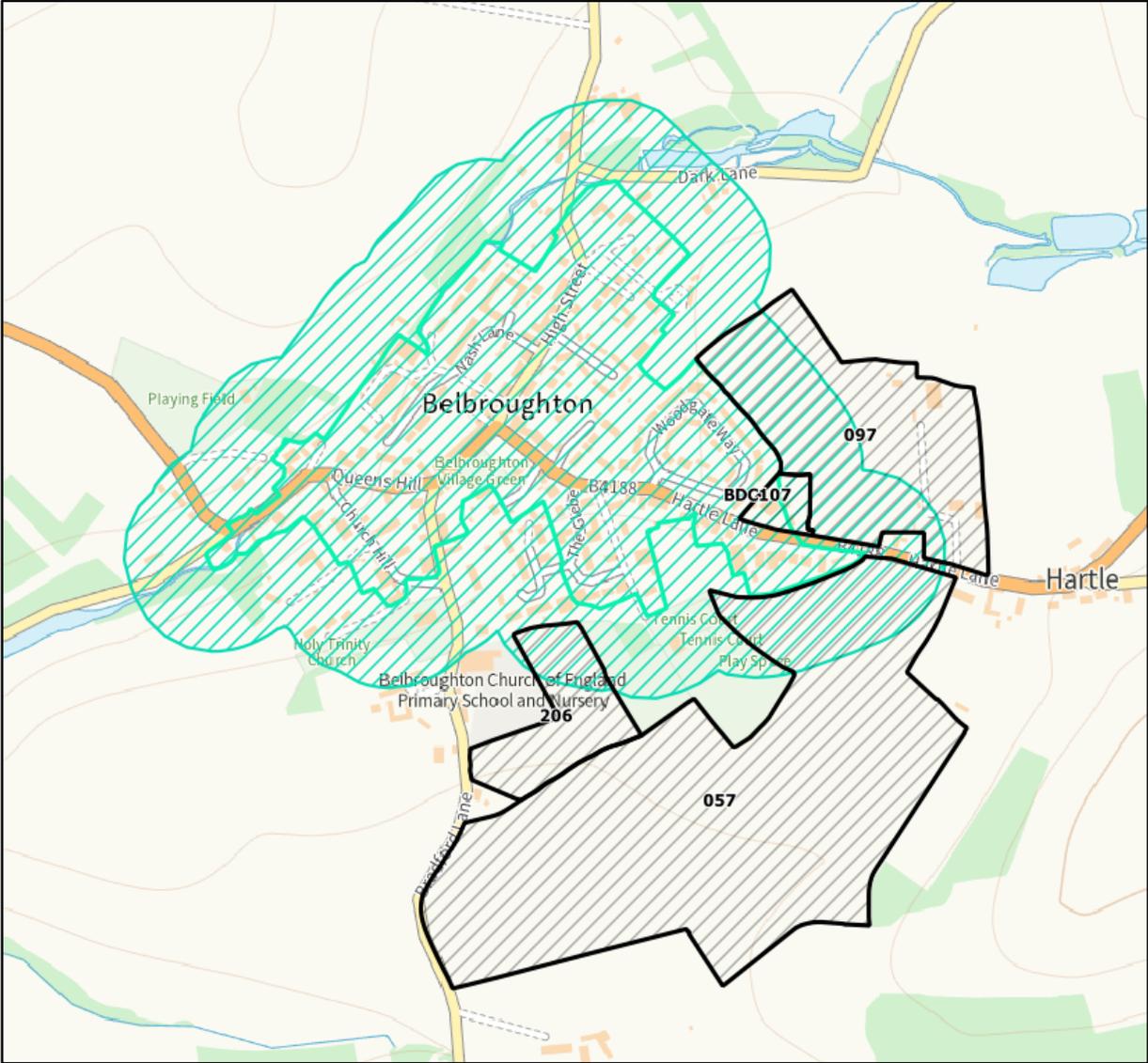


Appendix 8: Belbroughton



Belbroughton: Summary of Initial Sift and Significant Constraints

Initial Sift/ Site No.	057	097	BDC107	206
Site size	Green	Green	Green	Green
Proximity to existing settlement	Yellow	Yellow	Green	Yellow
Flood Risk	Green	Green	Green	Green
SSSI	Green	Green	Green	Green
Ancient Woodland	Green	Green	Green	Green
Country Park	Green	Green	Green	Green
SM / Registered Park & Garden	Green	Green	Green	Green
Significant Constraints				
Priority Habitat	Green	Green	Green	Green
Noise	Green	Green	Green	Green
Green Belt Harm	Blue	Blue	Yellow	Yellow
Landscape Sensitivity	Yellow	Yellow	Yellow	Yellow

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

No sites were discounted at this stage.

Belbroughton: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	057	097	BDC107	206
Priority Habitats	Green	Green	Green	Green
Noise	Green	Green	Green	Green
Green Belt Harm	Blue	Blue	Yellow	Yellow
Landscape Sensitivity	Yellow	Yellow	Yellow	Yellow
LSA Opportunities for development	N/A	Blue	Blue	N/A
Detailed Considerations criteria:				
Minerals	Green	Green	Green	Green
Ancient/Veteran Trees	Green	Green	Green	Red
TPOs	Green	Green	Green	Green
Public Open Space	Green	Green	Green	Green
Risk to the Historic Environment	Yellow	Yellow	Yellow	Light Green
Proximity of AQMA/ AQCZ	Not relevant to any site in this settlement			
Major Accident Hazard Site/ Major Accident Hazard Pipeline	Not relevant to any site in this settlement			
High Voltage Electricity Infrastructure	Not relevant to any site in this settlement			

Belbroughton: Site Analysis and Planning Judgement Discussion

Site 057 - Land between Bradford Lane and Hartle Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High.	<p>Context: This is a greenfield site comprising a series of open fields that lie to the south of Belbroughton. It is 18ha in size, which is approximately the same land area as the current settlement boundary of Belbroughton (which does not encompass all buildings in the settlement).</p> <p>Green Belt and Boundaries: The majority site falls within an area of High Green Belt Harm with Moderate Green Belt Harm in the northernmost section adjacent to Hartle Lane. As the site extends further away from the settlement, the level of Green Belt Harm increases to Very High.</p> <p>Allocation of this site would create a development that is separated from the existing built form as it is separated by open fields.</p> <p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site; however, the main constraint is the High and Very High Green Belt harm for the southern portion and the lack of clear and defensible Green Belt boundaries if it was to come forward. These issues could be mitigated by only bringing forward the section of the site bordering Hartle Lane, which sits in an area of Moderate Harm. It should be noted however that this rating is still higher than that of several sites within the vicinity.</p> <p>A development proposal of this size is out of keeping with the settlement size and would fundamentally alter the settlement's character, and it is quite remote from the settlement. Limiting</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.53% 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: Day noise level – 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: Limited or no potential to sterilise mineral sites or supporting infrastructure. Within S&G MCA, but no resource within site. Resource 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	
	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.	
CAT2	Risk to the Historic Environment: Within 100m of Grade II* listed Bradford House and garden walls. Sites in this category should 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	

Site 057 - Land between Bradford Lane and Hartle Lane		
RAG	Constraint commentary	Conclusion
	<p>historic character of an area is not eroded, or archaeological mitigation in the form of excavation or recording.</p> <p>The whole site is within 2km of Belbroughton Conservation Area and the northern half of the site is within 2km of Holy Cross Conservation area. There are also listed buildings within the vicinity of the site.</p> <p>This site borders 206 at the northwest end and is in relatively close proximity to the CA as well as numerous LBS. In addition to those listed above the following the need to be considered; 7 & 9 (Bradford Lane Grade II (1100144), Church House Grade II (1100146), Garden Walls to Church House Grade II (1301293), Bradford House Grade II* (1348574), Coach house, stables, dovecote etc Grade II (1100145) , The Lydiate Grade II (1100147), Hartle Farmhouse Grade II (1348580), Barn Grade II (1301215), 73 & 5 Hartle Lane Grade II (1166740) and Magpie Cottage Grade II (1100154). A setting assessment will therefore be required.</p>	<p>development to the northernmost field could mitigate this and other identified constraints.</p>
	<p>Conclusion Outcome:</p>	<p>In summary, due the size of the submitted site, the whole area could not be allocated as it would fundamentally alter the character of the settlement. This site is also more remote from the existing built form; therefore, this site is discounted at this stage.</p>

Site 097 - Land off Hartle Lane, Belbroughton		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High and Moderate.	<p>Context: This is a mixed brownfield (farm buildings) and greenfield (paddocks) site that lies to the east of Belbroughton, north of Hartle Lane.</p> <p>Green Belt and Boundaries: The site falls predominantly within an area of Moderate Green Belt Harm, with the easternmost portion of the site falling in an area of High Green Belt Harm.</p> <p>The site is in an area of Medium Landscape Sensitivity. In terms of Landscape Sensitivity, this site represents a good option for allocation as the western portion of site has been identified as being in a Primary area for housing opportunity.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. However, the current size of the site may represent an excessive level of development when considering the character of the existing settlement.</p> <p>Paring back the size of the site could present a reasonable opportunity for development coupled with adjacent site BDC107 whilst avoiding the area of High Green Belt Harm.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing. The site partially falls within a Primary area for housing opportunity.	
	LWS and Priority Habitats: 0.8% 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: Eutrophic standing waters, Hedgerows	
	Noise: Day Noise level = 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: Site NOT within 250m of an existing or proposed mineral site or infrastructure. Limited or no potential to sterilise mineral sites or supporting infrastructure. Site is within a Mineral Conservation Area for sand and gravel. Sand & Gravel MSA - The majority of the proposed site falls within MCAs associated with sand and gravel MSAs to the north, east and west. Within 250m of the proposed site, all of these MSAs are already sterilised to an extent by existing roads	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	TPOs: No TPOs within the site. Existing trees along field boundaries may need to be surveyed.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 097 - Land off Hartle Lane, Belbroughton		
RAG	Constraint commentary	Conclusion
CAT3	<p>Risk to the Historic Environment: Unknown archaeological potential, likely to be suitable for development, but some mitigation may be required.</p> <p>The applicant has identified that there are 4 x Grade II listed buildings fronting onto Hartle Lane, to the east of this site.</p> <p>Parts of the site are less than 200m from the Belbroughton Conservation Area and the whole site is within a 2km buffer of Holy Cross Conservation area.</p>	
	Conclusion Outcome:	In summary, a smaller portion of this site could provide a good option for development.

BDC107 - The Sawmill, Hartle Lane, Belbroughton		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is a brownfield site which lies to the west of Belbroughton, adjacent to the existing built form of the settlement. It is currently derelict land occupied by a disused sawmill.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is in an area of Medium Landscape Sensitivity. In terms of Landscape Sensitivity, this site represents a good option for allocation as it has been identified as being in a Primary area of development opportunity.</p> <p>Main Strengths and Weaknesses: There are no significant constraints associated with this site and it has been identified as a potential development opportunity in terms of Landscape Sensitivity. Furthermore, it presents an opportunity to redevelop a brownfield site.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing. The site partially falls within a Primary area for housing opportunity.	
	LWS and Priority Habitats: 0.09% 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: Eutrophic standing waters	
	Noise: Day noise level: 40db, Night noise level: 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: Site NOT within 250m of an existing or proposed mineral site or infrastructure. Limited or no potential to sterilise mineral sites or supporting infrastructure. Site does not fall within mineral sites/infrastructure or within 250m of such sites. BDC and WCC will consider that no further assessment is required for these sites in relation to safeguarding mineral sites/infrastructure. Site is within a Mineral Consultation Area for Sand & Gravel. Limited or no potential to sterilise mineral resources Sand and Gravel MCA - Green - The entire proposed site falls within an MCA associated with a sand and gravel MSA to the west. However, this MSA is already sterilised by the existing built development.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	TPOs: No TPOs within the site.	

BDC107 - The Sawmill, Hartle Lane, Belbroughton		
RAG	Constraint commentary	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: Unknown archaeological potential, likely to be suitable for development, but some mitigation may be required. The whole site is within 2km of Holy Cross Conservation area and Belbroughton Conservation Area.	
	Conclusion Outcome:	In summary, this site would provide a good option for development.

Site 206 - Land to rear of Belbroughton CoE Primary School, Belbroughton		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate.	<p>Context: This is an open greenfield site that lies to the south of Belbroughton near the Primary School and allotment gardens.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p> <p>However, much of the site is relatively remote from the existing built-up area, being surrounded by the field of the Primary School and allotment gardens. As such, the site does not constitute a logical extension to the built form of the settlement.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0% of the site is covered by Priority Habitat.	
	Noise: Day noise level – 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: Site NOT within 250m of an existing or proposed mineral site or infrastructure. Limited or no potential to sterilise mineral sites or supporting infrastructure. Site within a Mineral Consultation Area for sand and gravel, however, is not within a Mineral Safeguarding Area. Limited or no potential to sterilise mineral resources. WCC would not object to allocation and has ruled out the need for anything further in regard to minerals safeguarding, either because there are no minerals affected, or there are clear reasons why.	
	Ancient/Veteran Trees: Site is not near to, nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment.	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment. However, the site is immediately adjacent to both Belbroughton Primary School playing fields (to the west) and Belbroughton Allotments (to the east).	

Site 206 - Land to rear of Belbroughton CoE Primary School, Belbroughton		
RAG	Constraint commentary	Conclusion
CAT2	<p>Risk to the Historic Environment: Trinity Church.</p> <p>The majority of sites in this category will be suitable for development, but there is a higher risk that more detailed assessment will determine that they are not suitable, or a risk that part of the site is not suitable. If deemed suitable for development, there are likely to be caveats, such as lower housing density to ensure that the historic character of an area is not eroded, or archaeological mitigation in the form of excavation or recording.</p> <p>The site is within 2km buffer zones of both the Belbroughton and Holy Cross conservation areas.</p> <p>This site wraps around the southeast corner of the CA, although not immediately adjacent, it is close enough that a setting assessment should be requested. The school is a non-designated heritage asset and there are numerous LBs in proximity, including the churchyard Cross Grade II (1301284), the Church of the Holy Trinity Grade II* (1301271) and The Old Rectory Grade II (1301271)</p>	
Conclusion Outcome:		In summary, whilst this site has few limiting constraints, it is remote from the existing built form of the village and does not offer a logical extension to the village. There may be more preferable options for development in the locality.

Belbroughton: Summary of Site Analysis and Planning Judgement Discussion

057	097	BDC107	206