominantly greenfield site lies on the border with Birmingham City Council, south of Redhill Road and is in use as sports pitches. There is some PDL land (ancillary sports facilities). The site has been proposed for development as part of a wider proposal including surrounding land on the edge of Birmingham. Within the concept masterplan, it is shown to be retained as a sports facility for Birmingham City FC.</p> <p>Green Belt and Boundaries: The majority of the site falls within an area of Moderate Green Belt Harm. A small portion to the south of the site falls within an area of High Green Belt Harm.</p> <p>The well-trees slopes of the West Hills form a strong buffer to the south, but allocation of this site would breach the strong boundary currently provided by Redhill Road.</p> <p>The site falls within a Medium/Low Landscape Sensitivity area for housing.</p> <p>Main Strengths and Weaknesses: Whilst there are very few limiting constraints associated with this site, its current use will remain unaltered and have no impact on any constraints.</p> <p>There are Priority habitats across the site, mostly on site boundaries (north, east and southern edge) and a small water body to the south east.</p> <p>Much of the site is also within 500m of the Hopwood Dingle SSSI and Ancient Woodland, and therefore the Forestry Commission and Natural England would need to be consulted if this site was being proposed for development.</p>
	Landscape Sensitivity: The site falls within a Medium/Low Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 15.55% 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: Hedgerows, Eutrophic standing waters, Lowland meadows, Lowland mixed deciduous woodland	
	Noise: 40dB (daytime) 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 Resources: 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	
	SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required	
	TPOs: No TPOs within the site and is unlikely to require further assessment	
	Public Open Space: Two areas of Public Open Space (within Bromsgrove District) fall within the site (Birmingham City FC training ground/ sports pitches and Hayes Playing fields). The proposed vision document has these identified as areas of OS as part of a masterplan. Therefore a further reduction to the net developable area is unlikely to be needed.	

Site 256b - Land to the west of the junction of Wast Hills Lane with Redhill Road		
RAG	Constraint commentary	Officer's Conclusion
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment</p> <p>Sports pitches, ground appears to have been terrace but unclear how much removed. Adjacent to county boundary.</p>	
	AQMA/AQCZ: Site not within or immediately adjacent AQMA or AQCZ.	
	Conclusion Outcome:	In summary, this site should no longer be considered for residential uses as it has only been submitted as an area for sports uses relating to a larger submitted site.

Site 256c - Land to the east of the junction of Wast Hills Lane with Redhill Road		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: Mostly High, with an area of Moderate close to Red Hill Road	<p>Context: This is a large greenfield site, home to farm buildings and some agricultural land. The northern edge of the site is formed by Redhill Road, which is the administrative boundary with Birmingham City Council. The site has been proposed for development as part of a wider proposal including surrounding land on the edge of Birmingham.</p> <p>Green Belt and Boundaries: The site mostly falls within an area of High Green Belt Harm. There is an area of Moderate Green Belt Harm in the north west of the site.</p> <p>Well-treed slopes would form a strong buffer to the south of the parcel, but as with adjacent parcels it is the breaching of the strong boundary of Redhill Road. The eastern boundary appears to be a particularly strong hedgerow with dense planting.</p> <p>The site falls within a High/Medium Landscape Sensitivity area for housing.</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 or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> Natural England would need to be contacted in relation to Hopwood Dingle SSSI and Ancient Woodland, and therefore the Forestry Commission and Natural England would need to be consulted. Priority Habitats are present within the site, which may require a reduction in the net developable area of the site. <p>The site has been proposed for development as part of a wider proposal including surrounding land on the edge of Birmingham. Given its location south of Redhill Road, if it were to be allocated, it would need to come forward for development after site 256d to the north so as not to leapfrog a section of Green Belt land in Birmingham CC.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 14.35% 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, Eutrophic standing waters, Hedgerows, Lowland meadows	
	Noise: 40dB (daytime) 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 Resources: 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	
	SSSI Impact Risk Zone: >50% (100%) of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required. <ul style="list-style-type: none"> Residential: Residential development of 50 units or more. Rural residential: Any residential development of 50 or more houses outside existing settlements/urban areas. 	
	TPOs: No TPOs within the site and is unlikely to require further assessment	
	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 256c - Land to the east of the junction of Wast Hills Lane with Redhill Road		
RAG	Constraint commentary	Officer's Conclusion
	Canal Tunnel runs under site. Ridge and furrow and claypits throughout. Possible Anglo Saxon and medieval sites locally.	
	AQMA/AQCZ: Site not within or immediately adjacent AQMA or AQCZ.	
	Conclusion Outcome:	In summary, the site is largely free from constraints, however the presence of Priority Habitats may limit the development yield. There may be potential for this site to come forward comprehensively with adjacent parcels submitted under site reference 256, but not in isolation.

Site 256d - Land north Redhill Road and west of Goodrest Lane (mostly in BCC)		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: High	<p>Context: This is a large cross boundary site, where approximately 60% of the site lies in Birmingham City Council's administrative area. The site has been proposed for development as part of a wider proposal including surrounding land on the edge of Birmingham.</p> <p><i>This assessment will only consider the land within BDC's jurisdiction.</i></p> <p>Green Belt and Boundaries: The BDC portion of the site mostly falls within an area of High Green Belt Harm. There is an area of Moderate Green Belt Harm in the north west of the site.</p> <p>Creating strong, defensible boundaries to contain the outer edges of this site could be a challenge.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.</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 or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> Natural England would need to be contacted in relation to Hopwood Dingle SSSI and Ancient Woodland, and therefore the Forestry Commission and Natural England would need to be consulted. There is a small area of TPOs where Goodrest Lane becomes Grimpits Lane. Part of the site in the south east, adjacent to Goodrest Lane lies next to the Redhill Complex Local Wildlife Site (LWS) which is identified as a lowland meadow habitat. Development close to the LWS would need to have regard to this important natural asset.
	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: 3.94% 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, Lowland meadows, Eutrophic standing waters, Hedgerows The Redhill Complex Local Wildlife Site lies adjacent to the site boundary on Goodrest Lane.	
	Noise: 40dB (daytime) 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 Resources: 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	
	SSSI Impact Risk Zone: >50% (100%) of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required. <ul style="list-style-type: none"> Residential: Residential development of 50 units or more. Rural residential: Any residential development of 50 or more houses outside existing settlements/urban areas. 	
	TPOs: TPOs within the site. Net developable area may need to be reduced. Further assessment required	

Site 256d - Land north Redhill Road and west of Goodrest Lane (mostly in BCC)		
RAG	Constraint commentary	Officer's Conclusion
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	The site has been proposed for development as part of a wider proposal including surrounding land on the edge of Birmingham. Given its location straddling the administrative boundary, it would need to come forward alongside or after the northern part of this site so as not to leapfrog a section of Green Belt land in Birmingham City Council. The coordination needed to achieve this will likely impact on the delivery of such an allocation.
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment Remains of moated site. Potential settlement associated with medieval settlement at Redhill. Westhill Canal Tunnel.	
	AQMA/AQCZ: Site not within or immediately adjacent AQMA or AQCZ.	
Conclusion Outcome:		In summary, the site is largely free from constraints. There may be potential for this site to come forward comprehensively with adjacent parcels submitted under site reference 256, but not in isolation. The fact that the site straddles the administrative boundary with Birmingham means that it would need to come forward as a cross boundary site, which may lengthen the delivery time.

Site 256f - Land at the junction of Goodrest Lane and Lillycroft Lane		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: High	<p>Context: This is a large greenfield site which lies close to the border with Birmingham City Council and is bounded by Goodrest Lane to the south, Lillycroft Lane to the east and Primrose Hill to the north. Satellite imagery reveals the southern two fields are in use for arable crops and the northern two fields are pasture/scrubland. The site has been proposed for development as part of a wider proposal including surrounding land on the edge of Birmingham.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>Whilst strong boundaries exist in the roads to the north, east and south the boundary to the west is weak, if only the land in BDC is considered). If all of the wider submitted sites including the land in BCC up to Longdales Road was included, the site would have defensible boundaries on all sides, although Lillycroft Lane would not be as strong a boundary as Longdales Road.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.</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 or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • There is a small area of TPO trees in the south west corner of the site. This also correlates with an area of Priority Habitat (lowland mixed deciduous woodland). There is a further larger area of Priority Habitats (lowland meadows) in the northern 25% of the site. This would need to be excluded from any developable area. <p>The site has been proposed for development as part of a wider proposal including surrounding land on the edge of Birmingham. Given its location next to the administrative boundary, it would need to come forward alongside or</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: 25.2% 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: Hedgerows, Lowland meadows, Lowland mixed deciduous woodland, Eutrophic standing waters	
	Noise: 40dB (daytime) 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 Resources: 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	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ	
	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.	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment 2002 Evaluation to the north uncovered Romano-British and later archaeology.	

Site 256f - Land at the junction of Goodrest Lane and Lillycroft Lane		
RAG	Constraint commentary	Officer's Conclusion
	AQMA/AQCZ: Site not within or immediately adjacent AQMA or AQCZ.	after the northern part of this site so as not to leapfrog a section of Green Belt land in Birmingham City Council. The coordination needed to achieve this will likely impact on the delivery of such an allocation.
	Conclusion Outcome:	In summary, the site is largely free from constraints. There may be potential for this site to come forward comprehensively with adjacent parcels submitted under site reference 256, but not in isolation. The fact that the site straddles the administrative boundary with Birmingham means that it would need to come forward as a cross boundary site, which may lengthen the delivery time.

Site 261 - Land south of Druids Lane and off Crabmill Lane, Dark Lane, Gay Hill Lane, Icknield Street		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: Mostly high harm but all harm gradings present across the site (low/no harm to the north of the site adjoining the built up area, moderate harm in the section adjoining Druids Lane and very high harm in the southern parts of the site)	<p>Context: This is a very large greenfield site which appears to be largely pasture farmland with some areas of arable. There are also some thick hedgerows and wooded areas, particularly along Chinn Brook. Some of site extends into BCC, but the site boundaries of the site are broadly defined by Crabmill Lane in the south east, Gay Hill Lane, Grimpits Lane, Icknield Street and the administrative boundary in the north. However some of the site extends into BCC's area as it includes Kings Norton cemetery plus adjacent land and part of Moundsley Hall.</p> <p>Green Belt and Boundaries: The site falls mostly in an area of High Green Belt Harm but all Harm gradings are present across the site (Low/No Green Belt Harm to the north of the site adjoining the built up area, Moderate Green Belt Harm in the section adjoining Druids Lane and Very High Green Belt Harm in the southern parts of the site).</p> <p>Where the site boundary follows roads/lanes, there is the opportunity for strong Green Belt boundaries but elsewhere where the site boundary cuts through fields or follows brooks/hedgerows, creating strong, defensible boundaries would be a challenge.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Areas of Priority Habitat throughout the site, but most notably to the east of Gay Hill Lane, plus northern part of site 256f (south of Primrose Hill). The Priority Habitats present are largely lowland meadows and lowland mixed deciduous woodland. There is also an ancient/veteran tree north of Gary Hill Lane in the southern most tip of the site that will need to be retained
	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: 17.22% 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, Rivers, Eutrophic standing waters, Hedgerows, Lowland meadows	
	Noise: 42 dB (Daytime) 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 Resources: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site contains ancient or veteran trees and their buffer zones and will be subject to a possible reduction in net developable area and further assessment	
	SSSI Impact Risk Zone: <5% of the site falls within a relevant SSSI IRZ the majority of which is the area to the east of the A435 Hollywood Bypass. Should this part of the site be proposed for development consultation with Natural England, may be required. Remainder of site does not fall within SSSI IRZ.	
	TPOs: TPOs within the site. Net developable area may need to be reduced. Further assessment required	

Site 261 - Land south of Druids Lane and off Crabmill Lane, Dark Lane, Gay Hill Lane, Icknield Street		
RAG	Constraint commentary	Officer's Conclusion
Red	Public Open Space: Site overlaps with an area of Public Open Space (Walkers Heath Park, play area and allotments) and will require further assessment and possible reduction in net developable area	<p>and a wooded area by Moundsley Hall Care Village that is protected by a TPO.</p> <ul style="list-style-type: none"> The site does include three areas of Public Open Space close to Walkers Heath: Walkers Heath Park. Playground and Allotments. These should be retained should the site move forward for allocation and development. Development of the site has been rated by Worcestershire Archive and Archaeological Service as having a CAT2 risk to the Historic Environment, but other than around Moundsley Hall, not specific locations of particular historic assets or archaeological remains have been given. Therefore, further investigation will be required.
Yellow	Risk to the Historic Environment: High Risk to the historic environment Large allocation area, incorporating archaeological remains of varying date and character, including area of Roman Settlement. Incorporates large swathes of coherent piecemeal enclosure characterised by small-medium, irregular fields with well-established hedgerow boundaries. Also incorporates remnant parkland landscape of Moundsley Hall.	
Green	AQMA/AQCZ: Site not within or immediately adjacent AQMA or AQCZ.	
Conclusion Outcome:		In summary, the site is largely free from constraints and opportunities may exist, subject to additional assessment work. This site could be considered for allocation.

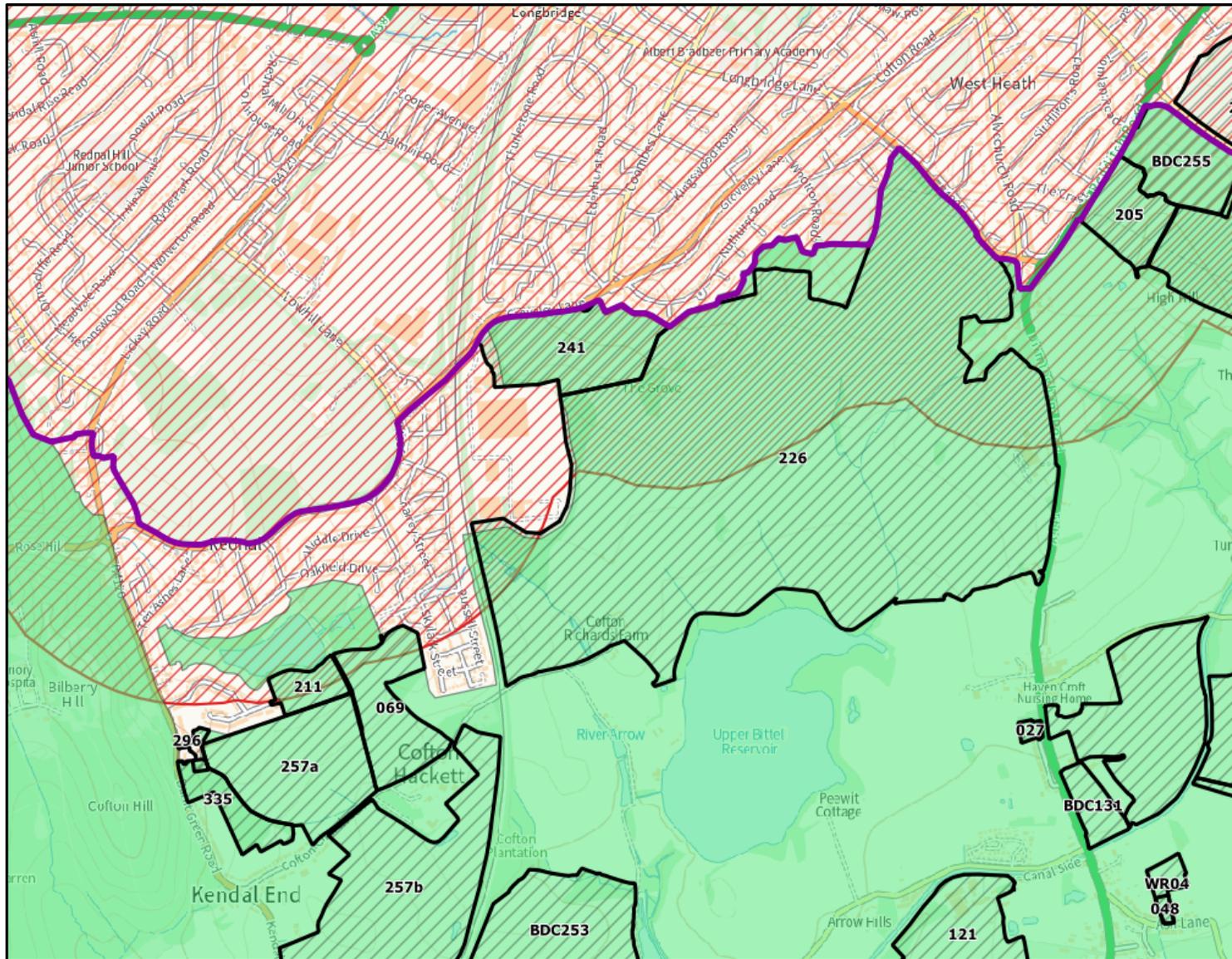
Site BDC255 - Land at Redditch Road		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: Moderate	<p>Context: This site is bounded to the north by Redhill Lane and to the east by Redditch Road. A new facility for Alvechurch FC has recently been built at the Hayes Sports Facility including 3G Astro football pitch and three Padel courts. This occupies the north west corner of the site. The remainder of the site is greenfield.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is contained by dense hedgerow to the southern and eastern boundaries. Development here would breach the strong boundary provided by Redhill Road.</p> <p>The site falls within a Medium/Low Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Less than 10% of the site is affected by Priority Habitats, with these being located along the east and west boundaries and where there is existing development related to the sports facility. • Part of the site is also within 500m of the Hopwood Dingle SSSI and Ancient Woodland, and therefore the Forestry Commission and Natural England would need to be consulted. <p>However, Alvechurch FC has a new sports facility in the north west corner of this site, which was not present when the site was first submitted to the Council for potential residential development. Any residential development on the remainder of the site would be isolated from existing residential development</p>
	Landscape Sensitivity: The site falls within a Medium/Low Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.	
	LWS and Priority Habitats: 7.86% 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, Lowland meadows, Hedgerows	
	Noise: 46.07dB (daytime) Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Resources: 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	
	SSSI Impact Risk Zone: The entire site falls into 2 IRZs. Development categories for these zones are: <ul style="list-style-type: none"> • Residential: Residential development of 50 units or more. • Rural Residential: Any residential development of 50 or more houses outside existing settlements/urban areas. • Water Supply: Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply. Further assessment, including consultation with Natural England, is required	
	TPOs: No TPOs within the site and is unlikely to require further assessment	
	Public Open Space: Site overlaps with an area of Public Open Space (Alvechurch FC/Hayes Playing Field) and will require further assessment and possible reduction in net developable area	

Site BDC255 - Land at Redditch Road		
RAG	Constraint commentary	Officer's Conclusion
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment</p> <p>Contains undesignated buildings that may warrant preservation within any development. Unknown archaeological potential. Site likely to be suitable for development, but some mitigation may be required.</p>	in the area and would form an 'island' surrounded by sports pitches and facilities.
	<p>AQMA/AQCZ: Not in AQMA or AQCZ. Boundary with major road.</p>	
Conclusion Outcome:		<p>In summary, due to the location of new pitch facilities in the north west of this site, any new residential development would be isolated from the existing built form as it would be surrounded by sports provision. Therefore, this site should no longer be considered for allocation.</p>

Between A435 and A441 (south of Druids Heath and Hawkesley): Summary of Site Analysis and Planning Judgement Discussion

025	134	205	231a	231b	256b	256c	256d	256f	261	BDC255

West of the A441 (Longbridge/Cofton Hackett)



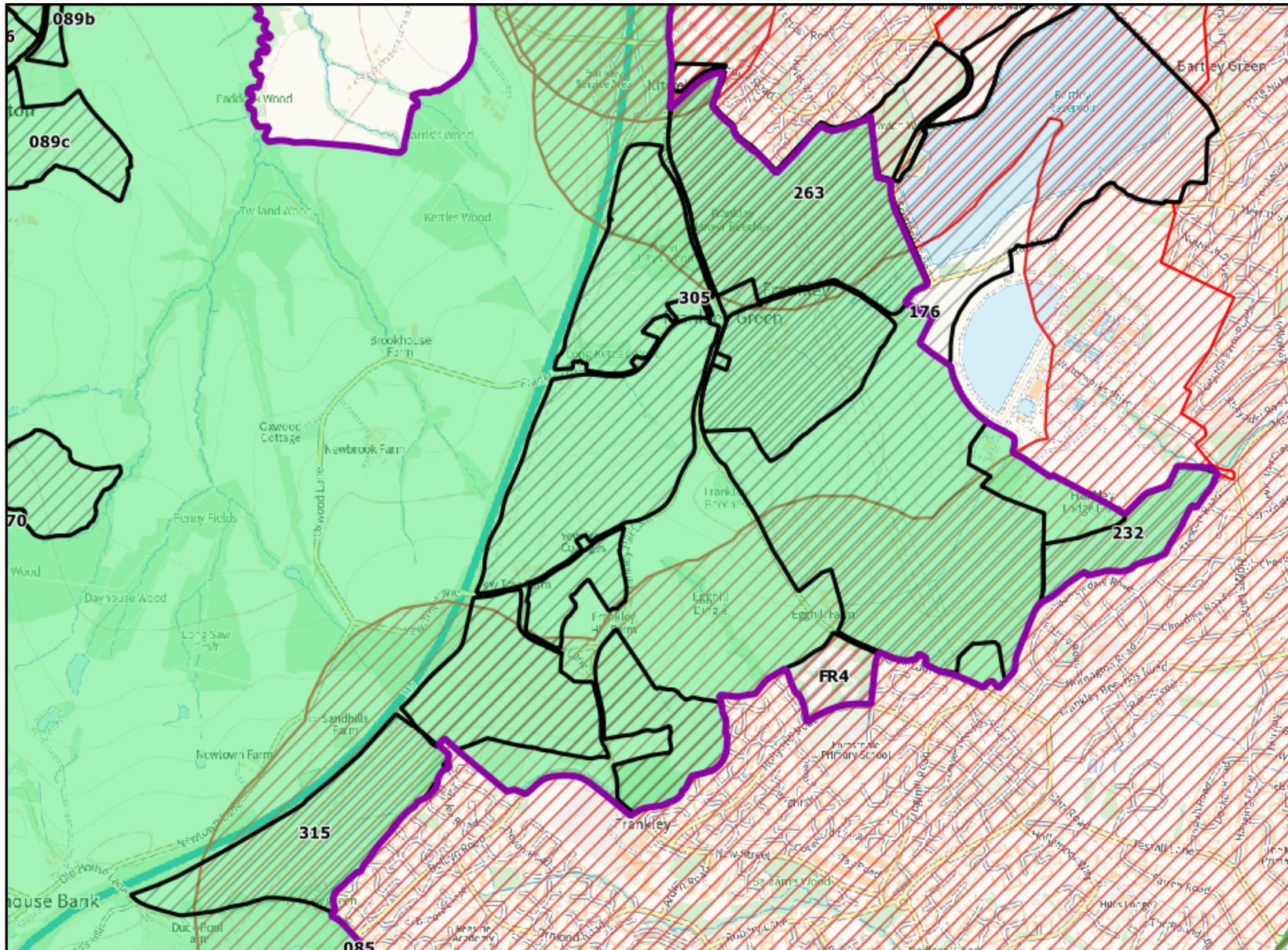
West of the A441 (Longbridge/Cofton Hackett): Summary of Initial Sift and Significant Constraints

Initial Sift/ Site No.	226	241
Site size	Green	Green
Proximity to existing settlement	Yellow	Green
Flood Risk	Green	Green
SSSI	Yellow	Green
Ancient Woodland	Yellow	Green
Country Park	Green	Green
SM / Registered Park & Garden	Green	Green
Significant Constraints		
Priority Habitat	Yellow	Red
Noise	Green	Green
Green Belt	Dark Blue	Yellow
Landscape	Yellow	Yellow

West of the A441 (Longbridge/Cofton Hackett): Sites discounted at Initial Sift/ Significant Constraints stage

Site Ref.	Address	Reason dismissed
226	Land at Grove Wood Farm and Cofton Richards Farm	Green Belt rating of Very High Harm * See further explanation regarding this site in the 'Site Assessment & Site Selection Methodology Addendum 1' document, paragraph 4.0.8.
241	Land between Groveley Lane and Cofton Centre	68.35% of site identified as Priority Habitat (Lowland mixed deciduous woodland, Lowland heathland, Hedgerows, Lowland meadows)

North of Rubery/Frankley



North of Rubery/Frankley: Summary of Initial Sift and Significant Constraints

Initial Sift/ Site No.	176	232	263	305	315	FR4
Site size	Green	Green	Green	Red	Green	Green
Proximity to existing settlement	Yellow	Green	Yellow	Red	Green	Green
Flood Risk	Green	Green	Green	Green	Green	Green
SSSI	Green	Green	Green	Green	Green	Green
Ancient Woodland	Yellow	Green	Yellow	Green	Yellow	Yellow
Country Park	Green	Green	Green	Yellow	Green	Green
SM / Registered Park & Garden	Yellow	Green	Yellow	Yellow	Green	Green
Significant Constraints						
Priority Habitat	Green	Green	Yellow	Green	Yellow	Green
Noise	Green	Green	Yellow	Light Green	Red	Green
Green Belt	Blue	Yellow	Blue	Blue	Yellow	N/A
Landscape	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow

North of Rubery/Frankley: Sites discounted at Initial Sift/ Significant Constraints stage

Site Ref.	Address	Reason dismissed
305	Oakdene, Frankley Green Lane	Site below site size threshold Less than 10% of the site falls within a settlement or its buffer zone and the site is discounted from further assessment.
315	Land off Gannow Green Lane	Excessive noise levels for residential development. * See further explanation regarding this site in the 'Site Assessment & Site Selection Methodology Addendum 1' document, paragraph 4.0.9.

North of Rubery/Frankley: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	176	232	263	FR4
Priority Habitats	Green	Green	Yellow	Green
Noise	Green	Green	Yellow	Green
Green Belt Harm	Blue	Yellow	Blue	N/A
Landscape Sensitivity	Yellow	Yellow	Yellow	Yellow
LSA Opportunities for development	Blue	Blue	Blue	N/A
Detailed Considerations criteria:				
Minerals Safeguarding	Green	Yellow	Yellow	N/A
Ancient/Veteran Trees	Green	Green	Green	Green
SSSI Impact Risk Zone	Yellow	Green	Yellow	Green
TPOs	Green	Green	Green	Green
Public Open Space	Green	Green	Green	Red
Risk to the Historic Environment	Red	Light Green	Red	Light Green
Proximity of AQMA/AQCZ	Green	Green	Yellow	Green
Major Accident Hazard Site/ Major Accident Hazard Pipeline	Red	Green	Red	Red
High Voltage Electricity Infrastructure	Red	Green	Red	Green

Site 176 - Land east of Egghill Lane and Ravenhayes Lane		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: 34% of the site falls within a parcel assessed as High Harm. A further 20% is Moderata Harm and 14% Very High Harm. The remainder lies in the Birmingham CC Green Belt where harm ratings are not known.	<p>Context: This extremely large greenfield and Green Belt site wraps around part of the south western edge of Birmingham, incorporating a significant amount of Green Belt land which lies within Birmingham City Council's administrative area, which includes Bartley Reservoir. Frankley Reservoir is adjacent to the site but outside of the site boundary. The location of the site would benefit from being close to the services and facilities at Frankley and Bartley Green.</p> <p>Green Belt and Boundaries: The site has three different Green Belt Harm ratings, with the majority of the site rated as having High Green Belt Harm. Land which lies immediately south of the suburban area of Kitwell in the north of the site, is rated as having Moderate Green Belt Harm, as is land which lies to the south of the site. The site also incorporates a Very High Green Belt Harm rating which begins in the middle of the site and extends beyond it to the M5.</p> <p>Establishing strong, defensible Green Belt boundaries may be a challenge for a site of this size and use of prominent ridgelines around Frankley Beeches may be required to contain any built form. Boundaries within the submitted site appear weak.</p> <p>The majority of the site falls within a High/Medium Landscape Sensitivity area for housing. There are two areas of Medium Landscape Sensitivity to the north and south of the site. The land to the north is recognised as a Primary Opportunity Area for residential development.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site. Those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p>
	Landscape Sensitivity: The site is mostly in an area of High/Medium landscape sensitivity, but with areas of Medium sensitivity to residential development to the north, south of Kitwell, and also a smaller area in the south east close to Frankley Lodge Farm. Part of the site to the north is recognised as a Primary Opportunity Area for residential development.	
	LWS and Priority Habitats: 1.96% 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, Hedgerows, Lowland meadows, Eutrophic standing waters, Rivers	
	Noise: 41dB 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 Resources: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within S&G and solid sand MCAs, but resources are negligible and already sterilised.	
	Ancient/Veteran Trees: None, but part of site outside of BDC contains the Ancient Woodland of Broomwich Wood	

Site 176 - Land east of Egghill Lane and Ravenhayes Lane		
RAG	Constraint commentary	Officer's Conclusion
Yellow	<p>SSSI Impact Risk Zone: IRZ 38041 - Less than 10% of the site falls within this IRZ. Of relevance is:</p> <ul style="list-style-type: none"> Rural Residential: Any residential development of 100 or more houses outside existing settlements/urban areas where the footprint exceeds 1ha. <p>IRZ 64698 – Approximately 25% of the site falls within this IRZ. However there are no notable development categories.</p>	<ul style="list-style-type: none"> Three areas of Ancient Woodland (Broomwich Wood to the north east, Raven Hays Wood to the west and Egghill Dingle to the south west) lie adjacent or close to the site boundary and therefore the Forestry Commission would need to be consulted and buffer zones would need to be used should development be promoted. A small portion to west of the site is in a SSSI Impact Risk Zone around Illey Pastures and therefore given the scale of the site and the potential amount of development that could be accommodated, Natural England would need to be consulted. A post-1988 Agricultural Land Classification exists for the site. This finds that the majority of the site is Grade 2 Very Good quality, with significant areas of Grade 3b Moderate and also patches of Grade 3a Good quality land. Given the amount of land classed as Best and Most Versatile (Grades 1-3a), Natural England would need to be consulted. The site has been assessed as having a very high risk to the historic environment due to the existence of the Scheduled Monuments at Frankley Village – Frankley Hall Moated Site and the standing cross in St Leonard's church yard. Whilst these are of the highest importance and will require detailed setting assessments, they occupy a relatively small proportion of a very large site and should not render the whole site undevelopable. The strategic infrastructure at Frankley Water Treatment Works is a Major Accident Hazard site and parts of the eastern portion of the site falls within the Outer cordon around this. This would not in itself prevent development but the Health and Safety Executive would need to be consulted. There are high voltage electricity overhead lines and pylons in the very north west corner of the site near Kitwell and the electricity sub-station at
Green	TPOs: There are no TPOs within the site boundary.	
Green	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment	
Red	<p>Risk to the Historic Environment: Very high risk to the historic environment</p> <p>Within the centre of the site lies Frankley village, which contains two Scheduled Monuments, the standing cross in St Leonard's churchyard (1017255) and the Frankley Hall Moated site (1017811). Outside the Scheduled area lie the earthwork remains of Frankley medieval village. These are considered of national significance, although undesignated. The site is also a predominately small - medium scale piecemeal enclosed landscape.</p> <p>The Scheduled areas and the earthwork remains are unsuitable for development. Parts of the site may be suitable for development given its large size. More detailed assessment is needed, alongside consultation with Historic England, to understand the setting implications of the Scheduled Monuments and the archaeological potential of the wider landscape.</p>	
Green	AQMA/AQCZ: Site not within or immediately adjacent AQMA or AQCZ.	

Site 176 - Land east of Egghill Lane and Ravenhayes Lane		
RAG	Constraint commentary	Officer's Conclusion
Red	<p>Public Safety Constraints: Site overlaps with the MAHS Outer consultation zone of Frankley Water Treatment Works, and site overlaps with a MAHP Outer consultation zone (gas pipeline).</p> <p>Site includes high voltage electricity overhead lines and one pylon, located in the very north of the site. Consultation with National Grid required. The accompanying masterplan is not promoting development in this location. The net developable area is unlikely to need to be reduced.</p>	<p>that location, and as such the net developable area of the site would need to be reduced to avoid this.</p> <p>Large areas of the site overlap with the submission from Site 263 to the north and west and a combined masterplan has been presented for some elements of the sites. Whilst the masterplan does not propose development on the slopes up to Frankley Beeches, it does not totally avoid the areas identified as being Very High Green Belt Harm, nor does it propose to avoid the areas of Very Good quality Agricultural Land in the north of the site.</p>
	<p>Conclusion Outcome:</p>	<p>In summary, this site could be considered for allocation. However, given the size of this site, there are pockets which have potential for development, particularly around Kitwell and north of Rubery. However, areas of Very High Green Belt Harm, should be avoided. The potential impact of development on the heritage assets at Frankley village would need further detailed assessments and appropriate buffers around these sites introduced. Areas of Best and Most Versatile Agricultural land should also be retained.</p>

Site 232 - Land at Frankley Lodge Farm		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a greenfield site which lies immediately adjacent to the Birmingham City Council border, backing onto residential gardens. To the north lies the Frankley Lodge Farm, and beyond that, the Frankley Water Treatment Works. It is well related to the existing built up area although the southern site boundary backs onto the rear of residential properties.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>Whilst the existing Green Belt boundary to the south of this site isn't particularly strong, creating a new strong, defensible Green Belt boundary to contain this site will be a challenge.</p> <p>The site falls within a Medium Landscape Sensitivity area for housing. It is recognised as a Primary Opportunity Area for residential development.</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 or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> The majority of the site lies within a solid sand Mineral Safeguarding Area. It is noted that this resource has largely been sterilised but any remaining minerals should be used on site. <p>In the accompanying Vision document, it is proposed that the existing Frankley Lodge Road be used as the access to the site. This is in the north east corner of the site, and no other accesses are currently proposed so this would effectively create a large cul-de-sac which may not be satisfactory to the Highways Authority.</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: 0.79% 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: 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 Resources: Limited or no potential to sterilise mineral sites or supporting infrastructure. Majority of site within solid sand MSA. Resource is largely 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	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action and therefore is unlikely to require 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 232 - Land at Frankley Lodge Farm		
RAG	Constraint commentary	Officer's Conclusion
	Parkland, Parish and County Boundary. Impact to setting of former parkland and Estate Farmstead 'Frankley Lodge Farm'. This site is likely to be suitable for development, but some mitigation may be required.	
	AQMA/AQCZ: Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	Public Safety Constraints: Site only overlaps with a MAHS Outer consultation zone (Frankley Water Treatment Works) Site is clear of high voltage electricity infrastructure	
Conclusion Outcome:		
		In summary, this site is largely constraint free and has been identified as a Primary Opportunity Area for residential development in the Landscape Sensitivity Assessment. The only uncertainty is whether a single access at one corner of the site is suitable for the scale of development envisaged (approx. 200 homes), and as such the views of the Highways Authorities (WCC & BCC) would need to be sought. This site could be considered for allocation.

Site 263 - Land east and west of Ravenhayes Lane and Frankley Hill Lane		
RAG	Constraint commentary	Officer's Conclusion
	Green Belt Harm: 40% of the site falls within an area of High Green Belt Harm. A further 34% is within an area of Very High Green Belt Harm and the remaining part of the site lies in the Birmingham CC Green Belt where the harm rating is not known.	Context: This extremely large greenfield site covers a large area of land to the east of the M5, stretching from Kitwell in the north down to Rubery in the south. It extends into land within BCC's administrative area in the north of the site.
	Landscape Sensitivity: The site is mostly in an area of High/Medium landscape sensitivity, but with an area of Medium sensitivity to residential development to the north, south of Kitwell. Part of the site to the north is recognised as a Primary Opportunity Area for residential development.	Green Belt and Boundaries: This large site covers a number of Green Belt Harm ratings as you progress further into the site away from the edge of the existing built form. Moderate Green Belt Harm ratings are located closest to the existing urban area, transitioning to Very High Green Belt Harm at Frankley Beeches, extending out to the M5.
	LWS and Priority Habitats: 5.45% 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, Lowland meadows, Hedgerows, Eutrophic standing waters, Rivers	The western site boundary of the M5 is a very strong and defensible boundary. Where the site boundaries cut across different Green Belt Harm areas, the boundaries are weaker, lacking features that will make them permanent and defensible, particularly the section to the south of the hamlet of Frankley Green and Church Hill.
	Noise: 52 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). This equates to a Green 1 rating. However, given the large extent of this site and the high noise levels (Red rating) for the adjacent site (315), which also runs alongside the M5 motorway, it would be pertinent to follow up with further assessment to determine whether the site needs to be pulled back from the motorway corridor. Therefore, at this stage, this site has been rated as Amber until additional assessment has been carried out.	The site falls within both High/Medium and Medium Landscape Sensitivity areas for housing. It is recognised as a Primary Opportunity Area for residential development. Main Strengths and Weaknesses: There are several limiting constraints associated with this site. Some of those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:
	Minerals Infrastructure and Resources: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site within S&G MSA and MCAs, but resources are negligible. Site would not materially increase sterilisation, but should use on site.	<ul style="list-style-type: none"> The majority of the site lies within a solid sand Mineral Safeguarding Area. It is noted that this resource is negligible but any remaining minerals should be used on site. Approximately 50% of the western part of the site is in the SSSI Impact Risk Zone in relation to Illey Pastures SSSI near Hunnington and therefore Natural England would need to be consulted.

Site 263 - Land east and west of Ravenhayes Lane and Frankley Hill Lane		
RAG	Constraint commentary	Officer's Conclusion
	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	<ul style="list-style-type: none"> The site contains the Raven Hays Wood and Broomwich Wood Ancient Woodland, and is within 500m of the Egghill Dingle Ancient Woodland and therefore the Forestry Commission would need to be consulted about the potential impact of development on the Ancient Woodlands. The site has been assessed as having a very high risk to the historic environment due to the existence of the Scheduled Monument at Frankley Village – Frankley Hall Moated Site. Whilst this is of the highest importance and will require a detailed setting assessment, it occupies a relatively small proportion of a very large site and would not render the whole site undevelopable. Part of the site to the east of Ravenhayes Lane has an Agricultural Land Classification. It has mostly been rated as Grade 2 – Very Good, with a small area of Grade 3b Moderate close to the road. No classification is available for the remainder of the site to the west of Ravenhayes Lane. <p>Large areas of the site overlap with the submission from Site 176 to the north and east and a combined masterplan has been presented for some elements of the sites. Whilst the masterplan does not propose development on the slopes up to Frankley Beeches, it does not totally avoid the areas identified as being Very High Green Belt Harm, nor does it propose to avoid the areas of Very Good quality Agricultural Land in the north of the site.</p>
	SSSI Impact Risk Zone: Approximately 40% of the site falls within an IRZ. Of relevance is: Rural Residential: Any residential development of 100 or more houses outside existing settlements/urban areas where the footprint exceeds 1ha.	
	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: Very high risk to the historic environment</p> <p>Within the centre of the site lies Frankley village, which contains the Scheduled Monument of the Frankley Hall Moated site (1017811). Outside the Scheduled area lie the earthwork remains of Frankley medieval village. These are considered of national significance, although undesignated. The site is also a predominately small - medium scale piecemeal enclosed landscape.</p> <p>The Scheduled area and the earthwork remains are unsuitable for development. Parts of the site may be suitable for development given its size. More detailed assessment is needed to understand the setting implications of the Scheduled Monuments and the archaeological potential of the wider landscape. Historic England should also be consulted.</p> <p>The Scheduled area and the earthwork remains are unsuitable for development. Parts of the site may be suitable for development given its large size. More detailed assessment is needed, alongside consultation with Historic England, to understand the setting implications of the</p>	

Site 263 - Land east and west of Ravenhayes Lane and Frankley Hill Lane		
RAG	Constraint commentary	Officer's Conclusion
	Scheduled Monument and the archaeological potential of the wider landscape.	
	AQMA/AQCZ: Not in AQMA or AQCZ. But has a boundary with M5.	
	<p>Public Safety Constraints: Site overlaps with two MAHP (gas pipelines) both of which have INNER, MIDDLE AND OUTER consultation zones running through the west of the site. HSE would ADVISE AGAINST this development and as such, the net developable area should be decreased accordingly</p> <p>Site includes high voltage electricity overhead lines and 11 pylons, which run alongside the M5 motorway. Consultation with National Grid is required, and the net developable area may need to be reduced</p>	
	Conclusion Outcome:	<p>In summary, this very large site is affected by a myriad of constraints. Whilst there may be small pockets of land within the site that could be brought forward (such as an area in the very south of the site adjacent to Frankley), the majority of the site is affected by either one or more major constraints such as Very High Harm to Green Belt, loss of Very Good quality agricultural land, noise constraints adjacent to the M5, areas of ancient woodland and also high voltage electricity infrastructure along the M5. The location of constraints closest to the M5 add little value to the land submitted in site 176. Therefore, this site should no longer be considered for allocation, with the exception of land that overlaps with site 176.</p>

Site FR4 - Land off Egghill Lane		
RAG	Constraint commentary	Officer's Conclusion
N/A	Green Belt Harm: Site not within the Green Belt.	<p>Context: This is a greenfield site that is surrounded by development on three sides. It already benefits from an allocation for residential development and open space in the adopted Bromsgrove Local Plan, with the potential to accommodate 66 dwellings.</p> <p>Green Belt and Boundaries: The site is not within the Green Belt.</p> <p>The site falls within a High/Medium Landscape Sensitivity Area for housing.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site. Some of those that have been identified are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • The site has been identified in the Open Space Study as an area of Natural and Semi-natural green space so this would need to be considered and possible additional provision made elsewhere. • The site is in close proximity to Egghill Dingle Ancient Woodland and therefore the Forestry Commission would need to be consulted. • There is a major accident hazard pipeline running through the site so development would need to avoid this area of the site where the cordons around the pipeline apply. <p>However, restrictive covenants apply to the site which limit both its use and the developable area and this may be part of the reason why the site has not come forward.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity Area for housing.	
	LWS and Priority Habitats: 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: Hedgerows	
	Noise: 40.0 dB 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 Resources: Site not assessed.	
	Ancient/Veteran Trees: No ancient or veteran trees within the site, although site is close to Egghill Dingle Ancient Woodland and as such, the Forestry Commission would need to be consulted.	
	SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action and therefore is unlikely to require further assessment	
	TPOs: No TPOs within the site	
	Public Open Space: Site overlaps with an area of Public Open Space (Holly Hill / Egghill Lane natural and semi-natural greenspace) and will require further assessment and possible reduction in net developable area	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment The evidence is not compelling for a significant archaeological site that would restrict or curtail development. The cropmarks do suggest that archaeology could be present within the site and we would be looking for	

Site FR4 - Land off Egghill Lane		
RAG	Constraint commentary	Officer's Conclusion
	archaeological evaluation to establish the nature and extent to ensure that any harm to archaeology is mitigated prior to the development.	
	AQMA/AQCZ: Site not within or immediately adjacent AQMA or AQCZ, or near major roads/junctions.	
	Public Safety Constraints: Site overlaps with a MAHP INNER and OUTER cordon, which occupies approximately 5% of the site in its northeast corner. HSE would advise against this development and as such, the net developable area should be decreased accordingly.	
	Site is clear of high voltage electricity infrastructure	
Conclusion Outcome:		In summary, despite being outside of the Green Belt, and benefitting from an allocation for residential development in the current Bromsgrove Local Plan, this site has failed to come forward for development. It is therefore deemed that the site is undeliverable. The presence of Public Open Space, major hazardous pipelines and nearby Ancient Woodland also act against the site being a viable option for continued allocation.

North of Rubery/Frankley: Summary of Site Analysis and Planning Judgement Discussion

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