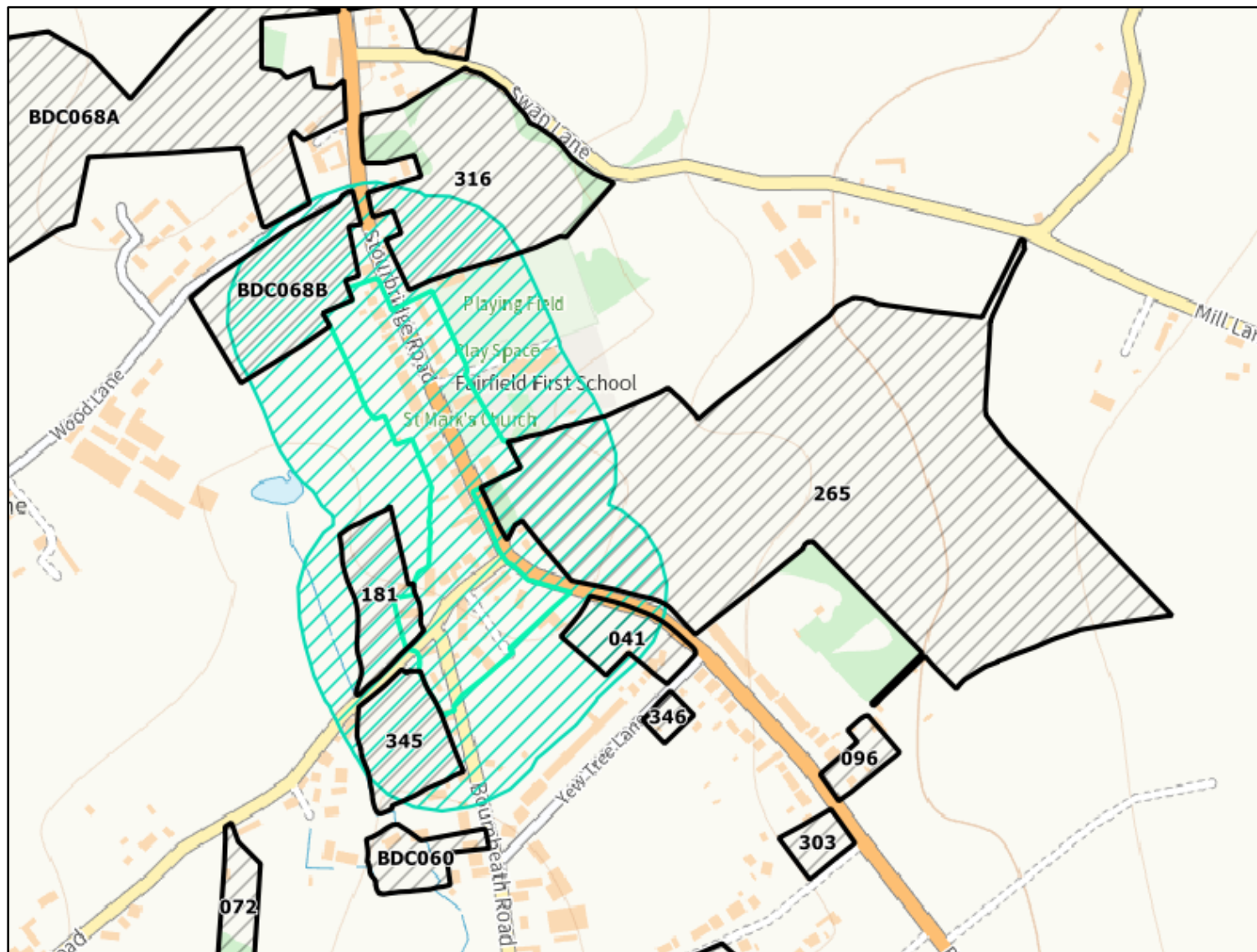


Appendix 11: Fairfield



Fairfield: Summary of Initial Sift and Significant Constraints

Initial Sift / Site No.	041	181	265	316	345	BDC068B
Site size						
Proximity to existing settlement						
Flood Risk						
SSSI						
Ancient Woodland						
Country Park						
SM / Registered Park & Garden						
Significant Constraints						
Priority Habitat						
Noise						
Green Belt Harm						
Landscape Sensitivity						

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

No sites were discounted at this stage.

Sites that will NOT be discounted at Initial Sift/ Significant Constraints stage, despite receiving RED ratings:		
265	Land between Stourbridge Road and Swan Lane	The site has both High Green Belt Harm and Very High Green Belt Harm ratings. However, the portion of the site in an area of Very High Green Belt Harm is further from the settlement edge and the site will therefore be considered in the Detailed Considerations stage.

Fairfield: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	041	181	265	316	345	BDC068B
Priority Habitats						
Noise						
Green Belt Harm						
Landscape Sensitivity						
LSA Opportunities for development	N/A	N/A	N/A	N/A	N/A	
Detailed Considerations criteria:						
Minerals						
Ancient/Veteran Trees						
TPOs						
Public Open Space						
Risk to the Historic Environment						
Proximity of AQMA/ AQCZ	Not relevant to any site in this settlement					
Major Accident Hazard Site/ Major Accident Hazard Pipeline						
High Voltage Electricity Infrastructure	Not relevant to any site in this settlement					

Fairfield: Site Analysis and Planning Judgement Discussion

Site 041 - Land to rear 2 Yew Tree Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/ No	<p>Context: This is a mixed brownfield and green site comprising an existing large dwelling and rear garden, with a disused field behind. Situated towards the centre of Fairfield, bordering the B4091 (Stourbridge Road).</p> <p>Green Belt and Boundaries: The site falls within an area Low/No Green Belt Harm.</p> <p>Allocation of this site would not breach the existing built form of the settlement as it would replace an existing dwelling and could provide infill development.</p> <p>The site is in an area of Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site. Access to the site is only really possible through the existing driveway as the site appears significantly raised above the road along the eastern boundary.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 16.36% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Hedgerows	
	Noise: 50-59.9dB Site suitable for residential development, consideration may need to be given to glazing and ventilation specifications to ensure internal noise levels as per BS8233:2014 are achieved. Noise within outdoor amenity spaces should be able to achieve WHO guidance values with standard mitigation measures (less than 50dB LAeq16hr).	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Within S&G MCA, but no resource within site. Resource already sterilised.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment. HLC value of green space in between ribbon development. These sites are likely to be suitable for development, but some mitigation may be required.	

Site 041 - Land to rear 2 Yew Tree Lane		
RAG	Constraint commentary	Conclusion
	A small part of the site is within the 2km buffer zone of the Dodford Conservation Area.	
Conclusion Outcome:		In summary, this site could provide a good option for development.

Site 181 - Land at 2 Brook Road, Fairfield		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is a mixed brownfield (large dwelling) and greenfield (open field) site that lies to the west of Fairfield, north of Brook Road.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>Creating a new strong, defensible boundary would be possible along the existing mature tree line / hedgerow that borders the site.</p> <p>The site is in an area of Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0% of the site is covered by Priority Habitat.	
	Noise: Day Noise level = 40dB Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	TPOs: No TPOs within the site. Existing trees along field boundaries may need to be surveyed.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate to unknown risk to the Historic Environment. The site lies within the 2km buffer zone of Dodford conservation area and consultation with our conservation team will be required.	
Conclusion Outcome:		In summary, this site, could provide a good option for development.

Site 265 - Land between Stourbridge Road and Swan Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High/ Very High	<p>Context: This is an excessively large (14.55ha) greenfield site on the northeastern side of Fairfield, fronting Stourbridge Road.</p> <p>Green Belt and Boundaries: The site falls within areas of both High and Very High Green Belt Harm. The field parcel closest to Stourbridge Road is in an area of High Green Belt Harm.</p> <p>The site promoter is not proposing development on land with a Very High Green Belt Harm rating, a smaller development in the land parcel closest to Stourbridge Road would form the developable area.</p> <p>The site is in an area of High/ Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: Whilst there are very few limiting constraints associated with this site, there are other options in Fairfield that would have less of a harm on the Green Belt.</p> <p>The site is located within both a Mineral Consultation Area and a Mineral Safeguarding Area. The best use of any on site resources should be considered in consultation with WCC.</p>
	Landscape Sensitivity: The site falls within a High/ Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.62% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows	
	Noise: 58dB: Site suitable for residential development, consideration may need to be given to glazing and ventilation specifications to ensure internal noise levels as per BS8233:2014 are achieved. Noise within outdoor amenity spaces should be able to achieve WHO guidance values with standard mitigation measures (less than 50dB LAeq16hr).	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site within solid/silica sand MSAs, but resources negligible or already sterilised. Site would not materially increase sterilisation, but should use on site.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	TPOs: A very small part of the site, at its western edge contains a very small TPO (TPO (1) 1968). Net developable area may need to be reduced. Further assessment required	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 265 - Land between Stourbridge Road and Swan Lane		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Parliamentary enclosed landscape, formally open heath. Large scale development potential risk to ribbon character of historic settlement.</p> <p>This site is likely to be suitable for development, but some mitigation may be required.</p>	
	Conclusion Outcome:	In summary, this site, could provide an option for development. However, it's potential to harm the green belt and landscape around Fairfield suggest that there would be more appropriate options for development.

316 - Land off Stourbridge Road, Fairfield		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: High	<p>Context: This is a large (3.4ha) greenfield site which lies to the northeast of Fairfield, between Swan Lane and the Stourbridge Road.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>Allocation of this site would not breach an already strong, defensible development boundary. The site is bound by existing dwellings, roads, and a recreation ground.</p> <p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are few major limiting constraints associated with this site. However, the location and openness of the site means it's considered that allocation of this site would be more harmful to the Green Belt and existing landscape than other sites around Fairfield.</p> <p>It is noted that the developer is only proposing residential development on approximately 50% of the site. This site is in close proximity to historic assets and therefore would require setting assessment and possible mitigation measures.</p> <p>The site is located within both a Mineral Consultation Area and a Mineral Safeguarding Area. The best use of any on site resources should be considered in consultation with WCC.</p> <p>This site is in close proximity to historic assets and therefore would require setting assessment and possible mitigation measures.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.08% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows	
	Noise: 56dB: Site suitable for residential development, consideration may need to be given to glazing and ventilation specifications to ensure internal noise levels as per BS8233:2014 are achieved. Noise within outdoor amenity spaces should be able to achieve WHO guidance values with standard mitigation measures (less than 50dB LAeq16hr).	
	Minerals: Site is on the very cusp of being within 250m of Wildmoor Quarry, with a lane just beyond the boundary of the site forming an intervening feature. Unacceptable impacts are considered unlikely, but the onus would be on the developer of the new site to identify and provide any necessary mitigation. Majority of site is within solid and silica sand MCAs. Resources within vicinity of site already sterilised. Site would not materially increase sterilisation.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: These sites are likely to be suitable for development, but some mitigation may be required. May impact on the following LBs Fairfield House, Grade II (1166895), Associated barns, Grade II	

316 - Land off Stourbridge Road, Fairfield		
RAG	Constraint commentary	Conclusion
	(1100121) and 188 Stourbridge Road, Grade II, (1166921) so setting assessments maybe advisable.	Site overlaps with only the MAHP Outer consultation zone. Confirmation should be sought from HSE regarding the overall appropriateness of the development scheme should it progress through this stage of assessment.
Conclusion Outcome:		In summary, whilst this does not have many limiting constraints, it's potential to harm the Green Belt and landscape around Fairfield suggest that there would be more appropriate options for development.

Site 345 - Land South of Brook Road, Fairfield		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This is an open greenfield site that lies between existing residential developments to the southwest of Fairfield.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>This site is fully bounded by existing dwellings and Brook Road. Allocation of this site would represent an infilling of a gap in the existing built form of the settlement.</p> <p>The site is in an area of Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p> <p>This site is in close proximity to historic assets and therefore would require setting assessment and possible mitigation measures.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 0.9% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows	
	Noise: Day Noise level < 50dB Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr)	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Negligible part of site is within S&G MCA. Site would not materially increase sterilisation.	
	Ancient/Veteran Trees: Site is close to two veteran trees (on the opposite side of Bradford Lane to the west of the site, within the churchyard).	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	

Site 345 - Land South of Brook Road, Fairfield		
RAG	Constraint commentary	Conclusion
	<p>Risk to the Historic Environment: Moderate or unknown risk to the historic environment. Unknown archaeological potential.</p> <p>The closest Listed Building to the site is the Grade II Yew Tree Farmhouse on Bournheath Road, but it does not appear that the site has a visual relationship with the listed building.</p>	
	Conclusion Outcome:	In summary, this site could provide a good option for development.

Site BDC068B - Land off Wood Lane, Fairfield		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: The site comprises three greenfield plots, situated to the west of Fairfield. One appears to be in agricultural use while the use of the others is unclear.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is bound by roads to the north and east, and open fields to the south and west. The southern border is lined with mature trees that could form a defensible boundary.</p> <p>The site is in an area of Medium Landscape Sensitivity and has been identified as a Primary area for housing opportunity.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p> <p>This site is in close proximity to historic assets and therefore would require setting assessment and possible mitigation measures.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing. The site partially falls within a Primary area for housing opportunity.	
	LWS and Priority Habitats: 0.07% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows	
	Noise: Daytime level = 40 decibels, nighttime level = 43 decibels Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment Site is not within any Conservation Area 2km buffer areas. May impact on the following LBs Fairfield House, Grade II (1166895), Associated barns, Grade II (1100121) and 188 Stourbridge Road, Grade II, (1166921) so setting assessments maybe advisable.	

Site BDC068B - Land off Wood Lane, Fairfield		
RAG	Constraint commentary	Conclusion
Conclusion Outcome:		In summary, this site could provide a good option for development.

Fairfield: Summary of Site Analysis and Planning Judgement Discussion

041	181	265	316	345	BDC 068B