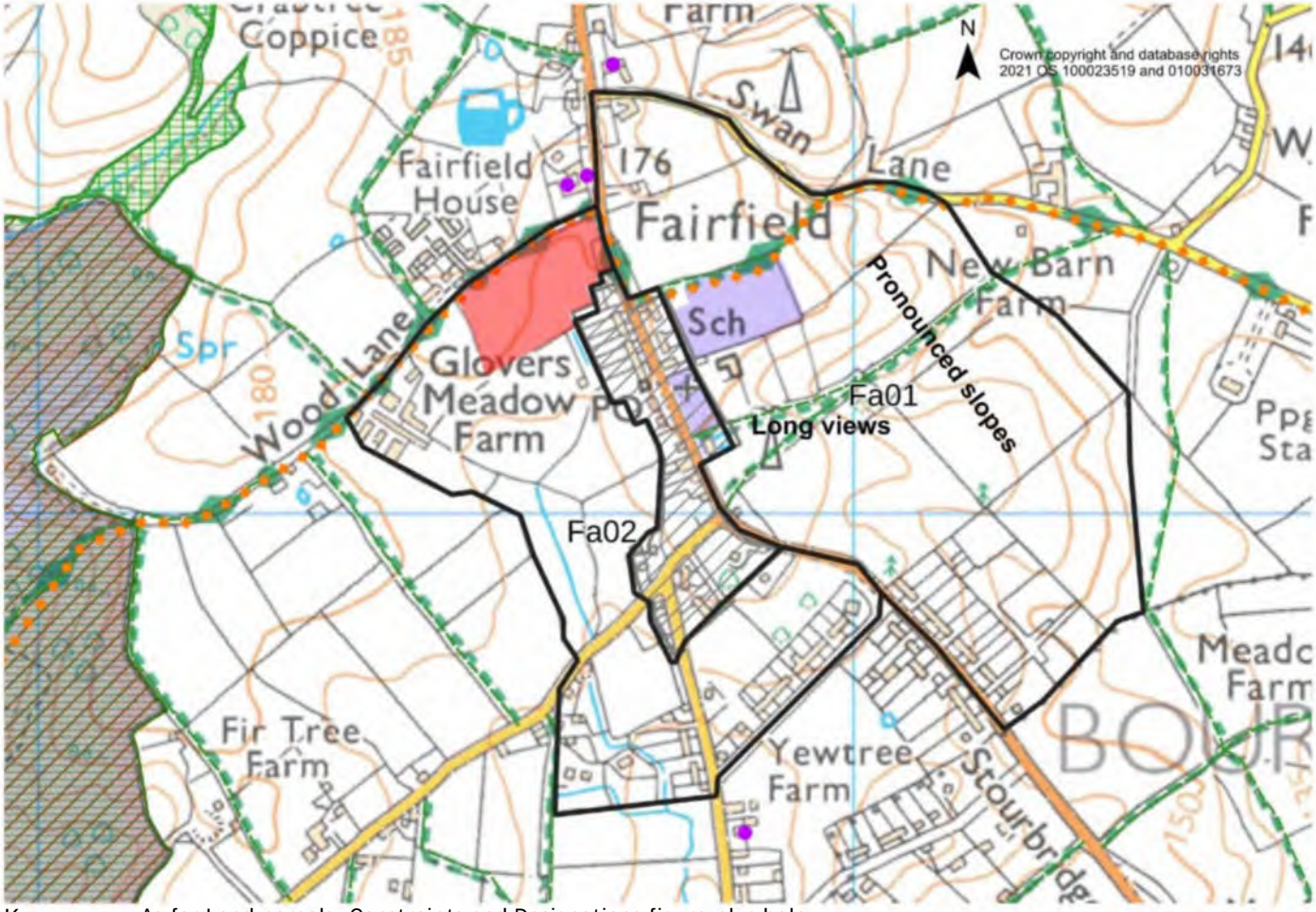
Settlement Sensitivity Summary: Fairfield

Summary

Fairfield is a small linear settlement lying along a minor ridgetop with prominent slopes to the east with long views to the Lickey Hills and Waseley Hills to the north east. Slopes to a minor watercourse to the west are more gentle. The main historic interest is Fairfield House and its distinctive barn, stable and granary to the north. Monarch's Way runs east west along the northern edge of the settlement.

Sensitivity to housing is considered high/medium to the east and medium to the west. There could be an opportunity between estate housing on Wood Lane and the northern edge of the settlement.

Sensitivity to employment use is considered high in all areas around the settlement.



Key

As for Land parcels, Constraints and Designations figure plus below.

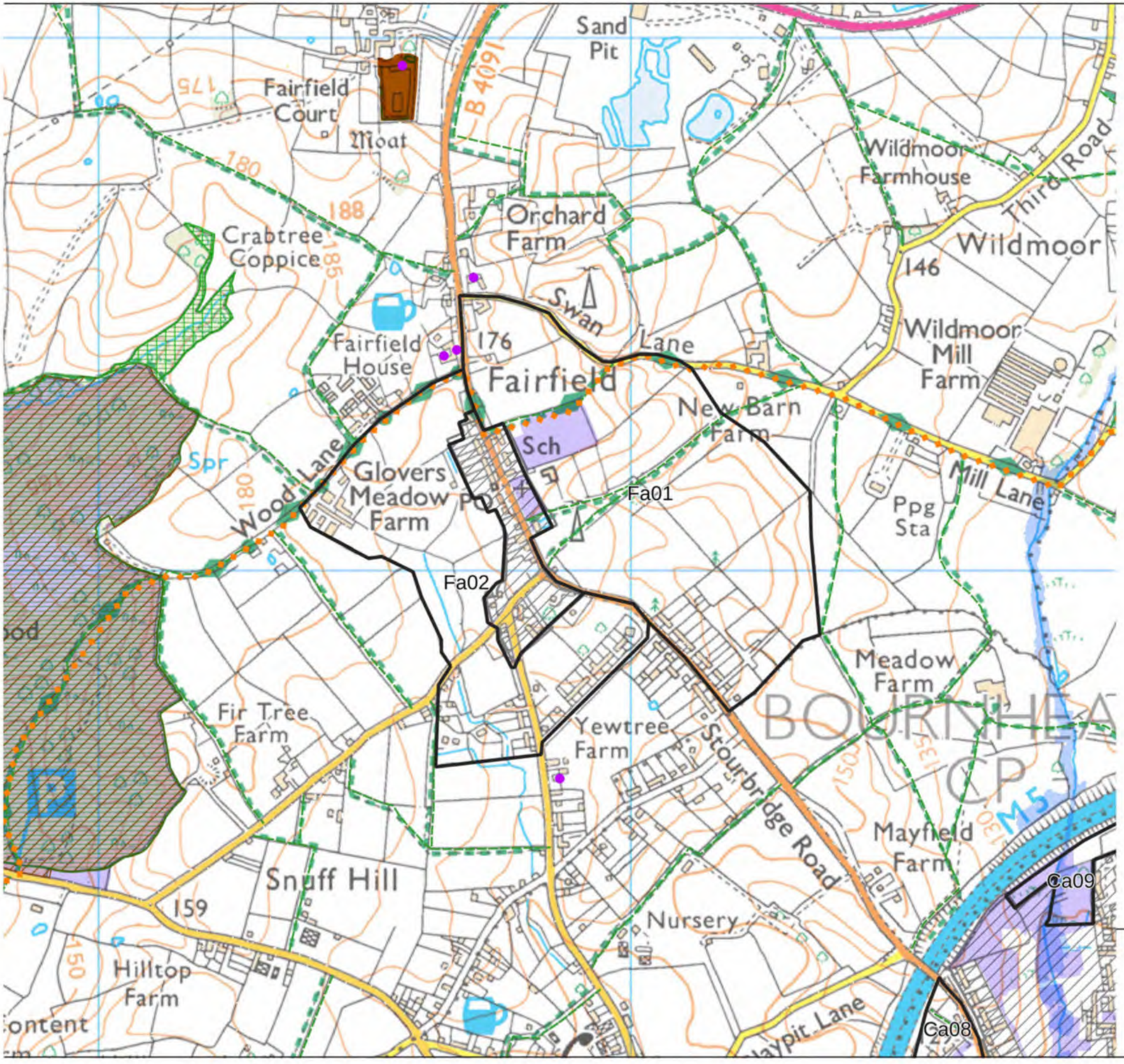
Opportunity for Housing

View to the west towards the settlement on the skyline showing its discreet edge (Fa01).

View north east looking down slopes towards Lickey Hills (Fa01).

View south across landscape to west of settlement (Fa02).

View north across landscape to west of settlement (Fa02).



KEY

- District Boundary
- Land Parcels
- Settlement development limits
- Ancient Woodland
- Listed Buildings
- Scheduled Monuments
- Site of Special Scientific Interest
- Local Wildlife sites
- Open Spaces
- Monarchs Way
- Public rights of way
- Flood Zone 3

N

0 250 500 m

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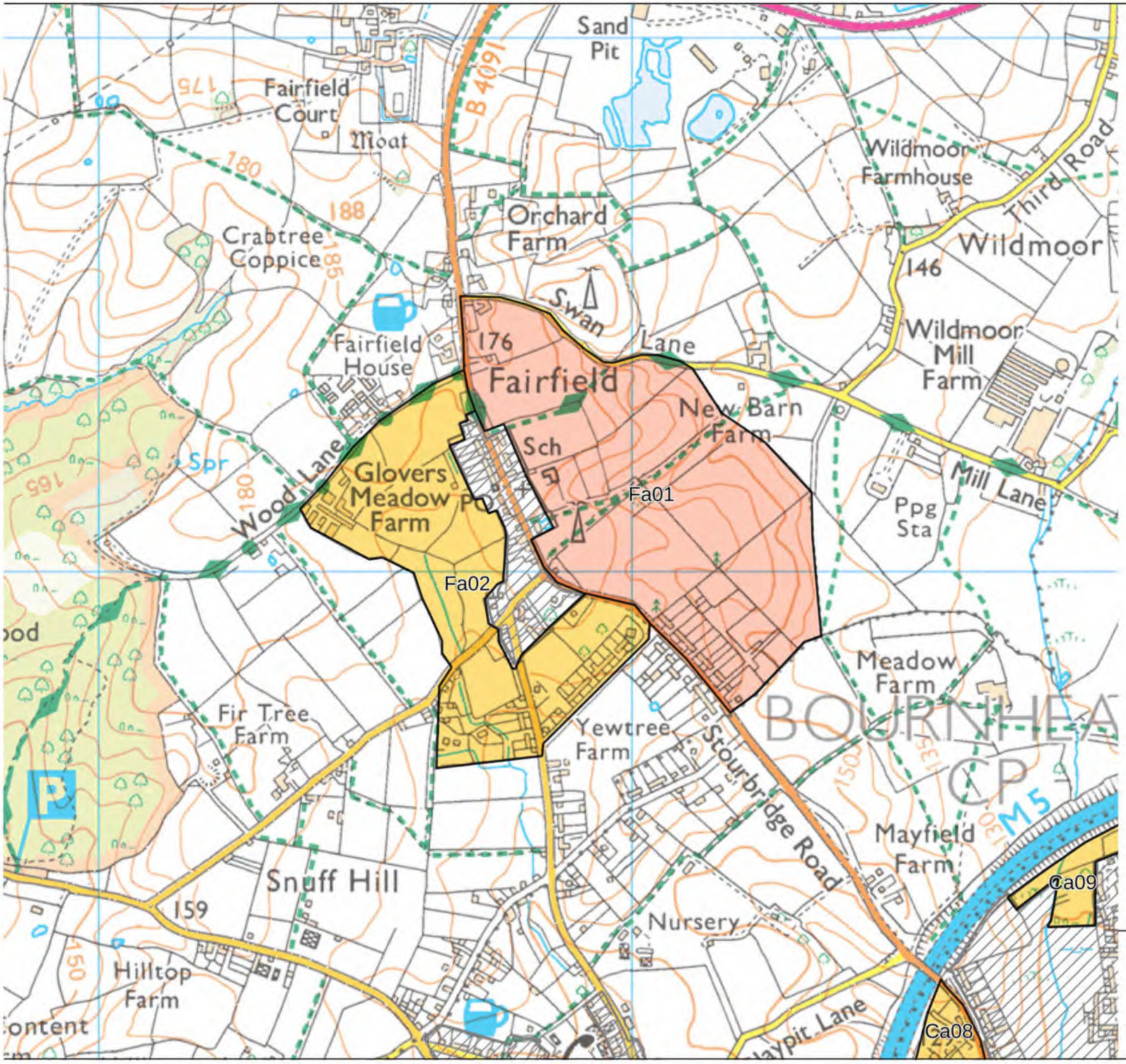
Project: Bromsgrove District Landscape and Visual Sensitivity Study
Client: Bromsgrove District Council

Fairfield
Land parcels, Constraints and Designations



KEY

- District Boundary
- Settlement development limits

Sensitivity to housing development

- High/medium
- Medium

N

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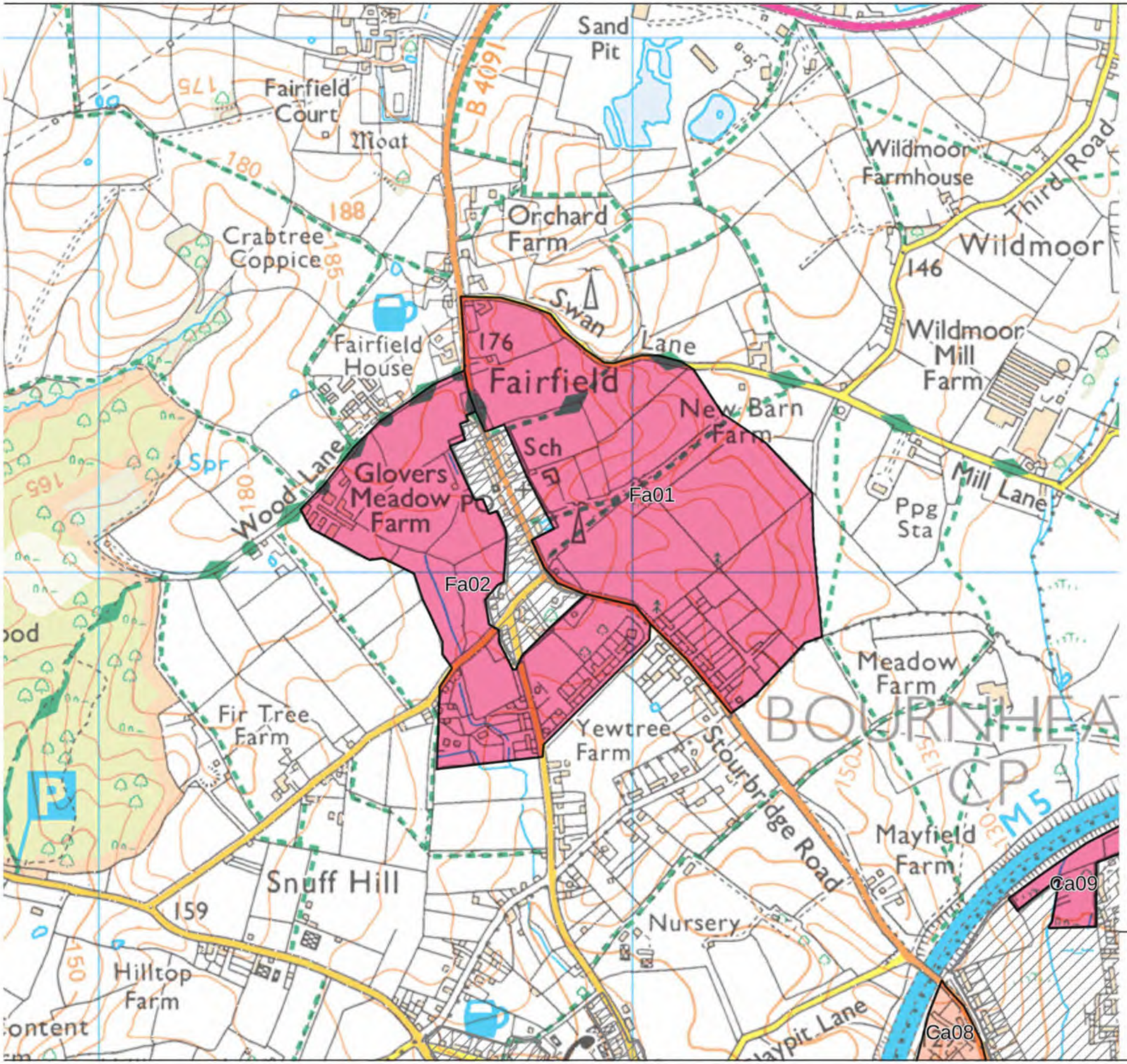
Fairfield
Settlements: Sensitivity to Housing



KEY

- District Boundary
- Settlement development limits

Sensitivity to employment use

- High
- High/medium

N

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Fairfield
Landscape sensitivity to employment use

Land Cover Parcel No.	Fa01

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	High/medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in its distinctive ridge top and slope character with attractive views over the wider countryside to the east, copses and wooded lane, trimmed and outgrown hedges and occasional trees with some semi-improved grassland, Monarch's Way and two PROWs linking to the wider countryside . Landscape susceptibility to housing lies in its location on a ridge top and sides with open undulating slopes, small fields and copses in places, the essentially linear interrupted character of the ridgetop settlement which is mitigated by trees, some distinctive pines. The visual susceptibility lies in high intervisibility between this ridge and slopes and the wider landscape to the east, the attractive views from the public footpaths passing through the area including the Monarch's Way, views from the village hall and environs and from some adjacent residents. Housing here would change the linear character of the settlement as well as being prominent in most locations and so the area is sensitive. The sensitivity to employment use would be greater due to its increased prominence and scale relative to the settlement, its footprint on slopes and its incompatibility with the adjacent residential use.

LANDSCAPE CHARACTER CONTEXT

National character area	Severn and Avon Vales
WCC landscape character type (LCT)	Principal Settled Farmlands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations		-
Natural heritage	M	Copses and wooded lane, trimmed and outgrown hedges and occasional trees with some semi-improved and improved grassland and arable land.
Cultural heritage	M	Small to medium semi-regular fields derived from piecemeal enclosure to the north and larger fields derived from planned enclosure of moorland to the south with linear roadside settlement.
Distinctiveness	H/M	Distinctive undulating hill slopes with mix of oaks on the slopes and conifers on the skyline.
Perceptual	H/M	
Scenic factors		Wide views over the slopes to the east towards the Waseley and Lickey Hills.
Tranquillity		B4091 is moderately busy with quiet lane to the north. Village built edge apparent interspersed with trees. Three PROWs through parcel.
Recreational and functional	M	
Recreational		Monarch's Way runs through the northern part and two other PROWs runs down the slopes further south.
Functional		Copses and wooded lane, trimmed and outgrown hedges and occasional trees with some semi-improved grassland contribute to GI.
Condition	M	Hedgerows generally well managed and stockproof.
Associations		-

Summary evaluation of overall value		**H/M**
LANDSCAPE SUSCEPTIBILITY FACTORS		
Natural factors	M	
Landform eg steep slopes		Ridge sides with flatter land to the west on the ridgetop and distinct slopes falling eastwards.
Presence of water		-
Cultural factors	M	
Historic field/land use pattern		Small to medium semi-regular fields derived from piecemeal enclosure to the north and larger fields derived from planned enclosure of moorland to the south.
Settlement pattern		Linear village centre with church and school on hilltop, with further roadside development at southern end of parcel, partially hidden by scrub and trees to rear.
Land use factors	M	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		Copses and wooded lane, trimmed and outgrown hedges and occasional trees with some semi-improved grassland contribute to GI.
Amenity- presence of footpaths/recreation corridors		Monarch's Way runs through the northern part and two other PROWs run down the slopes further south.
Functional relationship between the area and the settlement/key features		PROWs form strong link between settlement and countryside.
Perceptual factors	H/M	
Scale		Medium scale landscape.
Enclosure		Open landscape with wide views to east.
Skyline		Village edge with trees on skyline along western edge of parcel.
Landmarks/features		-
Detractors		Small wireless mast is a minor detractor.
Settlement edge character		Linear ridgetop settlement apparent but partially hidden by vegetation in garden plots to rear.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		As above.
Summary evaluation of landscape susceptibility		**H/M**
VISUAL SUSCEPTIBILITY FACTORS		
General factors		
Intervisibility	H/M	High intervisibility to the east.
Key views	H/M	Key views from Monarch's Way and footpaths including around the village hall.
Key receptors		

Residents- rural/semi-rural		-
Residents-urban/suburban edge	H/M	Wide views from hilltop village.
Promoted trails	H	Monarch's Way on Wood Lane.
Public rights of way	H/M	From footpaths running through centre of area.
Access/common land		-
Cycleways		-
Roads	M	Some views from road to north and south of village.
Summary evaluation of visual susceptibility		**H/M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Opportunities and potential for landscape mitigation where appropriate:

Land Cover Parcel No.	Fa02

ASSESSED SENSITIVITY EVALUATION

Sensitivity to Housing	Medium
Sensitivity to Employment	High

Sensitivity Summary

The landscape value lies in the listed Fairfield House to the north, the watercourse and the tree cover within the area. The landscape susceptibility to housing lies in the valley slopes with some exposure to views from the west, the predominant linear pattern of the settlement with gaps and the arrangement of the watercourse with associated riparian vegetation and field boundaries. The visual susceptibility to housing lies in views from Monarch's Way, the PROWs to the south and west and from existing residents. The parcel is therefore sensitive to large scale development but there may be an opportunity to develop a field (divided into various parts) to the south west of the junction between Wood Lane and the B4091 as the pattern for estate housing is already established here.

LANDSCAPE CHARACTER CONTEXT

National character area	Severn and Avon Vales
WCC landscape character type (LCT)	Principal Settled Farmlands
WCC land cover parcel (LCP) sensitivity	Medium

LANDSCAPE VALUE FACTORS

Landscape designations		N/A
Natural heritage	M/L	Small watercourse, pond, trimmed and outgrown hedges and occasional trees.
Cultural heritage	M	Fairfield House listed buildings to the north of parcel on Stourbridge Road is the most notable building in the village. Predominantly planned enclosure of small-medium fields originally from heathland.
Distinctiveness	M	Fairfield House to the north is a distinctive building.
Perceptual	M/L	
Scenic factors		Limited in itself but contributing to rural landscape continuum west of village.
Tranquillity		B4091- moderately busy road with noise and movement to east with other minor roads running west. The built form of the village apparent to the south and east and along Wood Lane. Glovers Meadow Farm is fairly large agricultural complex.
Recreational and functional	M	
Recreational		Monarch's Way passes on the northern edge and another PROW runs the south west.
Functional		Minor watercourse and pond contribute to potential GI.
Condition	M	Good in parts and poor in others.
Associations		N/A
Summary evaluation of overall value		**M/L**

LANDSCAPE SUSCEPTIBILITY FACTORS

Natural factors	M	
Landform eg steep slopes		Gentle valley landform falling to the south.

Presence of water		Small watercourse and pond.
Cultural factors	M	
Historic field/land use pattern		Predominantly planned enclosure of small-medium fields originally from heathland.
Settlement pattern		Incremental linear development with a mix of old and new properties.
Land use factors	M/L	
Function of area e.g. floodplain, GI corridor, biodiversity corridor or patch, productive land.		GI corridors potentially along watercourse, hedgerows and rough grassland/scrub patches.
Amenity- presence of footpaths/recreation corridors		No PROWs within parcel.
Functional relationship between the area and the settlement/key features		Limited functional relationship with surroundings.
Perceptual factors	M	
Scale		Medium to small scale.
Enclosure		Moderate enclosure.
Skyline		N/A
Landmarks/features		Fairfield House to the north on B4091.
Detractors		Agricultural sheds at Glovers Meadow Farm are prominent.
Settlement edge character		Mainly mixed age Incremental linear settlement edge with small housing estate at Wood Lane.
Visual relationship between the area and the settlement/key features (eg cumulative impact issues)		Provides a gap in the B4091 road frontage and contributes to a pleasant approach to the settlement from the west.
Summary evaluation of landscape susceptibility		**M**

VISUAL SUSCEPTIBILITY FACTORS

General factors		
Intervisibility	M	Some intervisibility to the west.
Key views	M	Views from Monarch's Way and PROWs.
Key receptors		
Residents- rural/semi-rural	H/M	Some limited views from rural dwellings to the west.
Residents-urban/suburban edge	H/M	Eastern side of the settlement overlooks area.
Promoted trails	H	Monarch's Way on Wood Lane.
Public rights of way	H/M	PROWs to the south west and west.
Access/common land		N/A

Cycleways		N/A
Roads	M	B4091 and minor roads to the west.
Summary evaluation of visual susceptibility		**H/M**

OPPORTUNITIES, DESIGN AND MITIGATION

Development location, layout and design recommendations where appropriate:

Opportunity to develop a field south west of the junction of Wood Lane and the B4091 as the pattern for estate housing is already established here. It is suggested that a green strip is left between the set back built development and the B4091 to provide an apparent gap in the frontage and give emphasis to Fairfield House and its setting. Housing can front Wood Lane but should stop one field short of the houses adjacent to Glovers Meadow Farm.

Opportunities and potential for landscape mitigation where appropriate:

The existing trees on the B4091 frontage, including the Scots Pine, and to the south of the field should be retained and supplemented with additional native tree and shrub planting and form an area outside private curtilages, preferably with public access