

Catshill and North Marlbrook Neighbourhood Plan

Site Options and Assessment

Catshill and North Marlbrook Parish Council

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Quality information

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Disclaimer

This document is intended to aid the preparation of the Neighbourhood Development Plan (NP) and can be used to guide decision making, and, if the Qualifying body chooses, as evidence to support draft Neighbourhood Plan policies. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft Neighbourhood Plan. An explanation and justification for all decision making should be documented and submitted with the draft Neighbourhood Plan, together with supporting evidence.

Abbreviations used in the report

Abbreviation

BDC	Bromsgrove District Council
CPC	Catshill and North Marlbrook Parish Council
DPD	Development Plan Document
Dph	Dwellings per hectare
Ha	Hectare
LP	Local Plan
NP	Neighbourhood plan
NPPF	National Planning Policy Framework
MHCLG	Ministry of Housing, Communities and Local Government
PDL	Previously Developed Land
PPG	Planning Practice Guidance
SHELAA	Strategic Housing and Economic Land Availability Assessment
TPO	Tree Preservation Order

Executive Summary

The purpose of this site assessment is to consider a number of identified sites in Catshill and North Marlbrook Parish to determine whether they would be potentially appropriate to allocate/identify for housing in the Neighbourhood Plan in terms of conformity with national and local planning policy. The intention is that the report will help to guide decision making in terms of selecting the sites that best meets the housing requirement and Neighbourhood Plan objectives.

The Catshill and North Marlbrook Neighbourhood Plan, which will cover the whole of Catshill and North Marlbrook Parish is being prepared in the context of the Bromsgrove District Plan and District Plan review.

The current Bromsgrove District Local Plan covers the period 2011-2030 and identifies Catshill as a large settlement within the district and one of the ways housing will be delivered within the district will be through development sites in or adjacent to large settlements. The plan has identified 4,700 homes to be delivered outside of the Green Belt, with a further 2,300 homes to be provided within the Green Belt following a Green Belt review which will identify sites to be released from the Green Belt to enable the sites to be developed. Bromsgrove District Council is currently undertaking this review and intend for it to be concluded by 2023.

The assessment has been undertaken in the context of BDC's ongoing Local Plan work, specifically the Green Belt review. Catshill and North Marlbrook is surrounded by Green Belt and all of the sites assessed as part of this Assessment are within the Green Belt. Green Belt is a strategic constraint which can only be amended through a neighbourhood plan where strategic policies in a local plan have established a need for changes to the green belt. However, given that BDC is reviewing the Green Belt and will determine the suitability of releasing land from the Green Belt, this Assessment has focussed on whether the sites are appropriate for allocation if the Green Belt policy is not taken into account. While the tests of the Green Belt are intrinsically part of the suitability criteria covered in the report, the report does not advice whether sites should be released from Green Belt as the Green Belt it is a strategic policy which should be considered in the wider Birmingham context, rather than at a neighbourhood level.

A total of 25 sites were assessed to consider whether they would be suitable for allocation or identification as a potential area for development, to meet an approximate housing need of a minimum of 259 dwellings for Catshill¹. The sites identified for assessment include sites that were identified by the Parish Council, some of these sites were also assessed as part of Bromsgrove District Council's Strategic Housing Land Availability Assessment (SHLAA).

The site assessment has found that of the 25 sites considered, one site is considered suitable and available for development and, if found to be viable for the proposed development, could be selected as a site to allocate housing in the Neighbourhood Plan. Two additional sites were also considered suitable, however their availability for development is not known. As such, these sites could not be allocated in the plan, but could be identified within the Neighbourhood Plan as areas where development would be supported.

A further six sites are potentially suitable for allocation and identification as areas for potential development respectively but have constraints. If these constraints could not be resolved or mitigated they would not be appropriate for inclusion in the Neighbourhood Plan.

The remaining 16 sites are not suitable for residential development and therefore not appropriate for inclusion in the Neighbourhood Plan as either an allocation or an area identified for potential development.

The next steps will be for the Parish Council to select the sites for allocation/identification as a potential area for development in the Neighbourhood Plan, based on the findings of this report; and an assessment of viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with Bromsgrove District Council. The findings of this site assessment report will need to be taken into account in the Strategic Environmental Assessment report to accompany the Regulation 14 consultation on the Neighbourhood Plan.

¹ Catshill and North Marlbrook Housing Needs Assessment (AECOM, July 2019)

1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Catshill and North Marlbrook Neighbourhood Plan (NP) on behalf of Catshill and North Marlbrook Parish Council (CPC). The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in July 2019 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible method and that the same criteria and thorough process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The NP, which will cover the parish of Catshill and North Marlbrook (see Figure 1-1), is being prepared in the context of the Bromsgrove District Council (BDC) development framework. Neighbourhood plans are required to be in conformity with the strategic policies of emerging Local Plans, as well as adopted Local Plans. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Bromsgrove development framework to provide a clear overall strategic direction for development in Catshill and North Marlbrook, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

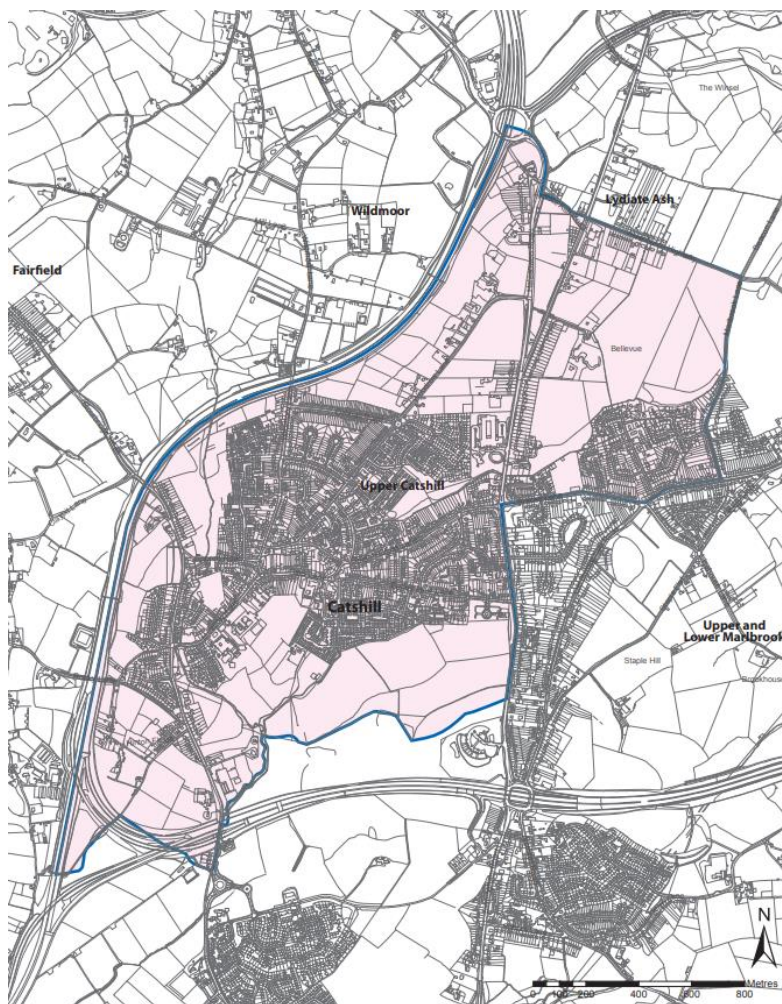


Figure 1-1 Catshill and North Marlbrook Neighbourhood Plan Area (source: Bromsgrove District Council, © Crown Copyright and database rights 2016. Ordnance Survey 100023519)

- 1.4 The Bromsgrove District Plan was adopted in January 2017 and provides the planning policy framework to guide strategic growth across the district up to 2040. BDC is currently reviewing the Bromsgrove District Plan which it intends to adopt in November 2022.
- 1.5 The vision and objective of the Catshill and North Marlbrook NP is to allocate sites for housing, in sustainable locations that enhance the area of Catshill and North Marlbrook. The current housing need figure for the Neighbourhood Area is 259, based on the findings of the Catshill and North Marlbrook Housing Needs Assessment (AECOM, July 2019).
- 1.6 This report is an independent and objective assessment of sites identified by Catshill and North Marlbrook Parish Council. All of the sites have been identified CPC and have not as yet been assessed to establish whether they are suitable, available and achievable for development by BDC (although some of the sites do include smaller sites that were assessed in BDC's Strategic Housing Land Availability Assessment (SHLAA)).
- 1.7 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the NP, in particular whether they comply with both National Planning Policy Framework and the strategic policies of the adopted Development Plan; and from this group of sites, identify which are the best sites to meet the objectives of the NP and the housing requirement, once known. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

2. Policy Context

- 2.1 Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the Local Plan and have due regard to the strategic policies of any emerging development plan documents.
- 2.2 The key documents for LDC's planning framework include:
- Bromsgrove District Plan 2011-2030²
- 2.3 The following extract, Figure 2-1, is taken from the BDC District Plan Policies Map and shows the policy context for Catshill and North Marlbrook.

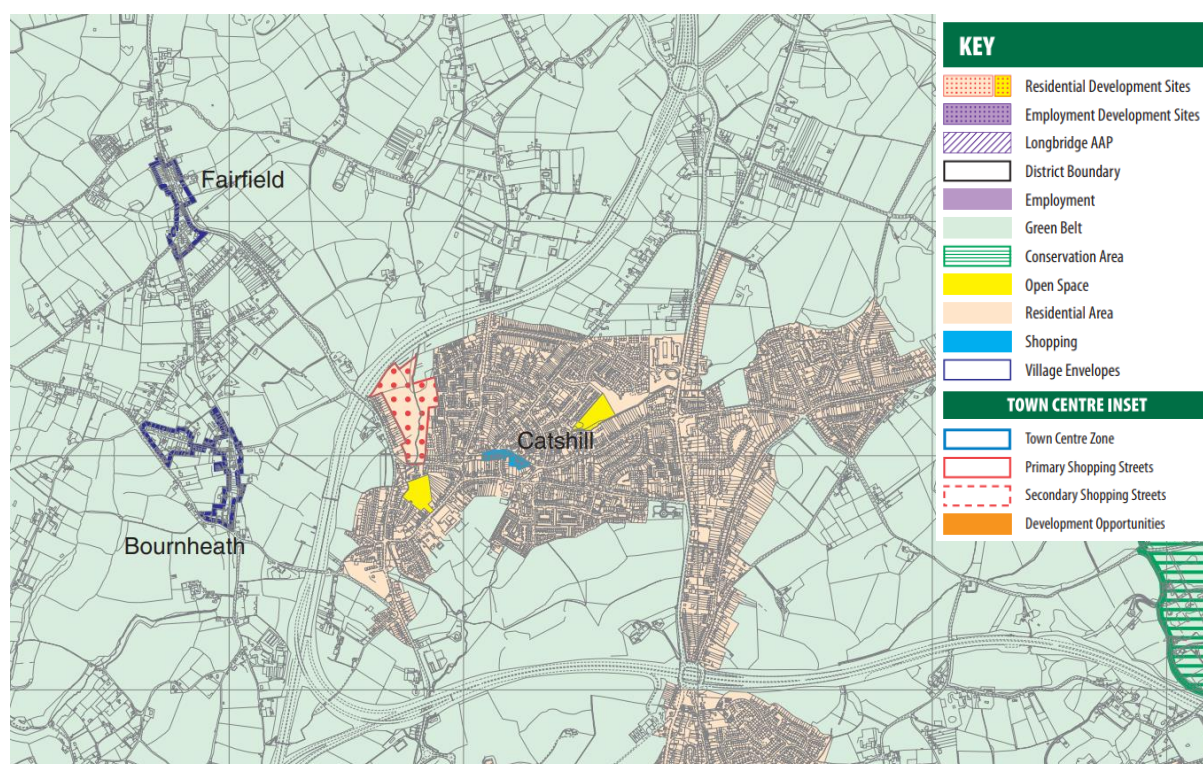


Figure 2-1: Policy Context of Catshill and North Marlbrook Neighbourhood Plan (source: Bromsgrove District Council, © Crown Copyright and database rights 2019 Ordnance Survey 100023519)

Bromsgrove District Plan

- 2.4 The District Plan was adopted by BDC in January 2017. The policies of relevance to development in the Catshill and North Marlbrook NP area include the following:
- **BDP2 Settlement Hierarchy:** confirms there will be four facets to the delivery of housing within the district, including:
 - Development of previously developed land or buildings within existing settlement boundaries which are not in the Green Belt.
 - Expansion sites around Bromsgrove Town;
 - Development sites in or adjacent to large settlements.
 - Exceptionally, affordable housing will be allowed in or on the edge of settlements in the Green Belt where there is an established need.

Catshill is identified as a large settlement within the policy.

² Available at: <https://www.bromsgrove.gov.uk/media/2673698/Adopted-BDP-January-2017.pdf>

- **BDP3 Future Housing and Employment Growth:** confirms 4,700 homes are to be provided outside of the Green Belt with 2,300 homes to be provided within the Green Belt following a Green Belt Review as part of the District Plan Review which is currently taking place.
- **BDP4 Green Belt:** states a Green Belt Review will be carried out in advance of 2023 to find sufficient land to accommodate 2,300 dwellings. The review will take into account up to date evidence and any proposals in Neighbourhood Plans.

The policy sets out the criteria for which development would be acceptable within the Green Belt.

- **BDP5 Other Development Sites:** states that a site has been allocated with 80 homes, which has already received planning permission.
- **BDP7 Housing Mix and Density:** states proposals for housing must take account of identified housing needs in terms of size and types of dwellings. On schemes of 10 or more dwellings it is accepted that a wider mix of dwelling types may be required.

The density of new housing will make the most efficient use of land whilst maintaining character and local distinctiveness.

- **BDP8 Affordable Housing:** Affordable housing will be required on sites providing a net increase of 11 or more dwellings:
 - 40% affordable housing on greenfield sites or any site accommodating 200 or more dwellings;
 - 30% affordable housing on brownfield sites accommodating less than 200 dwellings.
- **BDP9 Rural Exception Sites:** states affordable housing will be allowed in or on the edge of settlements in the Green Belt where a proven local need has been identified.
- **BDP10 Homes for the Elderly:** states BDC will encourage the provision of housing for the elderly and for people with special needs, where appropriate.
- **BDP16 Sustainable Transport:** states development should comply with Worcestershire County Council's policies, design guide and car parking standards, incorporate safe and convenient access and be well related to the wider transport network.
- **BDP20 Managing the Historic Environment:** states BDC will support proposals which sustain and enhance to the significance of heritage assets including their settings.
- **BDP21 Natural Environment:** expects development to protect and enhance core areas of high nature conservation value.

Bromsgrove District Plan Review

- 2.5 The District Plan Review is currently at an early stage with a preferred option version expected to be published early January/February 2021 and therefore has not been considered as part of this report.

National Planning Policy Framework

- 2.6 The National Planning Policy Framework was published in February 2019 and constitutes guidance for local planning authorities. It sets out the Government's economic, environmental and social planning policies for England.

- 2.7 Paragraph 136 of the NPPF states:

"Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans."

- 2.8 BDC is currently undertaking a review of the Local Plan, specifically to release land from the Green Belt to enable the authority to meet their housing need. The existing District Plan does not enable Neighbourhood Plan groups to amend the green belt boundaries, as such, CPC will only be able to allocate the sites they have identified if the sites have been released from the Green Belt through BDC's District Plan review.

3. Methodology

- 3.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015), Neighbourhood Planning (updated February 2018) and Locality's Neighbourhood Planning Site Assessment Toolkit. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identified Sites to be included in the Assessment

- 3.2 The first task was to identify which sites should be considered as part of the assessment. These include:
- Sites identified by Catshill and North Marlbrook Neighbourhood Plan Group through a call for sites;
 - Sites identified by Catshill and North Marlbrook Neighbourhood Plan Group; and
 - Sites identified within the neighbourhood area within the SHELAA (2015³ and 2018⁴).
- 3.3 Sites identified by the Neighbourhood Plan Group which had not already been assessed through the Strategic Housing Land Availability Assessment (SHLAA) were appraised using AECOM's site assessment pro-forma. Sites that have already been assessed as part of the SHLAA and discounted were also assessed to ensure a complete picture of the available sites is presented within this Report.
- 3.4 A number of sites were put forward by the Neighbourhood Plan Group that had not been put forward by the landowner. These sites have been considered within this assessment to determine their **suitability**. However, at the time of undertaking this assessment the sites were not **available** for allocation in the Neighbourhood Plan.

Task 2: Gathering Information for Site Assessments

- 3.5 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the knowledge and experience gained through previous neighbourhood planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.6 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General Information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield/brownfield); and
 - Planning History
 - Suitability:

³ Available at: <https://www.bromsgrove.gov.uk/media/2025049/SHLAA-low-res-07-06-16.pdf>

⁴ Available at: <https://www.bromsgrove.gov.uk/media/3922661/shl-aa-addendum-low-res-21-09-18.pdf>

- Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land and tree preservation orders)
- Availability.

Task 3: Complete Site Pro-Formas

- 3.7 The next task was to complete the site pro-forma. This has been done through a combination of desktop assessment and a site visit. The desktop assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Street View and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visit allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

Task 4: Consolidation of Results

- 3.8 Following the site visit, the desktop assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable for development.
- 3.9 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation/identification in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations/areas for potential development, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation/identification – i.e. the site **is suitable, available and achievable**.
- 3.10 The conclusions of the SHLAA were revisited to consider whether the conclusions would change as a result of more detailed assessment based on the most recent available information.

4. Site Assessment

- 4.1 CPC has decided to explore all sites in the settlement with the potential to accommodate housing, regardless of whether the site was available for development (i.e. promoted by a landowner or developer). All of the 25 sites were produced by CPC based on their assessment of land surrounding Catshill and a call for sites exercise in autumn 2018.
- 4.2 In preparing their Local Plan BDC undertook a call for sites. The submitted sites were then subjected to assessment in a 2015⁵ SHLAA which was then updated in 2018⁶ through an Addendum.
- 4.3 The list of CPC sites was checked against the sites assessed in the SHLAA evidence base to ensure that all known sites were included as part of this Assessment, as well as any sites which were subject to a current planning application.
- 4.4 The full lists of sites identified for assessment are listed in **Table 4-1** and shown in **Figure 4-1**.

Table 4-1. Sites Identified for Assessment in Catshill and North Marlbrook Neighbourhood Plan Area

Site Ref.	Site Address	Source	SHLAA Ref.	Site Area (ha)	Proposed Use
1	Land at south western end of Hinton Fields	NP Group	-	2.49	Residential
2	Land at south western end of Hinton Fields	NP Group (call for sites)	-	7.61	Residential
3	Land at Hinton Fields	NP Group	BDC1 and BDC94	3.1	Residential
4	Land to rear of Westfields	NP Group (call for sites)	BDC96 and BDC275	6.51	Residential
5	Land north of garden centre, Stourbridge Road	NP Group	BDC142	3	Residential
6	Land at southern end of Woodbank Drive	NP Group	-	1.95	Residential
7	Land to south of Middle School playing fields	NP Group	-	2.67	Residential
8	Land at southern end of Milton Road	NP Group	BDC249	8.77	Residential
9	Land to south and east of Milton Road	NP Group	BDC249	4.86	Residential
10	Land adjacent to Cemetery	NP Group	BDC249	2.55	Residential
11	Land south of Catshill and west of A38	NP Group	BDC249	8.26	Residential
12	Land to north of Braces Lane, Marlbrook	NP Group (call for sites)	BDC210	7.11	Residential
13	Land east of housing on Old Birmingham Road	NP Group	BDC7A	1.35	Residential
14	Land adjacent to	NP Group	-	10.5	Residential

⁵ Available at: <https://www.bromsgrove.gov.uk/media/2025049/SHLAA-low-res-07-06-16.pdf>

⁶ Available at: <https://www.bromsgrove.gov.uk/media/3922661/shl-aa-addendum-low-res-21-09-18.pdf>

Site Ref.	Site Address	Source	SHLAA Ref.	Site Area (ha)	Proposed Use
	Marlbrook Lane				
15	Land adjacent to Marlbrook Lane	NP Group	-	10.1	Residential
16	Land to east of Old Birmingham Road, Marlbrook	NP Group	BDC7B	2	Residential
17	Land south of housing on Alvechurch Highway	NP Group	BDC193	2.71	Residential
18	Land to south of Lydiate Ash Road	NP Group (call for sites, part of the site)	-	4.42	Residential
19	Adjacent to M5 at Lydiate Ash	NP Group (call for sites)	BDC32 and BDC277	2.55	Residential
20	North side of Woodrow Lane	NP Group (call for sites)	-	1.60	Residential
21	Land north and east of Woodrow Lane	NP Group	BDC128	4.32	Residential
22	Land to east of Woodrow Lane	NP Group (call for sites)	BDC244	5.45	Residential
23	Land west of Woodrow Lane (northern section)	NP Group (call for sites)	-	3.40	Residential
24	Land west of Woodrow Lane (southern section)	NP Group (call for sites, part of the site)	-	8.52	Residential
25	Land west of Wildmoor Lane adjacent to M5	NP Group	-	1.24	Residential

4.5 CPC confirmed that the call for sites exercise carried out in autumn 2018 determined which sites were promoted by landowners/ developers through the Neighbourhood Plan and were also expected to be pursued through the Local Plan Review process. These include:

- Site 2
- Site 4
- Site 12
- Site 18 (part of)
- Site 19
- Site 20
- Site 22
- Site 23
- Site 24 (part of)

5. Site Assessment Summary

- 5.1 All 25 sites were assessed by AECOM to consider whether they would be appropriate for allocation in the Catshill and North Marlbrook Neighbourhood Plan.
- 5.2 **Table 5-1** sets out a summary of the site assessments, which should be read alongside the full assessments available in the proformas **Appendix A**.
- 5.3 The final column within the table is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation/identification through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation/identification. **Amber** indicates the site is less sustainable, or may be appropriate for allocation/identification through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 5.4 The assessment has been undertaken in the context of BDC's ongoing Local Plan work, specifically the Green Belt review. Catshill and North Marlbrook is surrounded by Green Belt and all of the sites assessed as part of this Assessment are within the Green Belt. Green Belt is a strategic constraint which can only be amended through strategic policies at Local Plan level. In normal cases this would result in a **Red** rating. However, given that BDC is reviewing the Green Belt and will determine the suitability of releasing land from the Green Belt, this Assessment has focussed on the other material considerations that need to be understood. This will enable CPC to understand the suitability of the sites regardless of the Green Belt policy. The sites' location within the Green Belt and performance against the tests of the Green Belt has therefore not been considered as part of this assessment.
- 5.5 Not all sites are considered to be available for development, as some sites were identified by CPC without knowledge of availability for future development. For these sites, if they have been found to be suitable, we have suggested that they could be put forward as aspirations for development within the Neighbourhood Plan instead of allocations. If the availability is confirmed before the Neighbourhood Plan is submitted, then these sites can be changed to allocations within the Plan.
- 5.6 A plan showing all of the sites assessed and their traffic light rating is shown in **Figure 5-1**.

Table 5-1. Site Assessment Summary Table

Site ID	Site Address	Site area (ha)	Site Source	SHLAA Reference	SHLAA Conclusion	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Rating ⁷
1	Land at southw estern end of Hinton Fields	2.49	NP Group	-	-	<p>The site availability is not know n, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area, how ever, it would be located to the south of the existing built up area and would reduce the gap between Catshill and Sidemoor contributing to the coalescence of the settlements.</p> <p>The site is adjacent to the M5/M42 and appropriate mitigation would be required to minimise noise and air pollution on any residential uses.</p> <p>Access could be achieved via Hinton Fields. How ever, Hinton Fields is a narrow lane after the Dale Close junction and it is unclear whether a suitable access junction could be provided into the site and if Hinton Fields has sufficient width to accommodate an increase in traffic from the development of the site. Further work would be required to understand the highway implications of developing the site.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of coalescence, access and amenity impacts from the M5/M42.</p>	
2	Land at southw estern end of Hinton Fields	7.61	NP Group	-	-	<p>The site is considered to have a medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area, how ever, it would be located to the south of the existing built up area and would reduce the gap between Catshill and Sidemoor contributing to the coalescence of the settlements.</p> <p>A smaller amount of development could be considered suitable, i.e. focusing development to the north of the site abutting the adjacent residential properties, not extending further south than the existing built development of Washingstocks Farm. How ever, it is unclear whether a suitable access could be provided as Hinton Fields is a narrow lane to</p>	

⁷ Based on Site suitability only and subject to review of Green Belt policy.

Site ID	Site Address	Site area (ha)	Site Source	SHLAA Reference	SHLAA Conclusion	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Rating ⁷
						<p>the west and there may be a potential conflict with the Willowbrook Garden Centre to the east on Stourbridge Road. Furthermore Stourbridge Road is a busy route and providing a safe access on to the road would also need to be considered (e.g. extending 30mph speed limit). This would require further investigation.</p> <p>The site is considered suitable for allocation in the Neighbourhood Plan, subject to the site being released from the Green Belt, the scale of development reduced and the provision of a suitable access.</p>	
3	Land at Hinton Fields	3.1	NP Group	BDC1 and BDC94	Sites discounted solely on the grounds of being within the Green Belt. Sites are therefore identified as 'Green Belt Potential' and could be considered as part of BDC's Green Belt Review.	<p>The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area and could be seen as 'infill development' between Hinton Fields and Rocky Lane. Access could be via Dale Close, but rights of access here would need to be confirmed.</p> <p>The site is considered suitable for identification in the Neighbourhood Plan as an area for potential development, subject to the site being released from the Green Belt and access being confirmed.</p>	
4	Land to rear of Westfields	6.51	NP Group	BDC96 and BDC275	Sites discounted solely on the grounds of being within the Green Belt. Sites are therefore identified as 'Green Belt Potential' and could be considered as part of BDC's Green Belt Review.	<p>The site is considered to have a medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area, however it would reduce the gap between Catshill and Bourneheath contributing to the coalescence of the settlements. Smaller portions of the site could come forward if the land was available.</p> <p>Access could be achieved via an existing access from the B4091. Access could also be achieved via Westfields. However, Westfields is narrow and the condition of it deteriorates into a gravel road which may be a private access. It is considered this could be used as an emergency/secondary access.</p> <p>The site is adjacent to the M5 and appropriate mitigation would be required to minimise noise and air pollution on any residential uses. The site also contains a small woodland which would be lost if the</p>	

Site ID	Site Address	Site area (ha)	Site Source	SHLAA Reference	SHLAA Conclusion	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Rating ⁷
						<p>whole site was developed.</p> <p>The site is considered suitable for allocation in the Neighbourhood Plan, subject to the site being released from the Green Belt, the scale of development reduced and the provision of a suitable access.</p>	
5	Land north of garden centre, Stourbridge Road	3	NP Group	BDC142	Site discounted solely on the grounds of being within the Green Belt. Site is therefore identified as 'Green Belt Potential' and could be considered as part of BDC's Green Belt Review.	<p>The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area, however, it is located on the southern edge of Catshill and is not located within close proximity to local services.</p> <p>The site is considered suitable for identification in the Neighbourhood Plan as an area for potential development, subject to the site being released from the Green Belt.</p>	
6	Land at southern end of Woodbank Drive	1.95	NP Group	-	-	<p>The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site has no direct access to the highway network and would only be able to be allocated if access were to be provided through an adjacent site (e.g. Site 7 or 8).</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of access and landscape capacity.</p>	
7	Land to south of Middle School playing fields	2.67	NP Group	-	-	<p>The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site has no direct access to the highway network and would only be able to be allocated if access were to be provided through an adjacent site (e.g. Site 8).</p> <p>The site is not considered suitable for allocation in the Neighbourhood</p>	

Site ID	Site Address	Site area (ha)	Site Source	SHLAA Reference	SHLAA Conclusion	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Rating ⁷
						Plan as an area for potential development on the grounds of access and landscape capacity.	
8	Land at southern end of Milton Road	8.77	NP Group	BDC249	Site discounted solely on the grounds of being within the Green Belt. Site is therefore identified as 'Green Belt Potential' and could be considered as part of BDC's Green Belt Review.	<p>The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area, however, it would be located to the south of the existing built up area and would reduce the gap between Catshill and Sidemoor contributing to the coalescence of the settlements.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of landscape capacity and coalescence.</p>	
9	Land to south and east of Milton Road	4.86	NP Group	BDC249	Site discounted solely on the grounds of being within the Green Belt. Site is therefore identified as 'Green Belt Potential' and could be considered as part of BDC's Green Belt Review.	<p>The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area, however, it would be located to the south of the existing built up area and would reduce the gap between Catshill and Sidemoor contributing to the coalescence of the settlements.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of landscape capacity and coalescence.</p>	
10	Land adjacent to Cemetery	2.55	NP Group	BDC249	Site discounted solely on the grounds of being within the Green Belt. Site is therefore identified as 'Green Belt Potential' and could be considered as part of BDC's Green Belt Review.	<p>The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area, however, it would be located to the south of the existing built up area and would reduce the gap between Catshill and Sidemoor contributing to the coalescence of the settlements.</p>	

Site ID	Site Address	Site area (ha)	Site Source	SHLAA Reference	SHLAA Conclusion	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Rating ⁷
						The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of landscape capacity and coalescence.	
11	Land south of Catshill and west of A38	8.26	NP Group	BDC249	Site discounted solely on the grounds of being within the Green Belt. Site is therefore identified as 'Green Belt Potential' and could be considered as part of BDC's Green Belt Review.	<p>The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside of the existing built up area and would be located to the south of the existing built up area and would reduce the gap between Catshill and Sidemoor contributing to the coalescence of the settlements.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of landscape capacity and coalescence.</p>	
12	Land to north of Braces Lane, Marlbrook	7.11	NP Group	BDC210	Site discounted solely on the grounds of being within the Green Belt. Site is therefore identified as 'Green Belt Potential' and could be considered as part of BDC's Green Belt Review.	<p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is on a plateau and development would be visible from the surrounding area.</p> <p>Land to the south of the site which is not on the plateau has a steep gradient and would be not able to accommodate development without significant ground engineering.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan on the grounds of landscape capacity and topography.</p>	
13	Land east of housing on Old Birmingham Road	1.35	NP Group	BDC7A	Site discounted solely on the grounds of being within the Green Belt. Site is therefore identified as 'Green Belt Potential' and could be considered as part of BDC's Green Belt Review.	<p>The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site forms part of a larger area which is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). As this site is immediately adjacent to existing built development the capacity for the site to accommodate development is greater than that set out in the aforementioned Assessment.</p> <p>The site is adjacent to the existing built up area.</p>	

Site ID	Site Address	Site area (ha)	Site Source	SHLAA Reference	SHLAA Conclusion	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Rating ⁷
						<p>Access could be achieved via a private access/Birmingham Road. However, both private accesses appear to be narrow and it is not clear if they are wide enough to accommodate the development. Further assessment is required.</p> <p>The site is considered suitable for identification in the Neighbourhood Plan as an area for redevelopment, subject to the site being released from the Green Belt and the provision of a suitable access.</p>	
14	Land adjacent to Marlbrook Lane	10.5	NP Group	-	-	<p>The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area but would be of a scale and size that would alter the character of the Marlbrook. Development of the site would also result in the coalescence of Marlbrook and Lydiate Ash. Development of the southern part of the site is also considered unsuitable due to access constraints.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of landscape capacity, coalescence and access.</p>	
15	Land adjacent to Marlbrook Lane	10.1	NP Group	-	-	<p>The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside of the existing built up area and would be of a scale and size that would alter the character of the Marlbrook. Development of the site would also result in the coalescence of Marlbrook and Lydiate Ash. Development of the southern part of the site is also considered unsuitable due to the site not immediately abutting the existing settlement boundary and the provision of a suitable access from Marlbrook Lane which is a narrow country lane.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of landscape capacity, coalescence and access.</p>	

Site ID	Site Address	Site area (ha)	Site Source	SHLAA Reference	SHLAA Conclusion	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Rating ⁷
16	Land to east of Old Birmingham Road, Marlbrook	2	NP Group	BDC7B	Site discounted solely on the grounds of being within the Green Belt. Site is therefore identified as 'Green Belt Potential' and could be considered as part of BDC's Green Belt Review.	<p>The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area and would be of a scale and size that would alter the character of the Marlbrook. Development would also result in the coalescence of Marlbrook and Lydiate Ash. A smaller amount of development could be considered suitable, i.e. focussing development along the western boundary of the site, fronting onto Birmingham Road. This would continue the ribbon development along Birmingham Road, 'infilling' a small gap between residential properties.</p> <p>The site is however fairly remote in terms of proximity to local services and amenities.</p> <p>The site is considered suitable for identification in the Neighbourhood Plan as an area for redevelopment, subject to the site being released from the Green Belt and the scale of development reduced.</p>	
17	Land south of housing on Alvechurch Highway	2.71	NP Group	BDC193	Discounted on strategic location and Green Belt grounds	<p>The site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside the existing built up area and would be of a scale and size that would alter the character of the Lydiate Ash.</p> <p>The site is also fairly remote which would result in an unsustainable form of development.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan on the grounds of sustainability and adversely impacting the character of Lydiate Ash.</p>	
18	Land to south of Lydiate Ash Road	4.42	NP Group	-	-	<p>The site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside the existing built up area and would be of a scale and size that would alter the character of the Lydiate Ash and result in the coalescence of Catshill and Lydiate Ash.</p> <p>The site is also fairly remote which would result in an unsustainable form of development.</p>	

Site ID	Site Address	Site area (ha)	Site Source	SHLAA Reference	SHLAA Conclusion	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Rating ⁷
						The site is not considered suitable for allocation in the Neighbourhood Plan on the grounds of sustainability, coalescence and adversely impacting the character of Lydiate Ash.	
19	Adjacent to M5 at Lydiate Ash	2.55	NP Group	BDC32 and BDC277	Discounted on strategic location and Green Belt grounds	<p>The site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside the existing built up area and would be of a scale and size that would alter the character of the Lydiate Ash.</p> <p>The site is also remote which would result in an unsustainable form of development.</p> <p>The site is adjacent to the M5 and appropriate mitigation would be required to minimise noise and air pollution on any residential uses.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan on the grounds of sustainability, adversely impacting the character of Lydiate Ash and amenity impacts from the M5.</p>	
20	North side of Woodrow Lane	1.60	NP Group	-	-	<p>The site is considered to have a medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside the existing built up area and would be of a scale and size that would alter the character of the Lydiate Ash.</p> <p>The site is also remote which would result in an unsustainable form of development.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan on the grounds of sustainability and adversely impacting the character of Lydiate Ash.</p>	
21	Land north and east of Woodrow Lane	4.32	NP Group	BDC128	Discounted on strategic location and Green Belt grounds.	<p>The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside the existing built up area and would be of a scale and size that would alter the character of the northern part of Catshill.</p> <p>The site is also remote which would result in an unsustainable form of development.</p> <p>The site is not considered suitable for allocation in the Neighbourhood</p>	

Site ID	Site Address	Site area (ha)	Site Source	SHLAA Reference	SHLAA Conclusion	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Rating ⁷
						Plan as an area for potential development on the grounds of sustainability and adversely impacting the character of the northern part of Catshill.	
22	Land to east of Woodrow Lane	5.45	NP Group	BDC244	Site discounted solely on the grounds of being within the Green Belt. Site is therefore identified as 'Green Belt Potential' and could be considered as part of BDC's Green Belt Review.	<p>The site is considered to have a high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area and access could be provided from Woodrow Lane, avoiding the arterial A38 Birmingham Road.</p> <p>The site is reasonably located in terms of proximity to existing services and amenities.</p> <p>The site is considered suitable for allocation in the Neighbourhood Plan, subject to the site being released from the Green Belt.</p>	
23	Land west of Woodrow Lane (northern section)	3.40	NP Group	-	-	<p>The site is considered to have a medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside the existing built up area and has no direct access to the highway network. It could only be brought forward as part of a wider development with Site 24.</p> <p>The site is fairly remote in terms of proximity to existing services and amenities. The site is also adjacent to the M5 and appropriate mitigation would be required to minimise noise and air pollution on any residential uses.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan on the grounds of access, sustainability and amenity impacts from the M5.</p>	
24	Land west of Woodrow Lane (southern section)	8.52	NP Group	-	-	<p>The site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area.</p> <p>The site is adjacent to the M5 and appropriate mitigation would be required to minimise noise and air pollution on any residential uses. To further mitigate this development could be focussed along its eastern boundary.</p> <p>The site is considered suitable for allocation in the Neighbourhood</p>	

Site ID	Site Address	Site area (ha)	Site Source	SHLAA Reference	SHLAA Conclusion	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Rating ⁷
						Plan, subject to the site being released from the Green Belt and further information is provided with regard to the pollution emitted by the M5 and the likely impacts it would have on the any future occupiers.	
25	Land west of Wildmoor Lane adjacent to M5	1.24	NP Group	-	-	<p>The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site has an existing access onto Wildmoor Lane but it is unclear whether a suitable access could be provided given the close proximity of the M5 overpass.</p> <p>The site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area.</p> <p>The site is adjacent to the M5 and appropriate mitigation would be required to minimise noise and air pollution on any residential uses.</p> <p>The site is considered suitable for allocation in the Neighbourhood Plan as an area for potential development, subject to further information being provided with regard to the pollution emitted by the M5 and the likely impacts it would have on the any future occupiers and whether a suitable upgraded access could be provided in close proximity to the M5 overpass.</p>	

6. Conclusions

- 6.1 The site assessment has found that of the 25 sites considered, one site (site 22) is considered suitable and available for development and, if found to be viable for the proposed development, could be selected as a site to allocate housing in the Neighbourhood Plan. Two additional sites (sites 3 and 5 and) were also considered suitable, however their availability for development is not known. As such, these sites could be identified within the Neighbourhood Plan as areas for potential development.
- 6.2 A further six sites, sites 2, 4, 13, 16, 24 and 25, are potentially suitable for allocation (sites 2, 4 and 24) and identification as areas for potential development (sites 13, 16 and 25) respectively but have constraints. If these constraints could not be resolved or mitigated they would not be appropriate for inclusion in the Neighbourhood Plan.
- 6.3 If site 22 is included within the Neighbourhood Plan, it could provide 164 dwellings⁸. Sites 3 and 5 could have a combined capacity of 183 dwellings (site 3 – 93 dwellings and site 5 – 90 dwellings).
- 6.4 The remaining 16 sites are not suitable for residential development and therefore not appropriate for inclusion in the Neighbourhood Plan as either an allocation or an area identified for potential development.

Next Steps

- 6.5 From the shortlist of suitable sites, the Parish Council should engage with BDC and the community to select sites for allocation in the NP which best meets the housing, commercial and community needs and objectives of the NP.
- 6.6 The site selection process should be based on the following:
- The findings of this site assessment;
 - Discussions with the planning authority;
 - The extent to which the sites support the vision and objectives for the NP;
 - How the number of homes required is proportionate and well-related to the existing settlement and infrastructure; and
 - The potential for the sites to meet identified infrastructure needs of the community.

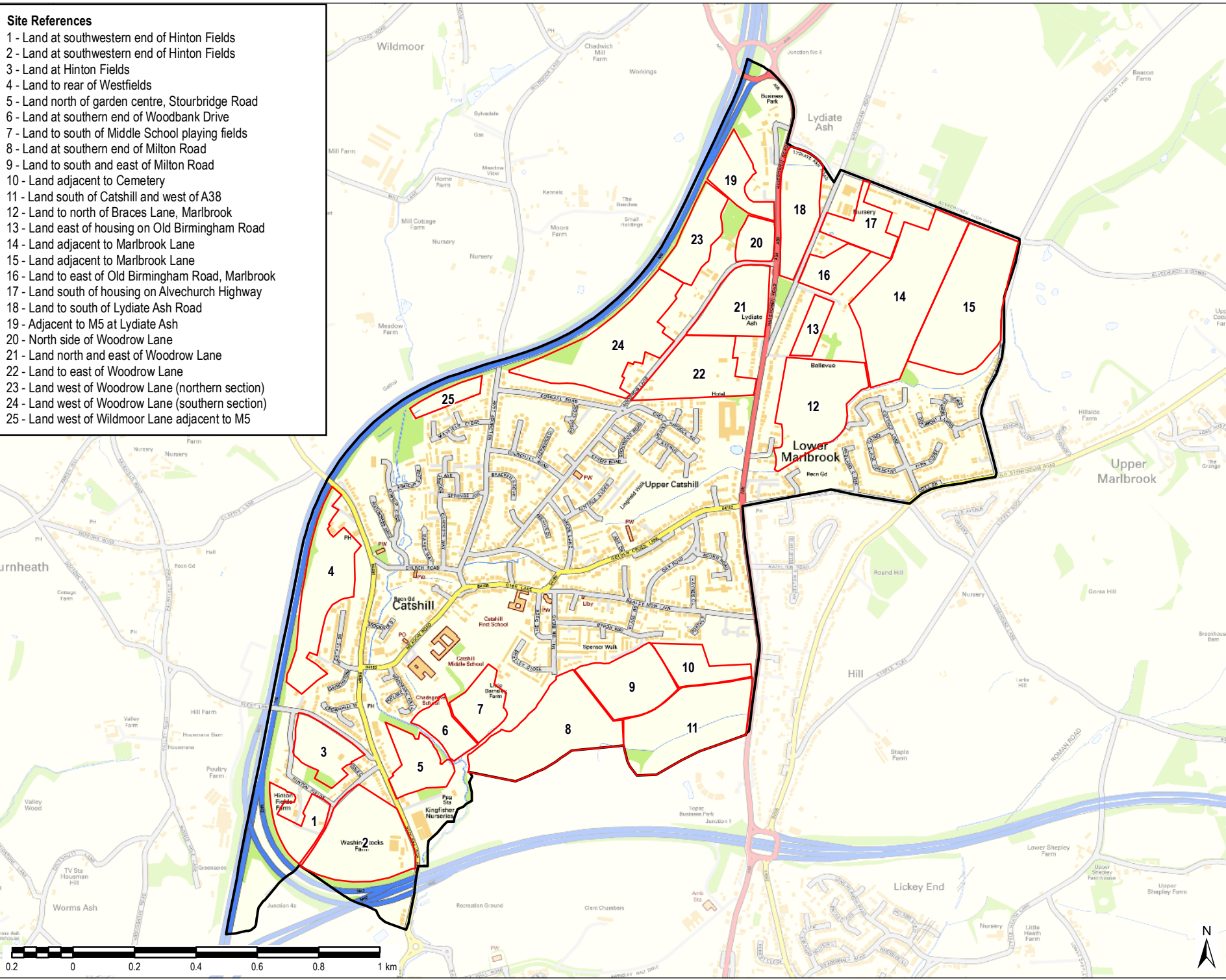
Viability

- 6.7 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with BDC. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

⁸ Capacity has been calculated using 30 dwellings per hectare, consistent with BDC's SHLAA.

Figure 4-1: Sites for Assessment

- Site References**
- 1 - Land at southwestern end of Hinton Fields
 - 2 - Land at southwestern end of Hinton Fields
 - 3 - Land at Hinton Fields
 - 4 - Land to rear of Westfields
 - 5 - Land north of garden centre, Stourbridge Road
 - 6 - Land at southern end of Woodbank Drive
 - 7 - Land to south of Middle School playing fields
 - 8 - Land at southern end of Milton Road
 - 9 - Land to south and east of Milton Road
 - 10 - Land adjacent to Cemetery
 - 11 - Land south of Catshill and west of A38
 - 12 - Land to north of Braces Lane, Marlbrook
 - 13 - Land east of housing on Old Birmingham Road
 - 14 - Land adjacent to Marlbrook Lane
 - 15 - Land adjacent to Marlbrook Lane
 - 16 - Land to east of Old Birmingham Road, Marlbrook
 - 17 - Land south of housing on Alvechurch Highway
 - 18 - Land to south of Lydiate Ash Road
 - 19 - Adjacent to M5 at Lydiate Ash
 - 20 - North side of Woodrow Lane
 - 21 - Land north and east of Woodrow Lane
 - 22 - Land to east of Woodrow Lane
 - 23 - Land west of Woodrow Lane (northern section)
 - 24 - Land west of Woodrow Lane (southern section)
 - 25 - Land west of Wildmoor Lane adjacent to M5



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LEGEND

- Catshill and North
- Marlbrook Neighbourhood Plan Area
- Site Boundary

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Purpose of Issue
FINAL

Client
CATSHILL AND NORTH MARLBROOK PARISH COUNCIL

Project Title
CATSHILL NEIGHBOURHOOD PLAN SITE ASSESSMENT

Drawing Title
SITES FOR ASSESSMENT

Drawn LL	Checked AD	Approved JH	Date 28/11/2019
AECOM Internal Project No. 60571087		Scale @ A4 1:16,000	

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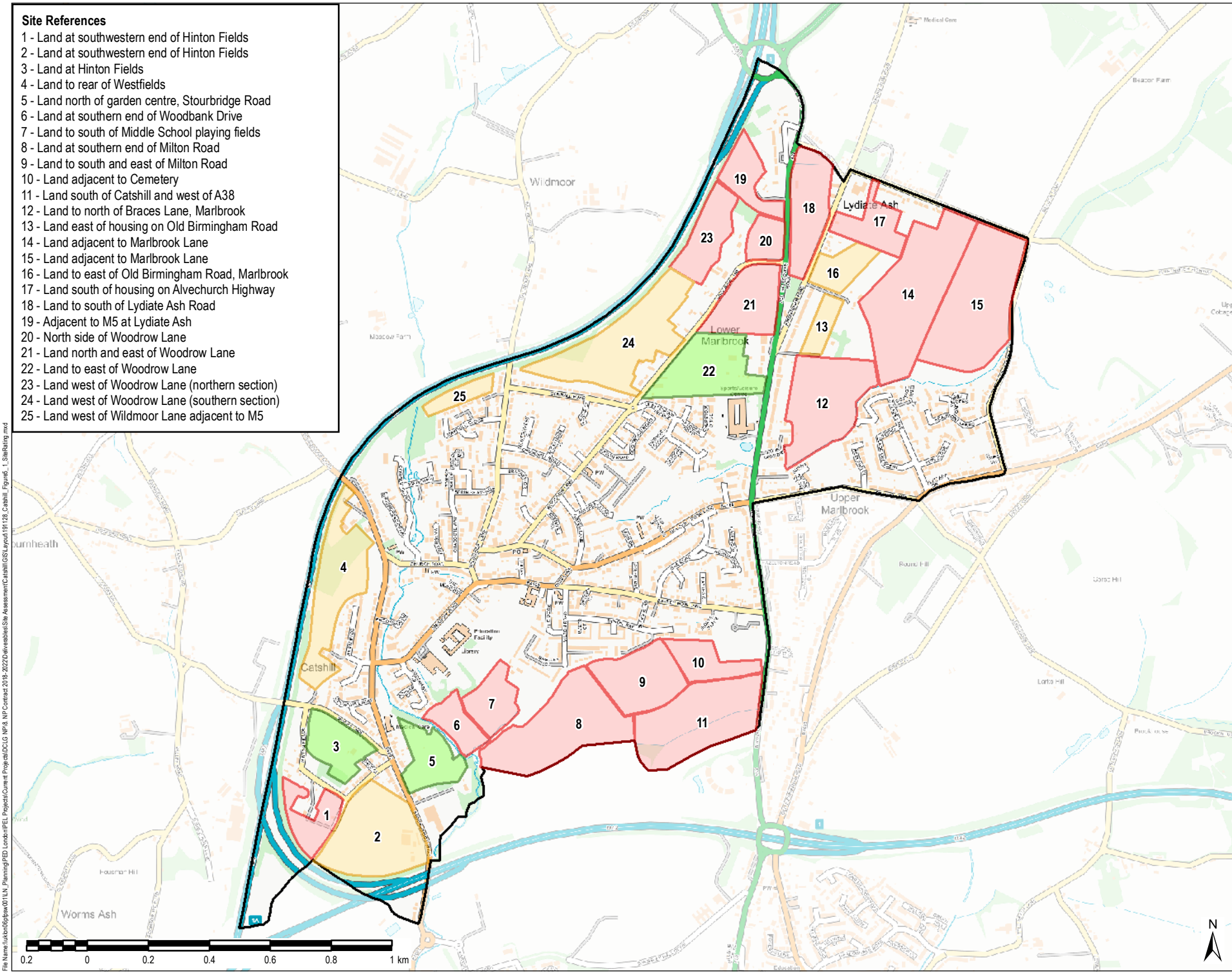
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Drawing Number FIGURE 4-1	Rev 0
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Figure 5-1: Ratings of Assessed Sites

- Site References**
- 1 - Land at southwestern end of Hinton Fields
 - 2 - Land at southwestern end of Hinton Fields
 - 3 - Land at Hinton Fields
 - 4 - Land to rear of Westfields
 - 5 - Land north of garden centre, Stourbridge Road
 - 6 - Land at southern end of Woodbank Drive
 - 7 - Land to south of Middle School playing fields
 - 8 - Land at southern end of Milton Road
 - 9 - Land to south and east of Milton Road
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 - 16 - Land to east of Old Birmingham Road, Marlbrook
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 - 24 - Land west of Woodrow Lane (southern section)
 - 25 - Land west of Wildmoor Lane adjacent to M5



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LEGEND

Catshill and North
Marlbrook Neighbourhood
Plan Area

Site Rating

Amber
Green
Red

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Purpose of Issue
FINAL

Client
**CATSHILL AND NORTH
MARLBROOK PARISH COUNCIL**

Project Title
**CATSHILL NEIGHBOURHOOD
PLAN SITE ASSESSMENT**

Drawing Title
RATINGS OF ASSESSED SITES

Drawn	Checked	Approved	Date
LL	AD	JH	28/11/2019

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Appendix A Site Appraisal Pro Forms

Site Assessment Proforma

General information

Site ID	01
Site Name / Address	Land at southw estern end of Hinton Fields
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	2.49
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	-
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> B/19212/1990 – Erection of one detached dwelling to replace existing cottages (Outline) – Approved July 1990 B/1993/0654 – Renovate 3 attached cottages to form 2 attached cottages with single attached garage each (as amended by plan received 12.10.93) – Approved November 1993
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Hinton Fields. However, Hinton Fields is a narrow lane after the Dale Close junction and it is unclear whether a suitable access junction could be provided into the site and if Hinton Fields has sufficient width to accommodate an increase in traffic from the development of the site. Further work would be required to understand the highway implications of developing the site.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt
Landscape Is the site low, medium or high sensitivity in terms of landscape?	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Medium sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity

<p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness without the possibility of mitigation.</p>		<p>Assessment (February 2018). The site is located within LLCA 24. Overall, it is assessed that the area has a medium capacity for development. It states that magnitude to change would be moderate as 'elements such as hedgerows, trees, PRow could be retained although the land-use would be permanently altered.' Additionally, 'magnitude of visual change would be moderate as there would be noticeable change to a large proportion of the view.'</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	400-1200m
Bus Stop	<p><400m 400-800m >800m</p>	<400m
Train Station	<p><400m 400-800m</p>	>800m

	>800m	
Primary School	<400m 400-1200m >1200m	400-1200m
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	400-800m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	<400m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
Is the site likely to be affected by any of the following?	Yes	No	Comments

Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat, gentle gradient
Coalescence Development would result in neighbouring settlements merging into one another.	Yes
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	75 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – the site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area, however, it would be located to the south of the existing built up area and would reduce the gap between Catshill and Sidemoor contributing to the coalescence of the settlements.</p> <p>The site is adjacent to the M5/M42 and appropriate mitigation would be required to minimise noise and air pollution on any residential uses.</p> <p>Access could be achieved via Hinton Fields. However, Hinton Fields is a narrow lane after the Dale Close junction and it is unclear whether a suitable access junction could be provided into the site and if Hinton Fields has sufficient width to accommodate an increase in traffic from the development of the site. Further work would be required to understand the highway implications of developing the site.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of coalescence, access and amenity impacts from the M5/M42.</p>

Site Assessment Proforma

General information

Site ID	02
Site Name / Address	Land at southw estern end of Hinton Fields
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	7.61
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	-
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group (call for sites)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes, residential



Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
Site planning history	The site has no relevant planning history.

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Hinton Fields and Stourbridge Road.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt Site is partially in Flood Zone 2
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Medium sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 24. Overall, it is assessed that the area has a medium capacity for development. It states that magnitude to change would be moderate as 'elements

<p>surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>such as hedgerows, trees, PRow could be retained although the land-use would be permanently altered.'</p> <p>It also states that 'development on fields south of the lane (Hinton Fields)' (which is where Site 2 is located) 'would be to some extent slightly disconnected from the rest of Catshill', as well as being, 'the closest new built form to that at Bromsgrove on the south site of the M42.'</p> <p>Additionally, 'magnitude of visual change would be moderate as there would be noticeable change to a large proportion of the view.'</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	400-1200m
Bus Stop	<p><400m 400-800m >800m</p>	<400m
Train Station	<400m	>800m

	400-800m >800m	
Primary School	<400m 400-1200m >1200m	>800m
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	<400m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	Yes	
Existing social or community value (provide details)	Yes/No	No	
Is the site likely to be affected by any of the following?	Yes	No	Comments

Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gentle gradient
Coalescence Development would result in neighbouring settlements merging into one another.	Yes
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	228 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Amber – the site is considered to have a medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area, however, it would be located to the south of the existing built up area and would reduce the gap between Catshill and Sidemoor contributing to the coalescence of the settlements.</p> <p>A smaller amount of development could be considered suitable, i.e. focussing development to the north of the site abutting the adjacent residential properties, not extending further south than the existing built development of Washingstocks Farm. However, it is unclear whether a suitable access could be provided as Hinton Fields is a narrow lane to the west and there may be a potential conflict with the Willowbrook Garden Centre to the east on Stourbridge Road. Furthermore Stourbridge Road is a busy route and providing a safe access on to the road would also need to be considered (e.g. extending 30mph speed limit). This would require further investigation.</p> <p>The site is adjacent to the M42 and appropriate mitigation would be required to minimise noise and air pollution on any residential uses.</p> <p>The site is considered suitable for allocation in the Neighbourhood Plan, subject to the site being released from the Green Belt, the scale of development reduced and the provision of a suitable access.</p>

Site Assessment Proforma

General information

Site ID	03
Site Name / Address	Land at Hinton Fields
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	3.1ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	BDC1 and BDC94
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> 08/0820 – 100% Affordable Sustainable Housing. (outline consent for 8 dwellings) (As amended by forms 25.09.08) – Refused December 2008 B/2008/0269 – Sustainable affordable housing – Refused May 2008 B/2007/1276 – Sustainable affordable housing - Outline Application. Resubmission (As amended by plans dated 27.12.07 and 4.1.08) – Refused February 2008 B/2007/0306 – Sustainable affordable housing - Outline consent – Refused September 2007 B/1993/0520 – Residential Development (Outline) – Refused August 1993 B/1992/0938 – Residential development – Refused January 1993 B/1991/0740 – Residential Development (outline) (As augmented by plan received 13/09/91) – Refused October 1991 B/9656/1982 – Residential development (outline) (as amended by plans received 23.04.82) – Refused May 1982 B/10243/1982 – Erection of one agricultural building – Refused November 1982 B/8680/1981 – Residential development (Outline) – Refused June 1981
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Dale Close.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park 	Yes Adjacent/nearby No	Yes Green Belt

<ul style="list-style-type: none"> European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 		
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness without the possibility of mitigation.</p>	<p>Low sensitivity to development Medium sensitivity to development High sensitivity to development</p>	<p>Medium sensitivity to development</p> <p>The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 24. Overall, it is assessed that the area has a medium/high capacity for development. It states that magnitude to change would be moderate as 'elements such as hedgerows, trees, PRow could be retained although the land-use would be permanently altered.' Additionally, 'development on the fields south of Rocky Lane and east of Hinton Fields would be screened locally by the existing boundary vegetation but may be visible from further away although with careful layout this would not break the skyline when viewed from south-east. Magnitude of visual change is assessed as Minor as there would be a noticeable change to a small proportion of the view.'</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

<ul style="list-style-type: none"> Known archaeology Locally listed building 		
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m
Bus Stop	<400m 400-800m >800m	<400m
Train Station	<400m 400-800m >800m	>800m
Primary School	<400m 400-1200m >1200m	400-1200m
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	400-800m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	<400m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Steep gradient
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Please provide supporting evidence.			
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	Yes
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	No
Potential development capacity	93 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Green – the site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area and could be seen as 'infill development' between Hinton Fields and Rocky Lane. Access would be via Dale Close</p> <p>The site is considered suitable for identification in the Neighbourhood Plan as an area for potential development, subject to the site being released from the Green Belt.</p>

Site Assessment Proforma

General information

Site ID	04
Site Name / Address	Land to rear of Westfields
Current use	Agriculture and woodland
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	6.51ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	BDC96 and BDC275
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group (call for sites)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes, residential



Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield

Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> 15/0742 – Three bedroomed detached dwelling – Approved September 2015 12/0400 – Removal of existing mobile home and fencing, retrospective application for replacement three bedroom bungalow – Refused September 2012 10/0985 – Proposed conversion of piggery and stables into 3 bed detached dwelling. (Resubmission of withdrawn application 10/0552) – Refused December 2010 10/0552 – Proposed Conversion of piggery and stables into 3 bed detached bungalow – Withdrawn August 2010 B/1994/0775 – Detached dwelling – Refused December 1994 B/17391/1988 – Erection of dwelling (outline) – Refused February 1989
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> Within the existing built up area Adjacent to and connected with the existing built up area Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Westfields. However, Westfields is narrow and the condition of it deteriorates into a gravel road which may be a private access. Access could also be achieved via an existing access from the B4091.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt

<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness - without the possibility of mitigation.</p>	<p>Low sensitivity to development Medium sensitivity to development High sensitivity to development</p>	<p>Medium sensitivity to development</p> <p>The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 21. The assessment concludes that this site is of moderate landscape value and sensitivity. This is because 'there would be clear change to the baseline characteristics although elements such as hedgerows, trees, PRoW could be retained'. Furthermore, magnitude of visual change is assessed as major because of 'the elevation and visual exposure of the upper areas.' However, 'with the retention of the skyline trees that lie outside the boundary to maintain a green skyline it is assessed that the site has medium capacity for development.'</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Some impact, and/or mitigation possible</p> <p>Grade II listed building approx. 150m and 100m from site boundary.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments

Town / local centre / shop	<400m 400-1200m >1200m	400-1200m
Bus Stop	<400m 400-800m >800m	<400m
Train Station	<400m 400-800m >800m	>800m
Primary School	<400m 400-1200m >1200m	400-1200m
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	400-1200m
Cycle route	<400m 400-800m >800m	>800m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	400-1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature	High/medium/Low/ Unknown	Medium There is a woodland within the site.

trees, woodland, hedgerows and waterbodies?			
Public Right of Way	Yes/No		Yes
Existing social or community value (provide details)	Yes/No		No
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Steep gradient, plateau
Coalescence Development would result in neighbouring settlements merging into one another.	Yes
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	195 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Amber – the site is considered to have a medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area, however it would reduce the gap between Catshill and Bourneheath contributing to the coalescence of the settlements. Smaller portions of the site could come forward if the land was available.</p> <p>Access could be achieved via an existing access from the B4091. Access could also be achieved via Westfields. However, Westfields is narrow and the condition of it deteriorates into a gravel road which may be a private access. It is considered this could be used as an emergency/secondary access.</p> <p>The site is adjacent to the M5 and appropriate mitigation would be required to minimise noise and air pollution on any residential uses. The site also contains a small woodland which would be lost if the whole site was developed.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan on the grounds of amenity impacts from the M5, coalescence and access.</p>

Site Assessment Proforma

General information

Site ID	05
Site Name / Address	Land north of garden centre, Stourbridge Road
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	3ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	BDC142
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> B/8368/1980 – Residential development (Outline) – Refused March 1981
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> Within the existing built up area Adjacent to and connected with the existing built up area Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Stourbridge Road.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt Site is adjacent to Flood Zones 2 and 3
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Medium sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 25. The assessment states that this is a 'discrete parcel of land that, other than a PRow running along its edge, has a

<p>surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>limited landscape value attached to it.' Furthermore, 'magnitude of landscape change is assessed as moderate as there would be clear change to the baseline characteristics although elements such as hedgerows, trees, PRoW could be retained. The magnitude of visual change is assessed as minor to moderate as there would be a change to a proportion of some views.' Therefore, it is assessed that this has a medium/high capacity for development.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	400-1200m
Bus Stop	<p><400m 400-800m >800m</p>	<400m
Train Station	<p><400m 400-800m</p>	>800m

	>800m	
Primary School	<400m 400-1200m >1200m	400-1200m
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	<400m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	Yes	
Existing social or community value (provide details)	Yes/No	No	
Is the site likely to be affected by any of the following?	Yes	No	Comments

Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gentle gradient
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	Yes
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	No
Potential development capacity	90 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Green – the site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area, however, it is located on the southern edge of Catshill and is not located within close proximity to local services.</p> <p>The site is considered suitable for identification in the Neighbourhood Plan as an area for potential development, subject to the site being released from the Green Belt.</p>

Site Assessment Proforma

General information

Site ID	06
Site Name / Address	Land at southern end of Woodbank Drive
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	1.95
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	-
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	The site has no relevant planning history.
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	No – the site does not have direct access to the public highway. Access would need to be provided Site 7 or 8.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt Flood Zone 3
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from	Low sensitivity to development Medium sensitivity to development High sensitivity to development	High sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 27 which has a low/medium capacity for development. On this site, the 'magnitude of landscape change is assessed as

<p>surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness - without the possibility of mitigation.</p>		<p>moderate as whilst landscape elements such as hedgerows could be retained there would be noticeable alteration to the aesthetic and perceptual qualities of the area.' Additionally, the 'magnitude of visual change is assessed as major due to the open nature of the area.' This means that any potential development would need to ensure generous open space and amenity is provided.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	400-1200m
Bus Stop	<p><400m 400-800m >800m</p>	<400m
Train Station	<p><400m 400-800m >800m</p>	>800m
Primary School	<400m	400-1200m

	400-1200m >1200m	
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	400-1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')		No
This site has minor constraints		Yes
The site has significant constraints		Yes
The site is unsuitable for development / no evidence of availability ('reject')		Yes
Potential development capacity	59 dwellings	
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – the site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site has no direct access to the highway network and would only be able to be allocated if access were to be provided through an adjacent site (e.g. Site 7 or 8).</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of access and landscape capacity.</p>	

Site Assessment Proforma

General information

Site ID	07
Site Name / Address	Land to south of Middle School playing fields
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	2.67ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	-
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> B/7880/1980 – Erection of 2 pairs of semi-detached houses and garages (outline) – Refused July 1980
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> Within the existing built up area Adjacent to and connected with the existing built up area Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	No – the site has no direct access to the public highway. Site access would need to be provided by Site 8.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt Small section of the site is in Flood Zone 3
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from	Low sensitivity to development Medium sensitivity to development High sensitivity to development	High sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 27 which has a low/medium capacity for development. On this site, the 'magnitude of landscape change is assessed as

<p>surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness - without the possibility of mitigation.</p>		<p>moderate as whilst landscape elements such as hedgerows could be retained there would be noticeable alteration to the aesthetic and perceptual qualities of the area.' Additionally, the 'magnitude of visual change is assessed as major due to the open nature of the area.' This means that any potential development would need to ensure generous open space and amenity is provided.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	400-1200m
Bus Stop	<p><400m 400-800m >800m</p>	<400m
Train Station	<p><400m 400-800m >800m</p>	>800m
Primary School	<400m	400-1200m

	400-1200m >1200m	
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	<400m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	400-1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	400-1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	Yes	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	80 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – the site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site has no direct access to the highway network and would only be able to be allocated if access were to be provided through an adjacent site (e.g. Site 8).</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of access and landscape capacity.</p>

Site Assessment Proforma

General information

Site ID	08
Site Name / Address	Land at southern end of Milton Road
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	8.77ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	BDC249
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> B/19917/1990 – B1 uses, Residential Development, open space & screen planting with supporting road network including new North/South relief road to A38 – Refused April 1995 B/19687/1990 – Proposed ancillary associated Museum and Leisure activities including lake, refurbishment of existing buildings and new buildings to form craft village and limited overnight accommodation, caretaker dwelling, car parking, display circuits and landscaping as described on drawing 90070/03A – Withdrawn December 1990 B/19683/1990 – Erection of Museum building and provisional ancillary associated facilities (Phase 1). (As augmented by letter dated 8.10.90) – Approved October 1990
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1. Suitability

<i>Suitability</i>	
Is the site: <ul style="list-style-type: none"> Within the existing built up area Adjacent to and connected with the existing built up area Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Milton Road.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt Partially in Flood Zone 3
Landscape	Low sensitivity to development	High sensitivity to development

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness without the possibility of mitigation.</p>	<p>Medium sensitivity to development High sensitivity to development</p>	<p>The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 27 which has a low/medium capacity for development. On this site, the 'magnitude of landscape change is assessed as moderate as whilst landscape elements such as hedgerows could be retained there would be noticeable alteration to the aesthetic and perceptual qualities of the area.' Additionally, the 'magnitude of visual change is assessed as major due to the open nature of the area.' This means that any potential development would need to ensure generous open space and amenity is provided.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	400-1200m

Bus Stop	<400m 400-800m >800m	<400m
Train Station	<400m 400-800m >800m	>800m
Primary School	<400m 400-1200m >1200m	<400m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	400-1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	<400m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low
Public Right of Way	Yes/No	Yes

Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Plateau, gentle gradient
Coalescence Development would result in neighbouring settlements merging into one another.	Yes
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	263 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – the site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area, however, it would be located to the south of the existing built up area and would reduce the gap between Catshill and Sidemoor contributing to the coalescence of the settlements.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of landscape capacity and coalescence.</p>

Site Assessment Proforma

General information

Site ID	09
Site Name / Address	Land to south and east of Milton Road
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	4.86ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	BDC249
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> B/2000/0014 – Change of use to public open space – Approved February 2000 B/19917/1990 – B1 uses, Residential Development, open space & screen planting with supporting road network including new North/South relief road to A38 – Refused April 1995 B/19687/1990 – Proposed ancillary associated Museum and Leisure activities including lake, refurbishment of existing buildings and new buildings to form craft village and limited overnight accommodation, caretaker dwelling, car parking, display circuits and landscaping as described on drawing 90070/03A – Withdrawn December 1990 B/19683/1990 – Erection of Museum building and provisional ancillary associated facilities (Phase 1). (As augmented by letter dated 8.10.90) – Approved October 1990
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1. Suitability

<i>Suitability</i>	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Byron Way.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt

<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness - without the possibility of mitigation.</p>	<p>Low sensitivity to development Medium sensitivity to development High sensitivity to development</p>	<p>High sensitivity to development</p> <p>The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 27 which has a low/medium capacity for development. On this site, the 'magnitude of landscape change is assessed as moderate as whilst landscape elements such as hedgerows could be retained there would be noticeable alteration to the aesthetic and perceptual qualities of the area.' Additionally, the 'magnitude of visual change is assessed as major due to the open nature of the area.' This means that any potential development would need to ensure generous open space and amenity is provided.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m</p>	400-1200m

	>1200m	
Bus Stop	<400m 400-800m >800m	<400m
Train Station	<400m 400-800m >800m	>800m
Primary School	<400m 400-1200m >1200m	400-1200m
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	400-1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	400-1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low

Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Plateau, gentle gradient
Coalescence Development would result in neighbouring settlements merging into one another.	Yes
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	146 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area, however, it would be located to the south of the existing built up area and would reduce the gap between Catshill and Sidemoor contributing to the coalescence of the settlements.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of landscape capacity and coalescence.</p>

Site Assessment Proforma

General information

Site ID	10
Site Name / Address	Land adjacent to Cemetery
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	2.55ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	BDC249
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> B/2000/0008 – Change of use to cemetery – Approved March 2000 B/19917/1990 – B1 uses, Residential Development, open space & screen planting with supporting road network including new North/South relief road to A38 – Refused April 1995 B/19687/1990 – Proposed ancillary associated Museum and Leisure activities including lake, refurbishment of existing buildings and new buildings to form craft village and limited overnight accommodation, caretaker dwelling, car parking, display circuits and landscaping as described on drawing 90070/03A – Withdrawn December 1990 B/19683/1990 – Erection of Museum building and provisional ancillary associated facilities (Phase 1). (As augmented by letter dated 8.10.90) – Approved October 1990
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1. Suitability

<i>Suitability</i>	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Birmingham Road.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt

<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness - without the possibility of mitigation.</p>	<p>Low sensitivity to development Medium sensitivity to development High sensitivity to development</p>	<p>High sensitivity to development</p> <p>The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 27 which has a low/medium capacity for development. On this site, the 'magnitude of landscape change is assessed as moderate as whilst landscape elements such as hedgerows could be retained there would be noticeable alteration to the aesthetic and perceptual qualities of the area.' Additionally, the 'magnitude of visual change is assessed as major due to the open nature of the area.' This means that any potential development would need to ensure generous open space and amenity is provided.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m</p>	400-1200m

	>1200m	
Bus Stop	<400m 400-800m >800m	<400m
Train Station	<400m 400-800m >800m	>800m
Primary School	<400m 400-1200m >1200m	400-1200m
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	400-1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	<400m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low

Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Plateau, gentle gradient
Coalescence Development would result in neighbouring settlements merging into one another.	Yes
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	77 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area, however, it would be located to the south of the existing built up area and would reduce the gap between Catshill and Sidemoor contributing to the coalescence of the settlements.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of landscape capacity and coalescence.</p>

Site Assessment Proforma

General information

Site ID	11
Site Name / Address	Land south of Catshill and west of A38
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	8.26ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	BDC249
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> B/19917/1990 – B1 uses, Residential Development, open space & screen planting with supporting road network including new North/South relief road to A38 – Refused April 1995 B/19687/1990 – Proposed ancillary associated Museum and Leisure activities including lake, refurbishment of existing buildings and new buildings to form craft village and limited overnight accommodation, caretaker dwelling, car parking, display circuits and landscaping as described on drawing 90070/03A – Withdrawn December 1990 B/19683/1990 – Erection of Museum building and provisional ancillary associated facilities (Phase 1). (As augmented by letter dated 8.10.90) – Approved October 1990
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> Within the existing built up area Adjacent to and connected with the existing built up area Outside the existing built up area 	Outside the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Birmingham Road.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt
Landscape	Low sensitivity to development	High sensitivity to development

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness without the possibility of mitigation.</p>	<p>Medium sensitivity to development High sensitivity to development</p>	<p>The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 27 which has a low/medium capacity for development. On this site, the 'magnitude of landscape change is assessed as moderate as whilst landscape elements such as hedgerows could be retained there would be noticeable alteration to the aesthetic and perceptual qualities of the area.' Additionally, the 'magnitude of visual change is assessed as major due to the open nature of the area.' This means that any potential development would need to ensure generous open space and amenity is provided.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	400-1200m

Bus Stop	<400m 400-800m >800m	<400m
Train Station	<400m 400-800m >800m	>800m
Primary School	<400m 400-1200m >1200m	>1200m
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	<400m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low
Public Right of Way	Yes/No	Yes

Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Plateau, gentle gradient
Coalescence Development would result in neighbouring settlements merging into one another.	Yes
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	248 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside of the existing built up area and would be located to the south of the existing built up area and would reduce the gap between Catshill and Sidemoor contributing to the coalescence of the settlements.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of landscape capacity and coalescence.</p>

Site Assessment Proforma

General information

Site ID	12
Site Name / Address	Land to north of Braces Lane, Marlbrook
Current use	Agriculture and scrub
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	7.11ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	BDC210
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group (call for sites)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Potentially yes, residential



Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield

Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> B/18259/1989 – Residential development (outline) – Refused October 1989
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> Within the existing built up area Adjacent to and connected with the existing built up area Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Four Oaks Drive/Birmingham Road or an private access/Birmingham Road. Both accesses appear to be narrow and it is not clear if they are wide enough to accommodate the development. Further assessment is required.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained	Low sensitivity to development Medium sensitivity to development High sensitivity to development	High sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 1. It is assessed that the area where this site

<p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness without the possibility of mitigation.</p>		<p>is located has a low /medium capacity for development. The magnitude of landscape change is assessed as 'moderate as elements such as hedgerows, trees, PRoW could be retained although the agricultural land would be lost.' Furthermore, the magnitude of visual change is assessed as 'major as there would be noticeable change to a large proportion of the view.'</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	400-1200m
Bus Stop	<p><400m 400-800m >800m</p>	<400m
Train Station	<p><400m 400-800m >800m</p>	>800m
Primary School	<400m	400-1200m

	400-1200m >1200m	
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	<400m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	>800m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Plateau, steep gradient
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')		No
This site has minor constraints		Yes
The site has significant constraints		Yes
The site is unsuitable for development / no evidence of availability ('reject')		Yes
Potential development capacity	213 dwellings	
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – the site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is on a plateau and development would be visible from the surrounding area.</p> <p>Land to the south of the site which is not on the plateau has a steep gradient and would be not able to accommodate development without significant ground engineering.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan on the grounds of landscape capacity and topography.</p>	

Site Assessment Proforma

General information

Site ID	13
Site Name / Address	Land east of housing on Old Birmingham Road
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	1.35ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	BDC7A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> B/11306/1983 – Erection of farm bungalow (outline), agricultural small holding – Refused November 1983
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> Within the existing built up area Adjacent to and connected with the existing built up area Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via private access/Birmingham Road. However, both private accesses appear to be narrow and it is not clear if it is wide enough to accommodate the development. Further assessment is required.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained	Low sensitivity to development Medium sensitivity to development High sensitivity to development	High sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 1. It is assessed that the area where this site is located has a low/medium

<p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>capacity for development. The magnitude of landscape change is assessed as 'moderate as elements such as hedgerows, trees, PRoW could be retained although the agricultural land would be lost.' Furthermore, the magnitude of visual change is assessed as 'major as there would be noticeable change to a large proportion of the view.'</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	<p>>1200m</p>
Bus Stop	<p><400m 400-800m >800m</p>	<p><400m</p>
Train Station	<p><400m 400-800m >800m</p>	<p>>800m</p>
Primary School	<p><400m 400-1200m</p>	<p>>1200m</p>

	>1200m	
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

lines/pipe lines, or in close proximity to hazardous installations			
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gentle gradient
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')		Yes
This site has minor constraints		Yes
The site has significant constraints		Yes
The site is unsuitable for development / no evidence of availability ('reject')		No
Potential development capacity	41 dwellings	
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Amber – the site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site forms part of a larger area which is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). As this site is immediately adjacent to existing built development the capacity for the site to accommodate development is greater than that set out in the aforementioned Assessment.</p> <p>The site is adjacent to the existing built up area.</p> <p>Access could be achieved via a private access/Birmingham Road. However, both private accesses appear to be narrow and it is not clear if it is wide enough to accommodate the development. Further assessment is required.</p> <p>The site is considered suitable for identification in the Neighbourhood Plan as an area for redevelopment, subject to the site being released from the Green Belt and the provision of a suitable access.</p>	

Site Assessment Proforma

General information

Site ID	14
Site Name / Address	Land adjacent to Marlbrook Lane
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	10.5ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	-
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	The site has no relevant planning history.
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Alvechurch Highway.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from	Low sensitivity to development Medium sensitivity to development High sensitivity to development	High sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 1. It is assessed that the area where this site is located has a low/medium capacity for development. The magnitude of landscape

<p>surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>change is assessed as 'moderate' as elements such as hedgerows, trees, PRoW could be retained although the agricultural land would be lost.' Furthermore, the magnitude of visual change is assessed as 'major' as there would be noticeable change to a large proportion of the view.'</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	>1200m
Bus Stop	<p><400m 400-800m >800m</p>	400-800m
Train Station	<p><400m 400-800m >800m</p>	>800m
Primary School	<p><400m 400-1200m >1200m</p>	>1200m

Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	Yes	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/pipe lines, or in close	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines

proximity to hazardous installations			
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	Yes
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')		No
This site has minor constraints		Yes
The site has significant constraints		Yes
The site is unsuitable for development / no evidence of availability ('reject')		Yes
Potential development capacity	315 dwellings	
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – the site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area but would be of a scale and size that would alter the character of the Marlbrook. Development of the site would also result in the coalescence of Marlbrook and Lydiate Ash. Development of the southern part of the site is also considered unsuitable due to access constraints.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of landscape capacity, coalescence and access.</p>	

Site Assessment Proforma

General information

Site ID	15
Site Name / Address	Land adjacent to Marlbrook Lane
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	10.1ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	-
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	The site has no relevant planning history.
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Outside the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Alvechurch Highway.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from	Low sensitivity to development Medium sensitivity to development High sensitivity to development	High sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 1. It is assessed that the area where this site is located has a low/medium capacity for development. The magnitude of landscape

<p>surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>change is assessed as 'moderate' as elements such as hedgerows, trees, PRoW could be retained although the agricultural land would be lost.' Furthermore, the magnitude of visual change is assessed as 'major' as there would be noticeable change to a large proportion of the view.'</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	>1200m
Bus Stop	<p><400m 400-800m >800m</p>	400-800m
Train Station	<p><400m 400-800m >800m</p>	>800m
Primary School	<p><400m 400-1200m >1200m</p>	>1200m

Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	400-800m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/pipe lines, or in close	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines

proximity to hazardous installations			
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	Yes
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')		No
This site has minor constraints		Yes
The site has significant constraints		Yes
The site is unsuitable for development / no evidence of availability ('reject')		Yes
Potential development capacity	303 dwellings	
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – The site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a low/medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside of the existing built up area and would be of a scale and size that would alter the character of the Marlbrook. Development of the site would also result in the coalescence of Marlbrook and Lydiate Ash. Development of the southern part of the site is also considered unsuitable due to the site not immediately abutting the existing settlement boundary and the provision of a suitable access from Marlbrook Lane which is a narrow country lane.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of landscape capacity, coalescence and access.</p>	

Site Assessment Proforma

General information

Site ID	16
Site Name / Address	Land to east of Old Birmingham Road, Marlbrook
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	2ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	BDC7B
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> B/2001/0506 – Erection of horticultural glasshouses (750m²), barn (358m²) and open sided canopy (113m²) together with the laying out of an access to the highway, a car park, a nursery yard for use in connection with proposed horticultural nursery - Resubmission of application B/2001/0145 – Approved August 2001 B/2001/0145 – Erection of horticultural glasshouses (750msq.), barn (358msq.) and open sided canopy (113msq.) together with the laying out of an access to the highway, a car park, a landscape and nursery yard and open display and sales area for use in connection with proposed retail nursery and landscape contractors – Withdrawn April 2001 B/8491/1981 – Glasshouses and polythene growing houses with new vehicular access (Outline) (As amended by plans received 23/3/81) – Approved March 1981
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Birmingham Road.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p> <p>Adjacent/nearby</p> <p>No</p>	<p>Yes Green Belt</p>

Landscape Is the site low, medium or high sensitivity in terms of landscape? <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness - without the possibility of mitigation.</p>	<p>Low sensitivity to development Medium sensitivity to development High sensitivity to development</p>	<p>Medium sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA 2. Overall, it is assessed that the area has a medium/high capacity for development. The magnitude of landscape change is assessed as 'moderate as elements such as hedgerows, trees, PRoW could be retained although the agricultural land use would be lost.' In addition, the 'magnitude of visual change is assessed as minor due to the existing screening and context of linear built form fronting roads.' The assessment advises that new built form east of Birmingham Road (where site 16 is located) should front the road following the existing pattern.</p>
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	>1200m

	400-1200m >1200m	
Bus Stop	<400m 400-800m >800m	<400m
Train Station	<400m 400-800m >800m	>800m
Primary School	<400m 400-1200m >1200m	>1200m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low

Public Right of Way	Yes/No	Yes	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat, gentle gradient
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	Yes
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	No
Potential development capacity	60 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Amber – the site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area and would be of a scale and size that would alter the character of the Marlbrook. Development would also result in the coalescence of Marlbrook and Lydiate Ash. A smaller amount of development could be considered suitable, i.e. focussing development along the western boundary of the site, fronting onto Birmingham Road. This would continue the ribbon development along Birmingham Road, 'infilling' a small gap between residential properties.</p> <p>The site is however fairly remote in terms of proximity to local services and amenities.</p> <p>The site is considered suitable for identification in the Neighbourhood Plan as an area for redevelopment, subject to the site being released from the Green Belt and the scale of development reduced.</p>

Site Assessment Proforma

General information

Site ID	17
Site Name / Address	Land south of housing on Alvechurch Highway
Current use	Residential and agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	2.71ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	BDC193
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes, parts of the site available, residential



Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield and Brownfield

Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	The site has no relevant planning history.
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Outside the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Birmingham Road.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Medium sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA2. Overall, it is assessed that the area has a medium/high capacity for development. The magnitude

<p>surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness without the possibility of mitigation.</p>		<p>of landscape change is assessed as 'moderate' as elements such as hedgerows, trees, PRoW could be retained although the agricultural land use would be lost.' In addition, the 'magnitude of visual change is assessed as minor due to the existing screening and context of linear built form fronting roads.' New built form east of Birmingham Road (where site 17 is located) should front the road following the existing pattern.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	>1200m
Bus Stop	<p><400m 400-800m >800m</p>	<400m
Train Station	<p><400m 400-800m >800m</p>	>800m

Primary School	<400m 400-1200m >1200m	>1200m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	Yes	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat, gentle gradient
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	81 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – the site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside the existing built up area and would be of a scale and size that would alter the character of the Lydiate Ash.</p> <p>The site is also fairly remote which would result in an unsustainable form of development.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan on the grounds of sustainability and adversely impacting the character of Lydiate Ash.</p>

Site Assessment Proforma

General information

Site ID	18
Site Name / Address	Land to south of Lydiate Ash Road
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	4.42ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	-
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group (call for sites, part of the site)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes, part of the site, residential



Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> B/6065/1979 – Erection of bungalow (outline) – Refused June 1979 B/10212/1982 – Erection of 6 bungalows and garages for the elderly/disabled, land bounded by Lydiate Ash Road and Halesowen Road, Lydiate Ash, Bromsgrove – Refused October 1982
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> Within the existing built up area Adjacent to and connected with the existing built up area Outside the existing built up area 	Outside the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Birmingham Road and Halesowen Road.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Medium sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA2. Overall, it is assessed that the area has a medium/high capacity for development. The magnitude

<p>townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness without the possibility of mitigation.</p>		<p>of landscape change is assessed as 'moderate' as elements such as hedgerows, trees, PRow could be retained although the agricultural land use would be lost. Furthermore, the 'magnitude' of visual change is assessed as minor due to the existing screening and context of linear built form fronting roads. New built form west of Birmingham Road (where site 18 is located) should be low density and contained by retention of existing mature boundary hedgerows.'</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	>1200m
Bus Stop	<p><400m 400-800m >800m</p>	<400m
Train Station	<p><400m 400-800m</p>	>800m

	>800m	
Primary School	<400m 400-1200m >1200m	>1200m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
Is the site likely to be affected by any of the following?	Yes	No	Comments

Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	Yes
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	133 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – the site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside the existing built up area and would be of a scale and size that would alter the character of the Lydiate Ash and result in the coalescence of Catshill and Lydiate Ash.</p> <p>The site is also fairly remote which would result in an unsustainable form of development.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan on the grounds of sustainability, coalescence and adversely impacting the character of Lydiate Ash.</p>

Site Assessment Proforma

General information

Site ID	19
Site Name / Address	Adjacent to M5 at Lydiate Ash
Current use	Fields
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	2.55ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	BDC32 and BDC277
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group (call for sites)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes, residential



Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield

Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> B/2003/1041 – Erection of low cost extendable social and private housing with associated noise barrier mounding - Outline application – Refused October 2003
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> Within the existing built up area Adjacent to and connected with the existing built up area Outside the existing built up area 	Outside the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Halesowen Road.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Medium sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA3. Overall, it is assessed that the area has a medium/high capacity for development. The assessment states that 'this

<p>surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>is a discreet LLCA with visual connections to Lydiat Ash. Magnitude of landscape change is assessed as moderate as elements such as hedgerows, trees, PRoW could be retained and the M5 has an influence on its limited tranquillity.' Furthermore, 'magnitude of visual change is assessed as moderate as there would be noticeable change to a proportion of the view.'</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	>1200m
Bus Stop	<p><400m 400-800m >800m</p>	<400m
Train Station	<p><400m 400-800m >800m</p>	>800m
Primary School	<400m	>1200m

	400-1200m >1200m	
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	Yes	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')		No
This site has minor constraints		Yes
The site has significant constraints		Yes
The site is unsuitable for development / no evidence of availability ('reject')		Yes
Potential development capacity	77 dwellings	
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – the site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside the existing built up area and would be of a scale and size that would alter the character of the Lydiate Ash.</p> <p>The site is also remote which would result in an unsustainable form of development.</p> <p>The site is adjacent to the M5 and appropriate mitigation would be required to minimise noise and air pollution on any residential uses.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan on the grounds of sustainability, adversely impacting the character of Lydiate Ash and amenity impacts from the M5.</p>	

Site Assessment Proforma

General information

Site ID	20
Site Name / Address	North side of Woodrow Lane
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	1.60ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	-
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group (call for sites)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes, residential



Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield

Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	The site has no relevant planning history.
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Outside the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Halesowen Road and Woodrow Lane.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Medium sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA4. Overall, it is assessed that the area has a medium capacity for development. The assessment states that the

<p>surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>magnitude of landscape change is assessed as 'moderate as elements such as hedgerows, trees, PRow could be retained although the land-use would be permanently altered.'</p> <p>Additionally, the 'magnitude of visual change is assessed as moderate as there would be a noticeable change to a large proportion of the view.'</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	>1200m
Bus Stop	<p><400m 400-800m >800m</p>	<400m
Train Station	<p><400m 400-800m >800m</p>	>800m
Primary School	<p><400m 400-1200m >1200m</p>	>1200m

Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	Yes	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/pipe lines, or in close	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines

proximity to hazardous installations			
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')		No
This site has minor constraints		Yes
The site has significant constraints		Yes
The site is unsuitable for development / no evidence of availability ('reject')		Yes
Potential development capacity	48 dwellings	
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – the site is considered to have a medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside the existing built up area and would be of a scale and size that would alter the character of the Lydiate Ash.</p> <p>The site is also remote which would result in an unsustainable form of development.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan on the grounds of sustainability and adversely impacting the character of Lydiate Ash.</p>	

Site Assessment Proforma

General information

Site ID	21
Site Name / Address	Land north and east of Woodrow Lane
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	4.32ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	BDC128
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	The site has no relevant planning history.
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Outside the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Halesowen Road and Woodrow Lane.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Medium sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA4. Overall, it is assessed that the area has a medium capacity for development. The assessment states that the

<p>surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>magnitude of landscape change is assessed as 'moderate as elements such as hedgerows, trees, PRow could be retained although the land-use would be permanently altered.'</p> <p>Additionally, the 'magnitude of visual change is assessed as moderate as there would be a noticeable change to a large proportion of the view.'</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	>1200m
Bus Stop	<p><400m 400-800m >800m</p>	<400m
Train Station	<p><400m 400-800m >800m</p>	>800m
Primary School	<p><400m 400-1200m >1200m</p>	>1200m

Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

proximity to hazardous installations			
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')		No
This site has minor constraints		Yes
The site has significant constraints		Yes
The site is unsuitable for development / no evidence of availability ('reject')		Yes
Potential development capacity	130 dwellings	
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – the site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site is considered to have a medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside the existing built up area and would be of a scale and size that would alter the character of the northern part of Catshill.</p> <p>The site is also remote which would result in an unsustainable form of development.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as an area for potential development on the grounds of sustainability and adversely impacting the character of the northern part of Catshill.</p>	

Site Assessment Proforma

General information

Site ID	22
Site Name / Address	Land to east of Woodrow Lane
Current use	Agriculture and fields
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	5.45ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	BDC244
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group (call for sites)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes, parts of the site, residential



Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield and Brownfield

Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> B/18624/1989 – Residential Development (outline) – Refused December 1989 B/13761/1986 – Erection of detached dwelling with garage (outline) – Refused March 1986 B/13669/1986 – Erection of one detached type dwelling (outline) – Refused February 1986
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> Within the existing built up area Adjacent to and connected with the existing built up area Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Halesowen Road and Woodrow Lane.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Low sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA6. Overall, it is assessed that the area has a high capacity for development. The

<p>townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness without the possibility of mitigation.</p>		<p>assessment states that the 'magnitude of landscape change would be minor as elements such as hedgerows could be retained.'</p> <p>Additionally, 'the magnitude of visual change would be minor to moderate, although permanent, the change to the limited view of residents in the neighbouring area would be small.'</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	400-1200m
Bus Stop	<p><400m 400-800m >800m</p>	<400m
Train Station	<p><400m 400-800m >800m</p>	>800m
Primary School	<p><400m 400-1200m >1200m</p>	400-1200m

Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	<400m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	<400m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/pipe lines, or in close	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines

proximity to hazardous installations			
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Characteristics

Characteristics which may affect development on the site :	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')		Yes
This site has minor constraints		Yes
The site has significant constraints		Yes
The site is unsuitable for development / no evidence of availability ('reject')		No
Potential development capacity	164 dwellings	
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Green – the site is considered to have a high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area and access could be provided from Woodrow Lane, avoiding the arterial A38 Birmingham Road.</p> <p>The site is reasonably located in terms of proximity to existing services and amenities.</p> <p>The site is considered suitable for allocation in the Neighbourhood Plan, subject to the site being released from the Green Belt.</p>	

Site Assessment Proforma

General information

Site ID	23
Site Name / Address	Land west of Woodrow Lane (northern section)
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	3.40ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	-
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group (call for sites)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes, residential



No photo, site not accessible.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	The site has no relevant planning history.
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Outside the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	No – the site has no direct access to the highway. Access could be provided via Site 24.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Medium sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA4. Overall, it is assessed that the area has a medium capacity for development. The assessment states that the

<p>surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>magnitude of landscape change is assessed as 'moderate as elements such as hedgerows, trees, PRow could be retained although the land-use would be permanently altered.'</p> <p>Additionally, the 'magnitude of visual change is assessed as moderate as there would be a noticeable change to a large proportion of the view.'</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	>1200m
Bus Stop	<p><400m 400-800m >800m</p>	400-800m
Train Station	<p><400m 400-800m >800m</p>	>800m
Primary School	<p><400m 400-1200m >1200m</p>	>1200m

Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

proximity to hazardous installations			
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')		No
This site has minor constraints		Yes
The site has significant constraints		Yes
The site is unsuitable for development / no evidence of availability ('reject')		Yes
Potential development capacity	102 dwellings	
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Red – the site is considered to have a medium capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is outside the existing built up area and has no direct access to the highway network. It could only be brought forward as part of a wider development with Site 24.</p> <p>The site is fairly remote in terms of proximity to existing services and amenities. The site is also adjacent to the M5 and appropriate mitigation would be required to minimise noise and air pollution on any residential uses.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan on the grounds of access, sustainability and amenity impacts from the M5.</p>	

Site Assessment Proforma

General information

Site ID	24
Site Name / Address	Land west of Woodrow Lane (southern section)
Current use	Agriculture and woodland
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	8.52ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	-
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group (call for sites, part of the site)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes (some if not all of the land), residential



Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield
Site planning history	The site has no relevant planning history.

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	
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1. Suitability

<i>Suitability</i>	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via Woodrow Lane.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Medium sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA5. It is assessed that the area has a medium/high capacity for development. The 'magnitude of landscape

<p>surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness - without the possibility of mitigation.</p>		<p>change is assessed as moderate as there would be a clear change to the baseline characteristics although elements such as hedgerows, trees, PRow could be retained.'</p> <p>Furthermore, the magnitude of 'visual change is assessed as minor to moderate as there would be noticeable change to a proportion of some views.'</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	400-1200m
Bus Stop	<p><400m 400-800m >800m</p>	<400m
Train Station	<p><400m 400-800m >800m</p>	>800m
Primary School	<p><400m 400-1200m</p>	400-1200m

	>1200m	
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	<400m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	<400m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Medium The site contains woodland.	
Public Right of Way	Yes/No	Yes	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

lines/pipe lines, or in close proximity to hazardous installations			
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat, gentle gradient
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box	
The site is suitable and available for development ('accept')	Yes
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	No
Potential development capacity	256 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Amber – the site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area. The site is adjacent to the M5 and appropriate mitigation would be required to minimise noise and air pollution on any residential uses. To further mitigate this development could be focussed along its eastern boundary.</p> <p>The site is considered suitable for allocation in the Neighbourhood Plan, subject to the site being released from the Green Belt and further information is provided with regard to the pollution emitted by the M5 and the likely impacts it would have on the any future occupiers.</p>

Site Assessment Proforma

General information

Site ID	25
Site Name / Address	Land west of Wildmoor Lane adjacent to M5
Current use	Field
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	1.24ha
Submitted sites reference (if applicable)	-
SHLAA site reference (if applicable)	-
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No



No photo, site not visited as availability not known.

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield
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Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	The site has no relevant planning history.
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1. Suitability

Suitability	
Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Adjacent to and connected with the existing built up area
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes - access could be achieved via a private access to Wildmoor Lane.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes Adjacent/nearby No	Yes Green Belt Site is adjacent to Flood Zone 3
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Medium sensitivity to development The site is included within Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018). The site is located within LLCA5. It is assessed that the area has a medium/high capacity for development. The

<p>surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>'magnitude of landscape change is assessed as moderate as there would be a clear change to the baseline characteristics although elements such as hedgerows, trees, PRoW could be retained.'</p> <p>Furthermore, the magnitude of 'visual change is assessed as minor to moderate as there would be noticeable change to a proportion of some views.'</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>Some loss Grade 3</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m 400-1200m >1200m</p>	400-1200m
Bus Stop	<p><400m 400-800m >800m</p>	<400m
Train Station	<p><400m 400-800m >800m</p>	>800m
Primary School	<400m	400-1200m

	400-1200m >1200m	
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	400-1200m
Cycle route	<400m 400-800m >800m	400-800m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	Yes
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	No
Potential development capacity	37 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Amber – the site availability is not known, therefore it cannot be allocated, only identified as an area for potential development.</p> <p>The site has an existing access onto Wildmoor Lane but it is unclear whether a suitable access could be provided given the close proximity of the M5 overpass.</p> <p>The site is considered to have a medium/high capacity for development as set out in the Catshill and North Marlbrook Parish Landscape + Visual Sensitivity Capacity Assessment (February 2018).</p> <p>The site is adjacent to the existing built up area. The site is adjacent to the M5 and appropriate mitigation would be required to minimise noise and air pollution on any residential uses.</p> <p>The site is considered suitable for allocation in the Neighbourhood Plan as an area for potential development, subject to further information being provided with regard to the pollution emitted by the M5 and the likely impacts it would have on the any future occupiers and whether a suitable upgraded access could be provided in close proximity to the M5 overpass.</p>

